



Committee Work Session & Called Council Meeting

AGENDA

Tuesday, June 01, 2021

6:00 PM

City Hall

I. CALL TO ORDER

1. Roll Call
2. City Administrator Update
3. Central Services Update

II. COMMITTEE INFORMATION

1. Finance
 - a. Monthly Finance Report
2. Airport
 - a. Monthly Airport Report
3. Public Works
 - a. Monthly Solid Waste Report
 - b. Monthly Streets & Transportation Report
4. Utilities
 - a. Monthly Electric & Telecom Report
 - b. Monthly Water, Sewer, & Gas Report
 - c. Engineering Services - Water Treatment Plant Clearwell
 - d. Approval - Jacks Creek Wastewater Treatment Plant Rehabilitation

5. Public Safety

- [a.](#) Monthly Fire Report
- [b.](#) Monthly Police Report
- [c.](#) Approval - Surplus and Sale of Seized Vehicles

6. Planning & Code

- [a.](#) Monthly Code Report

7. Economic Development

- [a.](#) Monthly Economic Development Report

8. Parks

- [a.](#) Monthly Parks Report

III. ITEMS OF DISCUSSION

- [1.](#) Public Hearing - Ordinance to Amend Official Zoning Map
- [2.](#) Public Hearing - Zoning Ordinance Code Text Amendment #10
- [3.](#) Preliminary Plat Review - 1301 Alcovy Street Subdivision
- [4.](#) Application - Spirituous Liquors and Beer & Wine On-Premise Consumption -The Brown Fig
- [5.](#) 1st Reading - Ordinance to Amend Official Zoning Map
- [6.](#) 1st Reading - Zoning Ordinance Code Text Amendment #10

IV. MAYOR'S UPDATE

V. ADJOURN

CENTRAL SERVICES

MONTHLY REPORT

JUNE 2021

	2021 January	2021 February	2021 March	2021 April	2021 May	2020 May	2020 June	2020 July	2020 August	2020 September	2020 October	2020 November	2020 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	5	3	11	4	3	8	6	8	9	4	5	3	5	5.7	74
Vehicle Inspections	0	0	4	5	6	27	0	0	0	5	0	4	5	4.3	56
Equipment Inspections	3	0	4	3	2	10	0	0	0	0	0	0	2	1.8	24
Worksite Inspections	3	6	1	1	2	0	1	3	7	6	4	3	6	3.3	43
Employee Safety Classes	5	5	4	2	1	0	0	0	0	2	0	3	2	1.8	24
PURCHASING															
P-Card Transactions	377	397	495	431	337	303	478	446	416	430	448	344	367	405.3	5,269
Purchase Orders	120	86	110	84	78	66	101	83	92	77	80	47	75	84.5	1,099
Total Purchases	497	483	605	515	415	369	579	529	508	507	528	391	442	489.8	6,368
Sealed Bids/Proposals	1	2	5	4	1	1	0	0	1	0	1	3	2	1.6	21
INFORMATION TECHNOLOGY															
Workorder Tickets	75	125	157	94	89	86	136	106	89	96	99	103	97	104.0	1,352
Phishing Fail Percentage	2.0%	2.0%	2.0%	4.0%	2.8%	8.5%	8.5%	0.0%	1.4%	1.8%	1.8%	2.8%	2.4%	3.1%	
MARKETING															
Newsletters Distributed	0	0	1	0	0	2	0	0	1	0	0	0	1	0.4	5
Social Media Updates	12	8	11	22	19	15	22	12	7	11	14	7	10	13.1	170
GROUNDS & FACILITIES															
Contractor Acres Mowed	115.3	115.3	115.3	122.9	130.5	110.0	110.0	156.3	156.3	166.0	166.0	166.0	115.3	134.2	1,745.1
Trash Collection	3,360.0	3,060.0	5,730.0	3,220.0	5,850.0	1,900.0	2,140.0	2,520.0	2,980.0	3,480.0	2,810.0	2,880.0	3,340.0	3,328.5	43,270.0
Crew Acres Mowed	30.7	15.3	15.3	62.1	73.4	63.3	77.3	77.3	77.3	77.3	77.3	47.3	30.7	55.7	724.4

CENTRAL SERVICES PROJECTS & UPDATES – JUNE 2021

FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of May, the grounds and parks crews collected 5,770 pounds of trash and debris while also maintaining approximately 73.4 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 130.5 acres of rights-of-way and grounds at facilities and parks.

SOUTH MADISON AVENUE PROJECT UPDATE

The South Madison Avenue CDBG project is coming to a close with paving being completed by Blount Construction. This will complete the entirety of the project along South Madison Avenue and close out the 2018 CDBG project. Updates will be provided on social media as to total project costs and achievements once final documents are in possession.

GIS UPDATE

Currently, we have the Sewer maps in test and review mode. Things are progressing with this project, as gas maps are being uploaded for edits by the natural gas department, with water and stormwater maps getting close to upload for full use and implementation. There have been several meetings to adjust the directional flows, connection points, elevations, and missing pieces to the systems. Along with COVID, and system wide service signals, this project has become a slow grind to complete but is getting closer to a working system for use by City staff. The eventual plan is to develop this system into a detailed system for City staff and an open to the development realm to view systems in place in desired areas. The system will be managed both by utilities and planning divisions.

CDBG 2020 STORMWATER TIMELINE

Final engineering designs are in progress by Carter & Sloope for the 2020 CDBG stormwater project. The current timeline anticipates the bidding of construction during the spring months, with construction planned for the summer months. This schedule is more aggressive than proposed and is being done so that paving can be performed prior to the winter months stopping construction efforts. The goal is to be complete by the end of 2021.

CITY OF MONROE CLEAN UP DAY – MAY 8th

The City celebrated Great American Cleanup Week the week of April 19th by allowing any residents living within the city limits of Monroe (no businesses) to bring trash, garbage, scrap metal, and tires (limit 10) to the transfer station at 213 Cherry Hill Drive free of charge. As a reschedule, on May 8th, the City hosted a volunteer cleanup day for City streets, parks,

cemeteries, etc. Volunteers met at City Hall and other sites on the morning of May 8th at 9am. Total collections for the day with just over 100 total volunteers was approximately 1,320 pounds of trash and debris.

MARKETING

The summer newsletter was published on social media on June 1st featuring updates on the airport, downtown certifications, cleanup events, important dates for the months of June, July, and August, and highlighting the upcoming Bicentennial celebration.

Staff has additionally increased the City social media presence over the months of April and May to inform citizens of solid waste and recycling programs, and then with regular updates to projects and happenings of City involvement. During the week of June 14-18, the City will once again recognize our solid waste employees during essential workers week.

Staff is also in the process of creating a new 311 community engagement platform called MyCivic which will provide for an app on both Android and Apple devices that has a condensed feel of the City website, with bill paying options, updates to social media platforms, business locations, push notifications for events and changes to daily operations, and feature the ability for citizens to communicate observed issues or needed repairs in the City.

PROJECT TIMELINE UPDATE

Over the course of the past few months, efforts have taken place to build a timeline of projects currently ongoing by the City of Monroe. The attached timeline provides projects from Central Services, Fire, Police, Water, Sewer, Gas, Stormwater, Streets, Solid Waste, and Parks...all with updates for current activity. The timelines present planned and actual budgets, expenses, companies of performance, status updates, dates of material order, bidding, key milestones, and most importantly...start dates and estimated timelines for completion. This will be updated on a monthly basis to reflect changes and status updates for more continuity throughout the City, as well as track productivity and management of processes.

PROJECT NAME	CODE	PROJECT BUDGET	CURRENT BUDGET	EXPENSE TO DATE	PERFORMED BY	PROJECT STATUS	FEET	MATERIAL ORDER DATE	MATERIAL LEADTIME	SEAL BID (YES/NO)	ESTIMATED START DATE	ESTIMATED TIMELINE	KEY MILESTONES OF PROJECT
		\$ 35,250,388.96	\$ 33,420,042.87	\$ 13,343,422.60									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 315,678.53	Atlanta Paving & Concrete Construction	Complete	5,000'	N/A	N/A	Yes	04/05/21	60 days	Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Hangar Site Projects	18-005	\$ 350,000.00	\$ 350,000.00	\$ 331,404.81	GMC / Conner / JRM / NRC / APCC	T-Hangar Site Complete, Single Hangar Site In Progress		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	N/A	\$ 706,579.00	\$ -	\$ -	Carter & Sloope	Final Engineering		N/A	N/A	Yes	N/A	N/A	Engineering Phase, Bidding, Construction planned for late summer/early fall
Sidewalk Repair Project	N/A	\$ 45,000.00	\$ 45,000.00	\$ -	Black Oak	Scheduling				No			
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&S Consolidated Holdings	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ -	Larry's Fence & Access Control	In Progress		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Mathews Park	20-044	\$ 175,000.00	\$ 175,000.00	\$ 158,063.00	PlaySouth Playground Creators / CXT Concrete	Phase 2 Planning, Bidding		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavilion
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ -	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Gateway Entrance Signage	21-014	\$ 100,000.00	\$ 35,000.00	\$ 38,000.00	Black Oak, SignBros	Landscape Complete		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage
Cemetery Rehabilitation	N/A	\$ 200,000.00	\$ 50,000.00	\$ -	TBD	Planning		N/A	N/A				Paving Portions, Design and Fencing, Shrub/Tree Removal
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Planning		N/A	N/A				
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Library Parking Lot Rehabilitation	N/A	\$ -	\$ -	\$ -		Planning		N/A	N/A				Planning, Project Bidding during the Spring
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 304,524.79	Osborn / Garland / Peters / CupriDyne / ProCare	Scheduling		N/A	N/A	No	N/A	3 months	Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator
Scale House Improvements	N/A	\$ 100,000.00	\$ 100,000.00	\$ -	Fairbanks	Scheduling							
East Washington Street	LMIG	\$ 71,045.40	\$ -	\$ -		Awaiting Schedule	3,200'	N/A	N/A	Yes			Bidding, Milling, Paving
Pinecrest Drive	LMIG	\$ 46,550.00	\$ -	\$ -		Awaiting Schedule	2,700'	N/A	N/A	Yes			Bidding, Milling, Paving
Plaza Drive	LMIG	\$ 102,564.07	\$ -	\$ -		Awaiting Schedule	3,400'	N/A	N/A	Yes			Bidding, Milling, Paving
Bryant Road	LMIG	\$ 29,050.00	\$ -	\$ -		Awaiting Schedule	2,800'	N/A	N/A	Yes			Bidding, Milling, Paving
South Madison Avenue	LMIG	\$ 77,770.00	\$ -	\$ -		Awaiting Schedule	4,500'	N/A	N/A	Yes			Bidding, Milling, Paving
Maintenance Hangar Building	N/A	\$ -	\$ -	\$ -	Owner / Lessee	Planning		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement
Police / Municipal Court Renovation Project		\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,372,576.32	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ -	Garland Company	Scheduling		05/12/21	N/A	Yes	N/A		Planning, Bidding, Approval, NTP
	21-022	\$ 478,678.00	\$ 478,678.00	\$ -	Garland Company	Scheduling		05/12/21	N/A	Yes	N/A		Planning, Bidding, Approval, NTP
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
Park Restrooms		\$ 130,000.00	\$ 65,000.00	\$ -	CXT Concrete Buildings	Planning / Funding		N/A	12-16 weeks	No	TBD	5 months	
Parks Buildings Demo		\$ 20,000.00	\$ 20,000.00	\$ 13,500.00	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE
MyCivic Implemetation		\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation
North Midland Traffic Calming		\$ -	\$ -	\$ -	Keck & Wood	Planning		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction
Old WTP Exterior/Brick Rehabilitation		\$ 100,000.00	\$ 100,000.00	\$ -	Garland Company	In Progress		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ -	City of Monroe / TBD	Planning		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete
North Madison Sidewalk/Drainage		\$ -	\$ -	\$ -	Keck & Wood	Planning		N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 173,160.00	City of Monroe	In Progress	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic
Highway 83 Gas Extension					City of Monroe	Material Ordered	114,502'		No	06/01/21	6 months	4" Plastic, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock	
Popluar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 3,060.00	City of Monroe	Planning	4,300'	N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 2" Steel
Southview Drive Renewal				City of Monroe	Material Ordered	3,000'		No	01/01/21	4 weeks	2" Plastic		
Carwood Drive Gas Renewal				TBD	Planning	3,000'		No	05/01/21	6-8 weeks	2" Steel		
Victory Drive Renewal				TBD	Planning	1,530.00		No	01/01/21	5 months	2" Plastic		
Harris / Lacy Renewal					TBD	Planning	2,000'	N/A	N/A	No	04/01/21	5 months	2" Plastic
MAB Gas Extension	21-005	\$ 250,000.00	\$ 231,576.50	\$ 18,423.50	City of Monroe	In Progress		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic

Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 3,690.36	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
South Madison Sewer Replacment					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	6" Clay
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Material Ordered					03/01/21	4-6 weeks	12 Manholes Raised in Jacks Creek area
2018 CDBG					IPR / Dickerson Group / Blount	Paving Schedule		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 209,625.18	Contractor	Materials delivered, grading has begun, preconstruction meeting held		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction
Water Model Development					Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 550,163.75	Hofstadter & Associates	Awaiting Bid Proposals		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 53,256.80	Weideman & Singleton	Planning	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion
South Broad Street Water Extension					City of Monroe	Materials ordered	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements
Highway 78 East Water Extension					City of Monroe	Planning	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main
Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main
Loganville Water Extension	18-028	\$ 5,580,000.00	\$ 5,580,000.00	\$ 7,377,162.04	Contractor	In Progress		N/A	N/A	Yes	07/01/18	36 months	Easements, Construction
Piedmont Industrial Parkway Water Extension	20-040	\$ 1,000,000.00	\$ 1,000,000.00	\$ 26,020.41	City of Monroe	In Progress	13,000'	N/A	N/A	No	01/01/21		Unisia Drive, Jacks Creek, Southview Drive, Birch Street, East Marable
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 15,788.75	TBD	Planning		N/A	N/A	Yes	TBD	TBD	
Jim Daws Road Water Extension					City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks	
Poplar Street Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks	



FINANCIAL STATUS REPORT
as of April 2021

City of Monroe
Financial Performance Report
For the Period Ended
April 30, 2021

Cash balances for the City of Monroe at month end totaled **\$92,010,843** including the utility bond funds.
The following table shows the individual account balances.

GOVERNMENTAL FUND	
General Fund Checking	2,593,967.81
Stabilization Fund	1,250,000.00
Group Health Insurance Claims (Insurance Trust)	32,164.20
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST 2007	1,380,834.46
SPLOST 2013	1,067,693.51
SPLOST 2019	2,650,264.37
SPECIAL REVENUE FUND	
Hotel/Motel	6,917.06
DEA Confiscated Assets Fund	67,026.98
Confiscated Assets Fund	95,904.86
ENTERPRISE FUND	
Solid Waste	658,886.85
Solid Waste Capital	1,014,089.77
Utility Revenue	1,299,784.00
Utility Revenue Reserve	833,114.10
CDBG 2020	500.00
CDBG 2018	500.00
Utility MEAG Short-Term Investment	6,414,860.21
Utility MEAG Intermediate Extended Investment	8,123,311.45
Utility MEAG Intermediate Portfolio Investment	3,098,666.87
Utility Capital Improvement	8,641,119.24
Utility GEFA	1,000.00
Utility Bond Sinking Fund	894,116.75
Utility Tap Fees	4,803,571.90
Utility Customer Deposits (Restricted)	679,890.33
Utility Customer Deposits (Investment)	1,582,944.70
2020 Util Bond Sinking Fund	742,926.86
2020 Bond Fund	44,074,046.51

City of Monroe
 Financial Performance Report
 For the Period Ended
 April 30, 2021

The total Utility Capital funds available at month end are \$14,277,805 as broken down in the section below:

Utility Capital Improvement Cash Balance	8,641,119
Utility Revenue Reserve Cash Balance	833,114
Tap Fees Cash Balance	4,803,572
Total Current Funds Available	14,277,805

	Remaining Budget	2021 Budgeted Expense	2021 Actual Expense	Remaining Budget	2022 Budgeted Expense	2023 Budgeted Expense
Totals	7,018,491	4,883,062	892,110	11,067,864	2,470,000	2,406,500
Remaining estimated annual Tap Fees		1,200,000	800,000	800,000	1,200,000	1,200,000
Remaining estimated annual CIP transfers-in		3,000,000	2,000,000	2,000,000	3,000,000	3,000,000
Estimated Utility Capital Cash Balance EOY	7,259,314	6,576,252	17,077,805	6,009,941	7,739,941	9,533,441

The detail by year of each project is shown on the following page

Utility Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2021 Budgeted Expense</u>	<u>2021 Actual Expense</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2023 Budgeted Expense</u>
Sewer	Pump Station SCADA	50,874			50,874		
Sewer	Sewer Main Rehab	451,474	100,000		551,474	100,000	100,000
Sewer	Sewer CDBG 2018-Initial Application	3,430		3,250	180		
Sewer	CDBG 2018 Revenue (DCA draws)	77,850			77,850		
Sewer	air compressor	24,760			24,760		
Sewer	excavator	90,755		91,202	-		
Sewer	motors, pumps, controls, etc	56,250	150,000	179,103	27,147	150,000	150,000
Sewer	Trenchbox	0			-		
Sewer	Trickling Filter Pump	1,161	40,000		41,161		
Sewer	Truck Replacement				-	50,000	
Sewer	Application/Design CDBG 2022 submittal				-	50,000	
Sewer	CDBG 2022 Construction				-		250,000
Sewer	Final Clarifier Clean Out		20,000		20,000		20,000
Sewer	equipment trailer		8,190		8,190		
Sewer	Sewer Extensions		100,000		100,000	100,000	100,000
Water	Water Main Rehab	500,000	125,000	284	624,716	125,000	125,000
Water	Fire Hydrant Replacement	72,273	55,000		127,273	55,000	55,000
Water	Infrastructure Repair/Replacement	511,179	250,000		761,179	150,000	150,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000		
Water	Water Plant remodel	-			-		
Water	replace truck	-			-		
Water	Replacement of Controls	40,000			40,000		
Water	Warehouse Improvements	22,384			22,384		
Water	Membrane Filters	66,365	25,000		91,365	25,000	25,000
Water	Water Meters	56,500	56,500		113,000	56,500	56,500
Water	Alcovy River Screen	350,000			350,000		
Water	Fire Hydrant Security	25,000	50,000		75,000	50,000	50,000
Water	High Service Pumps	12,034			12,034		
Water	Service Renewals	100,000	200,000		300,000	200,000	200,000
Water	Water Master Plan	81,805		17,848	63,957		
Water	Waterline extensions & pressure improvements	84,238	150,000		234,238	125,000	100,000
Water	New Construction Water Meters	20,560			20,560		
Water	Application/Design CDBG 2022 submittal				-	25,000	
Water	CDBG 2022 Construction				-		250,000
Water	equipment trailer		8,190		8,190		
Central Svcs	Vehicle				-	33,500	
Central Svcs	Exchange server	47,100	64,000	62,062	49,038		
Central Svcs	Forklift at Warehouse		36,100		36,100		
Central Svcs	Plaza renovations phase #2 (bldgs B thru E)		971,288		971,288		
Admin	Trucks	-	48,000		48,000		
Admin	Itron Equip Upgrades	80,000			80,000		
Electric	Reconductor Distribtion System	153,271		4,823	148,448		
Electric	Automated Switching	74,572			74,572		
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000		
Electric	Cover Gear	25,000			25,000		
Electric	2018 LED Streetlights	36,454		39,070	-		
Electric	Pole Crane	80,000			80,000		
Electric	Warehouse Project	30,186			-		
Electric	System Automation 2019-2020	103,978			103,978	75,000	75,000
Electric	Underground for Town Green	151,489		3,070	148,419		
Electric	AMI meters/system	340,215	140,000		480,215		
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wi	726,700			726,700		
Electric	GIS Program Development	11,386			11,386		
Electric	commercial demand meters	70,000			70,000		
Electric	Monroe Pavilion Electric	-		71,545	-		
Electric	Pole Replacement		400,000		400,000	400,000	
Electric	Pole / Wire trailer		20,230		20,230		
Electric	Downtown Lighting Replacement		109,632		109,632		
Electric	Hwy11/78 Lighting		76,500	21,250	55,250		
Telecom	IP Conversion	107,729			107,729		
Telecom	IPTV	100,585			100,585		
Telecom	Community WiFi / Wireless Deployment	50,459			50,459		
Telecom	Fusion Splicer	38,079			38,079		
Telecom	Fiber Blower				-		
Telecom	Halon Fire Suppression	44,000			44,000		
Telecom	Fiber to the X services	177,806		128,855	48,951		
Telecom	Telecom Expansion to PD bldg			4,231			
Telecom	Core switch replacement	22,198			22,198		
Telecom	18 cable replace	24,323		2,756	21,567		
Gas	Gas GIS	72,249			72,249		
Gas	Lacy, Davis, Harris & Ash Streets	140,000			140,000		
Gas	Various Projects	100,000			100,000		
Gas	Walton Co Gas Extension			7,320			
Gas	GIS Program Development	11,386			11,386		
Gas	natural gas master plan	150,000			150,000		

Gas	Gas Main Renewal		316,494	51,305	265,189	300,000	300,000
Gas	equipment trailer		16,380		16,380		
Gas	Main Extension (Monroe Pavilion, etc)		250,000	85,710	164,290	250,000	250,000
Gas	Truck		62,979	62,979	-		
Stormwater	2018 Infrastructure Repair/Replacement	45,510			45,510		
Stormwater	Lateral Repair	8,183			8,183		
Stormwater	Storm/Drain Retention Pond Rehab	175,000	100,000		275,000	100,000	100,000
Stormwater	Improvements	100,000			100,000		
Stormwater	F450 Service Body Truck	-	60,000		60,000		
Stormwater	pickup truck	33,232			33,232		
Stormwater	Infrastructure / Pipes / Inlets / etc.	95,510	50,000		145,510	50,000	50,000
Stormwater	Skid Steer		85,000		85,000		
Stormwater	CDBG2020 Application & Design	52,998		55,447	-		
Stormwater	CDBG 2020 Construction	500,000	706,579		1,206,579		
Stormwater	FAE mulching head		32,000		32,000		

Solid Waste Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>2021 Budgeted Expense</u>	<u>2021 Actual Expense</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2023 Budgeted Expense</u>
Solid Waste	Recycling Carts (purchased via OPEX # 531108)	70,000	54,798	15,203		
Solid Waste	Replace Scales @ Transfer Station	100,000		100,000		
Solid Waste	Transfer Station Improvements	350,000	169,945	180,055	25,000	25,000
Solid Waste	Downtown Dumpster Corrals	150,000		150,000		
Solid Waste	Commercial Garbage Truck	270,000		270,000		
Solid Waste	JD Loader boom	-	19,014			
Solid Waste	Pickup Truck			-	35,000	
Totals		940,000	243,757	715,258	25,000	25,000
Remaining estimated annual CIP transfers-in		300,000	200,000	200,000	300,000	300,000
Estimated Solid Waste Capital Cash Balance				498,833	773,833	1,048,833

Solid Waste Capital Improvement Cash Balance 1,014,090 as of April 2021

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	5,785,963.91	5,953,753.25	9,146,522.84	3,839,812.33	\$ 647,043
Public Safety	1,200,000.00	1,210,932.86	1,071,552.65	18,833.00	\$ 158,213
Solid Waste	2,513,543.61	2,119,132.51	1,856,695.25		\$ 262,437
	9,499,507.52	9,283,818.62	12,074,770.74	3,858,645.33	\$ 1,067,693

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	6,139,675.00	3,244,795.12	1,578,206.51	275,512.60	\$ 1,942,101
Parks	2,631,289.00	1,390,626.48	682,614.50	151.18	\$ 708,163
	8,770,964.00	4,635,421.60	2,260,821.01	275,663.78	\$ 2,650,264

General Fund

For Fiscal: 2021 Period Ending: 4/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD April	Assumed May-Dec	Projected Year End 2021	Year End 2020
Revenue							
1510 - FINANCE ADMIN	11,981,521	11,981,521	743,038	3,021,245	8,850,474	11,871,719	12,475,661
1519 - INTERGOVERNMENTAL	109,600	109,600	-	9,103	102,497	111,600	189,879
1565 - WALTON PLAZA	3,308	3,308	276	1,103	2,207	3,310	3,308
2650 - MUNICIPAL COURT	475,000	475,000	33,761	102,703	165,389	268,092	269,919
3200 - POLICE	360,000	360,000	5,843	12,100	432,600	444,701	842,386
3500 - FIRE OPERATIONS	-	-	-	-	93,512	93,512	114,805
3510 - FIRE PREVENTION/CRR	-	-	-	-	500	500	500
4200 - STREETS & TRANSPORTATION	152,099	152,099	-	152,099	11,414	163,513	209,010
5530 - COMMUNITY CENTER	25,000	25,000	-	-	10,717	10,717	13,142
7200 - CODE & DEVELOPMENT	390,000	390,000	9,497	311,604	182,672	494,275	414,450
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	650	8,584	8,682	17,265	14,006
7521 - MAINSTREET	35,000	35,000	-	8,750	35,000	43,750	35,000
7563 - AIRPORT	205,350	205,350	2,295	47,477	149,818	197,296	237,164
Revenue Total:	13,756,878	13,756,878	795,360	3,674,768	10,045,480	13,720,248	14,819,230
Expense							
1100 - LEGISLATIVE	250,791	250,791	19,042	68,606	63,346	131,952	250,658
1300 - EXECUTIVE	403,555	403,555	33,125	111,542	194,911	306,453	299,910
1400 - ELECTIONS	15,300	15,300	-	-	-	-	-
1500 - GENERAL ADMIN	145,244	145,244	14,876	50,988	104,629	155,617	151,761
1510 - FINANCE ADMIN	355,918	355,918	24,579	90,803	297,815	388,618	399,895
1530 - LAW	105,000	105,000	-	31,558	140,835	172,394	185,781
1560 - AUDIT	40,000	40,000	4,500	32,500	9,000	41,500	39,500
1565 - WALTON PLAZA	596,372	596,372	120,822	269,968	229,306	499,274	302,574
2650 - MUNICIPAL COURT	105,625	105,625	10,489	33,533	71,551	105,084	115,994
3200 - POLICE	5,571,928	5,571,928	537,142	1,732,394	4,030,358	5,762,752	5,922,577
3500 - FIRE OPERATIONS	2,467,333	2,467,333	244,070	737,868	1,630,623	2,368,491	2,389,971
3510 - FIRE PREVENTION/CRR	97,948	97,948	8,711	25,640	56,424	82,065	114,952
4200 - STREETS & TRANSPORTATION	1,548,926	1,548,926	159,899	451,679	943,878	1,395,557	1,451,600
5500 - COMMUNITY SERVICES	12,600	12,600	-	4,331	5,775	10,106	11,375
5530 - COMMUNITY CENTER	5,000	5,000	255	2,512	4,895	7,407	11,829
6200 - BLDGS & GROUNDS	607,135	607,135	58,807	139,167	348,059	487,226	457,378
6500 - LIBRARIES	124,075	124,075	9,085	40,197	94,800	134,998	127,491
7200 - CODE & DEVELOPMENT	649,658	649,658	59,527	238,724	527,874	766,599	869,538
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,360	4,360	4,360
7520 - ECONOMIC DEVELOPMENT	463,476	463,476	34,856	113,304	170,241	283,544	232,920
7550 - DOWNTOWN DEVELOPMENT	25,000	25,000	28	12,538	18,750	31,288	25,000
7563 - AIRPORT	161,150	161,150	7,134	46,371	106,876	153,247	118,106
9001 - GEN - OTHER FINANCING USES	-	-	-	-	92,000	92,000	92,000
Expense Total:	13,756,878	13,756,878	1,346,947	4,234,224	9,146,308	13,380,532	13,575,170
Report Surplus (Deficit):				(559,457)		339,716	1,244,060

Monthly Budget Report

Group Summary

For Fiscal: 2021 Period Ending: 04/30/2021



Monroe, GA

General Fund

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	693,534.16	390,344.02	-303,190.14	-43.72 %	2,774,136.64	1,758,061.85	-1,016,074.79	-36.63 %	8,325,740.46
Total R1: 31 - TAXES:	693,534.16	390,344.02	-303,190.14	-43.72 %	2,774,136.64	1,758,061.85	-1,016,074.79	-36.63 %	8,325,740.46
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	32,070.50	9,335.50	-22,735.00	-70.89 %	128,282.00	310,962.25	182,680.25	142.41 %	385,000.00
Total R1: 32 - LICENSES & PERMITS:	32,070.50	9,335.50	-22,735.00	-70.89 %	128,282.00	310,962.25	182,680.25	142.41 %	385,000.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	9,129.68	0.00	-9,129.68	-100.00 %	36,518.72	9,103.18	-27,415.54	-75.07 %	109,600.00
3200 - POLICE	2,165.80	5,445.97	3,280.17	151.45 %	8,663.20	11,198.68	2,535.48	29.27 %	26,000.00
4200 - STREETS & TRANSPORTATION	12,669.81	0.00	-12,669.81	-100.00 %	50,679.24	152,098.59	101,419.35	200.12 %	152,098.59
Total R1: 33 - INTERGOVERNMENTAL:	23,965.29	5,445.97	-18,519.32	-77.28 %	95,861.16	172,400.45	76,539.29	79.84 %	287,698.59
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	59,101.35	95,689.89	36,588.54	61.91 %	236,405.40	288,518.64	52,113.24	22.04 %	709,500.00
3200 - POLICE	1,666.00	397.40	-1,268.60	-76.15 %	6,664.00	902.01	-5,761.99	-86.46 %	20,000.00
7200 - CODE & DEVELOPMENT	416.50	161.00	-255.50	-61.34 %	1,666.00	641.00	-1,025.00	-61.52 %	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	1,666.00	650.00	-1,016.00	-60.98 %	6,664.00	8,583.65	1,919.65	28.81 %	20,000.00
7563 - AIRPORT	91.63	0.00	-91.63	-100.00 %	366.52	170.00	-196.52	-53.62 %	1,100.00
Total R1: 34 - CHARGES FOR SERVICES:	62,941.48	96,898.29	33,956.81	53.95 %	251,765.92	298,815.30	47,049.38	18.69 %	755,600.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	39,567.50	33,760.84	-5,806.66	-14.68 %	158,270.00	102,702.87	-55,567.13	-35.11 %	475,000.00
Total R1: 35 - FINES & FORFEITURES:	39,567.50	33,760.84	-5,806.66	-14.68 %	158,270.00	102,702.87	-55,567.13	-35.11 %	475,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	0.00	0.00	0.00	0.00 %	0.00	138.99	138.99	0.00 %	0.00
Total R1: 36 - INVESTMENT INCOME:	0.00	0.00	0.00	0.00 %	0.00	138.99	138.99	0.00 %	0.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	1,332.80	0.00	-1,332.80	-100.00 %	4,000.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00 %	11,662.00	8,750.00	-2,912.00	-24.97 %	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	3,248.70	0.00	-3,248.70	-100.00 %	12,994.80	8,750.00	-4,244.80	-32.67 %	39,000.00
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	2,915.50	1,273.92	-1,641.58	-56.31 %	11,662.00	17,125.16	5,463.16	46.85 %	35,000.00
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03 %	1,102.20	1,102.52	0.32	0.03 %	3,308.00
5530 - COMMUNITY CENTER	2,082.50	0.00	-2,082.50	-100.00 %	8,330.00	0.00	-8,330.00	-100.00 %	25,000.00
7563 - AIRPORT	17,014.02	2,295.41	-14,718.61	-86.51 %	68,056.08	47,307.86	-20,748.22	-30.49 %	204,250.00

Monthly Budget Report

For Fiscal: 2021 Period Ending: 04/17/21

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Total R1: 38 - MISCELLANEOUS REVENUE:	22,287.57	3,844.96	-18,442.61	-82.75 %	89,150.28	65,535.54	-23,614.74	-26.49 %	267,558.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	242,509.62	255,730.27	13,220.65	5.45 %	970,038.48	957,400.16	-12,638.32	-1.30 %	2,911,280.08
3200 - POLICE	25,823.00	0.00	-25,823.00	-100.00 %	103,292.00	0.00	-103,292.00	-100.00 %	310,000.00
Total R1: 39 - OTHER FINANCING SOURCES:	268,332.62	255,730.27	-12,602.35	-4.70 %	1,073,330.48	957,400.16	-115,930.32	-10.80 %	3,221,280.08
Total Revenue:	1,145,947.82	795,359.85	-350,587.97	-30.59 %	4,583,791.28	3,674,767.41	-909,023.87	-19.83 %	13,756,877.13
Expense									
1100 - LEGISLATIVE	20,890.87	19,041.91	1,848.96	8.85 %	83,563.48	68,606.43	14,957.05	17.90 %	250,791.00
1300 - EXECUTIVE	33,616.08	33,125.49	490.59	1.46 %	134,464.32	111,542.62	22,921.70	17.05 %	403,555.00
1400 - ELECTIONS	1,274.49	0.00	1,274.49	100.00 %	5,097.96	0.00	5,097.96	100.00 %	15,300.00
1500 - GENERAL ADMIN	12,098.80	14,875.58	-2,776.78	-22.95 %	48,395.20	50,988.54	-2,593.34	-5.36 %	145,244.00
1510 - FINANCE ADMIN	29,647.92	24,579.33	5,068.59	17.10 %	118,591.68	90,803.53	27,788.15	23.43 %	355,918.00
1530 - LAW	8,746.50	0.00	8,746.50	100.00 %	34,986.00	31,558.22	3,427.78	9.80 %	105,000.00
1560 - AUDIT	3,332.00	4,500.00	-1,168.00	-35.05 %	13,328.00	32,500.00	-19,172.00	-143.85 %	40,000.00
1565 - WALTON PLAZA	49,677.78	120,822.30	-71,144.52	-143.21 %	198,711.12	269,967.80	-71,256.68	-35.86 %	596,372.00
2650 - MUNICIPAL COURT	8,798.52	10,488.97	-1,690.45	-19.21 %	35,194.08	33,532.89	1,661.19	4.72 %	105,625.00
3200 - POLICE	464,141.52	537,141.87	-73,000.35	-15.73 %	1,856,566.08	1,732,394.34	124,171.74	6.69 %	5,571,927.56
3500 - FIRE OPERATIONS	205,528.81	244,070.20	-38,541.39	-18.75 %	822,115.24	737,868.28	84,246.96	10.25 %	2,467,333.00
3510 - FIRE PREVENTION/CRR	8,159.04	8,711.19	-552.15	-6.77 %	32,636.16	25,640.43	6,995.73	21.44 %	97,948.00
4200 - STREETS & TRANSPORTATION	129,025.50	159,898.61	-30,873.11	-23.93 %	516,102.00	451,679.11	64,422.89	12.48 %	1,548,926.00
5500 - COMMUNITY SERVICES	1,049.58	0.00	1,049.58	100.00 %	4,198.32	4,331.00	-132.68	-3.16 %	12,600.00
5530 - COMMUNITY CENTER	416.50	254.91	161.59	38.80 %	1,666.00	2,511.89	-845.89	-50.77 %	5,000.00
6200 - BLDGS & GROUNDS	50,574.23	58,806.88	-8,232.65	-16.28 %	202,296.96	139,167.17	63,129.79	31.21 %	607,134.57
6500 - LIBRARIES	10,335.44	9,084.50	1,250.94	12.10 %	41,341.76	40,197.47	1,144.29	2.77 %	124,075.00
7200 - CODE & DEVELOPMENT	54,116.48	59,527.07	-5,410.59	-10.00 %	216,465.92	238,724.50	-22,258.58	-10.28 %	649,658.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	1,614.00	0.00	1,614.00	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	38,607.51	34,855.95	3,751.56	9.72 %	154,430.04	113,304.19	41,125.85	26.63 %	463,476.00
7550 - DOWNTOWN DEVELOPMENT	2,082.50	27.92	2,054.58	98.66 %	8,330.00	12,537.92	-4,207.92	-50.52 %	25,000.00
7563 - AIRPORT	13,423.76	7,134.48	6,289.28	46.85 %	53,695.04	46,371.04	7,324.00	13.64 %	161,150.00
Total Expense:	1,145,947.33	1,346,947.16	-200,999.83	-17.54 %	4,583,789.36	4,234,227.37	349,561.99	7.63 %	13,756,877.13
Report Total:	0.49	-551,587.31	-551,587.80		1.92	-559,459.96	-559,461.88		0.00

General Fund

Income Statement

Group Summary

For Fiscal: 2021 Period Ending: 04/30/2021



Monroe, GA

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	743,038.10	3,021,244.80	8,960,275.74
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	9,103.18	100,496.82
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,102.52	2,205.48
2650 - MUNICIPAL COURT	475,000.00	475,000.00	33,760.84	102,702.87	372,297.13
3200 - POLICE	360,000.00	360,000.00	5,843.37	12,100.69	347,899.31
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00
5530 - COMMUNITY CENTER	25,000.00	25,000.00	0.00	0.00	25,000.00
7200 - CODE & DEVELOPMENT	390,000.00	390,000.00	9,496.50	311,603.25	78,396.75
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	650.00	8,583.65	11,416.35
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	26,250.00
7563 - AIRPORT	205,350.00	205,350.00	2,295.41	47,477.86	157,872.14
Revenue Total:	13,756,877.13	13,756,877.13	795,359.85	3,674,767.41	10,082,109.72
Expense					
1100 - LEGISLATIVE	250,791.00	250,791.00	19,041.91	68,606.43	182,184.57
1300 - EXECUTIVE	403,555.00	403,555.00	33,125.49	111,542.62	292,012.38
1400 - ELECTIONS	15,300.00	15,300.00	0.00	0.00	15,300.00
1500 - GENERAL ADMIN	145,244.00	145,244.00	14,875.58	50,988.54	94,255.46
1510 - FINANCE ADMIN	355,918.00	355,918.00	24,579.33	90,803.53	265,114.47
1530 - LAW	105,000.00	105,000.00	0.00	31,558.22	73,441.78
1560 - AUDIT	40,000.00	40,000.00	4,500.00	32,500.00	7,500.00
1565 - WALTON PLAZA	596,372.00	596,372.00	120,822.30	269,967.80	326,404.20
2650 - MUNICIPAL COURT	105,625.00	105,625.00	10,488.97	33,532.89	72,092.11
3200 - POLICE	5,571,927.56	5,571,927.56	537,141.87	1,732,394.34	3,839,533.22
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	244,070.20	737,868.28	1,729,464.72
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	8,711.19	25,640.43	72,307.57
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	159,898.61	451,679.11	1,097,246.89
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	4,331.00	8,269.00
5530 - COMMUNITY CENTER	5,000.00	5,000.00	254.91	2,511.89	2,488.11
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	58,806.88	139,167.17	467,967.40
6500 - LIBRARIES	124,075.00	124,075.00	9,084.50	40,197.47	83,877.53
7200 - CODE & DEVELOPMENT	649,658.00	649,658.00	59,527.07	238,724.50	410,933.50
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	34,855.95	113,304.19	350,171.81
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	27.92	12,537.92	12,462.08
7563 - AIRPORT	161,150.00	161,150.00	7,134.48	46,371.04	114,778.96
Expense Total:	13,756,877.09	13,756,877.13	1,346,947.16	4,234,227.37	9,522,649.76
Total Surplus (Deficit):	0.04	0.00	-551,587.31	-559,459.96	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2021

General Fund



Monroe, GA

DEP...	2020 April Activity	2021 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1510 - FINANCE ADMIN	630,039.88	743,038.10	112,998.22	17.94%	2,581,768.84	3,021,244.80	439,475.96	17.02%
1519 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	87,382.25	9,103.18	-78,279.07	-89.58%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	1,102.52	1,102.52	0.00	0.00%
2650 - MUNICIPAL COURT	14,638.36	33,760.84	19,122.48	130.63%	99,948.85	102,702.87	2,754.02	2.76%
3200 - POLICE	75,528.72	5,843.37	-69,685.35	-92.26%	408,181.30	12,100.69	-396,080.61	-97.04%
3500 - FIRE OPERATIONS	3,703.50	0.00	-3,703.50	-100.00%	3,703.50	0.00	-3,703.50	-100.00%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	197,595.88	152,098.59	-45,497.29	-23.03%
5530 - COMMUNITY CENTER	-1,200.00	0.00	1,200.00	100.00%	2,425.00	0.00	-2,425.00	-100.00%
7200 - CODE & DEVELOPMENT	13,439.00	9,496.50	-3,942.50	-29.34%	233,578.25	311,603.25	78,025.00	33.40%
7520 - ECONOMIC DEVELOPMENT & PLANNING	404.00	650.00	246.00	60.89%	5,324.00	8,583.65	3,259.65	61.23%
7521 - MAINSTREET	0.00	0.00	0.00	0.00%	0.00	8,750.00	8,750.00	0.00%
7563 - AIRPORT	22,416.38	2,295.41	-20,120.97	-89.76%	57,347.00	47,477.86	-9,869.14	-17.21%
Revenue Total:	759,245.47	795,359.85	36,114.38	4.76%	3,678,357.39	3,674,767.41	-3,589.98	-0.10%
Expense								
1100 - LEGISLATIVE	15,347.90	19,041.91	-3,694.01	-24.07%	61,902.14	68,606.43	-6,704.29	-10.83%
1300 - EXECUTIVE	31,924.79	33,125.49	-1,200.70	-3.76%	104,838.71	111,542.62	-6,703.91	-6.39%
1500 - GENERAL ADMIN	10,601.70	14,875.58	-4,273.88	-40.31%	44,983.78	50,988.54	-6,004.76	-13.35%
1510 - FINANCE ADMIN	20,665.20	24,579.33	-3,914.13	-18.94%	84,848.88	90,803.53	-5,954.65	-7.02%
1530 - LAW	10,000.00	0.00	10,000.00	100.00%	44,944.54	31,558.22	13,386.32	29.78%
1560 - AUDIT	6,500.00	4,500.00	2,000.00	30.77%	30,500.00	32,500.00	-2,000.00	-6.56%
1565 - WALTON PLAZA	22,140.00	120,822.30	-98,682.30	-445.72%	73,267.50	269,967.80	-196,700.30	-268.47%
2650 - MUNICIPAL COURT	7,541.68	10,488.97	-2,947.29	-39.08%	27,208.66	33,532.89	-6,324.23	-23.24%
3200 - POLICE	563,053.34	537,141.87	25,911.47	4.60%	1,955,076.62	1,732,394.34	222,682.28	11.39%
3500 - FIRE OPERATIONS	236,067.04	244,070.20	-8,003.16	-3.39%	740,091.44	737,868.28	2,223.16	0.30%
3510 - FIRE PREVENTION/CRR	6,586.22	8,711.19	-2,124.97	-32.26%	25,891.52	25,640.43	251.09	0.97%
4200 - STREETS & TRANSPORTATION	98,825.27	159,898.61	-61,073.34	-61.80%	396,141.24	451,679.11	-55,537.87	-14.02%
5500 - COMMUNITY SERVICES	5,600.00	0.00	5,600.00	100.00%	5,600.00	4,331.00	1,269.00	22.66%
5530 - COMMUNITY CENTER	3,279.88	254.91	3,024.97	92.23%	6,933.89	2,511.89	4,422.00	63.77%
6200 - BLDGS & GROUNDS	29,220.12	58,806.88	-29,586.76	-101.25%	102,283.78	139,167.17	-36,883.39	-36.06%
6500 - LIBRARIES	1,791.72	9,084.50	-7,292.78	-407.03%	32,691.72	40,197.47	-7,505.75	-22.96%
7200 - CODE & DEVELOPMENT	95,797.80	59,527.07	36,270.73	37.86%	271,682.37	238,724.50	32,957.87	12.13%
7520 - ECONOMIC DEVELOPMENT & PLANNING	10,907.57	34,855.95	-23,948.38	-219.56%	58,146.99	113,304.19	-55,157.20	-94.86%
7550 - DOWNTOWN DEVELOPMENT	0.00	27.92	-27.92	0.00%	6,250.00	12,537.92	-6,287.92	-100.61%
7563 - AIRPORT	5,552.05	7,134.48	-1,582.43	-28.50%	11,230.33	46,371.04	-35,140.71	-312.91%

Prior-Year Comparative Income Statement

For the Period Ending 04/30/2

DEP...	2020	2021	April Variance		2020	2021	YTD Variance	
	April Activity	April Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Expense Total:	1,181,402.28	1,346,947.16	-165,544.88	-14.01%	4,084,514.11	4,234,227.37	-149,713.26	-3.67%
Total Surplus (Deficit):	-422,156.81	-551,587.31	-129,430.50	-30.66%	-406,156.72	-559,459.96	-153,303.24	-37.74%



Monroe, GA

General Fund

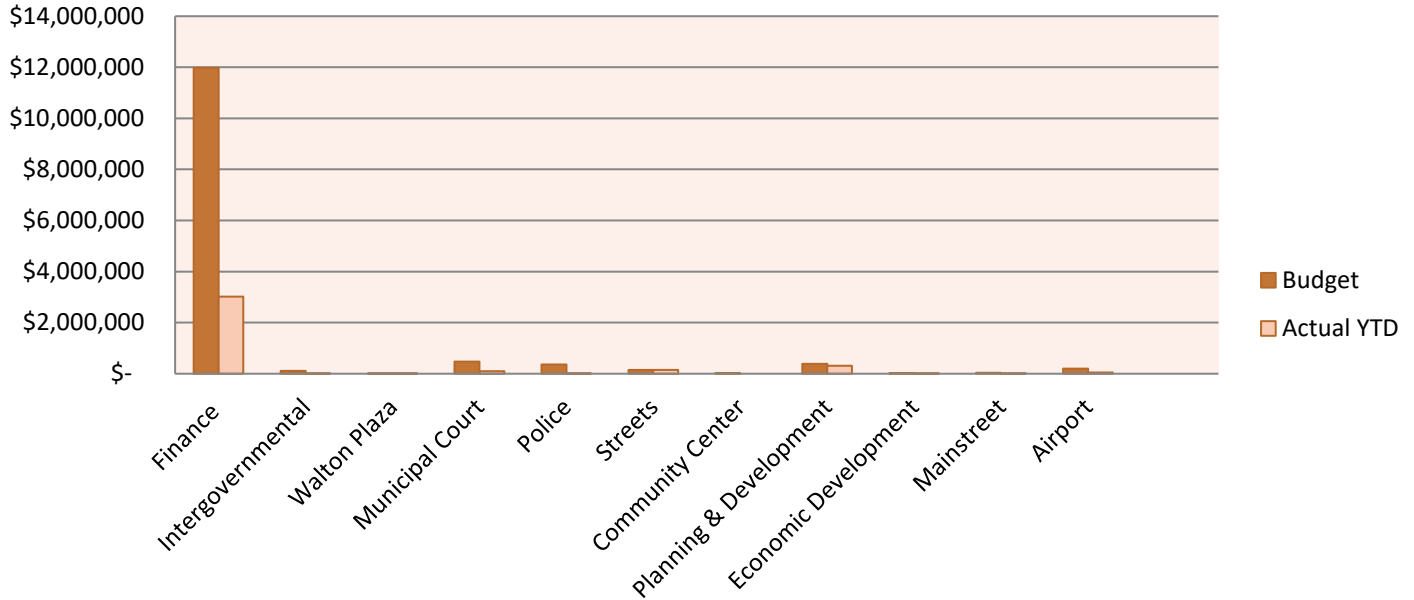
Budget Report

Group Summary

For Fiscal: 2021 Period Ending: 04/30/2021

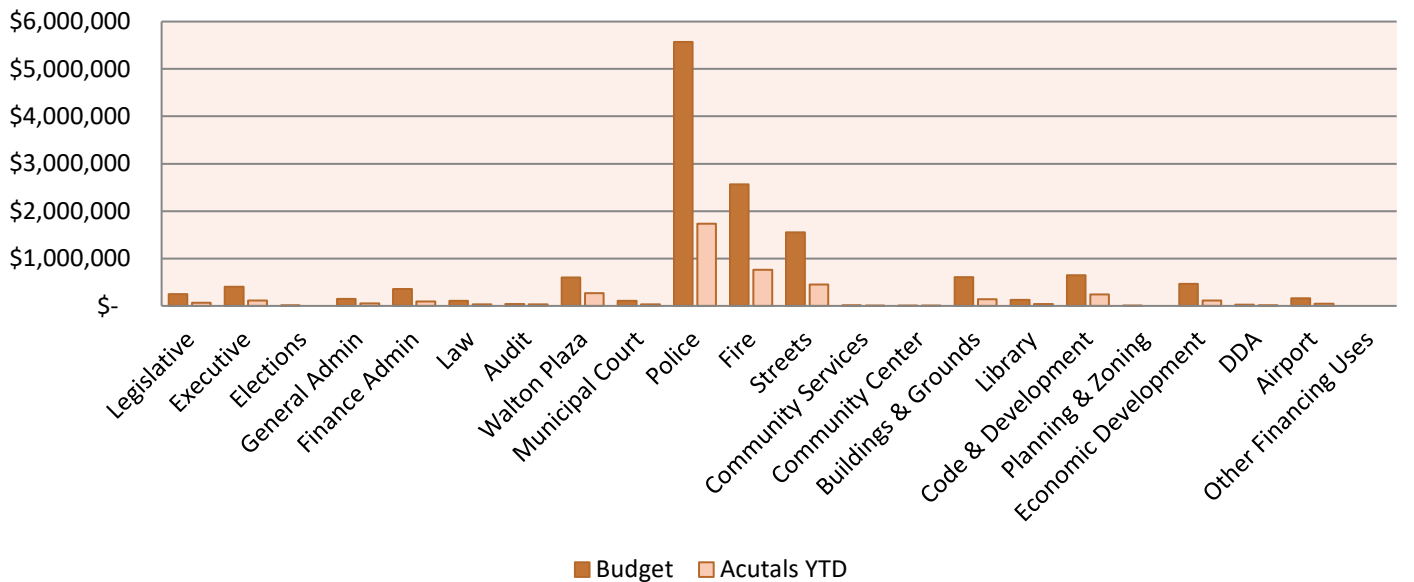
DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	743,038.10	3,021,244.80	-8,960,275.74	74.78 %
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	9,103.18	-100,496.82	91.69 %
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,102.52	-2,205.48	66.67 %
2650 - MUNICIPAL COURT	475,000.00	475,000.00	33,760.84	102,702.87	-372,297.13	78.38 %
3200 - POLICE	360,000.00	360,000.00	5,843.37	12,100.69	-347,899.31	96.64 %
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00	0.00 %
5530 - COMMUNITY CENTER	25,000.00	25,000.00	0.00	0.00	-25,000.00	100.00 %
7200 - CODE & DEVELOPMENT	390,000.00	390,000.00	9,496.50	311,603.25	-78,396.75	20.10 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	650.00	8,583.65	-11,416.35	57.08 %
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	-26,250.00	75.00 %
7563 - AIRPORT	205,350.00	205,350.00	2,295.41	47,477.86	-157,872.14	76.88 %
Revenue Total:	13,756,877.13	13,756,877.13	795,359.85	3,674,767.41	-10,082,109.72	73.29 %
Expense						
1100 - LEGISLATIVE	250,791.00	250,791.00	19,041.91	68,606.43	182,184.57	72.64 %
1300 - EXECUTIVE	403,555.00	403,555.00	33,125.49	111,542.62	292,012.38	72.36 %
1400 - ELECTIONS	15,300.00	15,300.00	0.00	0.00	15,300.00	100.00 %
1500 - GENERAL ADMIN	145,244.00	145,244.00	14,875.58	50,988.54	94,255.46	64.89 %
1510 - FINANCE ADMIN	355,918.00	355,918.00	24,579.33	90,803.53	265,114.47	74.49 %
1530 - LAW	105,000.00	105,000.00	0.00	31,558.22	73,441.78	69.94 %
1560 - AUDIT	40,000.00	40,000.00	4,500.00	32,500.00	7,500.00	18.75 %
1565 - WALTON PLAZA	596,372.00	596,372.00	120,822.30	269,967.80	326,404.20	54.73 %
2650 - MUNICIPAL COURT	105,625.00	105,625.00	10,488.97	33,532.89	72,092.11	68.25 %
3200 - POLICE	5,571,927.56	5,571,927.56	537,141.87	1,732,394.34	3,839,533.22	68.91 %
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	244,070.20	737,868.28	1,729,464.72	70.09 %
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	8,711.19	25,640.43	72,307.57	73.82 %
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	159,898.61	451,679.11	1,097,246.89	70.84 %
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	4,331.00	8,269.00	65.63 %
5530 - COMMUNITY CENTER	5,000.00	5,000.00	254.91	2,511.89	2,488.11	49.76 %
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	58,806.88	139,167.17	467,967.40	77.08 %
6500 - LIBRARIES	124,075.00	124,075.00	9,084.50	40,197.47	83,877.53	67.60 %
7200 - CODE & DEVELOPMENT	649,658.00	649,658.00	59,527.07	238,724.50	410,933.50	63.25 %
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	34,855.95	113,304.19	350,171.81	75.55 %
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	27.92	12,537.92	12,462.08	49.85 %
7563 - AIRPORT	161,150.00	161,150.00	7,134.48	46,371.04	114,778.96	71.22 %
Expense Total:	13,756,877.09	13,756,877.13	1,346,947.16	4,234,227.37	9,522,649.76	69.22 %
Report Surplus (Deficit):	0.04	0.00	-551,587.31	-559,459.96	-559,459.96	0.00 %

General Fund Revenue April YTD Budget Comparison



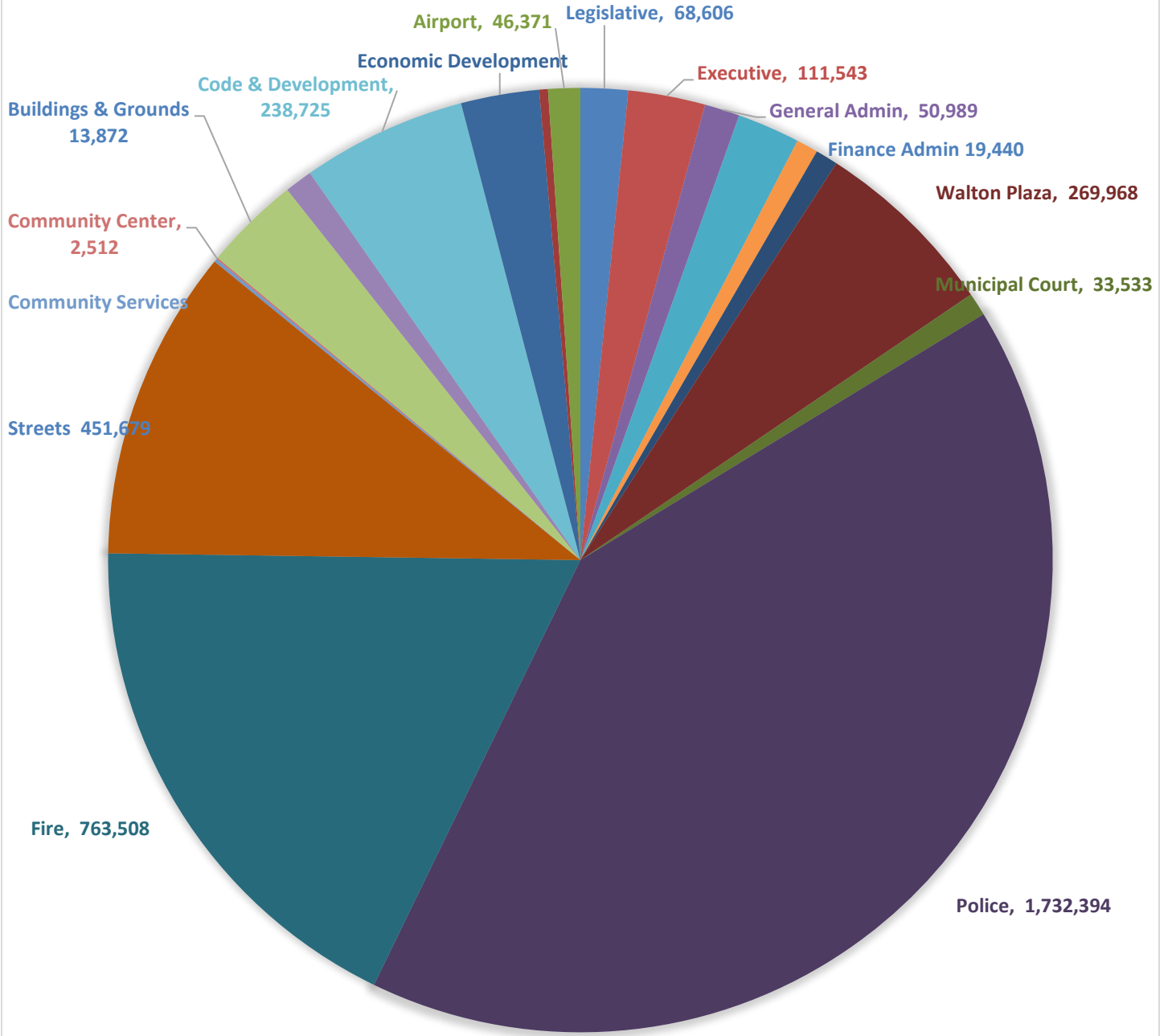
General Fund year-to-date revenues for the month totaled \$3,674,767 which is 26.7% of total budgeted revenues of \$13,756,877 for 2021. Property Tax & Insurance Premium Tax collections make up @ 37% of total General Fund Revenues, which is not collected until the fourth quarter of each year.

General Fund Expense April YTD Budget Comparison



General Fund year-to-date expenses for the month totaled \$4,234,227 which is 30% of total budgeted expenses of \$13,756,877 for 2021.

GENERAL FUND EXPENSES APRIL YTD



Utilities Fund

For Fiscal: 2021 Period Ending: 4/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD April	Assumed May-Dec	Projected Year End 2021	Year End 2020
Revenue							
4002 - WATER	6,125,577	6,125,577	412,684	1,807,108	4,067,158	5,874,266	5,732,224
4003 - SEWER	5,524,167	5,524,167	401,817	2,108,771	3,370,469	5,479,240	5,399,910
4005 - GAS	4,072,608	4,072,608	577,505	2,428,915	1,753,916	4,182,831	3,672,382
4006 - GUTA	130,000	130,000	11,090	23,988	135,609	159,597	150,854
4008 - ELECTRIC	20,165,167	20,165,167	2,041,656	7,211,927	14,112,018	21,323,945	19,793,670
4009 - TELECOM & INTERNET	3,424,167	3,424,167	308,657	1,218,665	2,329,826	3,548,491	3,349,923
4010 - CABLE TV	3,934,167	3,934,167	300,832	1,319,371	2,142,140	3,461,511	3,202,263
4012 - UTIL FINANCE			(341)	0	680,748	680,749	747,844
Revenue Total:	43,375,851	43,375,851	4,053,900	16,118,745	28,591,885	44,710,630	42,049,070
Expense							
4002 - WATER	6,185,269	6,185,269	492,463	1,784,224	3,435,146	5,219,370	5,087,160
4003 - SEWER	5,354,230	5,354,230	407,102	1,427,241	2,978,848	4,406,089	4,621,536
4004 - STORMWATER	381,765	381,765	94,712	162,345	314,338	476,683	478,837
4005 - GAS	4,262,732	4,262,732	377,004	1,646,760	1,945,547	3,592,307	3,315,782
4006 - GUTA	250,914	250,914	24,422	75,387	177,593	252,980	254,954
4007 - GEN ADMIN WSG	234,745	234,745	25,579	78,197	183,838	262,035	262,683
4008 - ELECTRIC	17,165,182	17,165,182	1,449,618	5,901,526	12,167,048	18,068,574	17,434,007
4009 - TELECOM & INTERNET	3,092,616	3,092,616	262,558	920,026	1,077,173	1,997,199	1,463,544
4010 - CABLE TV	5,457,472	5,457,472	424,052	1,590,870	3,483,474	5,074,344	5,134,676
4011 - GEN ADMIN ELEC/TELECOM	208,412	208,412	23,094	70,665	159,519	230,184	234,656
4012 - UTIL FINANCE	(1,952,223)	(1,952,223)	(335,079)	(1,077,426)	(1,690,346)	(2,767,772)	(2,936,261)
4013 - UTIL CUST SVC	1,530,403	1,530,403	176,515	554,249	1,027,505	1,581,754	1,636,811
4014 - UTIL BILLING	477,506	477,506	48,098	176,642	301,719	478,362	480,739
4015 - CENTRAL SERVICES	726,830	726,830	110,466	346,536	682,915	1,029,451	1,024,534
Expense Total:	43,375,851	43,375,851	3,580,604	13,657,242	26,244,318	39,901,560	38,493,658
t Surplus (Deficit):				2,461,503		4,809,070	3,555,412



Monroe, GA

Utilities Fund
without Capital Expense

Monthly Budget Report
Group Summary
For Fiscal: 2021 Period Ending: 04/30/2021

ACTIVIT...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	510,260.53	412,683.76	-97,576.77	-19.12 %	2,041,042.12	1,807,107.56	-233,934.56	-11.46 %	6,125,576.67
4003 - SEWER	460,163.08	401,817.33	-58,345.75	-12.68 %	1,840,652.32	2,108,771.17	268,118.85	14.57 %	5,524,166.67
4005 - GAS	339,248.21	577,505.34	238,257.13	70.23 %	1,356,992.84	2,428,915.25	1,071,922.41	78.99 %	4,072,607.67
4006 - GUTA	10,829.00	11,090.00	261.00	2.41 %	43,316.00	23,988.32	-19,327.68	-44.62 %	130,000.00
4008 - ELECTRIC	1,679,758.38	2,041,656.08	361,897.70	21.54 %	6,719,033.52	7,211,863.60	492,830.08	7.33 %	20,165,166.67
4009 - TELECOM & INTERNET	285,233.08	308,657.09	23,424.01	8.21 %	1,140,932.32	1,218,664.75	77,732.43	6.81 %	3,424,166.67
4010 - CABLE TV	327,716.08	300,831.68	-26,884.40	-8.20 %	1,310,864.32	1,319,370.13	8,505.81	0.65 %	3,934,166.67
4012 - UTIL FINANCE	0.00	-341.18	-341.18	0.00 %	0.00	0.00	0.00	0.00 %	0.00
Total Revenue:	3,613,208.36	4,053,900.10	440,691.74	12.20 %	14,452,833.44	16,118,680.78	1,665,847.34	11.53 %	43,375,851.02
Expense									
4002 - WATER	515,066.09	492,462.80	22,603.29	4.39 %	2,060,264.36	1,784,223.89	276,040.47	13.40 %	6,183,268.51
4003 - SEWER	445,840.55	407,102.13	38,738.42	8.69 %	1,783,362.20	1,427,241.19	356,121.01	19.97 %	5,352,229.98
4004 - STORMWATER	31,692.83	94,711.92	-63,019.09	-198.84 %	127,095.74	162,344.58	-35,248.84	-27.73 %	381,656.86
4005 - GAS	355,085.52	377,003.91	-21,918.39	-6.17 %	1,420,342.08	1,646,759.88	-226,417.80	-15.94 %	4,262,732.21
4006 - GUTA	20,901.09	24,421.80	-3,520.71	-16.84 %	83,604.36	75,386.99	8,217.37	9.83 %	250,914.00
4007 - GEN ADMIN WSG	19,554.22	25,578.59	-6,024.37	-30.81 %	78,216.88	78,196.48	20.40	0.03 %	234,745.00
4008 - ELECTRIC	1,429,859.55	1,449,618.02	-19,758.47	-1.38 %	5,719,438.20	5,901,526.50	-182,088.30	-3.18 %	17,165,181.50
4009 - TELECOM & INTERNET	257,614.82	262,557.64	-4,942.82	-1.92 %	1,030,459.28	920,025.82	110,433.46	10.72 %	3,092,615.50
4010 - CABLE TV	454,607.31	424,051.51	30,555.80	6.72 %	1,818,429.24	1,590,868.97	227,560.27	12.51 %	5,457,471.50
4011 - GEN ADMIN ELEC/TELECOM	17,360.69	23,093.93	-5,733.24	-33.02 %	69,442.76	70,665.65	-1,222.89	-1.76 %	208,412.00
4012 - UTIL FINANCE	-162,620.23	-335,079.42	172,459.19	-106.05 %	-650,480.92	-1,077,426.80	426,945.88	-65.64 %	-1,952,223.00
4013 - UTIL CUST SVC	127,482.52	176,515.02	-49,032.50	-38.46 %	509,929.97	554,248.77	-44,318.80	-8.69 %	1,530,402.82
4014 - UTIL BILLING	39,776.23	48,097.91	-8,321.68	-20.92 %	159,104.92	176,641.77	-17,536.85	-11.02 %	477,506.00
4015 - CENTRAL SERVICES	60,544.89	110,466.49	-49,921.60	-82.45 %	242,179.56	346,536.26	-104,356.70	-43.09 %	726,830.00
Total Expense:	3,612,766.08	3,580,602.25	32,163.83	0.89 %	14,451,388.63	13,657,239.95	794,148.68	5.50 %	43,371,742.88
Report Total:	442.28	473,297.85	472,855.57		1,444.81	2,461,440.83	2,459,996.02		4,108.14



Monroe, GA

Utilities Fund
with Capital Expense

Income Statement
Group Summary

For Fiscal: 2021 Period Ending: 04/30/2021

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	6,125,576.67	6,125,576.67	423,136.54	2,168,876.06	3,956,700.61
4003 - SEWER	5,524,166.67	5,524,166.67	401,817.33	2,108,771.17	3,415,395.50
4005 - GAS	4,072,607.67	4,072,607.67	577,505.34	2,428,915.25	1,643,692.42
4006 - GUTA	130,000.00	130,000.00	11,090.00	23,988.32	106,011.68
4008 - ELECTRIC	20,165,166.67	20,165,166.67	2,041,656.08	7,211,863.60	12,953,303.07
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	308,657.09	1,218,664.75	2,205,501.92
4010 - CABLE TV	3,934,166.67	3,934,166.67	300,831.68	1,319,370.13	2,614,796.54
4012 - UTIL FINANCE	0.00	0.00	-341.18	0.00	0.00
Revenue Total:	43,375,851.02	43,375,851.02	4,064,352.88	16,480,449.28	26,895,401.74
Expense					
4002 - WATER	6,185,268.51	6,185,268.51	632,866.67	2,549,684.40	3,635,584.11
4003 - SEWER	5,354,229.98	5,354,229.98	587,693.86	1,717,039.15	3,637,190.83
4004 - STORMWATER	381,765.00	381,765.00	94,788.75	166,246.09	215,518.91
4005 - GAS	4,262,732.21	4,262,732.21	490,075.91	2,017,687.52	2,245,044.69
4006 - GUTA	250,914.00	250,914.00	24,421.80	75,386.99	175,527.01
4007 - GEN ADMIN WSG	234,745.00	234,745.00	25,578.59	78,196.48	156,548.52
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,476,142.62	6,003,607.60	11,161,573.90
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	416,327.85	1,214,360.33	1,878,255.17
4010 - CABLE TV	5,457,471.50	5,457,471.50	426,807.76	1,593,625.22	3,863,846.28
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	23,093.93	70,665.65	137,746.35
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-335,079.42	-1,067,427.80	-884,795.20
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	176,515.02	554,248.77	976,154.05
4014 - UTIL BILLING	477,506.00	477,506.00	48,097.91	176,641.77	300,864.23
4015 - CENTRAL SERVICES	726,830.00	726,830.00	110,466.49	408,598.07	318,231.93
Expense Total:	43,375,851.13	43,375,851.02	4,197,797.74	15,558,560.24	27,817,290.78
Total Surplus (Deficit):	-0.11	0.00	-133,444.86	921,889.04	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2021



Monroe, GA

Utilities Fund
with Capital Expense

ACTIVIT...	2020 April Activity	2021 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	691,853.42	423,136.54	-268,716.88	-38.84%	1,988,927.49	2,168,876.06	179,948.57	9.05%
4003 - SEWER	392,689.07	401,817.33	9,128.26	2.32%	2,071,020.66	2,108,771.17	37,750.51	1.82%
4005 - GAS	468,540.29	577,505.34	108,965.05	23.26%	1,954,414.60	2,428,915.25	474,500.65	24.28%
4006 - GUTA	360.00	11,090.00	10,730.00	2,980.56%	15,245.00	23,988.32	8,743.32	57.35%
4008 - ELECTRIC	1,354,931.22	2,041,656.08	686,724.86	50.68%	5,781,697.73	7,211,863.60	1,430,165.87	24.74%
4009 - TELECOM & INTERNET	293,307.42	308,657.09	15,349.67	5.23%	1,084,100.32	1,218,664.75	134,564.43	12.41%
4010 - CABLE TV	258,695.32	300,831.68	42,136.36	16.29%	1,104,565.83	1,319,370.13	214,804.30	19.45%
4012 - UTIL FINANCE	55,364.43	-341.18	-55,705.61	-100.62%	80,864.43	0.00	-80,864.43	-100.00%
Revenue Total:	3,515,741.17	4,064,352.88	548,611.71	15.60%	14,080,836.06	16,480,449.28	2,399,613.22	17.04%
Expense								
4002 - WATER	868,215.06	632,866.67	235,348.39	27.11%	1,970,452.78	2,549,684.40	-579,231.62	-29.40%
4003 - SEWER	549,929.37	587,693.86	-37,764.49	-6.87%	1,820,364.71	1,717,039.15	103,325.56	5.68%
4004 - STORMWATER	45,305.64	94,788.75	-49,483.11	-109.22%	196,834.77	166,246.09	30,588.68	15.54%
4005 - GAS	300,557.14	490,075.91	-189,518.77	-63.06%	1,376,301.87	2,017,687.52	-641,385.65	-46.60%
4006 - GUTA	18,403.90	24,421.80	-6,017.90	-32.70%	67,946.43	75,386.99	-7,440.56	-10.95%
4007 - GEN ADMIN WSG	18,679.83	25,578.59	-6,898.76	-36.93%	68,299.07	78,196.48	-9,897.41	-14.49%
4008 - ELECTRIC	1,461,024.70	1,476,142.62	-15,117.92	-1.03%	5,971,475.09	6,003,607.60	-32,132.51	-0.54%
4009 - TELECOM & INTERNET	233,490.22	416,327.85	-182,837.63	-78.31%	667,207.64	1,214,360.33	-547,152.69	-82.01%
4010 - CABLE TV	460,080.53	426,807.76	33,272.77	7.23%	1,639,236.75	1,593,625.22	45,611.53	2.78%
4011 - GEN ADMIN ELEC/TELECOM	16,796.67	23,093.93	-6,297.26	-37.49%	61,968.98	70,665.65	-8,696.67	-14.03%
4012 - UTIL FINANCE	-233,668.92	-335,079.42	101,410.50	43.40%	-954,421.12	-1,067,427.80	113,006.68	11.84%
4013 - UTIL CUST SVC	125,560.51	176,515.02	-50,954.51	-40.58%	505,700.39	554,248.77	-48,548.38	-9.60%
4014 - UTIL BILLING	31,295.03	48,097.91	-16,802.88	-53.69%	163,998.32	176,641.77	-12,643.45	-7.71%
4015 - CENTRAL SERVICES	76,813.54	110,466.49	-33,652.95	-43.81%	284,722.57	408,598.07	-123,875.50	-43.51%
Expense Total:	3,972,483.22	4,197,797.74	-225,314.52	-5.67%	13,840,088.25	15,558,560.24	-1,718,471.99	-12.42%
Total Surplus (Deficit):	-456,742.05	-133,444.86	323,297.19	70.78%	240,747.81	921,889.04	681,141.23	282.93%

Utilities Fund
without Capital Expense

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 04/30/2021



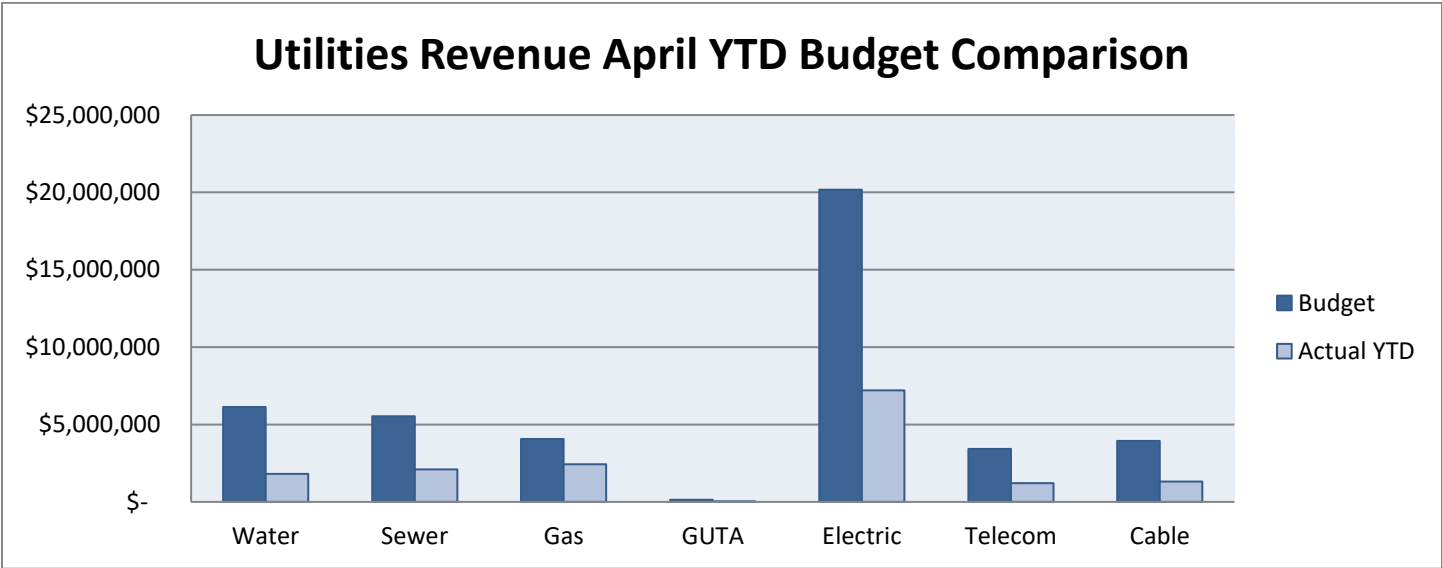
Monroe, GA

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	6,125,576.67	6,125,576.67	412,683.76	1,807,107.56	-4,318,469.11	70.50 %
4003 - SEWER	5,524,166.67	5,524,166.67	401,817.33	2,108,771.17	-3,415,395.50	61.83 %
4005 - GAS	4,072,607.67	4,072,607.67	577,505.34	2,428,915.25	-1,643,692.42	40.36 %
4006 - GUTA	130,000.00	130,000.00	11,090.00	23,988.32	-106,011.68	81.55 %
4008 - ELECTRIC	20,165,166.67	20,165,166.67	2,041,656.08	7,211,863.60	-12,953,303.07	64.24 %
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	308,657.09	1,218,664.75	-2,205,501.92	64.41 %
4010 - CABLE TV	3,934,166.67	3,934,166.67	300,831.68	1,319,370.13	-2,614,796.54	66.46 %
4012 - UTIL FINANCE	0.00	0.00	-341.18	0.00	0.00	0.00 %
Revenue Total:	43,375,851.02	43,375,851.02	4,053,900.10	16,118,680.78	-27,257,170.24	62.84 %
Expense						
4002 - WATER	6,185,268.51	6,183,268.51	492,462.80	1,784,223.89	4,399,044.62	71.14 %
4003 - SEWER	5,354,229.98	5,352,229.98	407,102.13	1,427,241.19	3,924,988.79	73.33 %
4004 - STORMWATER	381,765.00	381,656.86	94,711.92	162,344.58	219,312.28	57.46 %
4005 - GAS	4,262,732.21	4,262,732.21	377,003.91	1,646,759.88	2,615,972.33	61.37 %
4006 - GUTA	250,914.00	250,914.00	24,421.80	75,386.99	175,527.01	69.96 %
4007 - GEN ADMIN WSG	234,745.00	234,745.00	25,578.59	78,196.48	156,548.52	66.69 %
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,449,618.02	5,901,526.50	11,263,655.00	65.62 %
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	262,557.64	920,025.82	2,172,589.68	70.25 %
4010 - CABLE TV	5,457,471.50	5,457,471.50	424,051.51	1,590,868.97	3,866,602.53	70.85 %
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	23,093.93	70,665.65	137,746.35	66.09 %
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-335,079.42	-1,077,426.80	-874,796.20	44.81 %
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	176,515.02	554,248.77	976,154.05	63.78 %
4014 - UTIL BILLING	477,506.00	477,506.00	48,097.91	176,641.77	300,864.23	63.01 %
4015 - CENTRAL SERVICES	726,830.00	726,830.00	110,466.49	346,536.26	380,293.74	52.32 %
Expense Total:	43,375,851.13	43,371,742.88	3,580,602.25	13,657,239.95	29,714,502.93	68.51 %
Report Surplus (Deficit):	-0.11	4,108.14	473,297.85	2,461,440.83	2,457,332.69	59,816.19 %

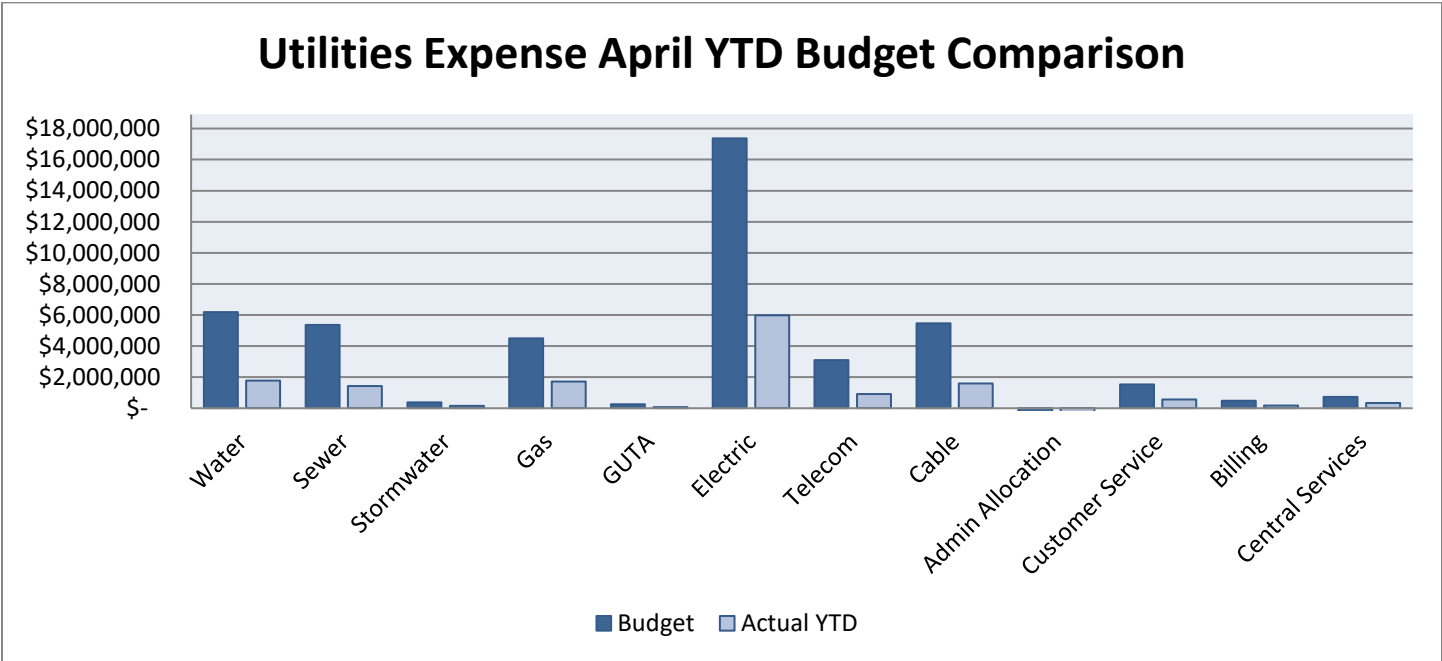


Monroe, GA

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	10,452.78	361,768.50	361,768.50	0.00 %
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00 %
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00 %
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
Revenue Total:	0.00	0.00	10,452.78	361,768.50	361,768.50	0.00 %
Expense						
4002 - WATER	0.00	0.00	140,395.38	764,879.54	-764,879.54	0.00 %
4003 - SEWER	0.00	0.00	180,591.73	289,225.48	-289,225.48	0.00 %
4004 - STORMWATER	0.00	0.00	0.00	4,060.00	-4,060.00	0.00 %
4005 - GAS	0.00	0.00	113,072.00	370,547.95	-370,547.95	0.00 %
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	26,524.60	102,081.10	-102,081.10	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	153,770.21	294,334.51	-294,334.51	0.00 %
4010 - CABLE TV	0.00	0.00	2,756.25	2,756.25	-2,756.25	0.00 %
4012 - UTIL FINANCE	0.00	0.00	0.00	9,999.00	-9,999.00	0.00 %
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00	0.00	0.00 %
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
Expense Total:	0.00	0.00	617,110.17	1,837,883.83	-1,837,883.83	0.00 %
Report Surplus (Deficit):	0.00	0.00	-606,657.39	-1,476,115.33	-1,476,115.33	0.00 %

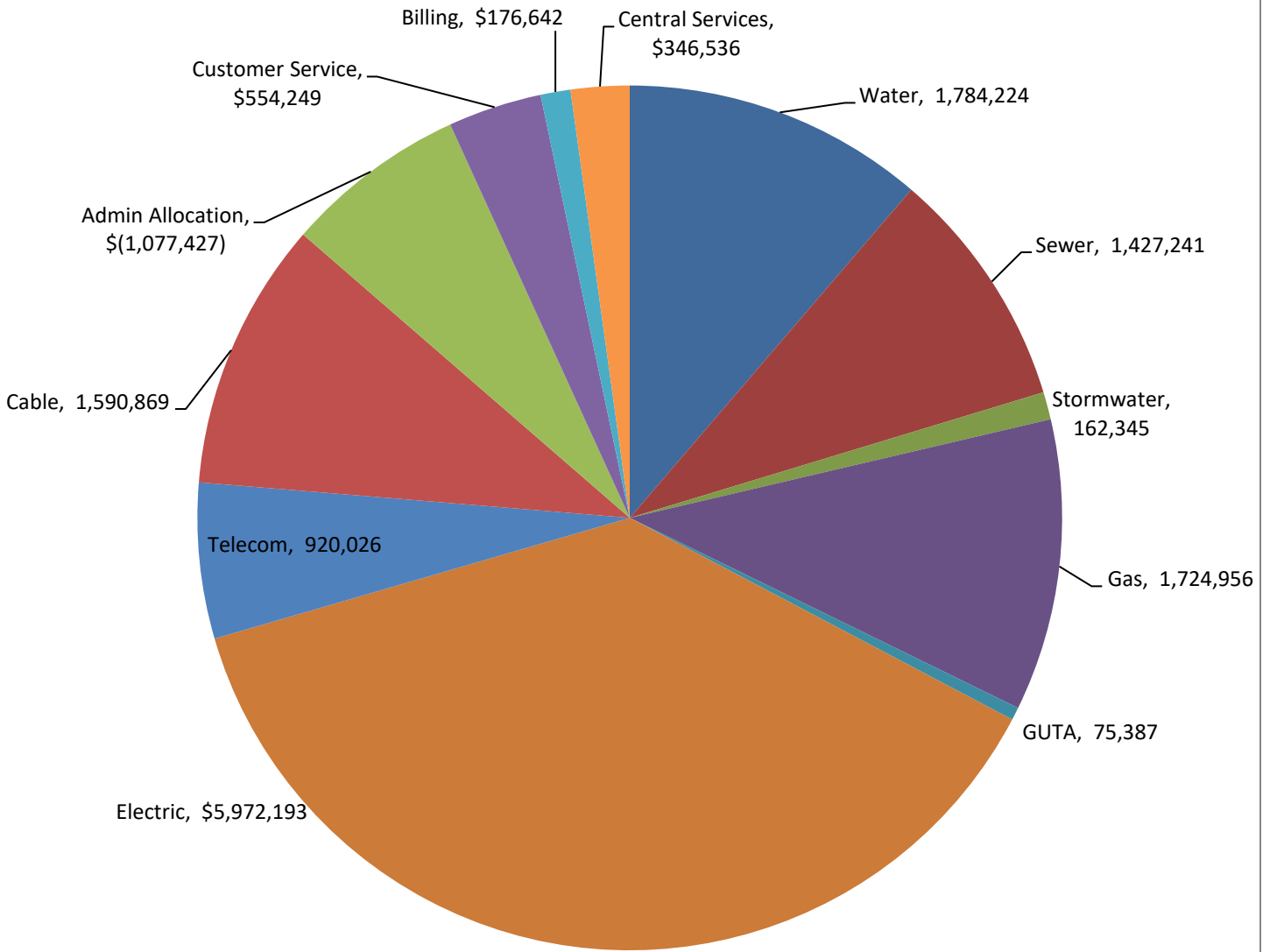


Utility Fund year-to-date revenues for the month totaled \$16,118,680.78 which is 37% of total budgeted revenues of \$43,375,851 for 2021.



Utility Fund year-to-date expenses for the month totaled \$13,657,240 (excluding capital expense) which is 31.5% of total budgeted expenses of \$43,375,851 for 2021. Year-to-date capital expense totaled \$1,837,884 with \$361,769 in contributed capital revenue received.

Utilities Expenses April YTD





Solid Waste Fund

For Fiscal: 2021 Period Ending: 4/2021

	Original Total Budget	Current Total Budget	Period Activity	YTD April	Assumed May-Dec	Projected Year End 2021	Year End 2020
Revenue							
4520 - SOLID WASTE COLLECTION	2,163,000	2,163,000	195,850	777,174	1,670,065	2,447,239	2,725,136
4530 - SOLID WASTE DISPOSAL	3,316,318	3,316,318	415,155	1,379,569	2,237,279	3,616,847	3,783,831
4540 - RECYCLABLES COLLECTION	32,000	32,000	2,292	7,660	22,288	29,947	51,212
Revenue Total:	5,511,318	5,511,318	613,297	2,164,402	3,929,631	6,094,034	6,560,179
Expense							
4500 - SOLID WASTE & RECYCLING	-	-	-	-	-	-	-
4510 - SOLID WASTE ADMINISTRATION	390,397	390,397	33,805	105,732	242,711	348,442	339,504
4520 - SOLID WASTE COLLECTION	1,099,070	1,099,070	124,967	388,751	914,189	1,302,940	1,285,294
4530 - SOLID WASTE DISPOSAL	2,953,379	2,953,379	359,741	975,527	2,805,346	3,780,873	3,715,227
4540 - RECYCLABLES COLLECTION	167,414	167,414	31,992	73,108	92,088	165,196	125,091
4585 - YARD TRIMMINGS COLLECTION	294,813	294,813	26,763	84,227	201,941	286,168	298,127
9003 - SW - OTHER FINANCING USES	606,245	606,245	36,798	129,864	244,666	374,530	365,216
Expense Total:	5,511,318	5,511,318	614,066	1,757,209	4,500,940	6,258,149	6,128,459
Report Surplus (Deficit):				407,193		(164,115)	431,720



Monroe, GA

Solid Waste
without Capital Expense

Monthly Budget Report
Group Summary
For Fiscal: 2021 Period Ending: 04/30/2021

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	180,177.90	195,850.03	15,672.13	8.70 %	720,711.60	777,174.13	56,462.53	7.83 %	2,163,000.00
4530 - SOLID WASTE DISPOSAL	276,249.28	415,155.12	138,905.84	50.28 %	1,104,997.12	1,379,568.94	274,571.82	24.85 %	3,316,318.00
4540 - RECYCLABLES COLLECTION	2,665.60	2,292.46	-373.14	-14.00 %	10,662.40	7,660.18	-3,002.22	-28.16 %	32,000.00
Total Revenue:	459,092.78	613,297.61	154,204.83	33.59 %	1,836,371.12	2,164,403.25	328,032.13	17.86 %	5,511,318.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	32,520.03	33,805.33	-1,285.30	-3.95 %	130,080.12	105,731.41	24,348.71	18.72 %	390,397.00
4520 - SOLID WASTE COLLECTION	91,552.52	124,967.02	-33,414.50	-36.50 %	366,209.92	388,751.23	-22,541.31	-6.16 %	1,099,070.02
4530 - SOLID WASTE DISPOSAL	246,016.43	359,741.00	-113,724.57	-46.23 %	984,065.72	975,526.53	8,539.19	0.87 %	2,953,379.00
4540 - RECYCLABLES COLLECTION	13,945.53	31,991.82	-18,046.29	-129.41 %	55,782.12	73,108.31	-17,326.19	-31.06 %	167,414.00
4585 - YARD TRIMMINGS COLLECTION	24,557.89	26,762.78	-2,204.89	-8.98 %	98,231.56	84,226.04	14,005.52	14.26 %	294,813.00
9003 - SW - OTHER FINANCING USES	50,500.19	36,797.86	13,702.33	27.13 %	202,000.76	129,864.25	72,136.51	35.71 %	606,244.98
Total Expense:	459,092.59	614,065.81	-154,973.22	-33.76 %	1,836,370.20	1,757,207.77	79,162.43	4.31 %	5,511,318.00
Report Total:	0.19	-768.20	-768.39		0.92	407,195.48	407,194.56		0.00



Monroe, GA

Solid Waste
with Capital Expense

Income Statement
Group Summary

For Fiscal: 2021 Period Ending: 04/30/2021

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,163,000.00	2,163,000.00	195,850.03	777,174.13	1,385,825.87
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	415,155.12	1,379,568.94	1,936,749.06
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,292.46	7,660.18	24,339.82
Revenue Total:	5,511,318.00	5,511,318.00	613,297.61	2,164,403.25	3,346,914.75
Expense					
4510 - SOLID WASTE ADMINISTRATION	390,397.00	390,397.00	33,805.33	105,752.81	284,644.19
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	124,967.02	388,751.23	710,318.79
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	378,755.11	1,009,455.32	1,943,923.68
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	31,991.82	73,108.31	94,305.69
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	26,762.78	84,226.04	210,586.96
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	36,797.86	129,864.25	476,380.73
Expense Total:	5,511,318.16	5,511,318.00	633,079.92	1,791,157.96	3,720,160.04
Total Surplus (Deficit):	-0.16	0.00	-19,782.31	373,245.29	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2021



Monroe, GA

Solid Waste
with Capital Expense

DEP...	2020 April Activity	2021 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	186,668.70	195,850.03	9,181.33	4.92%	718,416.36	777,174.13	58,757.77	8.18%
4530 - SOLID WASTE DISPOSAL	334,485.46	415,155.12	80,669.66	24.12%	1,218,280.32	1,379,568.94	161,288.62	13.24%
4540 - RECYCLABLES COLLECTION	2,252.71	2,292.46	39.75	1.76%	28,924.93	7,660.18	-21,264.75	-73.52%
Revenue Total:	523,406.87	613,297.61	89,890.74	17.17%	1,965,621.61	2,164,403.25	198,781.64	10.11%
Expense								
4510 - SOLID WASTE ADMINISTRATION	28,887.60	33,805.33	-4,917.73	-17.02%	96,760.77	105,752.81	-8,992.04	-9.29%
4520 - SOLID WASTE COLLECTION	95,040.66	124,967.02	-29,926.36	-31.49%	340,706.26	388,751.23	-48,044.97	-14.10%
4530 - SOLID WASTE DISPOSAL	401,211.25	378,755.11	22,456.14	5.60%	736,099.28	1,009,455.32	-273,356.04	-37.14%
4540 - RECYCLABLES COLLECTION	9,916.35	31,991.82	-22,075.47	-222.62%	27,104.63	73,108.31	-46,003.68	-169.73%
4585 - YARD TRIMMINGS COLLECTION	18,190.79	26,762.78	-8,571.99	-47.12%	80,601.07	84,226.04	-3,624.97	-4.50%
9003 - SW - OTHER FINANCING USES	32,404.41	36,797.86	-4,393.45	-13.56%	120,550.33	129,864.25	-9,313.92	-7.73%
Expense Total:	585,651.06	633,079.92	-47,428.86	-8.10%	1,401,822.34	1,791,157.96	-389,335.62	-27.77%
Total Surplus (Deficit):	-62,244.19	-19,782.31	42,461.88	68.22%	563,799.27	373,245.29	-190,553.98	-33.80%



Monroe, GA

Solid Waste
without Capital Expense

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 04/30/2021

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4520 - SOLID WASTE COLLECTION	2,163,000.00	2,163,000.00	195,850.03	777,174.13	-1,385,825.87	64.07 %
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	415,155.12	1,379,568.94	-1,936,749.06	58.40 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,292.46	7,660.18	-24,339.82	76.06 %
Revenue Total:	5,511,318.00	5,511,318.00	613,297.61	2,164,403.25	-3,346,914.75	60.73 %
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4510 - SOLID WASTE ADMINISTRATION	390,397.00	390,397.00	33,805.33	105,731.41	284,665.59	72.92 %
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	124,967.02	388,751.23	710,318.79	64.63 %
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	359,741.00	975,526.53	1,977,852.47	66.97 %
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	31,991.82	73,108.31	94,305.69	56.33 %
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	26,762.78	84,226.04	210,586.96	71.43 %
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	36,797.86	129,864.25	476,380.73	78.58 %
Expense Total:	5,511,318.16	5,511,318.00	614,065.81	1,757,207.77	3,754,110.23	68.12 %
Report Surplus (Deficit):	-0.16	0.00	-768.20	407,195.48	407,195.48	0.00 %

Solid Waste Capital

Budget Report
Group Summary

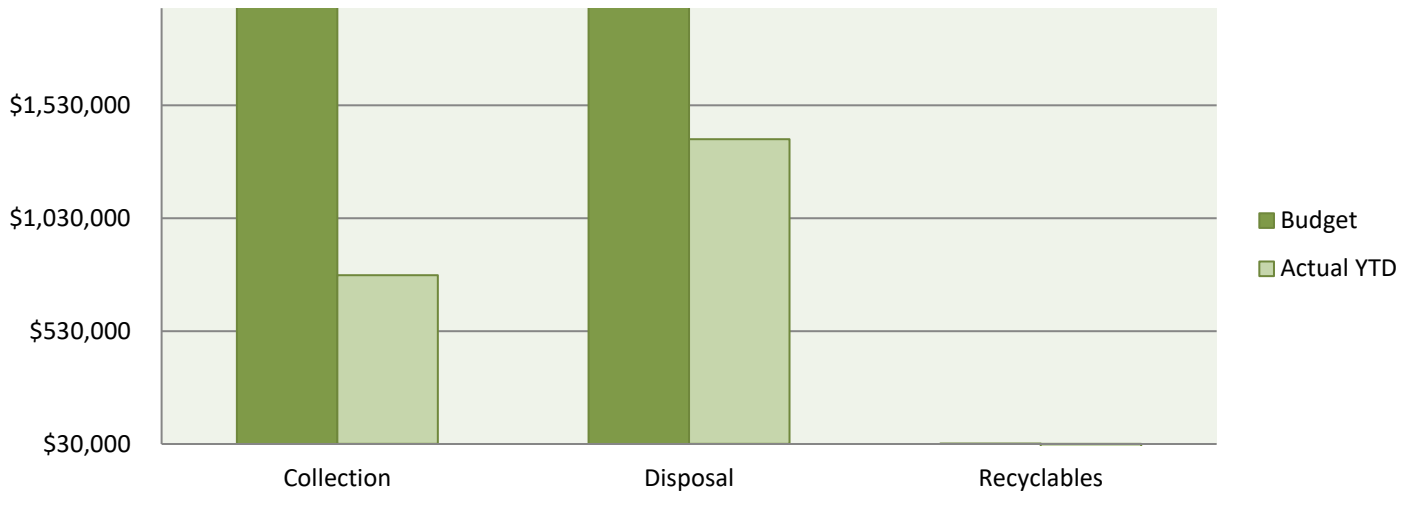
For Fiscal: 2021 Period Ending: 04/30/2021



Monroe, GA

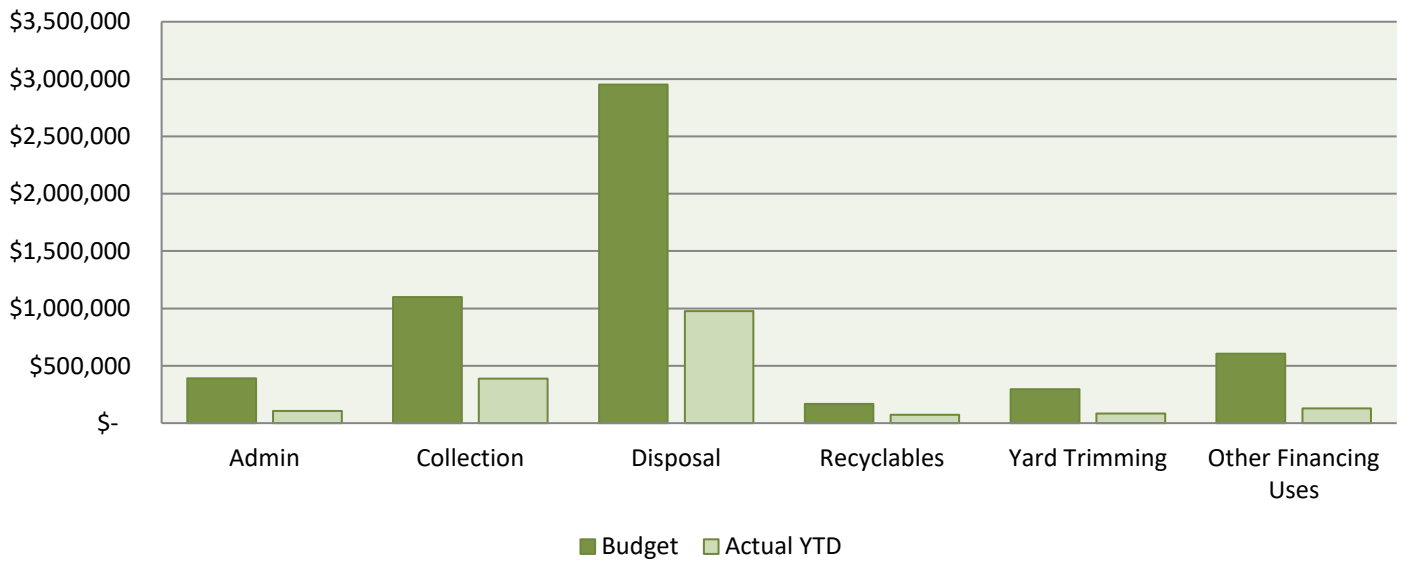
DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4530 - SOLID WASTE DISPOSAL	0.00	0.00	19,014.11	33,928.79	-33,928.79	0.00 %
Expense Total:	0.00	0.00	19,014.11	33,928.79	-33,928.79	0.00 %
Report Total:	0.00	0.00	19,014.11	33,928.79	-33,928.79	0.00 %

Solid Waste Revenue April YTD Budget Comparison



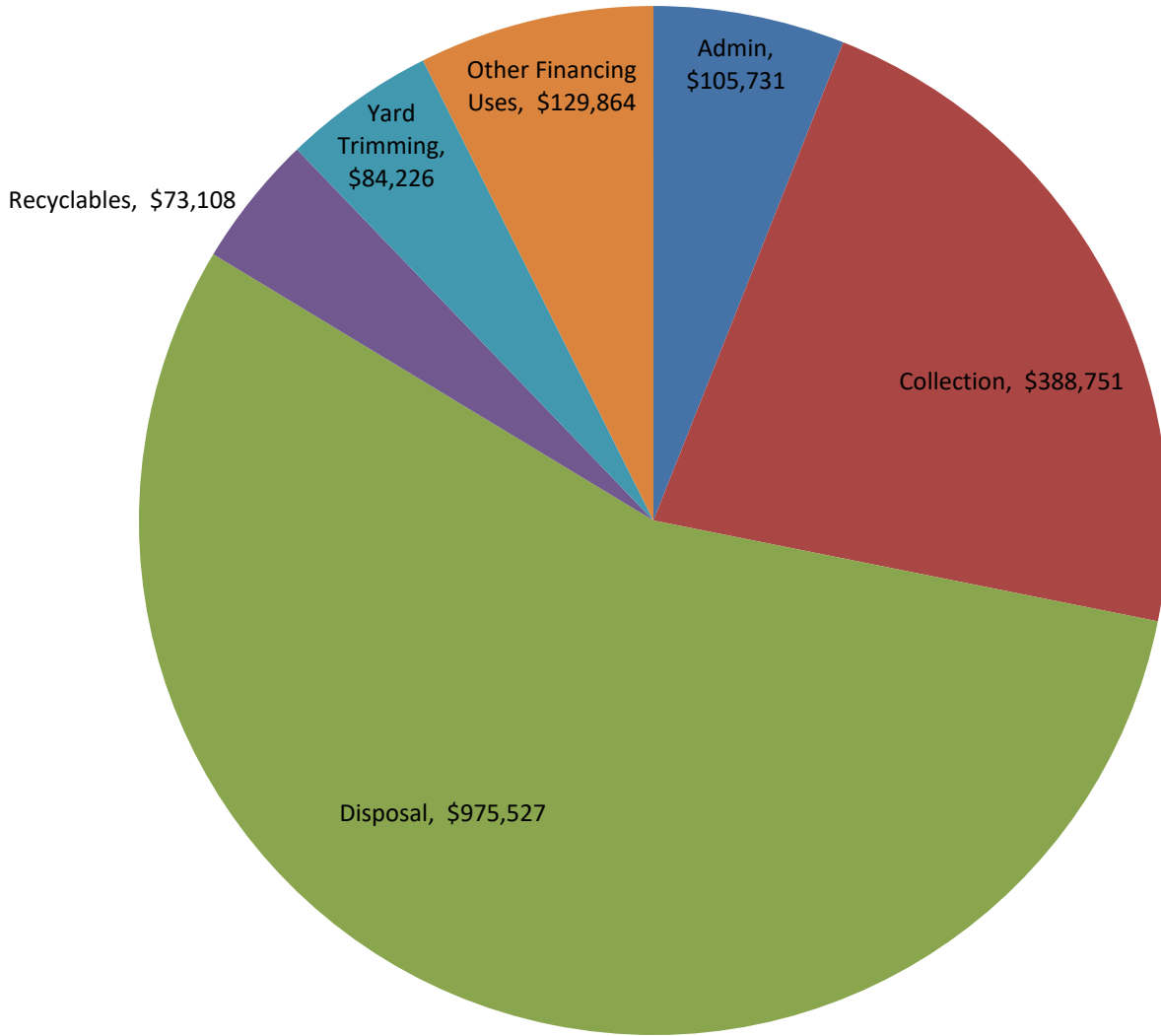
Solid Waste year-to-date revenues for the month totaled \$2,164,403. This is 39% of total budgeted revenues of \$5,511,318 for the year.

Solid Waste Expense April YTD Budget Comparison



Solid Waste year-to-date expenses for the month totaled \$1,757,208 (excluding capital expense) which is 31.9% of total budgeted expenses \$5,511,318 for 2021. Year-to-date capital expenses total \$33,929.

Solid Waste Expenses April YTD



Performance Indicators	Apr-21	Mar-21	Feb-21	Jan-21	Dec-20	Nov-20	Oct-20	Sep-20	Aug-20	Jul-20	Jun-20	May-20	Apr-20
Telephone Calls													
Admin Support													
Utilities - Incoming Calls		6,276		6,753	7,941	7,175	8,577	7,823	8,116	7,061	7,162	6,870	8,603
Utilities - Abandoned Calls		375		492	543	574	955	640	701	531	519	603	1,368
% of Abandoned Calls - Utility		5.98%		7.29%	6.84%	8.00%	11.13%	8.18%	8.64%	7.52%	7.25%	8.78%	15.90%
Utilities													
Electric Customers	6,693	6,712	6,703	6,645	6,647	6,663	6,600	6,556	6,527	6,523	6,529	6,506	6,516
Natural Gas Customers	4,067	4,056	4,037	4,021	3,997	3,983	3,973	3,954	3,942	3,935	3,925	3,911	3,926
Water Customers	10,270	10,250	10,192	10,138	10,128	10,132	10,049	9,984	9,947	9,985	9,895	9,845	9,830
Wastewater Customers	7,489	7,491	7,454	7,418	7,427	7,425	7,378	7,355	7,323	7,236	7,308	7,274	7,274
Cable TV Customers	2,491	2,595	2,695	2,758	2,820	2,885	2,904	2,937	2,956	2,976	2,988	2,993	3,015
Digital Cable Customers	179	182	168	186	186	188	193	192	194	192	192	191	194
Internet Customers	4,138	4,138	4,117	4,085	4,107	4,071	4,073	4,084	4,033	4,012	4,003	3,934	3,921
Residential Phone Customers	807	815	817	828	838	843	846	848	846	847	850	843	839
Commercial Phone Customers	285	290	283	281	283	285	286	290	279	282	284	284	285
Fiber Customers	163	157	148	132	124	120	116	118	113	114	111	111	111
Work Orders Generated													
Utilities													
Connects	204	273	229	248	232	270	354	371	279	340	312	161	174
Cutoff for Non-Payment	91	77	75	33	56	88	97	100	93	78	132	185	-
Electric Work Orders	106	97	67	76	108	95	163	188	132	163	134	131	116
Water Work Orders	144	170	136	177	166	133	173	170	153	271	84	106	192
Natural Gas Work Orders	51	48	57	55	66	34	41	41	32	79	22	26	34
Disconnects	179	226	190	183	153	161	213	179	188	183	185	150	147
Telecomm Work Orders	270	335	279	307	279	220	310	265	313	291	212	294	259
Stormwater Work Orders	2	-	-	-	-	-	2	-	1	2			
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 3,473,239	\$ 4,333,887	\$ 3,955,624	\$ 3,398,911	\$ 3,374,126	\$ 3,057,618	\$ 3,590,360	\$ 3,960,880	\$ 3,780,877	\$ 3,568,674	\$ 3,095,390	\$ 2,839,576	\$ 3,215,108
Utility Revenue Collected	\$ 3,915,994	\$ 4,422,789	\$ 3,981,237	\$ 3,423,364	\$ 3,346,521	\$ 2,883,034	\$ 3,376,520	\$ 3,819,655	\$ 3,744,579	\$ 3,565,811	\$ 2,959,713	\$ 2,698,539	\$ 3,010,359
Amount Written Off for Bad Debt	\$ 14,213	\$ 16,399	\$ 24,772	\$ 24,813	\$ 35,896	\$ 21,509	\$ 5,751	\$ 45,860	\$ 82,126				\$ -
Extensions													
Utilities													
Extensions Requested	445	495	574	559	548	579	636	565	564	533	481	326	-
Extensions Pending	174	143	262	176	110	52	240	244	239	173	6	132	-
Extensions Defaulted	28	28	21	28	15	34	33	14	16	22	14	9	-
Extensions Paid per Agreement	451	628	575	530	389	837	663	546	482	338	461	185	-
Percentage of Extensions Paid	94%	94%	96%	95%	97%	94%	95%	98%	97%	96%	97%	97%	#DIV/0!
Taxes													
Admin Support													
Property Tax Collected	\$ 6,957	\$ 17,571	\$ 146,807	\$ 165,982	\$ 2,257,379	\$ 539,206	\$ 191,037	\$ 3,308	\$ 5,673	\$ 6,368	\$ 4,456	\$ 5,187	\$ 55,109
Accounting													
Payroll & Benefits													
Payroll Checks issued	-	-	-	-	1	1	-	5	2	1	1	3	3
Direct Deposit Advices	961	634	637	638	650	763	959	642	637	681	650	986	644
General Ledger													
Accounts Payable Checks Issued	268	312	247	288	269	264	253	292	267	315	249	328	294
Accounts Payable Invoices Entered	359	423	342	392	347	368	329	368	349	392	311	364	381
Journal Entries Processed	112	93	96	105	300	275	256	114	138	132	112	127	105
Miscellaneous Receipts	241	372	307	190	254	248	278	256	301	293	271	207	177
Utility Deposit Refunds Processed	40	38	30	24	40	33	38	40	33	44	36	33	36
Local Option Sales Tax	\$ 247,131	\$ 223,376	\$ 213,951	\$ 260,666	\$ 214,924	\$ 214,380	\$ 213,603	\$ 408,610	\$ 213,666	\$ 230,569	\$ 224,022	\$ 225,307	\$ 186,982
Special Local Option Sales Tax - 2019		220,200	199,034	190,635	232,247	191,506	191,008	190,315	364,081	194,642	205,442	199,602	200,718
Payroll & Benefits													

AIRPORT

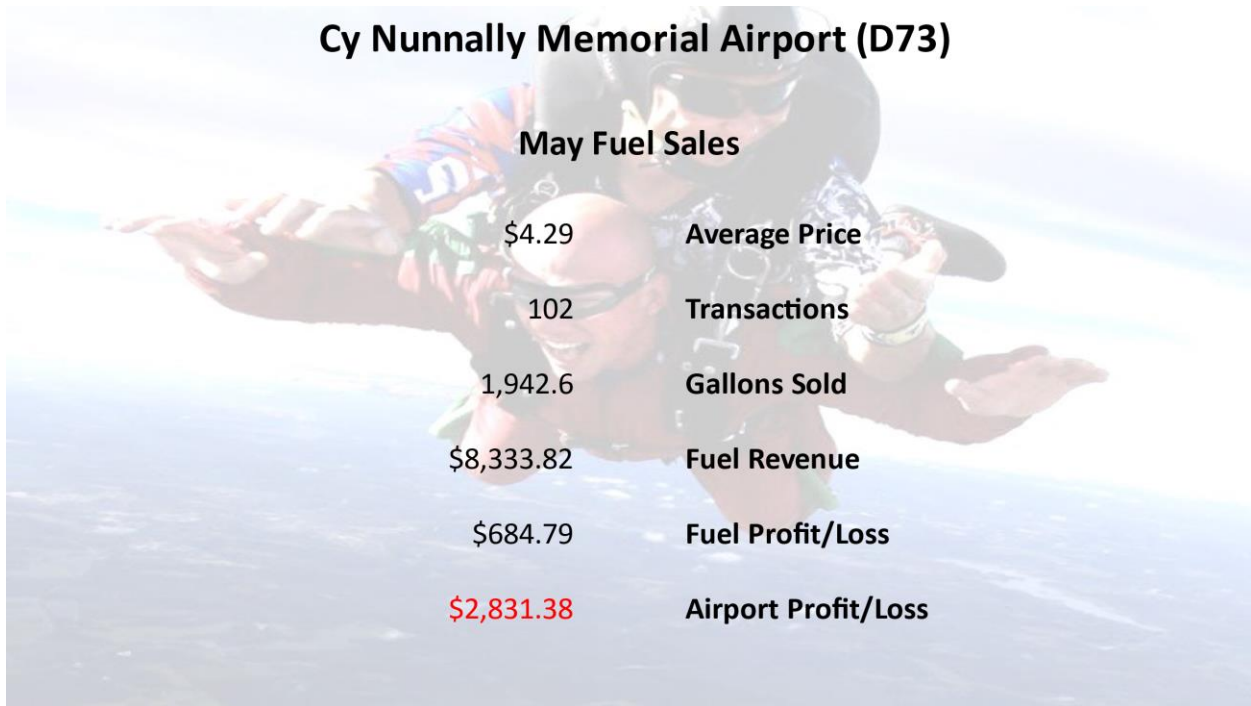
MONTHLY REPORT

JUNE 2021

	2021 January	2021 February	2021 March	2021 April	2021 May	2020 May	2020 June	2020 July	2020 August	2020 September	2020 October	2020 November	2020 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$3.49	\$3.49	\$3.78	\$4.29	\$4.29	\$3.95	\$3.39	\$3.39	\$3.39	\$3.40	\$3.49	\$3.49	\$3.49	\$3.64	
Transactions	91	113	117	34	102	73	113	122	143	158	162	149	116	114.8	1493
Gallons Sold	2,531.9	2,865.2	2,744.7	635.9	1,942.6	1,556.1	2,401.8	2,658.2	3,212.6	3,990.4	4,040.7	3,659.9	2,804.6	2695.7	35,044.6
AvGas Revenue	\$8,836.44	\$9,999.62	\$10,387.94	\$2,728.22	\$8,333.82	\$6,140.35	\$8,141.97	\$9,011.20	\$10,890.66	\$13,550.09	\$14,101.99	\$12,773.16	\$9,788.02	\$9,591.04	\$124,683.48
AvGas Profit/Loss	\$652.16	\$739.99	\$1,070.32	\$214.10	\$684.79	\$444.29	\$1,894.43	\$2,098.30	\$1,889.53	\$1,126.87	\$1,333.34	\$989.65	\$754.86	\$1,068.66	\$13,892.63
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,553.85	\$46,200.00
Lease Agreements	\$4,215.07	\$4,215.07	\$4,215.07	\$0.00	\$0.00	\$4,165.07	\$4,165.07	\$4,165.07	\$4,165.07	\$4,165.07	\$4,165.07	\$4,165.07	\$3,015.07	\$3,447.37	\$44,815.77
Grounds Maintenance	\$2,535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$2,535.00	\$535.00	\$535.00	\$535.00	\$842.69	\$10,955.00
Buildings Maintenance	\$380.00	\$1,783.00	\$488.95	\$380.00	\$430.00	\$380.00	\$1,067.72	\$380.00	\$380.00	\$380.00	\$1,109.89	\$1,580.71	\$2,930.90	\$897.78	\$11,671.17
Equipment Maintenance	\$765.17	\$119.50	\$733.52	\$6,986.13	\$109.17	\$106.46	\$1,586.83	\$106.46	\$4,717.91	\$106.46	\$836.35	\$118.47	\$1,629.98	\$1,378.65	\$17,922.41
Airport Profit/Loss	\$3,007.57	\$4,338.06	\$5,348.42	(\$10,129.03)	(\$2,831.38)	\$5,408.40	\$4,690.45	\$30,189.64	\$8,714.86	\$4,090.98	\$4,837.67	\$3,991.05	(\$155.45)	\$4,730.86	\$61,501.24

AIRPORT PROJECTS & UPDATES – JUNE 2021

Cy Nunnally Memorial Airport (D73)



May Fuel Sales	
\$4.29	Average Price
102	Transactions
1,942.6	Gallons Sold
\$8,333.82	Fuel Revenue
\$684.79	Fuel Profit/Loss
\$2,831.38	Airport Profit/Loss

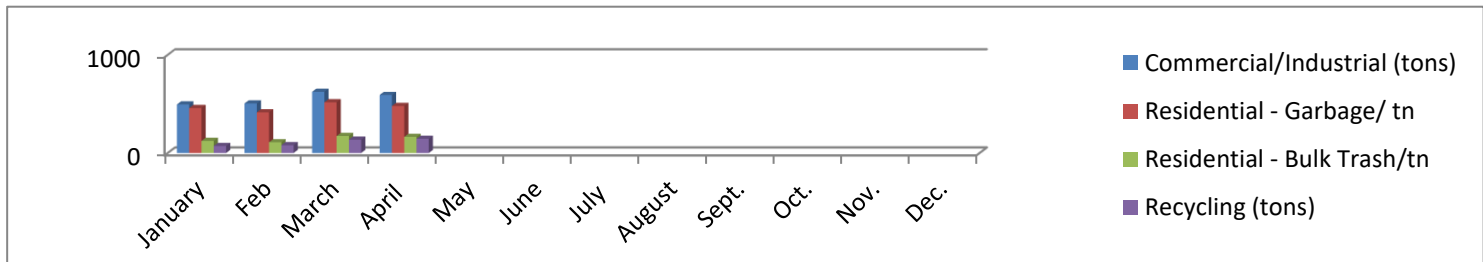
RUNWAY REHABILITATION

The notice to proceed (NTP) from the Georgia Department of Transportation (GDOT) was issued for construction activities to begin on Monday, April 5th for the full rehabilitation of the Cy Nunnally Memorial Airport runway. This project is being performed by Atlanta Paving and Concrete Construction for a bid amount of \$888,888. A NOTAM (03/859) was issued for construction activities and the complete shutdown of the airport for the month of April. An additional NOTAM (05/626) was issued for the final striping of the runway and two (2) day closure of the airport on May 26-27th. This provides for the completion of the runway rehabilitation project.



SOLID WASTE
DEPARTMENT
MONTHLY REPORT
JUNE
2021

2021	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	494.37	504.62	623.1	590.52								
Residential - Garbage/ tn	457.76	414.33	516.5	478.61								
Residential - Bulk Trash/tn	123.33	109.11	172.87	164.02								
Recycling (tons)	71.30	79.42	135.83	144.55								
Transfer Station (tons)	7,831.74	8,113.39	9,373.15	7,832.17								
Customers (TS)	16	17	18	17								
Sweeper debris (tons)	25.55	21.16	33.26	30.65								
Storm drain debris (tons)	0.33	0.13	0.21	0.31								
	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Trim (tons)	34.42	42.17	88.52	108.73								
Recycling - Curbside (tons)	25.52	19.23	27.07	24.3								
Recycling - Cardboard (tons)	8.95	11.15	10.71	5.29								
Recycling - Scrap Metal (tons)		3.28	5.31									
Recycling - Scrap tires (tons)	44 (.91)	102(2.10)	133 (2.74)	204 (4.21)								
Recycling - Glass (tons)	1.5	1.49	1.48	2.02								
Recycling - C & D (tons)												
95G Garbage carts (each)	51	47	68	44								
65G Recycling Carts (each)			296	344								
Recycling bins (each)	32	19	36	28								
Dumpsters (each)	5	3	3									
Lids & Rods (each)				3								
Cemetery Permits	13	7	6	9								



Note:
1,233.15 tons of trash /garbage collected and disposed.
144.55 tons of recycled materials collected, including scrap tires.

ITEMS OF INTEREST

I. Projects – Transfer Station Improvements:

- Resurface the other half of the Transfer Station’s tipping floor. Project re-scheduled for Friday May 14, 15, 2021 due to poor weather conditions and equipment downtime. **Complete! May 15, 2021**

II. Transfer Station tonnage report: Deposited 7,832.17 tons in April. An increase of 738.14 tons compared to April 2020.

- Great American Clean-Up stats:
Trash - 6,900 lbs (3.45 tons)
Tires - 49

III. Curbside Recycling – Transitioning to the 65-gallon carts!

Update: Carts has been distributed to participating customers, in the Southwest and Northwest area of the city. Target start date for the Northeast area (Wednesday customers), will be the week of June 14, 2021. **Carts will be distributed, starting the week of June 7, 2021.**

Customers who did not receive their cart or would like to participate, should call our office to make their request. Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled and set out next to the cart, for separate collection!

IV. Curbside Glass Collection Update: Currently have 292 customers signed up. (2.02 tons collected in April).

Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
JUNE
2021**

Public Works Administration

April 2021

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	452	N/A	519	810									1781
Work orders received	91	84	130	187									492
Work orders completed	80	82	126	186									474
Permits received/approved -													
Parade													0
Procession													0
Public demonstration													0
Assembly	1	1	2	4									8
Picket													0
Road race			1	1									2

Fleet Maintenance Division

*Repaired/Service vehicles or equipment for the following departments:

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code	1		2	1									4
Electric/Cable	5	4		7									16
Finance													0
Fire			2	2									4
Gas/Water/Sewer		5	8	5									18
GUTA		1											1
Meter Readers		2	2	4									8
Motor Pool													0
Police	17	16	21	15									69
Public Works	11	19	13	24									67
TOTAL	34	47	48	58	0	0	0	0	0	0	0	0	187

Street Division

- Mathews Park restroom project
- Removed litter from the right of way.
- Removed debris from storm drains.
- Utility patching.
- Right of way mowing
- Airport hangar project



ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT

JUNE

Items of interest

1. Brentwood subdivision fiber.
2. Publix Primary splicing started and OH complete.
3. FTTX update.

PROJECT NAME	CODE	PROJECT BUDGET	CURRENT BUDGET	EXPENSE TO DATE	PERFORMED BY	PROJECT STATUS	MATERIAL ORDER DATE	MATERIAL LEADTIME	SEAL BID (YES/NO)	ESTIMATED START DATE	ESTIMATED TIMELINE	KEY MILESTONES OF PROJECT
BOND		\$ 12,200,000.00	\$ 11,867,392.00	\$ 332,308.00	Multiplue					05/01/21		
Pollock Sub					CEI and Staff	Construction started	Early Febuary	85% delivered	no	05/01/21	6 weeks	2/3 of fiber installed.4/30. Cabinet delivered 5/26
Wellington					SFS/Staff	Designed	Early Febuary	12-14 weeks	no	Mid May	5 weeks	Taps delivered 4/27 Construction started 5/17
Pine Crest/Holly Hill/Mcdaniel					Staff/ TBD	In Design	Mid May	6-8 weeks	no	June/July	5 weeks	
Davis/Lacy					Staff/TBD	In Design	Mid May	6-8 weeks	no	June/July	5 weeks	
Mill/Holder					Staff	Complete	N/A					
Brentwood					Staff/CEI							
					Staff and SFS	Started	Multiple	on hand	no	05/25/21	5 weeks	Construction started.
CIP												
Street Lights		\$ 125,000.00	\$ 36,455.00	\$ 88,545.00	Staff	90% complete	Multiple	?	no		Late 2021	There are less than 200 (out of over 3000) Non-LED street lights in the City. 3/25 waiting on mor lights.
Madison Ave		\$ 726,700.00			TBD	In bid process	05/22/21	8-10 weeks	yes		late summer	Bid awarded to UTEC.
Publix		\$900,000	\$ 722,377.76	\$ 177,622.24	Staff	Under Construction	Multiple	less than 2 weeks	no	08/10/20	Developer Dependant	Temp power delivered to pulix building on 3/29 second phase of OH started 4/15 waiting on material for 2nd phase of UG. 4/0 primary pulled started conecting. 5/26
Town Green		\$ 187,000.00	\$ 35,510.80	\$ 35,510.00	Staff	On hold for grant	Multiple		no		Design and Grant Dependant	Conduits in place under Madison and Church lighting design sent for 5/27
System Automation		\$ 156,516.00	\$ 127,110.00	\$ 127,110.00	Staff	10% installed	Material on hand		no		Late 2021	Protection in place for 215
78/11 lights		\$ 76,115.16			SFS/Staff	Material ordered	03/02/21	6 weeks	no	June/July	3weeks from delivery	Wire and conduit installed 5/20
Downtown Lights												
AMI		\$ 375,000.00			Staff/Tantalus	in Design	Waiting on design		no			PO being issued for first 2 zones 4/20
Carrier Grade NAT		\$ 53,615.00	\$ -	\$ 53,727.00	Staff	Complete	N/A		no			CGNAT running on CMTS platform. It will be migrated to FTTX as needed
Fiber expansion to PD					CEI/Staff	Complete	N/A		no			Network is up and running to the desktop at the PD/ WIFI up at PD 5/20
Core Switch Replacement		\$ 150,000.00	\$ -	\$ 164,160.00	Staff	80% complete	Material on hand		no			One switch purchased in Bond. Switches install with services migrating over from old 6500s
Stone Creek Phase 2(telecom)					Staff		N/A		no			Installing as Homes are built.
Doccis(CMTS)					Staff	Complete	N/A		no			New CMTS up and running.running 60/40 one the 2 CMTS units. Throughput is exceptable.4/12
WiFi		\$ 150,000.00	\$ 50,458.88	\$ 99,541.12	Staff	Engineering	Material on hand		no	04/20/21	6/1/2021	focus moved to Parks. Conduit is being installed week of 3/30. Conduits installed in front of Pilot and dog park.
Electric Operations												
Etten Dr 3 phase OH					Staff	Complete						OH 3 phase expansion on Etten Dr.
Etten Dr 3 phase UG					Staff	Waiting on Developer					1 week	Construction starts 6/2
Belle Meade primary					Staff	Headed to Council						Issuing PO for construction.
LGI Church Street					TBD	Waiting on payment						Designed and waiting on payment from Developer
Vine St Joe Dixon					TBD	Determining Provider						working with WEMC to determine the elec provider
WCBC Vine St primary					Staff	Waiting on payment						Designed and waiting on payment from WBOC
Hanger					Staff	Complete						In the schedule for construction
One Street					Staff	Complete						
Boulevard Primary/Service					Staff	Complete						
Amici 3 phase					Staff	Complete						
WC EMS primary					UTEC	Complete						
Matthews Park Restroom.					Staff	Complete						

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2021 | FY 2021



COVER	1
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CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 1.447M	\$ 1.621M	\$ 1.802M	\$ 1.485M									\$ 6.356M	\$ 6.655M	\$ 5.582M
PERSONNEL COSTS	\$ 0.103M	\$ 0.106M	\$ 0.103M	\$ 0.159M									\$ 0.471M	\$ 0.451M	\$ 0.408M
CONTRACTED SVC	\$ 0.047M	\$ 0.048M	\$ 0.045M	\$ 0.054M									\$ 0.195M	\$ 0.213M	\$ 0.199M
SUPPLIES	\$ 1.104M	\$ 1.104M	\$ 1.211M	\$ 1.023M									\$ 4.442M	\$ 3.946M	\$ 4.022M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.029M	\$ 0.038M	\$ 0.033M	\$ 0.033M									\$ 0.133M	\$ 0.044M	\$ 0.122M
EXPENSES	\$ 1.283M	\$ 1.295M	\$ 1.393M	\$ 1.269M									\$ 5.240M	\$ 4.654M	\$ 4.750M
FUND TRANSFERS	\$ 0.137M	\$ 0.148M	\$ 0.196M	\$ 0.181M									\$ 0.661M	\$ 1.110M	\$ 0.674M
MARGIN W/O TRANSFERS	\$ 0.164M	\$ 0.326M	\$ 0.409M	\$ 0.216M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.115M	\$ 2.001M	\$ 0.831M
MARGIN W/ TRANSFER	\$ 0.027M	\$ 0.178M	\$ 0.214M	\$ 0.036M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.454M	\$ 0.891M	\$ 0.157M
PART CONTR/MEAG YES	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.556M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.856M	\$ 0.200M	\$ 0.100M

* Participant Contribution & Year End Settlement excluded

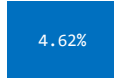
12-MO PURCHASED KWH's



12-MO RETAIL KWH's



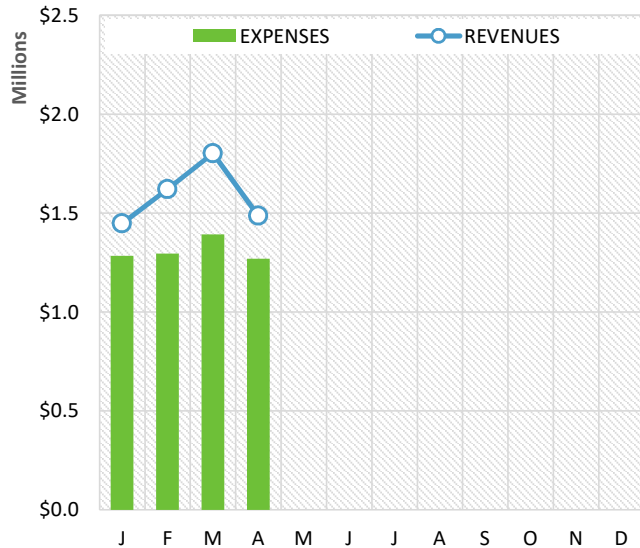
12-MO LINE LOSS



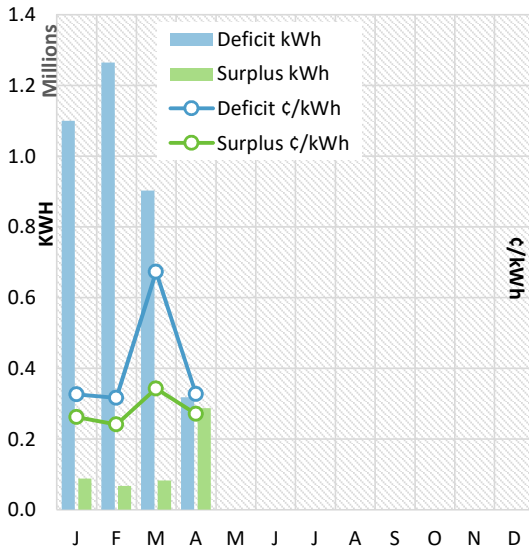
12-MO WHOLESALE \$/kWh



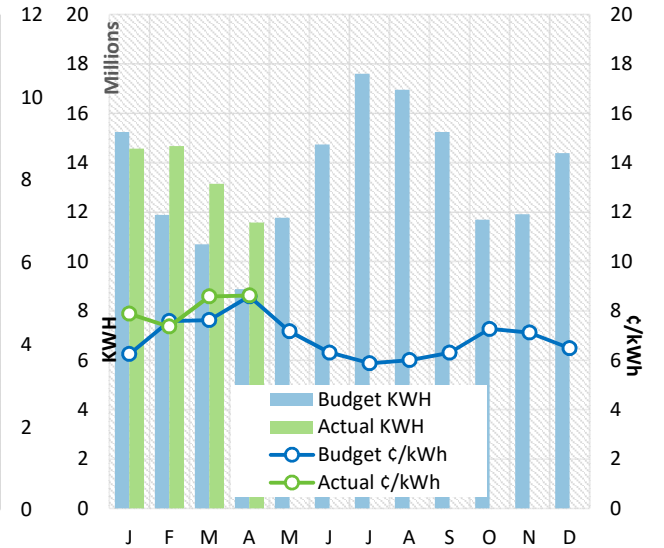
REVENUES vs. EXPENSES



DEFICIT PURCHASES vs. SURPLUS SALES



MEAG BUDGET vs. ACTUAL



RETAIL SALES REPORT

Jan 2021 Feb 2021 Mar 2021 Apr 2021 May 2021 Jun 2021 Jul 2021 Aug 2021 Sep 2021 Oct 2021 Nov 2021 Dec 2021

CUSTOMER COUNT

Residential	5,741	5,781	5,801	5,782
Commercial	855	873	861	863
Industrial	1	1	1	1
City	48	48	49	47
Total	6,645	6,703	6,712	6,693
Year-Over-Year Δ	3.02%	3.68%	3.44%	2.72%

KWH

Residential	6.283M	7.942M	7.451M	5.948M
Commercial	4.374M	5.039M	4.847M	4.424M
Industrial	0.531M	0.666M	0.630M	0.620M
Other	-	-	-	-
City	0.451M	0.530M	0.472M	0.454M
Total	11.639M	14.178M	13.399M	11.446M
Year-Over-Year Δ	-0.98%	15.73%	7.63%	-1.04%

REVENUE

Residential	\$ 0.689M	\$ 0.846M	\$ 0.800M	\$ 0.657M
Commercial	\$ 0.597M	\$ 0.653M	\$ 0.624M	\$ 0.590M
Industrial	\$ 0.043M	\$ 0.058M	\$ 0.056M	\$ 0.055M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.043M	\$ 0.051M	\$ 0.045M	\$ 0.043M
Total	\$ 1.372M	\$ 1.609M	\$ 1.525M	\$ 1.346M
Year-Over-Year Δ	-2.45%	15.42%	4.84%	-0.04%

SALES STATISTICS

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
[Jun 2021](#)
[Jul 2021](#)
[Aug 2021](#)
[Sep 2021](#)
[Oct 2021](#)
[Nov 2021](#)
[Dec 2021](#)

YTD

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AVERAGE KWH/CUSTOMER

Residential	1,094	1,374	1,284	1,029		
Commercial	5,116	5,772	5,630	5,126		1,195
Industrial	531,448	665,501	629,574	620,075		5,411
City	9,402	11,051	9,632	9,656		611,650
						9,935

AVERAGE \$/CUSTOMER

Residential	\$120	\$146	\$138	\$114		
Commercial	\$698	\$748	\$725	\$684		\$129
Industrial	\$43,203	\$58,232	\$56,021	\$55,474		\$714
City	\$900	\$1,058	\$922	\$924		\$53,233
						\$951

AVERAGE \$/KWH

Residential	\$0.1097	\$0.1066	\$0.1073	\$0.1105		
Commercial	\$0.1364	\$0.1297	\$0.1288	\$0.1333		\$0.1085
Industrial	\$0.0813	\$0.0875	\$0.0890	\$0.0895		\$0.1321
City	\$0.0957	\$0.0958	\$0.0957	\$0.0957		\$0.0868
						\$0.0957
Average	\$0.1058	\$0.1049	\$0.1052	\$0.1073		\$0.1058

MOST RECENT
12-MONTH

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	
POWER SUPPLY COSTS					
MEAG Project Power	\$ 765,431	\$ 718,766	\$ 3,340,213	\$ 3,092,857	\$ 10,034,424
Transmission	122,936	102,288	481,981	417,298	1,308,317
Supplemental	60,410	54,559	310,036	230,249	765,611
SEPA	52,892	60,077	215,344	232,866	648,493
Other Adjustments	(4,547)	988	3,851	3,656	11,757
TOTAL POWER SUPPLY COSTS	\$ 997,122	\$ 936,679	\$ 4,351,424	\$ 3,976,925	\$ 12,768,602
AS BUDGET	762,126	873,687	3,428,647	3,993,239	11,094,155
% ACTUAL TO BUDGET	130.83%	107.21%	126.91%	99.59%	115.09%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	24,059	21,733	30,911	30,310	33,613
Non-Coincident Peak (NCP)	24,059	22,793	30,937	30,310	33,833
CP (BUDGET)	21,765	23,537	29,689	34,512	34,331
NCP (BUDGET)	21,827	23,971	30,012	34,905	35,076

Energy (KWH)

MEAG Energy	9,479,669	8,491,117	43,942,906	40,526,191	128,803,389
Supplemental Purchases (or sales)	781,081	623,249	4,441,009	2,945,249	9,011,016
SEPA Energy	1,303,044	1,913,695	5,551,879	6,503,658	16,403,359
Total Energy (KWH)	11,563,794	11,028,061	53,935,793	49,975,098	154,217,764
AS BUDGET	8,877,000	11,268,000	46,693,000	51,623,000	160,666,000
% ACTUAL TO BUDGET	130.27%	97.87%	115.51%	96.81%	95.99%

CP Load Factor	66.76%	70.48%	19.92%	18.82%	52.37%
NCP Load Factor	66.76%	67.20%	19.90%	18.82%	52.03%
% Supplemental	6.75%	5.65%	8.23%	5.89%	5.84%

UNIT COSTS (¢/kWh)

Bulk Power	8.9646	9.3184	8.0816	8.3162	8.4821
Supplemental	7.7342	8.7539	6.9812	7.8176	8.4964
SEPA Energy	4.0591	3.1393	3.8788	3.5805	3.9534
MEAG Total	8.6228	8.4936	8.0678	7.9578	8.2796

Note on Supplemental Unit Cost: Unit cost is based on the aggregated hourly energy and the associated market price for which the energy was purchased or sold.

**MOST RECENT
12-MONTH**

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	
SALES REVENUES					
ELECTRIC SALES	\$ 1,344,610	\$ 1,213,694	\$ 5,857,904	\$ 5,361,474	\$ 17,970,856
SALES REVENUES (ACTUAL)	\$ 1,344,610	\$ 1,213,694	\$ 5,857,904	\$ 5,361,474	\$ 17,970,856
AS BUDGET	\$ 1,583,333	\$ 1,583,333	\$ 1,583,333	\$ 1,583,333	Not Applicable
% ACTUAL TO BUDGET	84.92%	76.65%	369.97%	338.62%	Not Applicable

Note on Electric Sales: Detail break-down for individual rate class is shown in *ELECTRIC: RETAIL SALES* section.

OTHER REVENUES

OP REVENUE	34,235	32,917	137,316	134,799	411,168
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	61,625	1,575	335,333	7,000	428,819
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE OF FIXED ASSETS	-	-	-	-	-
GAIN UTILITIES ASSETS	-	-	-	-	-
REIMB DAMAGED PROPERTY	-	-	3,000	-	3,000
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	10,204	6,720	47,208	78,399	128,305
INTEREST REVENUES - UTILITY	34,643	-	(25,236)	-	270,109
STATE GRANTS	-	-	-	-	-
SALE OF RECYCLED MATERIALS	-	-	-	-	22,837
OTHER REVENUES (ACTUAL)	\$ 140,707	\$ 41,212	\$ 497,620	\$ 220,199	\$ 1,264,239
AS BUDGET	\$ 80,431	\$ 87,500	\$ 321,722	\$ 350,000	Not Applicable
% ACTUAL TO BUDGET	174.94%	47.10%	154.67%	62.91%	Not Applicable

TRANSFER

Transfer From CIP	-	-	-	-	-
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TOTAL REVENUES (ACTUAL)	\$ 1,485,317	\$ 1,254,906	\$ 6,355,525	\$ 5,581,672	\$ 19,235,095
AS BUDGET	\$ 1,663,764	\$ 1,670,833	\$ 6,655,056	\$ 6,683,333	Not Applicable
% ACTUAL TO BUDGET	89.27%	75.11%	95.50%	83.52%	Not Applicable

MCT CREDIT	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 100,000	\$ -	\$ 400,000	\$ 100,000	\$ 1,200,000
MEAG REBATE	456,339	-	456,339	-	889,087
MEAG YES/PART CONTR/MCT C	\$ 556,339	\$ -	\$ 856,339	\$ 100,000	\$ 2,089,087

Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
PERSONNEL					
Compensation	\$ 121,035	\$ 75,620	\$ 347,361	\$ 303,248	\$ 1,045,270
Benefits	37,765	31,694	123,388	104,689	425,583
PERSONNEL (ACTUAL)	\$ 158,800	\$ 107,314	\$ 470,749	\$ 407,938	\$ 1,470,852
AS BUDGET	\$ 112,623	\$ 109,087	\$ 450,494	\$ 436,347	Not Applicable
% ACTUAL TO BUDGET	141.00%	98.37%	104.50%	93.49%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ -	\$ -	\$ 17,346	\$ (16,755)
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	-
Maintenance Contracts	439	582	5,644	2,222	8,287
Rents/Leases	1,840	501	2,497	1,737	24,577
Repairs & Maintenance (Outside)	5,243	4,375	8,428	6,219	41,586
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,673	1,541	5,522	6,309	20,418
Postage	10	-	10	-	147
Public Relations	800	-	800	-	800
Mkt Expense	-	-	-	-	20,496
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	909	-	1,214	368	1,422
Vehicle Tag & Title Fee	-	-	-	-	74
Ga Dept Rev Fee	-	-	900	-	1,800
Fees	-	4	300	319	300
Training & Ed	-	-	-	-	1,050
Contract Labor	43,407	45,682	169,196	163,779	461,275
Shipping/Freight	-	78	-	368	-
CONTRACTED SERVICES (ACTUAL)	\$ 54,320	\$ 52,763	\$ 194,510	\$ 198,667	\$ 565,684
AS BUDGET	\$ 53,296	\$ 50,357	\$ 213,183	\$ 201,427	Not Applicable
% ACTUAL TO BUDGET	101.92%	104.78%	91.24%	98.63%	Not Applicable

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Office Supplies	-	-	262	1,109	1,168
Furniture <5001	-	-	-	650	-
Postage	-	-	-	-	-
Auto Parts	215	10	413	393	3,495
Construction Materials	-	520	6,528	6,139	31,520
Damage Claims	204	-	1,439	-	3,738
Expendable Fluids	-	-	-	36	60
Safety/Medical Supplies	-	-	-	-	5,780
Tires	-	592	301	1,002	7,590
Uniform Expense	78	2,829	9,916	4,832	22,677
Janitorial	417	242	1,200	911	3,760
Computer Equipment	-	-	4,169	-	4,869
R & M Buildings - Inside	-	-	-	-	2,640
Util Costs - Util Fund	1,322	1,033	8,941	5,330	13,903
Covid-19 Expenses	-	-	957	-	3,486
Streetlights	6,536	-	6,536	-	6,536
Auto & Truck Fuel	3,130	2,140	7,232	6,195	27,193
Food	174	68	403	597	2,176
Sm Tool & Min Equip	962	465	8,882	3,811	55,321
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	1,815	2,976	4,525	6,863	23,383
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	997,122	936,679	4,296,846	3,919,426	12,915,296
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,022,646	\$ 964,830	\$ 4,441,576	\$ 4,022,463	\$ 13,625,615
AS BUDGET	\$ 986,383	\$ 1,055,868	\$ 3,945,532	\$ 4,223,473	Not Applicable
% ACTUAL TO BUDGET	103.68%	91.38%	112.57%	95.24%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 33,243	\$ 32,700	\$ 133,221	\$ 121,992	\$ 360,279
CAPITAL OUTLAY (ACTUAL)	\$ 33,243	\$ 32,700	\$ 133,221	\$ 121,992	\$ 360,279
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 83,492	\$ 98,772	\$ 294,330	\$ 333,305	\$ 908,028
Transfer To Gf	97,118	91,083	367,139	340,934	1,138,116
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 180,609	\$ 189,854	\$ 661,470	\$ 674,239	\$ 2,046,144
AS BUDGET	\$ 277,505	\$ 270,566	\$ 1,110,019	\$ 1,082,262	Not Applicable
% ACTUAL TO BUDGET	65.08%	70.17%	59.59%	62.30%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,449,618	\$ 1,347,461	\$ 5,901,526	\$ 5,425,299	\$ 18,068,574
AS BUDGET	\$ 1,429,807	\$ 1,485,877	\$ 5,719,227	\$ 5,943,509	Not Applicable
% ACTUAL TO BUDGET	101.39%	90.68%	103.19%	91.28%	Not Applicable

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2021 | FY 2021



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was 1.07%

RECOMMENDATIONS

- *
- *
- *
- *

**MOST RECENT
12-MONTH**

FINANCIALS

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Revenues					
RETAIL SALES	\$ 586,400	\$ 520,221	\$ 2,379,831	\$ 2,026,863	\$ 6,512,911
OTHER REVENUES	36,303	41,956	156,813	202,383	453,903
ADJUSTMENTS	(13,214)	(92,674)	1,391	(123,080)	43,186
Total Revenues	\$ 609,489	\$ 469,503	\$ 2,538,035	\$ 2,106,166	\$ 7,010,001

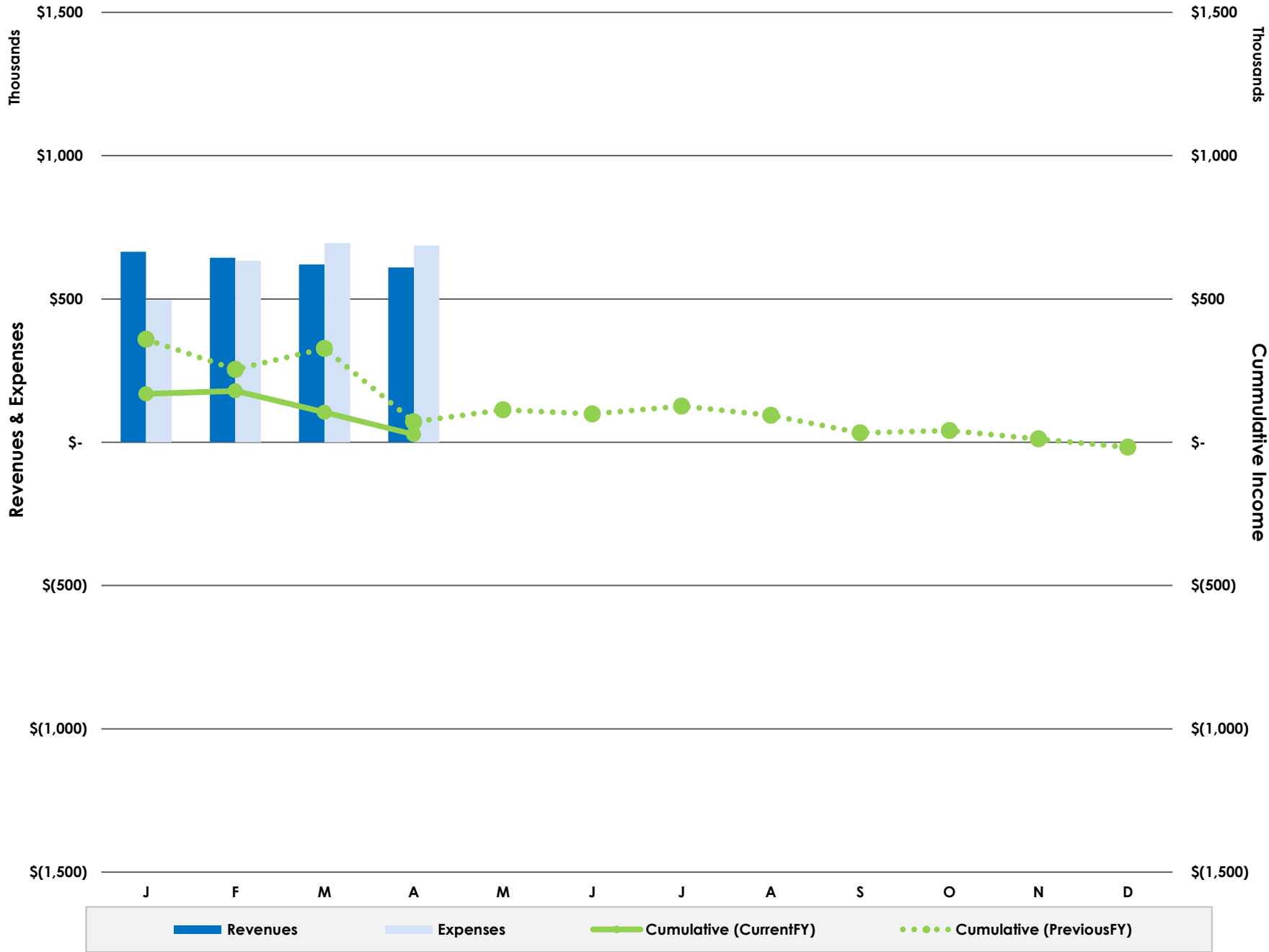
Expenses

PERSONNEL	\$ 99,254	\$ 64,348	\$ 325,594	\$ 246,896	\$ 944,980
PURCHASED & CONTRACTED SVC	25,407	20,693	64,594	52,359	202,666
PURCHASED PROPERTY SERVICES	8,018	9,744	17,994	29,938	48,389
SUPPLIES	29,465	24,902	105,521	76,645	344,841
COST OF GOODS SOLD	270,905	459,703	1,064,805	1,109,200	3,540,454
DEPR, DEBT SVC & OTHER COSTS	132,465	113,600	490,225	392,618	1,279,430
FUND TRANSFERS	121,095	32,469	442,161	127,331	710,786
Total Combined Expenses	\$ 686,609	\$ 725,460	\$ 2,510,895	\$ 2,034,987	\$ 7,071,545

Income

Before Transfer	\$ 43,975	\$ (223,487)	\$ 469,300	\$ 198,511	\$ 649,242
After Transfer	\$ (77,120)	\$ (255,957)	\$ 27,139	\$ 71,179	\$ (61,544)
Margin					
Before Transfer	7.22%	-47.60%	18.49%	9.43%	9.26%
After Transfer	-12.65%	-54.52%	1.07%	3.38%	-0.88%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2021



**MOST RECENT
12-MONTH**

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	
RETAIL SALES					
<i>Note on Telecom Sales: Detail break-down for individual rate class is shown in TELECOM: RETAIL SALES section.</i>					
CABLE TELEVISION	\$ 260,853	\$ 226,999	\$ 1,117,309	\$ 906,227	\$ 2,855,006
DVR SERVICE	22,040	19,286	88,582	77,659	239,261
FIBER OPTICS	50,137	46,408	194,340	183,314	569,143
INTERNET	217,606	194,349	856,606	727,154	2,463,948
TELEPHONE	33,913	30,742	115,203	122,338	359,369
SET TOP BOX	1,850	2,438	7,792	10,170	26,184
Total RETAIL SALES (ACTUAL)	\$ 586,400	\$ 520,221	\$ 2,379,831	\$ 2,026,863	\$ 6,512,911
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ 620	\$ 190	\$ 2,065	\$ 17,450	\$ 8,675
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	802	680	2,854	2,244	8,472
EQUIPMENT SALES	-	7,790	-	31,064	61,558
MODEM RENTAL	8,011	1,925	31,934	7,693	47,331
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	6,461	5,600	62,549	35,586	126,686
ADMIN ALLOCATION	20,409	18,219	57,412	78,400	138,509
CONTRIBUTED CAPITAL	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	7,551	-	29,947	62,672
Total OTHER REVENUES ACTUAL	\$ 36,303	\$ 41,956	\$ 156,813	\$ 202,383	\$ 453,903
Adjustment	\$ (13,214)	\$ (92,674)	\$ 1,391	\$ (123,080)	\$ 43,186
<i>Note: Adjustment added to match Financials</i>					
TOTAL REVENUES (ACTUAL)	\$ 609,489	\$ 469,503	\$ 2,538,035	\$ 2,106,166	\$ 7,010,001

SUMMARY

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	
Personnel	\$ 99,254	\$ 64,348	\$ 325,594	\$ 246,896	\$ 944,980
Purchased & Contracted Svc	25,407	20,693	64,594	52,359	202,666
Purchased Property Services	8,018	9,744	17,994	29,938	48,389
Supplies	29,465	24,902	105,521	76,645	344,841
Cost of Goods Sold	270,905	459,703	1,064,805	1,109,200	3,540,454
Depr, Debt Svc & Other Costs	132,465	113,600	490,225	392,618	1,279,430
Fund Transfers	121,095	32,469	442,161	127,331	710,786
TOTAL SUMMARY (ACTUAL)	\$ 686,609	\$ 725,460	\$ 2,510,895	\$ 2,034,987	\$ 7,071,545

TELECOM

Personnel

Salaries	\$ 70,043	\$ 44,032	\$ 204,043	\$ 175,966	\$ 628,613
Benefits	29,211	20,317	121,552	70,930	316,367
Total Personnel (ACTUAL)	\$ 99,254	\$ 64,348	\$ 325,594	\$ 246,896	\$ 944,980

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	132	759
Web Design	-	-	-	41	-
Consulting - Technical	171	4,500	171	6,750	9,171
HOLIDAY EVENTS	-	-	-	650	-
Lawn Care & Maintenance	-	-	-	-	89
Security Systems	-	-	129	129	1,270
Pest Control	-	-	-	-	-
Maintenance	2,786	1,506	4,068	2,394	15,315
Equipment Rents/Leases	188	454	751	1,551	1,838
Pole Equip. Rents/Leases	2,000	-	2,000	-	4,000
Equipment Rental	-	14	29	58	130
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	-	-	-	-	59
Outside Maintenance	3,511	-	12,795	6,565	18,797
EQUIPMENT RENTS / LEASES	-	267	-	800	(800)
POLE EQUIPMENT RENTS / LEASES	2,679	-	2,679	-	5,404
MAINTENANCE CONTRACTS	69	118	6,894	4,137	12,578
EQUIPMENT RENTAL	-	10	19	39	87
COMMUNICATION SERVICES	1,437	1,098	4,835	6,094	17,867
INTERNET COSTS	530	1,292	1,590	1,292	5,830
POSTAGE	10	-	105	-	105
TRAVEL EXPENSE	-	-	-	-	-
DUES/FEES	-	-	2,353	-	4,828
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	5,283	3,455	14,135	13,313	45,983
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	-	7,980	-	8,360	265
CONTRACT LABOR	6,744	-	12,042	-	59,091
SOFTWARE EXPENSE	-	-	-	-	-
SHIPPING / FREIGHT	-	-	-	56	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 25,407	\$ 20,693	\$ 64,594	\$ 52,359	\$ 202,666

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	1,264	1,311	4,577	5,278	14,727
Postage	10	-	10	-	10
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	260
Marketing Expense	-	-	-	-	-
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	1,166	78	1,166
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	182	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	200	-	400
Uniform Rental	-	-	-	-	-
Contract Labor	6,744	8,385	12,042	23,806	29,826
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	47	-	594	-
Total Purchased Property Services (ACTUAL)	\$ 8,018	\$ 9,744	\$ 17,994	\$ 29,938	\$ 48,389

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	
TELECOM (Continued)					
Supplies					
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	497	123
Postage	-	-	-	-	-
Auto Parts	(189)	141	1,844	1,797	4,345
CONSTRUCTION MATERIALS	534	3,823	3,745	4,411	42,065
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	16	-	16	-	38
Tires	-	-	-	-	2,581
Uniform Expense	-	-	3,588	-	3,588
Janitorial Supplies	417	241	1,200	855	3,019
Equipment Parts	-	3,066	246	3,227	1,447
R&M Building - Inside	202	-	202	-	202
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	2,758	3,745	9,576	12,492	48,735
Sys R&M - Inside/Shipping	-	-	-	-	-
COVID-19 EXPENSES	-	-	957	-	1,673
Utility Costs	2,908	4,528	10,250	14,668	29,259
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,175	1,152	2,679	3,158	11,405
Food	56	68	284	325	979
Small Tools & Minor Equipment	174	1,634	340	2,135	3,840
Small Operating Supplies	607	2,729	2,511	4,449	18,179
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	-	100	1,017	771	1,266
AUTO PARTS	-	-	-	-	-
CONSTRUCTION MATERIALS	-	-	11,992	232	30,768
UNIFORM EXPENSE	-	-	-	683	-
JANITORIAL SUPPLIES	108	-	256	66	403
COMPUTER EQUIP NON-CAP	2,153	-	4,302	2,574	5,381
EQUIPMENT PARTS	-	-	599	1,442	968
REPAIRS & MAINTENANCE	12,716	-	28,524	3,833	43,392
COVID-19 EXPENSES	-	-	957	-	1,230
UTILITY COSTS	1,802	-	5,439	-	27,320
AUTO & TRUCK FUEL	1,175	1,152	2,679	3,158	11,409
SMALL TOOLS & MINOR EQUIPMENT	77	-	1,618	3,256	9,637
SMALL OPERATING SUPPLIES	627	797	2,098	5,713	20,621
CONSTRUCTION IN PROGRESS	-	-	-	-	-
DEPRECIATION EXPENSE	2,150	1,726	8,599	6,903	20,679
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 29,465	\$ 24,902	\$ 105,521	\$ 76,645	\$ 344,841

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,291	16,358	63,966	67,119	193,545
Cost of Sales CATV	226,943	414,412	901,202	932,559	3,002,685
Cost of Sales Internet	19,147	19,107	72,484	70,089	234,348
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,525	9,826	27,153	39,433	109,876
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 270,905	\$ 459,703	\$ 1,064,805	\$ 1,109,200	\$ 3,540,454

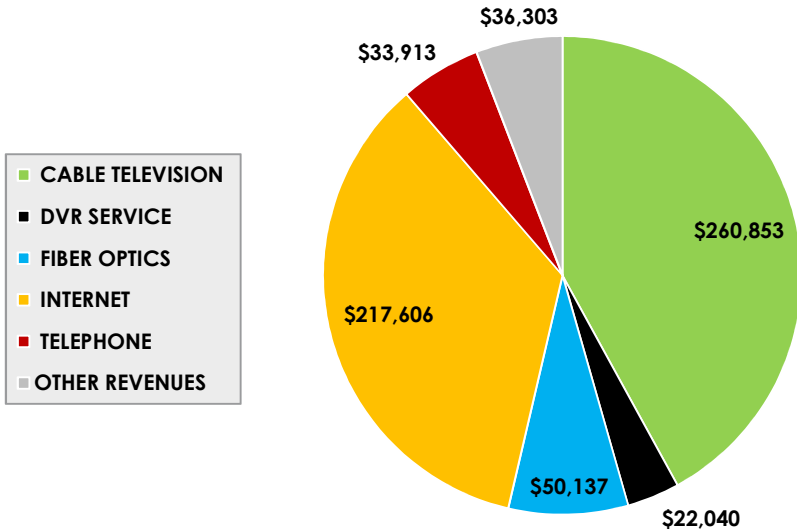
Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	14,608	14,828	58,432	59,312	160,687
INTEREST EXP - 2020 REV BONDS	43,089	-	172,357	-	245,608
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	83,492	98,772	294,330	333,305	908,028
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 132,465	\$ 113,600	\$ 490,225	\$ 392,618	\$ 1,279,430

Fund Transfers					
Transfer 5% to General Fund	18,311	15,890	72,895	63,091	195,563
TRANS OUT UTIL 5% TO GEN FUND	19,293	16,580	74,935	64,240	220,893
ADMIN ALLOC - ADMIN EXPENSES	83,492	-	294,330	-	294,330
Total Fund Transfers (ACTUAL)	\$ 121,095	\$ 32,469	\$ 442,161	\$ 127,331	\$ 710,786

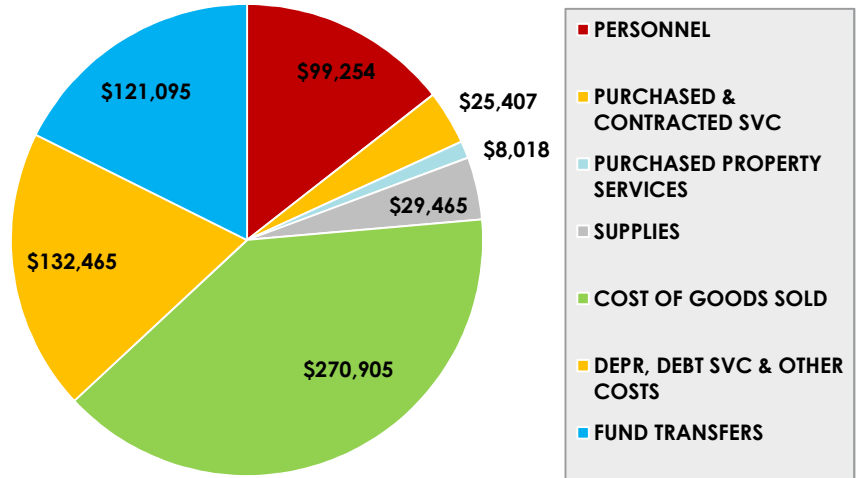
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 686,609	\$ 725,460	\$ 2,510,895	\$ 2,034,987	\$ 7,071,545
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**CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES**

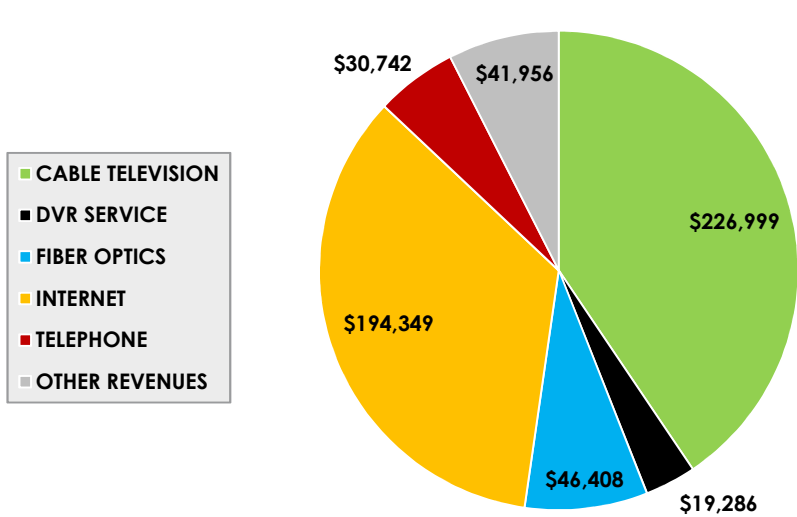
REVENUES [Apr 2021]



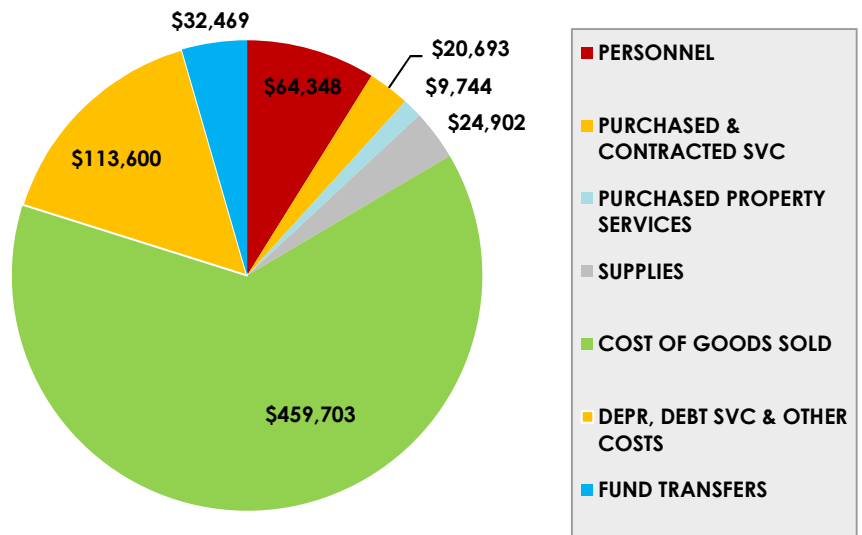
EXPENSES [Apr 2021]



REVENUES [Apr 2020]



EXPENSES [Apr 2020]

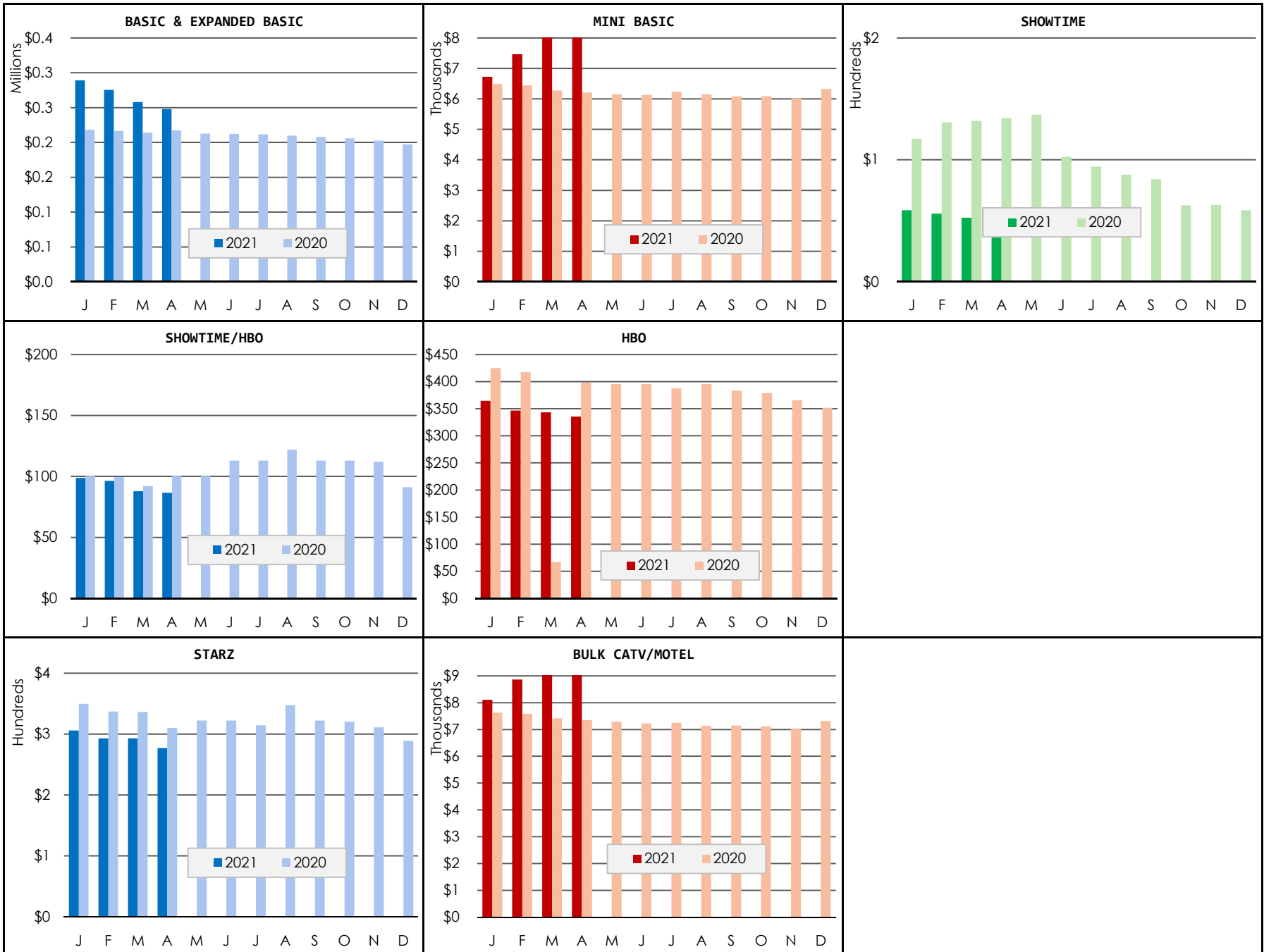


	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	2,211	2,835	9,536	11,470	31,563
Revenue (\$)	\$ 247,879	\$ 217,060	\$ 1,070,251	\$ 866,081	\$ 2,729,971
Revenue Per Bill (\$)	\$ 112	\$ 77	\$ 112	\$ 76	\$ 86
MINI BASIC					
Number of Bills	264	165	947	674	2,268
Revenue (\$)	\$ 9,313	\$ 6,205	\$ 31,998	\$ 25,403	\$ 81,184
Revenue Per Bill (\$)	\$ 35	\$ 38	\$ 34	\$ 38	\$ 36
BOSTWICK					
Number of Bills	11	15	46	60	157
Revenue (\$)	\$ 1,265	\$ 1,146	\$ 5,305	\$ 4,584	\$ 13,628
Revenue Per Bill (\$)	\$ 115	\$ 76	\$ 115	\$ 76	\$ 87
BULK CATV/MOTEL					
Number of Bills	5	5	20	20	60
Revenue (\$)	\$ 1,550	\$ 1,550	\$ 6,200	\$ 6,200	\$ 18,600
Revenue Per Bill (\$)	\$ 310	\$ 310	\$ 310	\$ 310	\$ 310
SHOWTIME					
Number of Bills	3	10	16	36	66
Revenue (\$)	\$ 44	\$ 134	\$ 211	\$ 514	\$ 902
Revenue Per Bill (\$)	\$ 15	\$ 13	\$ 13	\$ 14	\$ 14
SHOW/HBO					
Number of Bills	7	8	30	32	102
Revenue (\$)	\$ 87	\$ 100	\$ 370	\$ 392	\$ 1,247
Revenue Per Bill (\$)	\$ 12	\$ 13	\$ 12	\$ 12	\$ 12
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	2	8	11	25
Revenue (\$)	\$ 29	\$ 29	\$ 117	\$ 160	\$ 362
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 14

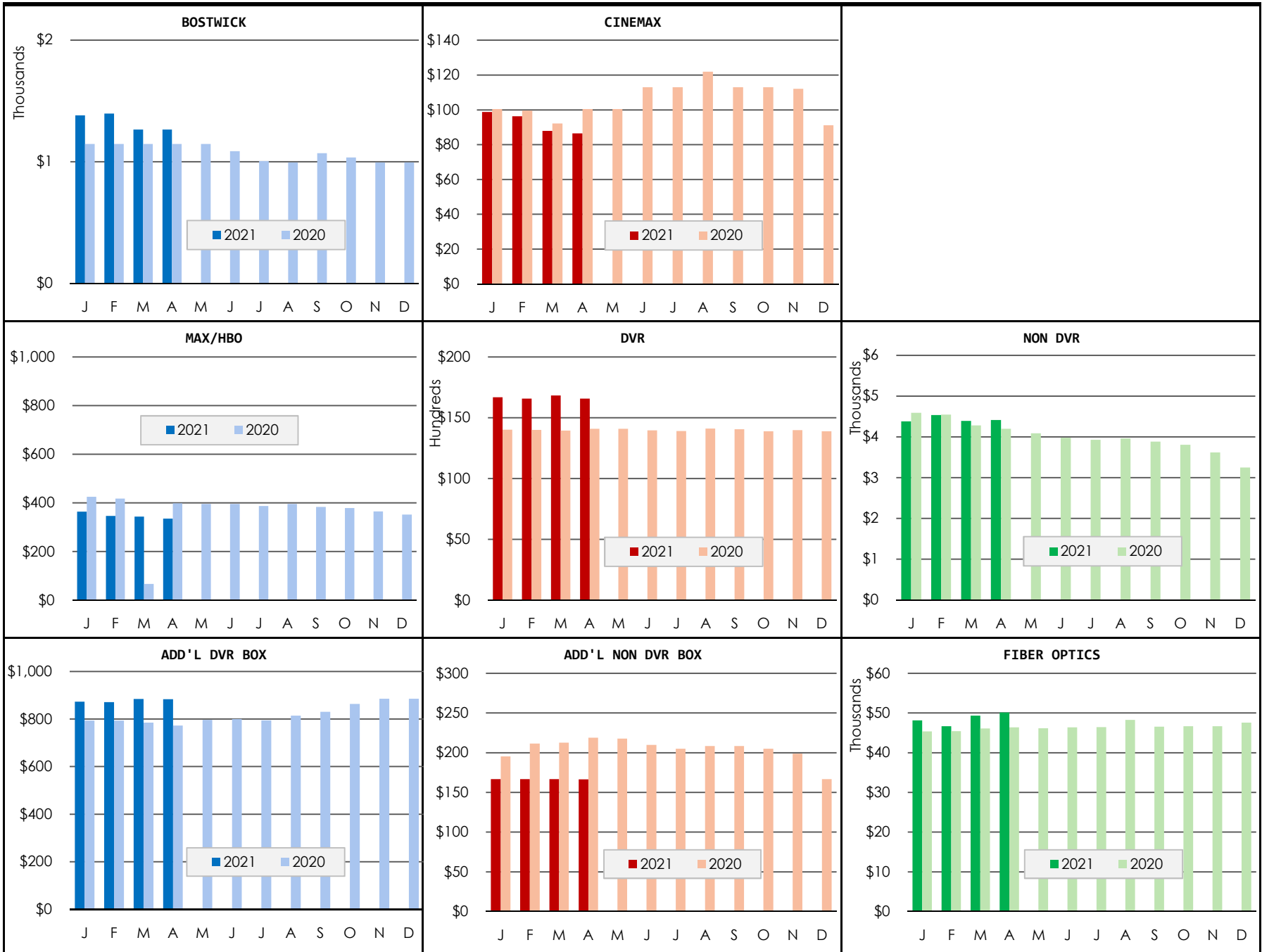
	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	23	29	96	92	310
Revenue (\$)	\$ 335	\$ 398	\$ 1,390	\$ 1,307	\$ 4,443
Revenue Per Bill (\$)	\$ 15	\$ 14	\$ 14	\$ 14	\$ 14
MAX/HBO					
Number of Bills	6	6	24	21	79
Revenue (\$)	\$ 74	\$ 65	\$ 298	\$ 253	\$ 951
Revenue Per Bill (\$)	\$ 12	\$ 11	\$ 12	\$ 12	\$ 12
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	19	21	80	88	255
Revenue (\$)	\$ 277	\$ 310	\$ 1,169	\$ 1,333	\$ 3,718
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15
DVR					
Number of Bills	142	148	578	590	1,769
Revenue (\$)	\$ 16,576	\$ 14,098	\$ 66,682	\$ 56,065	\$ 178,569
Revenue Per Bill (\$)	\$ 117	\$ 95	\$ 115	\$ 95	\$ 101
NON DVR					
Number of Bills	37	46	137	166	474
Revenue (\$)	\$ 4,414	\$ 4,196	\$ 17,721	\$ 17,612	\$ 48,226
Revenue Per Bill (\$)	\$ 119	\$ 91	\$ 129	\$ 106	\$ 102
SET TOP BOX					
Number of Bills	151	197	634	825	2,118
Revenue (\$)	\$ 1,850	\$ 2,438	\$ 7,792	\$ 10,170	\$ 26,184
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	56	54	229	222	689
Revenue (\$)	\$ 884	\$ 773	\$ 3,512	\$ 3,144	\$ 10,180
Revenue Per Bill (\$)	\$ 16	\$ 14	\$ 15	\$ 14	\$ 15
ADD'L NON DVR BOX					
Number of Bills	14	21	56	85	199
Revenue (\$)	\$ 167	\$ 219	\$ 667	\$ 838	\$ 2,287
Revenue Per Bill (\$)	\$ 12	\$ 10	\$ 12	\$ 10	\$ 11
FIBER					
Number of Bills	163	111	600	430	1,527
Revenue (\$)	\$ 50,137	\$ 46,408	\$ 194,340	\$ 183,314	\$ 569,143
Revenue Per Bill (\$)	\$ 308	\$ 418	\$ 324	\$ 426	\$ 373
INTERNET					
Number of Bills	4,099	3,877	16,322	15,136	48,313
Revenue (\$)	\$ 214,858	\$ 191,477	\$ 845,614	\$ 715,606	\$ 2,430,899
Revenue Per Bill (\$)	\$ 52	\$ 49	\$ 52	\$ 47	\$ 50
WIRELESS INTERNET					
Number of Bills	39	44	156	174	482
Revenue (\$)	\$ 2,748	\$ 2,871	\$ 10,992	\$ 11,549	\$ 33,049
Revenue Per Bill (\$)	\$ 70	\$ 65	\$ 70	\$ 66	\$ 69
RESIDENTIAL PHONE					
Number of Bills	807	839	3,267	3,381	10,028
Revenue (\$)	\$ 5,456	\$ 9,993	\$ 20,237	\$ 40,105	\$ 111,518
Revenue Per Bill (\$)	\$ 7	\$ 12	\$ 6	\$ 12	\$ 11
COMMERCIAL PHONE					
Number of Bills	285	285	1,139	1,124	3,412
Revenue (\$)	\$ 19,052	\$ 20,749	\$ 76,057	\$ 82,233	\$ 228,943
Revenue Per Bill (\$)	\$ 67	\$ 73	\$ 67	\$ 73	\$ 67
TOTAL REVENUES	\$ 576,995	\$ 520,221	\$ 2,360,922	\$ 2,026,863	\$ 6,494,002

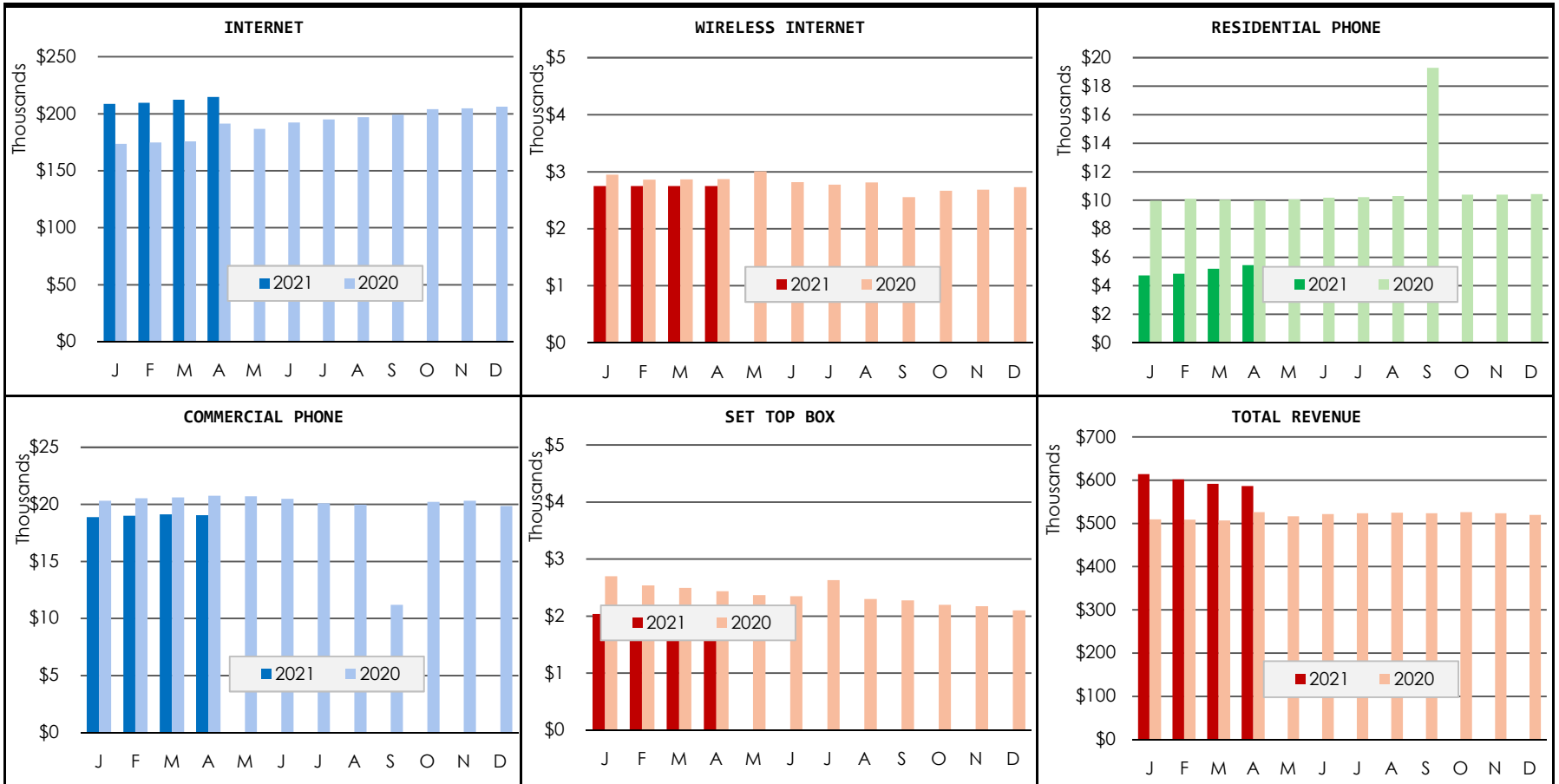
**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**



**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**



**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**





**WATER, SEWER & GAS
MONTHLY REPORT**

**JUNE
2021**

2021 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
Natural Gas					
Gas extension along Holly Jones Rd (off Hwy 186)	21-Apr	21-Apr	Install 1750' of 2" plastic gas main to serve 19 new homes	Completed	City
Hwy 186 Gas main extension	Jan-21	Dec-21	13,200' of 26,000' installed to date. Line pressure tested & gassed	Started	City
Hwy 83 Good Hope to Chandler Road main extension	Oct-21	Nov-21	Install 10,500' of 4" plastic gas main	Material delivered	City
Chandler Road to Old Monroe-Madison Rd main extension	Aug-21	Oct-21	Install 15,000' of 4" plastic gas main/will serve 5 chicken houses	Material delivered	City
Old Monroe-Madison Rd to Morgan County line	Jun-21	Aug-21	Install 23,000' of 4" plastic gas main/will serve 4 chicken houses	Start June 7th	City
Carwood Drive main renewal	May-21	Jul-21	Replace 3000' of bare steel 2" gas main Main installed contractor finishing up tie-overs	Started	Planning
Poplar Street main install/renewal	Mar-21	Apr-21	Install 2800' of new 2" plastic main and 1500' of 2" steel main renewal (under runway)	Planning Stage	City
Southview Drive main renewal	Jan-21	Feb-21	Replace 3000' of 2" steel with 2" plastic	Started May 25th	City
Victory Drive Gas Renewal	Jan-21	Jun-21	Replace 1500' of 2" steel with 2" plastic	Planning Stage	Planning
Harris & Lacy Streets Gas Renewal	Apr-21	Aug-21	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Planning
Main extension MAB Development	Mar-21	Apr-21	Install 2"/4" plastic thru MAB development/services installed	Completed	City
Sewer Collection					
Gratis Rd/Birch St/Hwy 78 I & I repairs	Mar-21	Apr-21	Raise 12 manholes along Jacks Creek located in flood area	Material Ordered	City
2018 CDBG	Sep-18	Jul-20	Patching complete / Paving to begin in April 2021	Near Completion	Contractor
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Clearing has begun, pipe & material delivered	Awarded	Contractor
Sewer Treatment Plant					
Design/Review for WWTP rehab	Jan-21	Jan-22	EPD approval 10/26 Equipment RFP March 25th / Labor Bid opening May 27th	Bid dates set	Contractor
Water Distribution					
30" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	Wiedeman & Singleton nearing completion / will bid in coming months	Design Near Completion	Contractor
18" water main from plant to MAB Development	Apr-21	Jul-21	Pipe & material deliveries coming in, engineering completed, pre-construction meeting held	Started	Contractor
S. Broad St main extension Mears St to John's Supermarket	May-21	Jun-21	Install 1500' of 10" water main for pressure improvements	Pipe delivered	City
Hwy 78 East 1500' main extension Jim Daws Rd	Mar-21	Jun-21	Install 8" main extension beginning @ Jim Daws Rd along Hwy 78 East	On hold	City
Monroe-Loganville 20" Water Transmission Main/Pump Station	Jul-18	Apr-21	Chlorination begun, contractors working to complete punch list	Ongoing	Contractor
Water Treatment Plant					
2021 CIP Completion					
3100' extension of 4" plastic gas main along Unisia Drive (City crews)					
Hwy 11 South gas main renewal 3.8 miles of 4" steel replaced with 4" plastic (Contractor)					
Water model of the water distribution system - Weideman & Singleton					
Installed 4000' of 2" gas main in The Fields @ Alcovy Mountain to serve 61 lots (City crews)					
Installed 1500' of 10" water main along Piedmont Industrial Parkway (City crews)					
Installed 1000' of water main along Jim Daws Spur (City crews)					
Installed 2800' of water main along Poplar Street to serve 4 homes and looped to provide pressure improvements (City crews)					
Pipeburst 550' of 6" clay sewer main along S. Madison Ave. (City crews)					
Pipeburst 400' of 6" clay sewer main along Church Street (City crews)					
Installed 3500' of 20" water main along Cedar Ridge Rd (Contractor)					
Purchased 2021 Ford F450 service body (Gas Department)					

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2021 | FY 2021



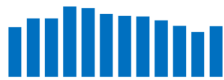
COVER	1
OVERVIEW	2
SALES REPORT	3-4
SALES STATISTICS	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.835M	\$ 0.981M	\$ 1.286M	\$ 0.815M									\$ 3.916M	\$ 11.650M	\$ 3.696M
PERSONNEL COSTS	\$ 0.196M	\$ 0.195M	\$ 0.190M	\$ 0.334M									\$ 0.916M	\$ 2.531M	\$ 0.693M
CONTRACTED SVC	\$ 0.011M	\$ 0.032M	\$ 0.025M	\$ 0.060M									\$ 0.128M	\$ 1.395M	\$ 0.286M
SUPPLIES	\$ 0.079M	\$ 0.138M	\$ 0.158M	\$ 0.123M									\$ 0.497M	\$ 1.916M	\$ 0.496M
CAPITAL OUTLAY	\$ 0.214M	\$ 0.220M	\$ 0.286M	\$ 0.271M									\$ 0.992M	\$ 2.607M	\$ 0.755M
FUND TRANSFERS	\$ 0.048M	\$ 0.045M	\$ 0.045M	\$ 0.044M									\$ 0.182M	\$ 1.559M	\$ 0.174M
DEPRECIATION	\$ 0.166M	\$ 0.166M	\$ 0.165M	\$ 0.162M									\$ 0.658M	\$ -	\$ 0.617M
EXPENSES	\$ 0.713M	\$ 0.796M	\$ 0.870M	\$ 0.994M									\$ 3.374M	\$ 10.009M	\$ 3.020M
MARGIN	\$ 0.121M	\$ 0.185M	\$ 0.416M	\$ (0.180M)									\$ 0.542M	\$ 1.641M	\$ 0.676M

80

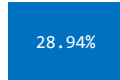
12-MO PROCESSED KGAL



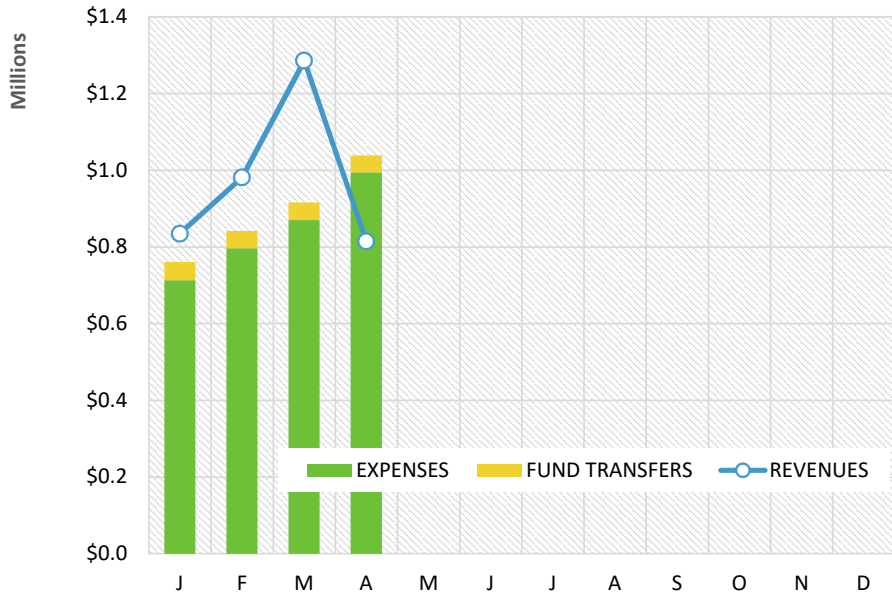
12-MO RETAIL KGAL



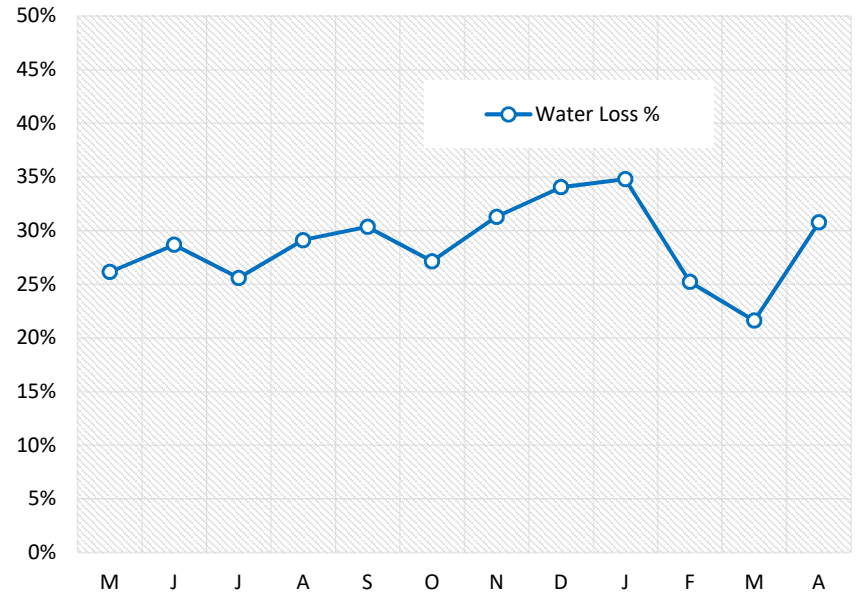
ROLLING 12-MO LINE LOSS



REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

Jan 2021 Feb 2021 Mar 2021 Apr 2021 May 2021 Jun 2021 Jul 2021 Aug 2021 Sep 2021 Oct 2021 Nov 2021 Dec 2021

CUSTOMER COUNT - WATER

Residential	8,653	8,684	8,740	8,745
Commercial	939	947	939	943
Industrial	1	1	1	1
Water Authority	1	1	1	1
Residential Sprinkler	461	474	482	496
Commercial Sprinkler	83	85	87	84
Total	10,138	10,192	10,250	10,270
YOY Δ	0.40%	0.49%	0.32%	0.05%

KGALLONS - WATER

Residential	34,525	35,039	32,670	32,123
Commercial	9,962	10,087	9,595	10,119
Industrial	1,295	2,502	1,584	1,395
Water Authority	-	22	-	15
Total	45,782	47,650	43,849	43,652
YOY Δ	1.58%	6.64%	-1.00%	0.69%

REVENUE - WATER

Residential	\$ 0.297M	\$ 0.303M	\$ 0.285M	\$ 0.281M
Commercial	\$ 0.078M	\$ 0.075M	\$ 0.077M	\$ 0.080M
Industrial	\$ 0.005M	\$ 0.010M	\$ 0.007M	\$ 0.006M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
Total	\$ 0.380M	\$ 0.388M	\$ 0.369M	\$ 0.367M
YOY Δ	2.13%	6.08%	1.94%	2.60%

RETAIL SALES REPORT

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
[Jun 2021](#)
[Jul 2021](#)
[Aug 2021](#)
[Sep 2021](#)
[Oct 2021](#)
[Nov 2021](#)
[Dec 2021](#)

CUSTOMER COUNT - SEWER

Residential	6,635	6,660	6,707	6,702
Commercial	782	793	783	786
Water Authority	1	1	1	1
Total	7,418	7,454	7,491	7,489

YOY Δ 3.33% 3.40% 3.32% 2.96%

KGALLONS - SEWER

Residential	34,525	35,039	32,670	32,123
Commercial	9,962	10,087	9,595	10,119
Water Authority	-	22	-	15
Total	44,487	45,148	42,265	42,257

YOY Δ 2.32% 5.02% -0.23% 1.04%

REVENUE - SEWER

Residential	\$ 0.211M	\$ 0.210M	\$ 0.205M	\$ 0.204M
Commercial	\$ 0.117M	\$ 0.120M	\$ 0.118M	\$ 0.122M
Water Authority	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M
Total	\$ 0.328M	\$ 0.331M	\$ 0.324M	\$ 0.327M

YOY Δ 0.37% 1.68% -1.21% 1.91%

SALES STATISTICS

Jan 2021 Feb 2021 Mar 2021 Apr 2021 May 2021 Jun 2021 Jul 2021 Aug 2021 Sep 2021 Oct 2021 Nov 2021 Dec 2021 YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4
Commercial	11	11	10	11	11
Industrial	1,295	2,502	1,584	1,395	1,694
Water Authority	-	22	-	15	9

AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$35	\$33	\$32	\$34
Commercial	\$83	\$79	\$82	\$84	\$82
Industrial	\$5,401	\$10,277	\$6,568	\$5,805	\$7,013
Water Authority	\$169	\$258	\$169	\$229	\$206

AVERAGE \$/KGALLON (WATER)

Residential	\$8.5939	\$8.6461	\$8.7351	\$8.7626	\$8.6844
Commercial	\$7.8103	\$7.3874	\$8.0235	\$7.8586	\$7.7700
Industrial	\$4.1703	\$4.1074	\$4.1465	\$4.1610	\$4.1463
Water Authority		\$11.7105		\$15.2900	\$13.5002
Average	\$6.8582	\$7.9628	\$6.9684	\$9.0180	\$7.7019

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5
Commercial	13	13	12	13	13
Water Authority	-	22	-	15	9

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$32	\$32	\$31	\$30	\$31
Commercial	\$149	\$151	\$150	\$155	\$151
Water Authority	\$1,247	\$1,380	\$1,333	\$1,237	\$1,299

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.0971	\$5.9879	\$6.2885	\$6.3392	\$6.1782
Commercial	\$11.7091	\$11.8748	\$12.2610	\$12.0612	\$11.9765
Water Authority		\$62.7486		\$82.4373	\$72.5930
Average	\$8.9031	\$26.8705	\$9.2747	\$33.6126	\$19.6652

**MOST RECENT
12-MONTH**

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	12-MONTH
SALES REVENUES					
WATER SALES	\$ 363,192	\$ 310,605	\$ 1,484,138	\$ 1,395,742	\$ 4,954,913
SEWER SALES	\$ 326,613	\$ 278,085	\$ 1,296,839	\$ 1,248,312	\$ 4,023,655
SALES REVENUES (ACTUAL)	\$ 689,805	\$ 588,690	\$ 2,780,976	\$ 2,644,054	\$ 8,978,568
AS BUDGET	\$ 811,667	\$ 758,333	\$ 3,246,667	\$ 3,033,333	Not Applicable
% ACTUAL TO BUDGET	84.99%	77.63%	85.66%	87.17%	Not Applicable

OTHER REVENUES

WATER

OP REVENUE	\$ 136	\$ 28	\$ 787	\$ 749	\$ 124
MISC REVENUE	\$ 3,251	\$ 5,610	\$ 24,818	\$ 22,980	\$ 5,448
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 35,900	\$ 45,350	\$ 248,625	\$ 169,117	\$ 10,200
REIMB DAMAGE PROP	\$ -	\$ -	\$ 1,533	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 10,204	\$ 6,720	\$ 47,208	\$ 78,399	\$ 12,056
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 49,492	\$ 57,708	\$ 322,970	\$ 271,245	\$ 27,828

SEWER

OP REVENUE	\$ 23,000	\$ 19,700	\$ 122,725	\$ 45,100	\$ 19,650
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ 7,925	\$ -	\$ 13,443	\$ -
TAP FEES	\$ 42,000	\$ 39,000	\$ 642,000	\$ 639,000	\$ 3,205
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ 5,220	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 10,204	\$ 6,720	\$ 47,208	\$ 78,399	\$ 12,056
OTHER REVENUES (SEWER)	\$ 75,204	\$ 73,345	\$ 811,933	\$ 781,162	\$ 34,912

OTHER REVENUES (TOTAL)	\$ 124,696	\$ 131,053	\$ 1,134,902	\$ 1,052,407	\$ 62,740
AS BUDGET	\$ 148,798	\$ 126,768	\$ 595,192	\$ 507,070	Not Applicable
% ACTUAL TO BUDGET	83.80%	103.38%	190.68%	207.55%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 814,501	\$ 719,743	\$ 3,915,879	\$ 3,696,462	\$ 9,041,308
AS BUDGET	\$ 960,465	\$ 885,101	\$ 3,841,859	\$ 3,540,403	Not Applicable
% ACTUAL TO BUDGET	84.80%	81.32%	101.93%	104.41%	Not Applicable

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	12-MONTH
PERSONNEL	\$ 334,245	\$ 178,418	\$ 915,981	\$ 692,800	\$ 2,517,263
CONTRACTED SERVICES	\$ 60,317	\$ 106,781	\$ 128,114	\$ 286,076	\$ 687,116
SUPPLIES	\$ 122,542	\$ 156,548	\$ 496,866	\$ 495,986	\$ 1,721,008
CAPITAL OUTLAY	\$ 271,252	\$ 222,866	\$ 992,356	\$ 754,527	\$ 3,224,096
FUND TRANSFERS	\$ 44,220	\$ 44,178	\$ 182,409	\$ 174,223	\$ 575,028
DEPRECIATION	\$ 161,702	\$ 154,312	\$ 658,084	\$ 616,708	\$ 1,755,798
TOTAL	\$ 994,277	\$ 863,103	\$ 3,373,809	\$ 3,020,320	\$ 10,480,310

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 50,299	\$ 21,030	\$ 143,412	\$ 87,133	\$ 374,052
PERSONNEL (ACTUAL)	\$ 71,356	\$ 35,050	\$ 212,785	\$ 142,200	\$ 574,777
AS BUDGET	\$ 53,887	\$ 48,774	\$ 215,550	\$ 195,094	Not Applicable
% ACTUAL TO BUDGET	132.42%	71.86%	98.72%	72.89%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 18,875	\$ 3,428	\$ 34,107	\$ 56,416	\$ 169,775
AS BUDGET	\$ 23,763	\$ 24,693	\$ 95,050	\$ 98,773	Not Applicable
% ACTUAL TO BUDGET	79.43%	13.88%	35.88%	57.12%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 37,888	\$ 55,902	\$ 170,794	\$ 170,171	\$ 602,959
AS BUDGET	\$ 57,921	\$ 52,138	\$ 231,683	\$ 208,550	Not Applicable
% ACTUAL TO BUDGET	65.41%	107.22%	73.72%	81.60%	Not Applicable
CAPITAL OUTLAY					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 184,477	\$ 111,688	\$ 691,603	\$ 378,307	\$ 2,235,370
AS BUDGET	\$ 85,194	\$ 78,614	\$ 340,776	\$ 314,455	Not Applicable
% ACTUAL TO BUDGET	216.54%	142.07%	202.95%	120.31%	Not Applicable
DEPRECIATION					
DEPRECIATION (ACTUAL)	\$ 89,170	\$ 86,369	\$ 357,600	\$ 345,315	\$ 967,061
FUND TRANSFERS	\$ 23,344	\$ 22,922	\$ 97,012	\$ 91,641	\$ 314,737
AS BUDGET	\$ 70,832	\$ 66,360	\$ 283,328	\$ 265,442	Not Applicable
% ACTUAL TO BUDGET	32.96%	34.54%	34.24%	34.52%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 68,888	\$ 44,796	\$ 237,501	\$ 171,903	\$ 597,604
AS BUDGET	\$ 63,678	\$ 50,449	\$ 254,711	\$ 201,797	Not Applicable
% ACTUAL TO BUDGET	108.18%	88.79%	93.24%	85.19%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 8,143	\$ 3,491	\$ 20,750	\$ 6,650	\$ 91,379
AS BUDGET	\$ 15,629	\$ 14,879	\$ 62,517	\$ 59,517	Not Applicable
% ACTUAL TO BUDGET	52.10%	23.46%	33.19%	11.17%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 29,400	\$ 21,617	\$ 118,382	\$ 73,933	\$ 381,530
AS BUDGET	\$ 24,604	\$ 23,342	\$ 98,417	\$ 93,367	Not Applicable
% ACTUAL TO BUDGET	119.49%	92.61%	120.29%	79.19%	Not Applicable
CAPITAL OUTLAY					
CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
TOTAL WATER EXPENSES (ACTUAL)	\$ 531,540	\$ 385,263	\$ 1,940,534	\$ 1,436,537	\$ 5,935,190
AS BUDGET	\$ 395,508	\$ 359,248	\$ 1,582,032	\$ 1,436,994	Not Applicable
% ACTUAL TO BUDGET	134.39%	107.24%	122.66%	99.97%	Not Applicable

Apr 2021 Apr 2020 FY2021 YTD FY2020 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$	92,523	\$	22,785	\$	141,550	\$	98,319	\$	380,707
AS BUDGET	\$	15,550	\$	30,591	\$	62,202	\$	122,365	Not	Applicable
% ACTUAL TO BUDGET		594.99%		74.48%		227.57%		80.35%	Not	Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	1,374	\$	7,949	\$	6,315	\$	15,826	\$	36,780
AS BUDGET	\$	8,001	\$	8,446	\$	32,003	\$	33,783	Not	Applicable
% ACTUAL TO BUDGET		17.17%		94.11%		19.73%		46.85%	Not	Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	2,209	\$	3,091	\$	9,324	\$	8,978	\$	41,401
AS BUDGET	\$	57,921	\$	52,138	\$	231,683	\$	208,550	Not	Applicable
% ACTUAL TO BUDGET		3.81%		5.93%		4.02%		4.31%	Not	Applicable

CAPITAL OUTLAY

Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY (ACTUAL)	\$	86,775	\$	111,177	\$	300,753	\$	376,220	\$	988,726
AS BUDGET	\$	132,086	\$	124,431	\$	528,345	\$	497,724	Not	Applicable
% ACTUAL TO BUDGET		65.70%		89.35%		56.92%		75.59%	Not	Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	(1,394)	\$	1,331	\$	5,155	\$	4,354	\$	17,745
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$	20,876	\$	21,256	\$	85,397	\$	82,582	\$	260,291
AS BUDGET	\$	59,125	\$	52,800	\$	236,500	\$	211,200	Not	Applicable
% ACTUAL TO BUDGET		35.31%		40.26%		36.11%		39.10%	Not	Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	73,925	\$	66,612	\$	295,328	\$	267,040	\$	770,992
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SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$	45,879	\$	33,257	\$	147,912	\$	132,354	\$	452,494
AS BUDGET	\$	39,237	\$	42,418	\$	156,950	\$	169,671	Not	Applicable
% ACTUAL TO BUDGET		116.93%		78.40%		94.24%		78.01%	Not	Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	6,204	\$	4,626	\$	18,282	\$	25,621	\$	70,330
AS BUDGET	\$	8,313	\$	8,040	\$	33,250	\$	32,158	Not	Applicable
% ACTUAL TO BUDGET		74.64%		57.54%		54.98%		79.67%	Not	Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	6,158	\$	14,297	\$	25,957	\$	41,859	\$	89,754
AS BUDGET	\$	10,179	\$	9,904	\$	40,717	\$	39,617	Not	Applicable
% ACTUAL TO BUDGET		60.50%		144.36%		63.75%		105.66%	Not	Applicable

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$	55,599	\$	42,531	\$	176,233	\$	148,025	\$	511,682
AS BUDGET	\$	38,559	\$	37,113	\$	154,235	\$	148,454	Not	Applicable
% ACTUAL TO BUDGET		144.19%		114.60%		114.26%		99.71%	Not	Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	25,722	\$	87,287	\$	48,660	\$	181,563	\$	318,853
AS BUDGET	\$	60,517	\$	55,138	\$	242,067	\$	220,550	Not	Applicable
% ACTUAL TO BUDGET		42.50%		158.31%		20.10%		82.32%	Not	Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	46,887	\$	61,641	\$	172,409	\$	201,044	\$	605,364
AS BUDGET	\$	58,604	\$	54,530	\$	234,417	\$	218,121	Not	Applicable
% ACTUAL TO BUDGET		80.01%		113.04%		73.55%		92.17%	Not	Applicable

TOTAL EXPENSES (ACTUAL)	\$	462,737	\$	477,840	\$	1,433,276	\$	1,583,783	\$	4,545,120
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AS BUDGET	\$	488,092	\$	475,548	\$	1,952,367	\$	1,902,193	Not	Applicable
% ACTUAL TO BUDGET		94.81%		100.48%		73.41%		83.26%	Not	Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

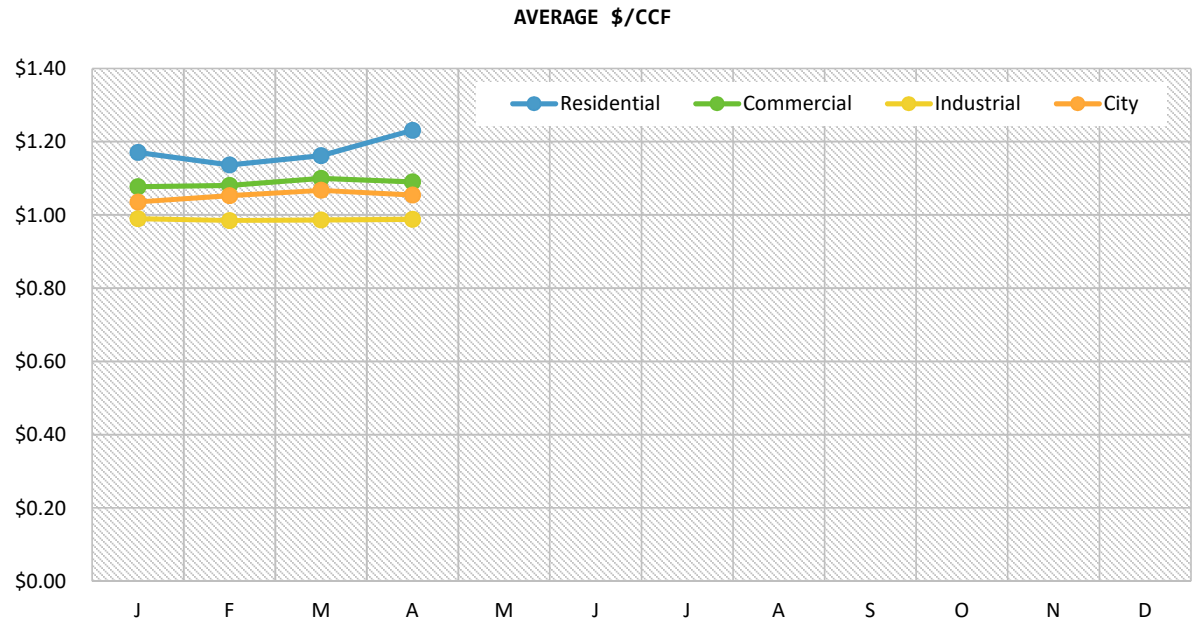
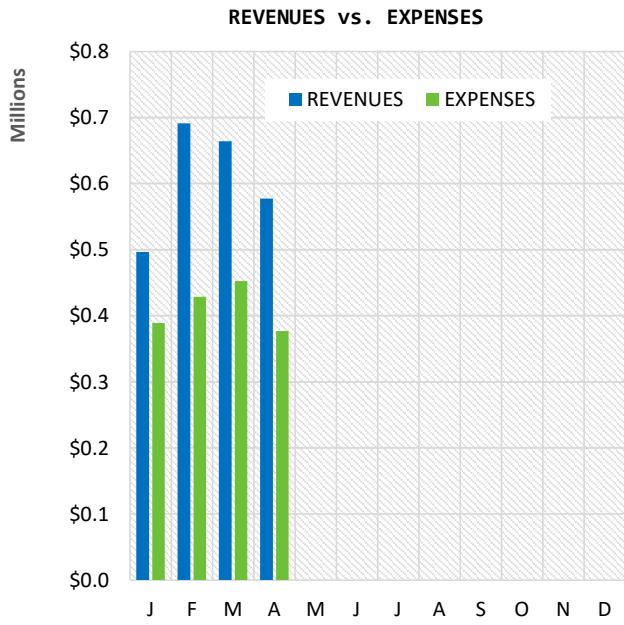
REPORTING PERIOD: 04/2021 | FY 2021



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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.496M	\$ 0.691M	\$ 0.664M	\$ 0.578M									\$ 2.429M	\$ 1.358M	\$ 1.918M
PERSONNEL COSTS	\$ 0.048M	\$ 0.046M	\$ 0.047M	\$ 0.066M									\$ 0.207M	\$ 0.221M	\$ 0.159M
CONTRACTED SVC	\$ 0.007M	\$ 0.015M	\$ 0.025M	\$ 0.012M									\$ 0.059M	\$ 0.078M	\$ 0.050M
SUPPLIES	\$ 0.238M	\$ 0.257M	\$ 0.224M	\$ 0.150M									\$ 0.868M	\$ 0.546M	\$ 0.622M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.096M	\$ 0.111M	\$ 0.157M	\$ 0.149M									\$ 0.513M	\$ 0.487M	\$ 0.513M
EXPENSES	\$ 0.389M	\$ 0.429M	\$ 0.452M	\$ 0.377M									\$ 1.647M	\$ 1.333M	\$ 1.345M
MARGIN	\$ 0.108M	\$ 0.262M	\$ 0.212M	\$ 0.201M									\$ 0.782M	\$ 0.025M	\$ 0.573M



RETAIL SALES REPORT

Jan 2021 Feb 2021 Mar 2021 Apr 2021 May 2021 Jun 2021 Jul 2021 Aug 2021 Sep 2021 Oct 2021 Nov 2021 Dec 2021

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CUSTOMER COUNT

Residential	3,437	3,451	3,472	3,478
Commercial	555	556	554	559
Industrial	6	7	7	7
City	21	21	21	21
Total	4,021	4,037	4,056	4,067

Year-Over-Year Δ 3.39% 3.51% 3.36% 3.59%

CCF

Residential	0.248M	0.337M	0.321M	0.199M
Commercial	0.140M	0.215M	0.189M	0.139M
Industrial	0.012M	0.024M	0.022M	0.017M
City	0.012M	0.018M	0.016M	0.009M
Total	0.430M	0.606M	0.565M	0.383M

Year-Over-Year Δ 1.98% 36.37% 19.41% 18.81%

REVENUE

Residential	\$ 0.291M	\$ 0.383M	\$ 0.373M	\$ 0.245M
Commercial	\$ 0.151M	\$ 0.233M	\$ 0.208M	\$ 0.152M
Industrial	\$ 0.012M	\$ 0.023M	\$ 0.021M	\$ 0.017M
Other	\$ 0.016M	\$ 0.012M	\$ 0.016M	\$ 0.016M
City	\$ 0.012M	\$ 0.019M	\$ 0.017M	\$ 0.010M
Total	\$ 0.482M	\$ 0.670M	\$ 0.635M	\$ 0.441M

Year-Over-Year Δ 6.11% 44.53% 31.29% 29.07%

SALES STATISTICS

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
[Jun 2021](#)
[Jul 2021](#)
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[Sep 2021](#)
[Oct 2021](#)
[Nov 2021](#)
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YTD

90

AVERAGE CCF/CUSTOMER

Residential	72	98	92	57	80
Commercial	253	387	341	249	308
Industrial	1,948	3,362	3,094	2,499	2,726
City	557	843	755	448	651

AVERAGE \$/CUSTOMER

Residential	\$85	\$111	\$107	\$71	\$93
Commercial	\$272	\$419	\$375	\$272	\$335
Industrial	\$1,928	\$3,311	\$3,052	\$2,468	\$2,690
City	\$576	\$887	\$806	\$473	\$686

AVERAGE \$/CCF

Residential	\$1.1711	\$1.1364	\$1.1619	\$1.2314	\$1.1752
Commercial	\$1.0772	\$1.0810	\$1.0999	\$1.0906	\$1.0872
Industrial	\$0.9898	\$0.9849	\$0.9862	\$0.9877	\$0.9872
City	\$1.0356	\$1.0524	\$1.0672	\$1.0546	\$1.0524
Average	\$1.0684	\$1.0637	\$1.0788	\$1.0911	\$1.0755

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 50,695	\$ 64,731	\$ 214,808	\$ 275,941	\$ 540,626
Demand Storage/Peaking Services	\$ 2,215	\$ 1,518	\$ 8,645	\$ 5,973	\$ 24,705
Supply Charges	\$ 94,375	\$ 48,059	\$ 603,143	\$ 376,161	\$ 854,595
Gas Authority Supply Charges	\$ 6,063	\$ 5,802	\$ 35,398	\$ 33,637	\$ 55,611
Gas Authority Charges	\$ (23,668)	\$ (29,320)	\$ (77,566)	\$ (101,173)	\$ (92,773)
P.A.C.E	300	300	1,200	1,200	3,600
APGA Annual Dues	-	-	3,368	3,297	3,368
Other	2,843	2,675	14,709	13,939	30,594
TOTAL MGAG BILL	\$ 132,822	\$ 93,764	\$ 803,705	\$ 608,976	\$ 1,420,327

DELIVERED SUPPLY

Volume CCF	322,060	261,540	2,178,430	1,758,770	3,337,310
Volume Dth (MGAG)	313,280	254,310	2,113,850	1,709,730	3,240,500

*Dth (dekatherm) is the measurement of gas volume. Dth to Ccf (Centi Cubic Feet) conversion is based on the BTU fuel content

UNIT COSTS					
\$/Dth	0.4240	0.3687	0.3802	0.3562	0.4383
\$/CCF	0.4124	0.3585	0.3689	0.3463	0.4256

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
NATURAL GAS SALES	\$ 440,631	\$ 305,765	\$ 2,227,277	\$ 1,706,061	\$ 3,666,269
SALES REVENUES (ACTUAL)	\$ 440,631	\$ 305,765	\$ 2,227,277	\$ 1,706,061	\$ 3,666,269
AS BUDGET	\$ 315,287	\$ 296,941	\$ 1,261,147	\$ 296,941	Not Applicable
% ACTUAL TO BUDGET	139.76%	102.97%	176.61%	574.55%	Not Applicable
<i>Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.</i>					
OTHER REVENUES					
OP REVENUE	-	-	-	-	-
MISC REVENUE	250	-	1,150	40	5,101
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	6,000	5,935	32,860	17,379	85,337
OTHER REV	-	-	-	2,015	-
ADMIN ALLOC	10,204	6,720	47,208	78,399	128,305
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	120,420	114,493	120,420	114,493	298,220
TRANSFER FROM CIP	-	-	-	-	-
OTHER REVENUES (ACTUAL)	\$ 136,874	\$ 127,148	\$ 201,638	\$ 212,326	\$ 516,963
AS BUDGET	\$ 24,097	\$ 32,320	\$ 96,389	\$ 129,280	Not Applicable
% ACTUAL TO BUDGET	568.01%	393.40%	209.19%	164.24%	Not Applicable
TOTAL REVENUES (ACTUAL)	\$ 577,505	\$ 432,913	\$ 2,428,915	\$ 1,918,387	\$ 4,183,232
AS BUDGET	\$ 339,384	\$ 329,261	\$ 1,357,536	\$ 1,317,043	Not Applicable
% ACTUAL TO BUDGET	170.16%	131.48%	178.92%	145.66%	Not Applicable

**MOST RECENT
12-MONTH**

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	
PERSONNEL					
Compensation	\$ 43,660	\$ 23,920	\$ 131,215	\$ 97,968	\$ 131,177
Benefits	22,567	15,641	75,135	60,808	220,969
PERSONNEL (ACTUAL)	\$ 66,292	\$ 39,630	\$ 206,494	\$ 158,935	\$ 352,450
AS BUDGET	\$ 55,273	\$ 53,644	\$ 221,092	\$ 214,577	Not Applicable
% ACTUAL TO BUDGET	119.93%	73.87%	93.40%	74.07%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ 150	\$ -	\$ 690	\$ 69	\$ 14,229
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	-	148
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	1,365	-	1,656	8	9,672
Vehicle Rep & Maint Outside	1,370	-	1,450	-	2,138
R&M System - Outside	2,400	560	11,572	6,310	33,810
R & M Buildings - Outside	-	-	44	-	523
Maintenance Contracts	995	476	6,191	11,017	8,154
Equip Rent/Lease	810	454	2,928	1,551	12,601
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	24	48	97	216
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	858	570	2,152	2,306	6,869
Postage	10	-	40	-	881
Adverstising	-	-	-	912	825
Mkt Expense	-	-	1,900	1,050	2,547
Printing	825	857	825	1,715	825
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	-	-	778
Fees	450	-	450	203	1,250
Vehicle Tag & Title Fee	(39)	-	(39)	-	(8)
Ga Dept Rev Fee	-	-	50	-	100
Training & Ed	-	7,000	1,565	7,975	2,142
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	2,831	2,663	28,197	17,190	61,100
Shipping/Freight	-	-	-	-	1,575
CONTRACTED SERVICES (ACTUAL)	\$ 12,023	\$ 12,605	\$ 59,719	\$ 50,401	\$ 160,374
AS BUDGET	\$ 19,571	\$ 19,338	\$ 78,283	\$ 77,350	Not Applicable
% ACTUAL TO BUDGET	61.44%	65.19%	76.29%	65.16%	Not Applicable

**MOST RECENT
12-MONTH**

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Gas Cost	129,680	90,789	784,434	590,539	1,439,101
Office Supplies	211	395	211	1,009	1,131
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	15	-	103	649	1,268
Construction Materials	2,030	328	13,093	1,183	20,794
Damage Claims	-	-	-	-	-
Expendable Fluids	-	-	44	-	58
Tires	1,061	-	1,603	1,519	3,384
Uniform Expense	-	-	884	-	4,495
Janitorial	284	106	958	383	1,768
Computer Equipment	-	-	-	-	2,685
Equipment Parts	210	-	6,251	86	12,974
Repair & Maintenance	11,369	3,199	38,728	8,188	146,399
Util Costs - Util Fund	332	337	1,455	1,432	4,312
Covid-19 Expenses	-	-	957	-	12,396
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	1,663	1,368	4,720	4,123	19,465
Food	247	116	439	314	5,138
Sm Tool & Min Equip	887	2,450	9,225	9,314	29,629
Meters	-	-	-	-	-
Sm Oper Supplies	1,650	1,649	4,700	3,756	19,019
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 149,639	\$ 100,736	\$ 867,805	\$ 622,495	\$ 1,724,017
AS BUDGET	\$ 136,497	\$ 12,800	\$ 545,988	\$ 51,200	Not Applicable
% ACTUAL TO BUDGET	109.63%	787.00%	158.94%	1215.81%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ 1,080	\$ 1,080	\$ 2,160	\$ 2,160	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ -	\$ (2,767)	\$ -	\$ (2,767)
Depr Exp	\$ 19,238	\$ 13,956	\$ 65,095	\$ 55,826	\$ 165,083
Int Exp 2016 Rev Bond	2,524	2,914	10,097	11,657	31,851
Interest Exp - 2020 Rev Bonds	3,417	-	13,670	-	19,479
Issuance Costs	-	-	-	-	22,707
CAPITAL OUTLAY (ACTUAL)	\$ 25,567	\$ 17,951	\$ 88,254	\$ 69,643	\$ 240,673
AS BUDGET	\$ 2,785	\$ 3,177	\$ 11,139	\$ 12,707	Not Applicable
% ACTUAL TO BUDGET	918.11%	565.06%	792.29%	548.06%	Not Applicable

	Apr 2021	Apr 2020	FY2021 YTD	FY2020 YTD	12-MONTH
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 83,492	\$ 98,772	\$ 294,330	\$ 333,305	\$ 908,028
Transfer To Gf	39,991	30,865	130,157	110,248	219,429
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 123,483	\$ 129,636	\$ 424,487	\$ 443,554	\$ 1,127,456
AS BUDGET	\$ 119,012	\$ 108,198	\$ 476,046	\$ 432,791	Not Applicable
% ACTUAL TO BUDGET	103.76%	119.81%	89.17%	102.49%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 377,004	\$ 300,557	\$ 1,646,760	\$ 1,345,028	\$ 3,604,969
AS BUDGET	\$ 333,137	\$ 197,156	\$ 1,332,549	\$ 788,625	Not Applicable
% ACTUAL TO BUDGET	113.17%	152.45%	123.58%	170.55%	Not Applicable



To: City Council, Committee, Mayor, City Administrator
From: Rodney Middlebrooks, Director of Water & Gas
Department: Water Treatment
Date: 6/1/2021
Description: Approval of Proposal for Engineering Services

Budget Account/Project Name: Water Plant Upgrades

Funding Source: Utility Bond

Budget Allocation: \$3,000,000.00

Budget Available: \$3,000,000.00

Requested Expense: \$207,490.00

Company of Purchase: Wiedeman & Singleton

Recommendation: Staff recommends approval for engineering services by Wiedeman & Singleton for a new 1-million-gallon clear well at the Water Treatment Plant.

Background: The City's long-term plan was to construct an additional clear well for another 1 million gallons of finished water storage. With the Loganville transmission main coming online soon and the continued deterioration of clear well #1, this would provide the additional water storage needed as both the City's and Loganville's water systems continue to grow.

Attachment(s):

Wiedeman & Singleton Proposal

WIEDEMAN AND SINGLETON, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS

3091 GOVERNORS LAKE DRIVE
SUITE 430
NORCROSS, GEORGIA 30071

PETER SNYDER
HAROLD WIEDEMAN

131 EAST MAIN STREET
SUITE 300
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

May 12, 2021

Sent Via Email

Mr. Rodney Middlebrooks
Water & Gas Director
City of Monroe Utility Department
215 N. Broad Street
Monroe, Georgia 30655

Re: Proposal for Engineering Services –
Monroe Water Treatment Plant Clearwell #4

Dear Mr. Middlebrooks:

Per your request, our proposal to provide the required professional engineering services associated with installing Clearwell #4 at the City’s Water Treatment Plant is attached. We envision Clearwell #4 being designed with a total volume of approximately 1 million gallons of finished water storage, as a cast in place concrete structure with interior baffles to help prevent short-circuiting and to optimize disinfection. This new clearwell and additional finished water storage will be advantageous in supplying increased water demands, including the City’s new contract to supply potable water to the City of Loganville.

If you have any questions or need any additional information, please let me know. We appreciate the City’s consideration of our firm and are prepared to begin work upon receiving the City’s authorization.

Sincerely,
WIEDEMAN AND SINGLETON, INC.



Peter J. Johns, P.E.
Chairman

Enclosures

I: SCOPE OF SERVICES

Project Understanding

As shown in **Figure 1** below, the long-term plan at the City’s Water Treatment Plant (WTP) has been to construct additional clearwell storage when customer demands dictated. Based on the City’s recent execution of a contract to supply the City of Loganville with potable water, coupled with the continued deterioration of Clearwell #1 (i.e., the oldest and smallest clearwell), it is our understanding that the City is ready to proceed with the installation of Clearwell #4.

Similar to the City’s existing clearwells at the WTP, we envision Clearwell #4 being designed as a cast-in-place concrete structure with interior baffles to help prevent short-circuiting and to optimize disinfection. The total desired volume for Clearwell #4 is 1 million gallons (MG) and the tank should be configured to operate both in series and parallel with the other existing clearwells.

Our proposed scope of services for providing professional engineering services to assist the City of Monroe with the installation of Clearwell #4 is presented herein. For the purpose of preparing our proposal, we have assumed that the project will be implemented as a traditional design-bid-build project with a general contractor selected to construct the new clearwell.

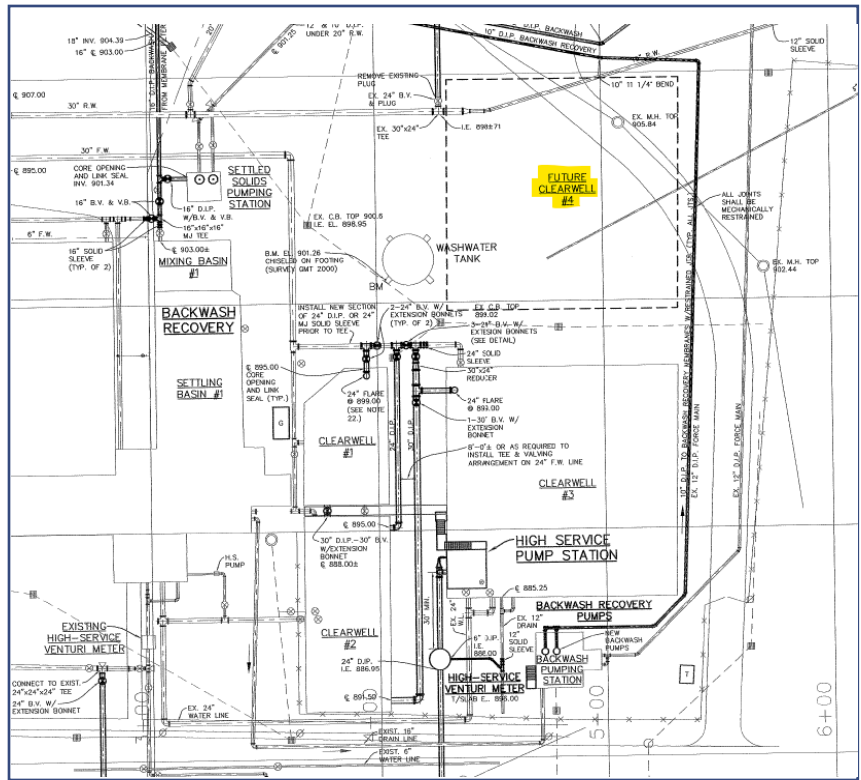


Figure 1 – Monroe WTP Clearwell Layout

Scope of Services

We have divided our proposed scope of services for the referenced project into the following work tasks:

- ❑ Design Phase Services (Work Task 001);
- ❑ Bid Phase Services (Work Task 002); and,

- ❑ Construction Phase Services (Work Task 003).

A detailed breakdown of our proposed services for each of these work tasks is presented herein.

DESIGN PHASE SERVICES (WORK TASK 001)

SUBTASK 1.01 – CONDUCT PROJECT KICK-OFF MEETING

After being issued a Notice to Proceed, Wiedeman and Singleton (W&S) will conduct a project kick-off meeting with the City's project team/staff at the water treatment plant site to review the proposed project objectives, schedule, and special conditions. The meeting agenda will be prepared by W&S.

SUBTASK 1.02 – PERFORM REQUIRED FIELD SURVEYING SERVICES

W&S will hire a registered land surveyor (RLS) to survey the proposed clearwell site with adequate detail to produce the civil site and erosion and sedimentation control plans with maximum 2-foot contour intervals. Also, all existing above ground features such as structures, driveways, roads, curbing, catch basins, etc. at these sites will be surveyed and shown on the proposed construction drawings.

SUBTASK 1.03 – PERFORM GEOTECHNICAL INVESTIGATION

A geotechnical investigation will be conducted by Southern Geotechnical Consultants, LLC at the proposed site. The purpose of the geotechnical investigation will be to establish engineering criteria for foundation design; recommended methods of excavation during construction; and, to identify groundwater levels. Southern Geotechnical Consultants will present their recommendations in a written report following their field and office investigations.

Geotechnical services (e.g. soil testing, sub-grade inspection, etc.) which may be

required during construction are outside of these proposed scopes of service. These services will be specified in the contract documents to be furnished and paid for by the general contractor(s) constructing the work.

SUBTASK 1.04 – PREPARE DETAILED DESIGN DRAWINGS AND SPECIFICATIONS

The project design drawings will progress with preparation of a 45% Preliminary Review set; a 95% Final Review set with a cost estimate; and finally, a 100% Bid Ready set. Formal reviews will be conducted with the City staff using the 45% and 95% drawing sets (see *Subtask 1.05*).

W&S will prepare the proposed construction drawings using Autodesk's AutoCAD and Revit 3D software. These drawings, and the project specifications, will be prepared in accordance with standards developed by the City of Monroe, requirements of Georgia EPD, Ten State Standards, and accepted engineering practice.

Construction plans will include sedimentation and erosion control drawings suitable for acquiring a Land Disturbance Permit (LDP).

Specifications will be prepared in accordance with the Construction Standards Institute (CSI) format.

SUBTASK 1.05 – CONDUCT FORMAL DESIGN REVIEW MEETINGS WITH CITY STAFF AT THE 45 AND 95 PERCENT COMPLETION LEVELS

W&S will present design drawings to the City staff at the 45 and 95 percent completion levels of detailed design and meet to discuss concerns and to receive any review comments. Project deliverables will be forwarded to City staff at least one week prior to these meetings for their internal review.

SUBTASK 1.06 – ASSIST CITY WITH PERMITTING AND AGENCY REVIEWS

W&S will assist the City with all required permitting and regulatory approvals, including local review(s) and approval by Georgia EPD. This will also include such activities as, preparing permit applications and drawings; attending meetings; and revising contract documents following agency reviews.

SUBTASK 1.07 – QA/QC REVIEW

All deliverables will be reviewed and approved internally by senior level staff of W&S prior to their submittal to the City.

Work Task 001 Deliverables

W&S will furnish the City with the following deliverables on this phase of the project:

- ❑ Meeting Agendas
- ❑ Subsurface Investigation Report
- ❑ Contract Plans and Specifications (45%, 95%, and 100% – Bid Ready)
- ❑ Permit Applications and Submittals, including Georgia EPD and local jurisdictions
- ❑ Updated Construction Cost Estimate at 95% design completion

BID PHASE SERVICES (WORK TASK 002)

SUBTASK 2.01 – ASSIST WITH PRE-QUALIFICATION OF CONTRACTORS AND SOLICITATION OF BIDS

W&S will assist the City with the pre-qualification of bidders, solicitation of bids, and distribution of construction documents (PDF format) to pre-qualified bidders.

SUBTASK 2.02 – RESPOND TO QUESTIONS FROM CONTRACTORS AND SUPPLIERS DURING THE BID PHASE OF THE PROJECT

W&S will receive, log, and respond to questions from prospective bidders and suppliers during the bidding period. If a clarification of the plans and specifications is needed, all plan holders will be notified by addendum.

SUBTASK 2.03 – ISSUE ADDENDA AS REQUIRED

W&S will prepare and issue any necessary addenda. Addenda will be submitted to the City staff for approval prior to general distribution to plan holders.

SUBTASK 2.04 – ASSIST WITH THE BID OPENING MEETING AND PROVIDE A TABULATION OF BIDS AND RECOMMENDATION OF AWARD

W&S will assist the City with the bid opening. All bids will be checked for accuracy and tabulated. The low bidder will be identified and a written recommendation for contract award will be provided to the City. Prior to recommending award of the contract, W&S will check the contractor's bonding company financial rating and capacity and make sure they are properly registered in Georgia.

SUBTASK 2.05 – PREPARE CONSTRUCTION READY DOCUMENTS

After authorization from the City, W&S will prepare "Construction Ready" documents (plans and specifications) for execution by the general contractor selected for award. These updated documents will include changes issued by addenda and information submitted by the general contractor at bid time. Once executed by the general contractor, validity of bonds will be checked by W&S and the documents will be forwarded to the City for final execution.

Work Task 002 Deliverables

W&S will furnish the City with the following deliverables for this phase of the project:

- ❑ Contractor Pre-qualification Documents
- ❑ Recommendation Letter for Pre-qualification of Contractors
- ❑ Prepare and issue Addenda (if necessary)
- ❑ Bid Tabulation
- ❑ Recommendation Letter to the City to award or reject bids
- ❑ Construction Ready Plans and Specifications

CONSTRUCTION PHASE SERVICES (WORK TASK 003)**SUBTASK 3.01 – REVIEW SHOP DRAWINGS AND SUBMITTALS**

All shop drawing submittals from the general contractor will be received, logged, and reviewed by W&S for compliance with the requirements of the construction contract. A timely review of shop drawings is essential to avoid costly delays. Under normal circumstances, shop drawing turnaround time will be within 21-days of receipt; complicated and more critical submittals may require slightly longer review times.

SUBTASK 3.02 – EVALUATE REQUESTS FOR CHANGES AND INFORMATION

W&S will interpret contract documents and, if necessary, prepare formal change orders for execution. To assist the City, we will give our opinion of the cost for all change orders and recommend a course of action to be taken.

SUBTASK 3.03 – ASSIST IN INTERPRETING CONTRACT DRAWINGS AND CONFLICT RESOLUTION

W&S will provide ongoing consultation during construction to resolve construction related issues. This will include office support and field inspections on a regularly scheduled basis (see *Subtask 3.05*).

SUBTASK 3.04 – COORDINATE AND CONDUCT MONTHLY PROGRESS MEETINGS

The Construction Project Manager for W&S will conduct and distribute minutes from monthly construction progress meetings with the City staff and the general contractor. The following items will be discussed at each progress meeting:

- ❑ Project schedule;
- ❑ Specific tie-ins and upcoming special meetings;
- ❑ Request for Information items;
- ❑ Payment/Construction conformance with the contract documents;
- ❑ Construction quality;
- ❑ Contract disputes and requests for changes;
- ❑ Coordination required between contractor and other parties; and,
- ❑ Status of shop drawings, pay requests, and change orders.

Prior to each meeting, the W&S Construction Project Manager will visit the site and review progress. A preconstruction conference with the general contractor will be conducted during the first progress meeting.

SUBTASK 3.05 – PROVIDE PERIODIC ON-SITE FIELD INSPECTIONS

For purposes of preparing this proposal, we have assumed that part-time resident inspection will be required for this project. The primary responsibility of the resident inspector

will be to help ensure that the proposed improvements are constructed in accordance with the construction plans and specifications. Observations of the inspector will be recorded in an inspection log and summarized in a site inspection report. The resident inspector will review and process monthly pay requests from the general contractor, and will also participate in all project meetings during construction.

Based on the type of project to be constructed and the construction period (approximately 12-months), we have allocated a total of 312-hours of part-time inspection. Additional hours, if required and authorized by the City, can be provided on an hourly basis.

SUBTASK 3.06 – ASSIST WITH FINAL INSPECTIONS AND PREPARE CLOSE-OUT DOCUMENTS

W&S will conduct a final inspection of the construction work, during which time deficiencies will be identified and a “punch list” prepared. Follow up inspections will also be performed to verify that corrective actions have been taken.

More specifically, W&S will perform the following tasks during the final inspection:

- ❑ Inspection of the entire project to determine if any areas are not in conformance with the contract plans and specifications.
- ❑ Assure that all modifications have been tested properly.
- ❑ If necessary, make a final check of the location and grade of facilities for record purposes.
- ❑ Examine remedial work and determine if specifications have been satisfied.

After all work is properly completed, a recommendation for acceptance of the project and final payment will be made to the City.

SUBTASK 3.07 – PREPARE RECORD DRAWINGS

Authorized changes as recorded throughout the construction period will be incorporated into the engineering plans to produce a set of record drawings (a.k.a., as-built drawings). AutoCAD and PDF files of the record drawings will be provided.

SUBTASK 3.08 – ONE-YEAR WARRANTY ASSISTANCE

W&S will assist the City during the one-year warranty period on the project to help resolve deficient construction problems. Additionally, prior to the expiration of the warranty period, W&S will conduct an inspection of the project with the City staff to help identify any warranty items that require correction by the general contractor.

Work Task 003 Deliverables

W&S will furnish the City with the following deliverables on this phase of the project:

- ❑ Shop Drawing Review Memos
- ❑ Construction RFI Responses
- ❑ Preparation of Construction Change Orders
- ❑ Construction Meeting Agendas & Minutes
- ❑ On-site Inspection Reports
- ❑ Review of Monthly Contractor Pay Requests
- ❑ List(s) of Outstanding/Deficient Construction Work
- ❑ Project Completion Certification
- ❑ Record Drawings

II: FEE PROPOSAL

To complete the proposed scope of services outlined herein, our estimate of total man-hours and costs are summarized in the table below.

Summary of Proposed Man-hours and Fees

Phase	Total Man-hours	Labor Costs	Direct Expenses¹	Total Costs
Design Phase Services (Work Task 001)	628	\$72,800.00	\$14,850.00	\$87,650.00
Bid Phase Services (Work Task 002)	192	\$19,680.00	\$500.00	\$20,180.00
Construction Phase Services (Work Task 003)	834	\$93,300.00	\$6,360.00	\$99,660.00
Totals	1,654	\$185,780.00	\$21,710.00	\$207,490.00

Notes: ¹ Includes costs of subconsultants.

A more detailed task-discipline matrix for each of these phases of service (referred to herein as work tasks) is attached. Please note that administrative and clerical services are not billed separately on our projects and are included in our overhead rate. As such, man-hours for these tasks are not included in our total estimate of man-hours for the project.

Mileage for trips required from our home office in Atlanta will be billed at current IRS mileage rates. Other expenses, including subconsultants, will be billed at our direct cost without markup.



WIEDEMAN AND SINGLETON, INC.
Civil and Environmental Engineers

Man-hour Planning Sheet

Client/Facility: CITY OF MONROE, GEORGIA
 Project Title: **MONROE WATER TREATMENT PLANT CLEARWELL #4**
 Prepared by: WIEDEMAN AND SINGLETON, INC.

Work Task Name **DESIGN PHASE SERVICES**
 Work Task Number **001**

Notes:	Sub-tasks	Name of Team or Classification					Total	
		PRIN/PM	SR PE	PE	EIT			
	1.01 CONDUCT PROJECT KICK-OFF MEETING	4	4	4			12	\$1,740.00
	1.02 PERFORM REQUIRED FIELD SURVEYING SERVICES (W&S COORD. TIME)	2		8			10	\$1,250.00
	1.03 PERFORM GEOTECHNICAL INVESTIGATION (W&S COORD. TIME)	2		8			10	\$1,250.00
	1.04 PREPARE DETAILED DESIGN DRAWINGS AND SPECIFICATIONS	60	80	120	280		540	\$59,300.00
	1.05 CONDUCT FORMAL DESIGN REVIEWS AT 45% AND 95% COMPLETION	8	8	16			32	\$4,360.00
	1.06 ASSIST CITY WITH PERMITTING AND AGENCY REVIEWS	4		20			24	\$2,940.00
	1.07 QA/QC REVIEW	20					0	\$3,700.00
							0	\$0.00
							0	\$0.00
Deliverables								
1. MEETING AGENDAS & NOTES								
2. SUBSURFACE INVESTIGATION REPORT								
3. CONSTRUCTION PLANS AND SPECS								
4. PERMIT APPLICATIONS								
5. UPDATED CONSTRUCTION COST ESTIMATE								
	Total Hours Per Team Member	96	88	172	280	0	0	
		Total Planned Hours					628	
	Total Hourly Rate Per Team Member	\$185.00	\$140.00	\$110.00	\$85.00	\$0.00	\$0.00	
	Total Cost Per Team Member	\$17,760.00	\$12,320.00	\$18,920.00	\$23,800.00	\$0.00	\$0.00	
	Direct Expenses						Total Package Cost	\$87,650
	Mileage, Copying, etc.	\$500.00						
	Field Surveying (Subconsultant)	\$2,400.00					Robbie Henderon, RLS	
	Electrical & Instrumentation Design (Sub)	\$5,000.00					ESAD	
	Geotechnical Subsurface Investigation (Subconsultant)	\$6,950.00					Southern Geotechnical Consultants	



WIEDEMAN AND SINGLETON, INC.
Civil and Environmental Engineers

Man-hour Planning Sheet

Client/Facility: CITY OF MONROE, GEORGIA
 Project Title: **MONROE WATER TREATMENT PLANT CLEARWELL #4**
 Prepared by: WIEDEMAN AND SINGLETON, INC.

Notes:	Sub-tasks	Name of Team or Classification					Total		
		PRIN/PM	SR PE	PE	EIT				
	2.01 ASSIST W/ PRE-QUALIFICATION OF CONTRACTORS & SOLICITATION OF BIDS	4		8	16		28	\$2,980.00	
	2.02 RESPOND TO QUESTIONS FROM CONTRACTORS & SUPPLIERS	4	8	16	40		68	\$7,020.00	
	2.03 ISSUE ADDENDA AS REQUIRED	4	4	12	40		60	\$6,020.00	
	2.04 PROVIDE A TABULATION OF BIDS & RECOMMENDATION FOR AWARD	2		4	8		14	\$1,490.00	
	2.05 PREPARE CONSTRUCTION DOCUMENTS	2		4	16		22	\$2,170.00	
Deliverables									
1. CONTRACTOR PRE-QUALIFICATION DOCUMENTS									
2. ADDENDA (IF NECESSARY)									
3. BID TABULATION									
4. BID RECOMMENDATION LETTER									
5. CONSTRUCTION CONTRACT & CONSTRUCTION READY DOCUMENTS (PLANS & SPECS)									
	Total Hours Per Team Member	16	12	44	120	0	0		
		Total Planned Hours						192	
	Total Hourly Rate Per Team Member	\$185.00	\$140.00	\$110.00	\$85.00	\$0.00	\$0.00		
	Total Cost Per Team Member	\$2,960.00	\$1,680.00	\$4,840.00	\$10,200.00	\$0.00	\$0.00		
	Direct Expenses								
	Mileage, Copying, etc.	\$500.00							
		Total Package Cost						\$20,180	



WIEDEMAN AND SINGLETON, INC.
Civil and Environmental Engineers

Man-hour Planning Sheet

Client/Facility: CITY OF MONROE, GEORGIA
 Project Title: **MONROE WATER TREATMENT PLANT CLEARWELL #4**
 Prepared by: WIEDEMAN AND SINGLETON, INC.

Notes:	Sub-tasks	Name of Team or Classification						Total		
		CPM	SR PE	PE	EIT	INSPECTOR				
	Work Task Name	CONSTRUCTION PHASE SERVICES								
	Work Task Number	003								
1. A TOTAL OF 312 ON-SITE INSPECTION HOURS INCLUDED IN BASE PROPOSALS.	3.01 REVIEW SHOP DRAWINGS AND SUBMITTALS	8	80		160			248	\$26,280.00	
	3.02 EVALUATE REQUESTS FOR CHANGES AND INFORMATION	8	20	40				68	\$8,680.00	
2. CPM AND INSPECTOR TO ATTEND MONTHLY PROGRESS MEETINGS.	3.03 ASSIST IN INTERPRETING CONTRACT DRAWINGS AND CONFLICT RESOLUTION	8	40					48	\$7,080.00	
	3.04 COORDINATE AND CONDUCT MONTHLY PROGRESS MEETINGS	48	48					96	\$15,600.00	
3. 12 MONTH CONSTRUCTION PERIOD ASSUMED.	3.05 PROVIDE PERIODIC ON-SITE FIELD INSPECTIONS					312		312	\$28,080.00	
	3.06 ASSIST WITH FINAL INSPECTIONS AND PREPARE CLOSE-OUT DOCUMENTS	8	12					20	\$3,160.00	
	3.07 PREPARE RECORD DRAWING		2		40			42	\$3,680.00	
	3.09 ONE-YEAR WARRANTY ASSISTANCE	4							\$740.00	
Deliverables										
1. SHOP DRAWING LOG & APPROVED SUBMITTALS										
2. CHANGE ORDERS										
3. RFI LOG & RESPONSES										
4. MEETING MINUTES										
5. ON-SITE INSPECTION REPORTS										
6. MONTHLY PAY REQUEST APPROVALS										
7. LISTS OF OUTSTANDING WORK										
8. PROJECT CERTIFICATION										
9. RECORD DRAWINGS										
Total Hours Per Team Member		84	202	40	200	312	0			
Total Planned Hours									834	
Total Hourly Rate Per Team Member		\$185.00	\$140.00	\$110.00	\$85.00	\$90.00	\$0.00			
Total Cost Per Team Member		\$15,540.00	\$28,280.00	\$4,400.00	\$17,000.00	\$28,080.00	\$0.00			
Direct Expenses									\$6,360.00	
Mileage, Copying, etc.									\$1,000.00	
Resident Inspection Mileage Allowance (\$300 per month)									\$3,600.00	
Electrical & Instrumentation Design (Sub)									\$1,760.00	(Shop Drawing Support & Limited Site Visits)
								Total Package Cost	\$99,660	

III: SCHEDULE

For planning purposes, we envision Clearwell #4 being designed, permitted, and constructed in general accordance with the overall schedule shown below. This schedule is based on our experience with other similar municipal projects utilizing a traditional design-bid-build approach.

Proposed Project Implementation Schedule

Activity	Target Start	Late Completion
Detailed Engineering Design & Permitting	June 15, 2021	Dec. 15, 2021
Bid Period	Dec. 15, 2021	March 15, 2022
Construction Period	April 1, 2022	March 31, 2023



To: City Council, Committee, Mayor, City Administrator
From: Rodney Middlebrooks, Director of Water & Gas
Department: Wastewater Treatment
Date: 6/1/2021
Description: Approval of rehabilitation work for Jacks Creek WWTP

Budget Account/Project Name: Jack's Creek WWTP Rehabilitation

Funding Source: Utility Bond

Budget Allocation: \$7,500,000.00

Budget Available: \$7,500,000.00

Requested Expense: \$5,521,591.00

Company of Purchase: Heavy Constructors, Inc

Recommendation: Staff recommends approval to award the Jack's Creek WWTP Rehabilitation to Heavy Constructors, Inc in the amount of \$5,521,591.00

Background: Replacement of existing equipment, including influent barscreens and control gates, construction of new wastewater treatment components including one 9mgd vortex grit removal chamber with equipment, one 875 gpm submersible waste activated sludge pump station, and one solids handling facility with a 2-meter belt filter press (City of Monroe has already purchased); conversion of one digester process from anaerobic to aerobic; rehabilitation of one anaerobic digester; demolition of existing screens and grit headworks building; furnishing and installing yard piping.

Attachment(s):
Hofstadter & Associates Letter of Recommendation



May 27, 2021

Mr. Logan Propes
City Administrator
City of Monroe
PO Box 1249
Monroe, GA 30655
(via email)

RE: Wastewater Treatment Plant
Rehabilitation – Jack’s Creek
Wastewater Treatment Plant
Monroe, GA
H&A File No. 5035-195

Dear Logan:

By this letter, Hofstadter and Associates, Inc. recommends award to Heavy Constructors, Inc. in the amount of \$5,521,591.00. Hofstadter and Associates, Inc. will prepare contracts upon notice that the project has been awarded to Heavy Constructors, Inc. and will recommend proceeding with the project upon receipt of the executed contracts containing Payment Bond, Performance Bond and Proof of Insurance.

If you should have any questions or need additional information, please don't hesitate to call.

Sincerely,

HOFSTADTER AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'John Fry'.

John B. Fry, Jr.
Project Engineer

JBF/tpf



May 27, 2021

Mr. Logan Propes
City Administrator
City of Monroe
PO Box 1249
Monroe, GA 30655
(via email)

RE: Wastewater Treatment Plant
Rehabilitation – Jack’s Creek
Wastewater Treatment Plant
Monroe, GA
H&A File No. 5035-195

Dear Logan:

For your reference, file and use enclosed please find a copy of the Minutes for the Bid Opening for the referenced project.

If you should have any questions or need additional information, please don't hesitate to call.

Sincerely,

HOFSTADTER AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "John Fry".

John B. Fry, Jr.
Project Engineer

Enclosures

JBf/tpf

MINUTES
BID OPENING
FOR
WASTEWATER TREATMENT PLANT REHABILITATION
JACK'S CREEK WASTEWATER TREATMENT PLANT
CITY OF MONROE, GEORGIA

MAY 27, 2021
11:00 A.M.

ATTENDANCE

<u>NAME</u>	<u>FIRM</u>
Pete Nielsen	IHC Construction
Addison Shealy	Archer Western
John Fry	Hofstadter & Associates
Jessica de Benedictis	City of Monroe
Reginald Brawdy	PF Moon
Andrew Dripps	Heavy Constructors
Lodesic Rose	Archer Western
Joseph Witcher	City of Monroe
Josh Dyer	United Rentals
Vashon Tuggle	City of Monroe
Robert O'Hallen	Lakeshore Engineering
Gerald Treadway	Hofstadter & Associates
Rodney Middlebrooks	City of Monroe

MINUTES: John B. Fry, Jr.

I would like to welcome everyone to the Bid Opening for the Wastewater Treatment Plant Rehabilitation, Jack's Creek Wastewater Treatment Plant, City of Monroe, Georgia. It is now 11:00 A.M. and I will start reading the bids in no particular order and I will announce the apparent low bidder once I am finished reading the bids.

Jack's Creek WWTP Rehab
City of Monroe Minutes
May 27, 2021
Page Two

<u>Contractor</u>	<u>Bid Amount</u>
Heavy Constructors, Inc.	\$5,521,591.00
Lakeshore Engineering Company	\$5,597,174.00
PF Moon and Company, Inc.	\$5,927,000.00
IHC Construction Companies, Inc.	\$6,348,938.00
Archer Western	\$6,595,258.50

The apparent low bidder is Heavy Constructors, Inc. with a bid price of \$5,521,591.00. Once I have reviewed the bids for mathematical accuracy. I will send everyone a copy of the bid tabulations. I would like to thank everyone for their interest and if there are any questions, please feel free to ask them at this time.

There were no questions and the Bid Opening was adjourned at 11:15 A.M.



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

JUNE 2021

City of Monroe Fire Dept

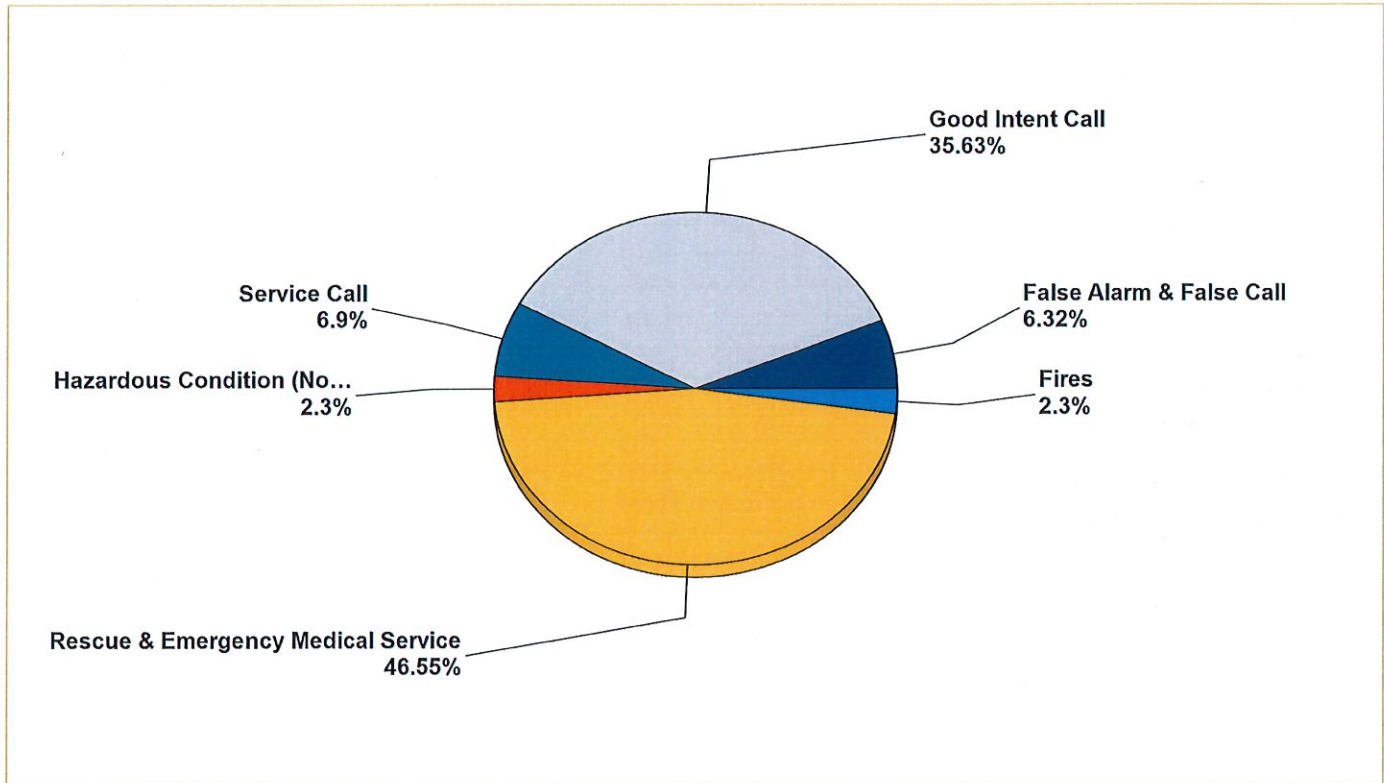
Monroe, GA

This report was generated on 5/18/2021 9:47:50 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 04/01/2021 | End Date: 04/30/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	4	2.3%
Rescue & Emergency Medical Service	81	46.55%
Hazardous Condition (No Fire)	4	2.3%
Service Call	12	6.9%
Good Intent Call	62	35.63%
False Alarm & False Call	11	6.32%
TOTAL	174	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	2	1.15%
118 - Trash or rubbish fire, contained	1	0.57%
131 - Passenger vehicle fire	1	0.57%
311 - Medical assist, assist EMS crew	32	18.39%
321 - EMS call, excluding vehicle accident with injury	31	17.82%
322 - Motor vehicle accident with injuries	10	5.75%
323 - Motor vehicle/pedestrian accident (MV Ped)	3	1.72%
324 - Motor vehicle accident with no injuries.	5	2.87%
411 - Gasoline or other flammable liquid spill	1	0.57%
412 - Gas leak (natural gas or LPG)	2	1.15%
444 - Power line down	1	0.57%
520 - Water problem, other	2	1.15%
522 - Water or steam leak	3	1.72%
531 - Smoke or odor removal	2	1.15%
553 - Public service	2	1.15%
554 - Assist invalid	3	1.72%
611 - Dispatched & cancelled en route	53	30.46%
622 - No incident found on arrival at dispatch address	4	2.3%
631 - Authorized controlled burning	1	0.57%
651 - Smoke scare, odor of smoke	3	1.72%
653 - Smoke from barbecue, tar kettle	1	0.57%
733 - Smoke detector activation due to malfunction	3	1.72%
735 - Alarm system sounded due to malfunction	3	1.72%
743 - Smoke detector activation, no fire - unintentional	2	1.15%
745 - Alarm system activation, no fire - unintentional	3	1.72%
TOTAL INCIDENTS:	174	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

City of Monroe Fire Dept

Monroe, GA

This report was generated on 5/18/2021 8:59:19 AM



Detailed Losses For Date Range

Start Date: 04/01/2021 | End Date: 04/30/2021

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
1	\$96,000.00	\$48,000.00	\$144,000.00	\$144,000.00	\$5,000.00	\$2,500.00	\$7,500.00	\$7,500.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2021-0788	04/30/2021	111 - Building fire	623 Davis ST Monroe	\$96,000.00	\$48,000.00	\$144,000.00	\$5,000.00	\$2,500.00	\$7,500.00

Only Reviewed Incidents included.



POLICE

DEPARTMENT

MONTHLY REPORT

JUNE

2021

Comparison of April 2020 to April 2021 Activity Reports

	2021			2020		
Calls for Service	1,938			1,205		
Area Checks	8,758			11,810		
Calls to MPD	NA			1,233		
Court Cases	238			162		
Training Hours	500			345		
Part 1 Crimes	67			57		
Part 2 Crimes	103			162		
Arrest-Adult	67			42		
Juvenile	7			0		
C/S Trash Pick Up	0			0		
Tires	0			0		

April stats

Joseph Bryant

Thu 5/6/2021 11:40 AM

APRIL

To: Mary Knotts <MKnotts@MonroeGA.gov>;

	April 2020	April 2021
Citations/Warnings issued:	105	265
Adjudicated/Closed cases:	162	238
Fines collected per month:	\$23,259.00	\$37,222.00
Year to date collected:	\$118,927.12	\$121,168.00

Joseph Bryant

Court Administrator

City of Monroe

O: 770-266-5158

D: 770-266-5341

F: 678-638-8311

April 2021 Training Hours for Monroe Police Department

GPSTC online training: 10

Conference training: 0

In-service Training: 249

Off Site Training: 241

Total Training Hours: 500



Offense and Arrest Summary Report

Beginning Date: 04/01/2021

Ending Date: 04/30/2021

Agency: MONROE POLICE DEPARTMENT

Total Offenses	170	Clearance Rate	32.94%
% change from last year	139.44%	Last years rate	28.17%
Total Arrests	74	Hate Crime Offenses	0
% change from last year	100%	Law Officers Assaulted	1
Group A Crime Rate per 100,000 Population :	1244.33	Summary based reporting	329.38
		Crime Rate per 100,000 Population :	
Arrest Rate per 100,000 Population :	541.65		

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	1	0	0	1	0
Aggravated Assault	0	0	0	0	4
Burglary	0	2	0	2	2
Larceny	3	0	0	3	2
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	9	3	0	12	5
Intimidation	4	0	0	4	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	0	0	0	0	1
Drug/Narcotic Violations	26	1	0	27	2
Drug Equipment Violations	0	0	0	0	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	0
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	0	1	0	1	0
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	43	7	0	50	16
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	2	0	0	2	3
Disorderly Conduct	6	0	0	6	12
DUI	1	0	0	1	1
Drunkenness	1	0	0	1	1
Family Offenses-nonviolent	1	0	0	1	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	0	0	0	0	1
All Other Offenses	13	0	0	13	3
Total Group B Arrests	24	0	0	24	21
Total Arrests	67	7	0	74	37

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	1	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	1	1	3
Aggravated Assault	3	0	6
Burglary	4	1	7
Larceny	34	3	20
Motor Vehicle Theft	2	0	1
Arson	0	0	0
Simple Assault	22	9	11
Intimidation	11	2	5
Bribery	0	0	0
Counterfeiting/Forgery	0	0	0
Vandalism	28	5	5
Drug/Narcotic Violations	37	25	3
Drug Equipment Violations	9	6	0
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	7	0	6
Gambling	0	0	0
Kidnapping	2	1	0
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	0	0	0
Sexual Assault w/Object	0	0	0
Fondling	1	0	0
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	1	1	2
Weapons Law Violations	5	2	2
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	2	0	0
Total Group "A"	170	56	71

Crime Against Person
 40 - This year
 22 - Last year
 81.82% - Percent Change

Crime Against Property
 77 - This year
 44 - Last year
 75% - Percent Change

Crime Against Society
 53 - This year
 5 - Last year
 960% - Percent Change

Population : 13662

Note: Last years figures are provided for comparison purposes only.



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	7
ANIMAL BITE	2
ANIMAL COMPLAINT	8
INJURED ANIMAL	1
VICIOUS ANIMAL	1
PROWLER	8
ATTEMPTED BURGLARY	1
BURGLARY IN PROGRESS	3
BURGLARY REPORT	3
DOMESTIC NON-VIOLENT	61
DOMESTIC VIOLENT	2
WARRANT SERVICE	12
SUBJECT WITH WEAPON	5
SUSPICIOUS PERSON	74
SUSPICIOUS VEHICLE	123
TRAFFIC STOP	2
SUICIDE ATTEMPT	1
SUICIDE THREAT	4
KEYS LOCKED IN VEHICLE	107
SPEEDING AUTO	4
ACCIDENT NO INJURIES	77
INJURY BY COMPLAINT	2
ACCIDENT WITH A DEER	3
ACCIDENT WITH INJURIES	6
PERSON STRUCK WITH AUTO	3
ACCIDENT UNKNOWN INJURIES	11
ROAD HAZARD	10
LIVESTOCK IN ROADWAY	3
DRUNK DRIVER	3
HIT AND RUN	5
DIRECT TRAFFIC	4
TRANSPORT FOR BUSINESS	19
FUNERAL ESCORT	11
TRANSPORT	7
DISABLED VEHICLE	21
AREA/BLDG CHECK	39
LITTERING/ILLEGAL DUMPING	2
CHILD ABUSE	1
SEXUAL ASSAULT	1
CHASE	2
BUSINESS ALARM	49
RESIDENTIAL ALARM	23
SCHOOL ALARM	2
DRAG RACING	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
SUBJECT IN CUSTODY	3
TRANSPORT TO COURT	1
DEMENTED PERSON NON-VIOLENT	8
ESCAPED PRISONER	1
STOLEN VEHICLE	3
911 HANGUP	40
CONTROL SUBSTANCE PROBLEM	21
AGENCY ASSISTANCE	8
ASSAULT	4
CARJACKING	1
CHILD CUSTODY DISPUTE	5
CIVIL ISSUE/DISPUTE	26
DAMAGE TO PROPERTY	37
DISPUTE NON VIOLENT IN NATURE	80
DISPUTE VIOLENT IN NATURE	3
DISTRUBING THE PEACE	6
EMERGENCY MESSAGE	1
LE ASSIST FOR EMS	16
ENTERING AN AUTO	3
EXTRA PATROL REQUEST	3
COMMERCIAL FIRE ALARM	1
ASSIST FIRE DEPARTMENT	8
FIREARMS DISCHARGED	11
FOUND PROPERTY	4
FRAUD	7
GUNSHOT WOUND PRIORITY 1	3
HARRASSING PHONE CALLS	7
HARRASSMENT	7
IDENTITY THEFT	2
ILLEGAL PARKING	7
JUVENILE RUNAWAY	1
JUVENILE COMPLAINT	17
JUVENILE PROBLEM -NO COMPLAINT	2
LOITERING	7
LOST ITEM REPOR	5
LOUD MUSIC COMPLAINT	13
MISSING PERSON	6
MOBILE HOME INSPECTION	1
MISCELLANEOUS LAW INCIDENT	37
PARKING PAROBLEM	1
POWER LINES DOWN	2
RECOVERED STOLEN VEHICLE	1
ROAD RAGE	1
PHONE CALLS/MAIL SCAMS	1
SHOPLIFTING	11
SHOTS FIRED	3
SIMPLE ASSAULT	1
THEFT REPORT	29
THREATS	6
TRAFFIC LIGHT OUT	2

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRAFFIC VIOLATION	665
TRAILER INSPECTION	9
TRESPASSING	2
UNCONSCIOUS PRIORITY 1	1
UNKNOWN LAW PROBLEM	8
UNSECURE PREMISES	3
VEHICLE INSPECTION	12
VIOLATION TPO	6
WANTED PERSON	3
WELFARE CHECK	21

Total reported: 1938

Report Includes:

All dates between `00:00:00 04/01/21` and `23:59:59 04/30/21`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
304	LAW ENFORCEMENT UNIT	1
306	LAW ENFORCEMENT UNIT	9
311	LAW ENFORCEMENT UNIT	2
316	LAW ENFORCEMENT UNIT	6
321	LAW ENFORCEMENT UNIT	3
323	LAW ENFORCEMENT UNIT	542
325	LAW ENFORCEMENT UNIT	189
327	LAW ENFORCEMENT UNIT	93
333	LAW ENFORCEMENT UNIT	163
335	LAW ENFORCEMENT UNIT	39
337	LAW ENFORCEMENT UNIT	69
338	LAW ENFORCEMENT UNIT	173
340	LAW ENFORCEMENT UNIT	221
342	LAW ENFORCEMENT UNIT	547
343	LAW ENFORCEMENT UNIT	529
344	LAW ENFORCEMENT UNIT	368
345	LAW ENFORCEMENT UNIT	491
346	LAW ENFORCEMENT UNIT	423
347	LAW ENFORCEMENT UNIT	520
348	LAW ENFORCEMENT UNIT	207
349	LAW ENFORCEMENT UNIT	783
355	LAW ENFORCEMENT UNIT	372
356	LAW ENFORCEMENT UNIT	698
357	LAW ENFORCEMENT UNIT	159
359	LAW ENFORCEMENT UNIT	325
362	LAW ENFORCEMENT UNIT	555
365	LAW ENFORCEMENT UNIT	103
366	LAW ENFORCEMENT UNIT	416
367	LAW ENFORCEMENT UNIT	752
Total Radio Logs:		8758

Report Includes:

All dates between `00:00:00 04/01/21` and `23:59:59 04/30/21`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



To: Public Safety Committee, City Council
From: R. V. Watts, Police Chief
Department: Police
Date: 05/24/2021
Subject: Approval – Surplus and Sale of Seized Vehicles

Budget Account/Project Name: Asset Forfeiture

Funding Source: NA

Budget Allocation: NA

Budget Available: NA

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

Description:

Staff asks for approval to sell/surplus/scrap the list of vehicles and motorcycles on GOVDEALS.COM.

Background:

Seized vehicles by the Monroe Police Department

Attachment(s):

See attached.



Chief R.V. Watts
 116 S. Broad Street · Monroe, Georgia 30655

June 2021 Council Meeting

Requesting vehicles to be sold

Seized:

2000 Harley Davidson Dyna Super, Motorcycle, 1HD1GHV11YY322464 (Title Possessed)

2009 Hyosung GT250, Motorcycle, KM4MJ527391106114 (Title Possessed)

2006 Toyota Tacoma, Truck, 3TMJU62N06M008111 (Title Possessed)

2006 Chevrolet Cobalt SS, Coupe, 1G1AP14P667630823 (Title Possessed)

2006 Honda Pilot, SUV, 5FNYP28446B011713 (Title Possessed)

2008 Chevrolet Silverado, Truck, 1GCHK23638F127357 (Title Possessed)

2008 Volkswagen Passat, Sedan, WVWJK73C48P091886 (Title Possessed)

2018 Harley Davidson FLHXS Street Glide, Motorcycle, 1HD1KRC11JB677506 (Title Applied For)

1996 Chevrolet Blazer, SUV, 1GNDDT13W1T2105810 (Title Applied For)

1998 Dodge Dakota, Truck, 1B7FL22PXWS715503 (Title Applied For)

1997 Ford Ranger, Truck, 1FTCR10U8VUC00961 (Title Applied For)

1997 Chevrolet Tahoe, SUV, 1GNEC13R2VJ306641 (Title Applied For)

1997 GMC Yukon, SUV, 3GKEK18R8VG507714 (Title Applied For)

2001 Honda CBR, Motorcycle, JH2SC4401M106850 (Title Applied For)

2002 Acura RSX, Sedan, JH4DC54862C008173 (Distribution paperwork needs VIN corrected)

10-33 Program:

GEM e4 Golf Cart (Surplus)

Polaris ATV (Surplus)

Polaris ATV (Surplus)

2008 Hyosung Comet, Motorcycle, KM4MJ527791106102 (Bill of Sale requested by the state for title)

2008 Hyosung Comet, Motorcycle, KM4MJ527091106099, (Bill of Sale requested by the state for title)

Post Office Box • 1570 116 S. Broad Street • Monroe, Georgia 30655
Telephone 770-267-7576 • Fax 770-267-8386

“To Protect and To Serve”



CODE

DEPARTMENT

MONTHLY REPORT

June

2021

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of April 1, 2021 thru April 30, 2021.

Statistics:

- Total Calls: 674
- Total Minutes: 33:38:44
- Total Minutes/Call: 3:00
- Code Inspections: 206
- Total Permits Written: 48
- Amount collected for permits: \$4020.50
- Check postings for General Ledger: 113

Business/Alcohol Licenses new & renewals:

- **New Businesses:** 9
 - 313 Investments LLC dba Jersey Mike's – 2120 W Spring St Ste 1400
 - Bellamie Boutique – 128 S Broad St
 - Bright and Beautiful Cleaning Service – 404B Plaza Dr – residential office only
 - Dreamland Glamping Adventures – 724 Fleeting Way – residential office only
 - DS 1 Unlimited Trucking LLC – 638 E Marable St – residential office only
 - K & M Lawn Care Plus – 537 Tall Oaks West – residential office only
 - Lattimore Cleaning Service – 104 Southview Dr - residential office only
 - Nature Tamer LLC – 533 Plaza Dr
 - Parrsh Peanuts LLC – 409 Barrett St – residential office only
- **Closed Businesses:** 10
 - Georgia Pallet Rack LLC – 141 Milledge Ave
 - Hugh's Carpet & Flooring – 205 Etten Dr – residential office only
 - Hyssop Cleaning and Disinfecting LLC – 524A Cook St – residential
 - Immaculate Care LLC dba Judah PCH – 134 E Fifth St
 - JEM Solutions – 711 Wellington Dr – residential office only
 - Jersey Mike's Subs – 2120 W Spring St Ste 1400 – change of ownership
 - Kevin Cissner – 218 Colquitt St – residential office only
 - Man of all Maintenance – 119 W Marable St – residential office only
 - Miken – Nation – 408 Spruce Lane – residential office only
 - Produce Installations LLC – 125 Henson Dr
 - Mobi Yogi dba Ebb & Flow Yoga – 129 N. Broad St.
 - Rose of Sharon Senior Care Home – 533 S. Madison Ave – Change of Ownership
 - Savage Tees – 133 N. Midland Ave.
 - Sheila Stocker Realty – 745 Thompson Ridge
 - The Iron Gate LLC -600 S. Broad St. Ste 100 - Change of Ownership (LLC)
 - Woodco Inc – 155 Bankers Blvd. Ste F200

Major Projects

- Major Projects Permitted: None
- Major Projects Ongoing: Monroe Pavilion, - The Roe 100 S Broad St. – Grace Monroe Church 203 Bold Springs Avenue – Reddy Clinic Complex 2130 W Spring St.

Code Department:

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Processing paperwork for alcohol licenses and special event permits
- Checking turn on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to accepting payments for licenses
- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Communicating with Tyler regarding problems with EnerGov
- Communicating with Tyler for Incode problems and conversion to new software
- Compiling information for software conversion
- Training for conversion
- Verifying status for non-citizens thru the SAVE program
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning & Zoning and Historic Preservation Meetings.
- Scheduling Planning and Zoning and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Responding online inquiries.
- Cleaning up expired permits.
- Preparing all permit reports and copies of permit for County Tax Dept.
- Preparing and reviewing permits for Bureau Veritas Billing
- Entering data for inspections being done into Energov software.

City Marshal:

- Patrolled city daily.
- Removed 74 signs from road way.
- 152 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 3 utility tampering and theft cases. 5 citations

-
- Represented city in Municipal Court.

Historic Preservation Commission:

Request for COA to Remove Awning – 107 & 109 N Broad – COA granted.

Planning Commission:

1. Request for COA - 100 Saratoga Dr – tabled until May meeting
 2. Request for COA - 803 E Spring St – COA granted
 3. Request for Variance for Additional Parking - 803 E Spring St-Recommend approval to council
 4. Request for Rezone from PCD to PRD - 961 Good Hope Rd – No recommendation to council
 5. Request for COA for Sign - 716 W Spring St-COA approved
-

Economic Development May Report:

- First Friday Concert Recap
- Farmers Market open - new market manager, Audrey Fuller
- Upcoming Training - Downtown Design Bootcamp (HPC + P&Z participation)
- Renovations/Facade Improvements



Upcoming Events:

First Friday Concert - Friday, June 4th

Farmers Market Saturdays - June 5, 12, 19, & 26

Monroe Blooms Flower Festival - June 19th

DDA/CVB Board Meetings - Thursday, June 3rd, 8:00 am

Ongoing Tasks:

- DCA Main Street compliance
- City Branding Effort
- Retail Recruitment + Retention
- Visitors Center - open to the public

PARKS PROJECTS & UPDATES – JUNE 2021



PILOT PARK

Pilot Park continues to thrive and as warmer weather approaches this will only increase. Shade structures in the 2021 CIP have been installed. The next major addition to the park will be the installation of a restroom later in 2021 as funding reaches the needed level. The total cost of the improvements made to Pilot Park are approximately \$303,649. There have been two speed bumps/humps put in place on High School

Avenue to slow traffic at the entrance to Pilot Park. This will be monitored over time for effectiveness and safety.

MATHEWS PARK

The new restroom facility is installed and operational as of Monday, May 3rd. This will be the facility that we will place at other parks later in the year and years to come. There are numerous design variations to fit with each specific location. The idea is to blend while being functional and effective. The total cost of the improvements made to Mathews Park are approximately \$158,063. Council will have the request of Phase II presented during the July Committee/Council meetings for Mathews Park to include additional pavilions, restroom, entrance landscaping, paving, and other features. This Phase II plan should be completed prior to the end of 2021.



and other features. This Phase II plan should



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-11-2021
Description: Zoning Map amendment and Adoption

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Staff recommendation is for approval as submitted.

Background: Periodic update to the zoning map and changes to reflect Infill Overlay District and Central Business District.

Attachment(s): Permit Record and Proposed Zoning Map



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

Plan Report

Plan NO.: ZONE-000107-2021

Plan Type: Rezone

Work Classification: Text/Map Amendment

Plan Status: In Review

Apply Date: 05/11/2021

Expiration:

Location Address

Parcel Number

215 N BROAD ST, MONROE, GA 30655

M0140026

Contacts

City Of Monroe
P.O. BOX 1249, Monroe, GA 30655
(770)267-7536

Applicant

Description: ZONING MAP AMENDMENT

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Issued By:

May 11, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE CITY OF MONROE,
GEORGIA

THE MAYOR AND COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS
FOLLOWS:

ARTICLE I.

The “Official Zoning Map, City of Monroe, GA” as shown in the attached Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since May 3, 2021, leading up to its adoption pursuant to Georgia law, is hereby made the Official Zoning Map of the City of Monroe, Georgia. This map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This 8th day of June, 2021.

SECOND READING AND ADOPTED on this 6th day of July, 2021.

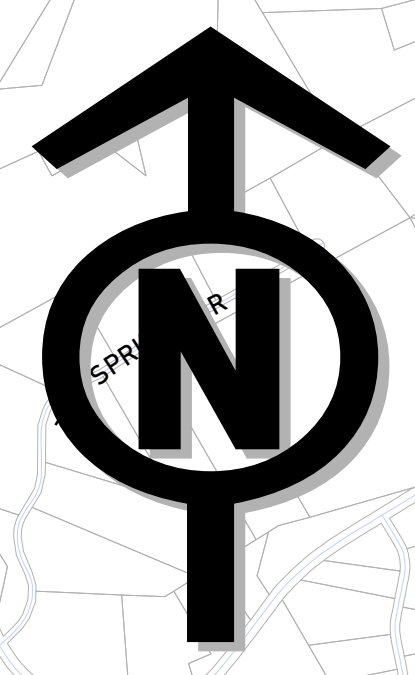
CITY OF MONROE, GEORGIA

By: _____ **(SEAL)**

John S. Howard, Mayor

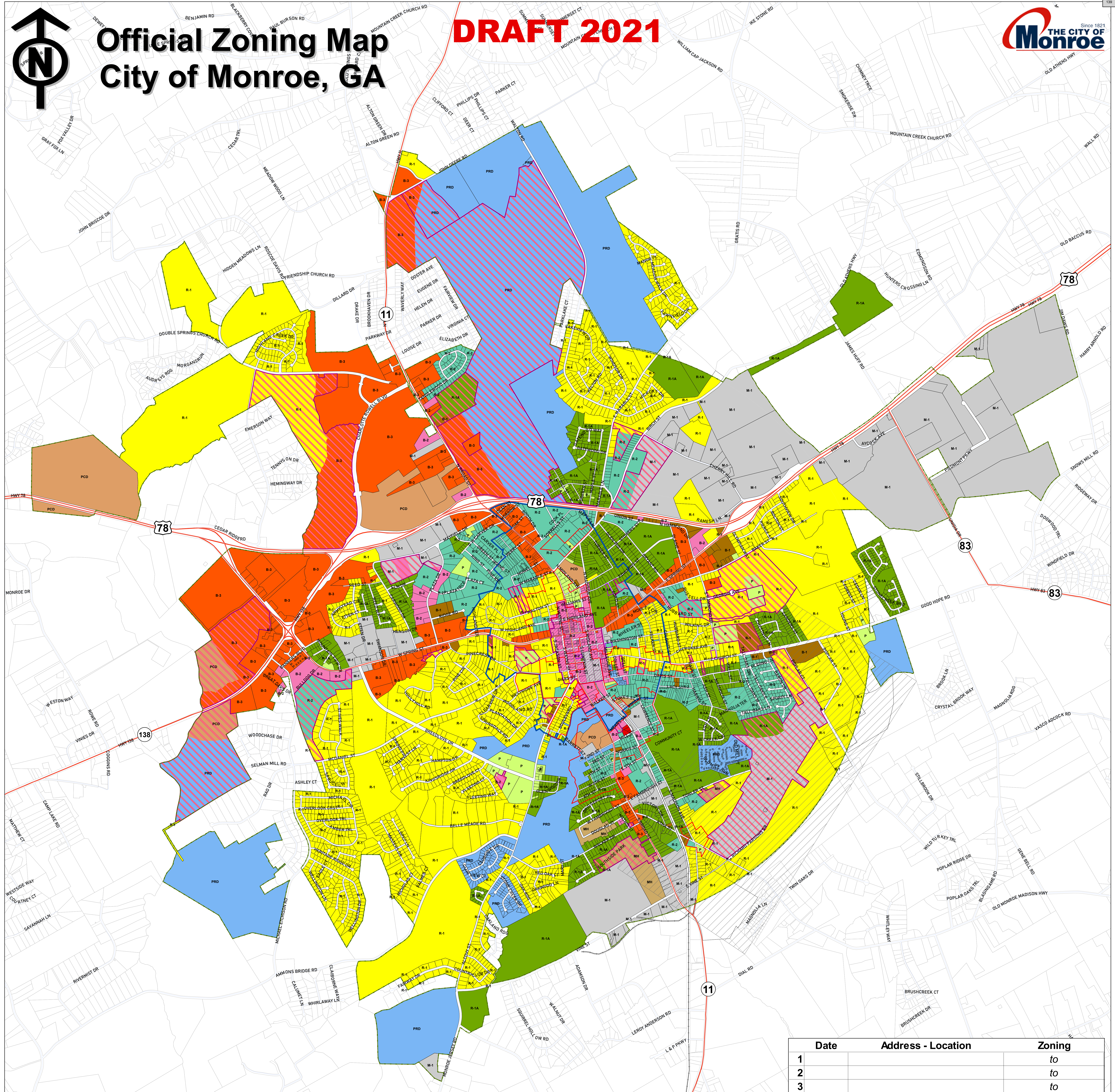
Attest: _____ **(SEAL)**

Debbie Kirk, City Clerk



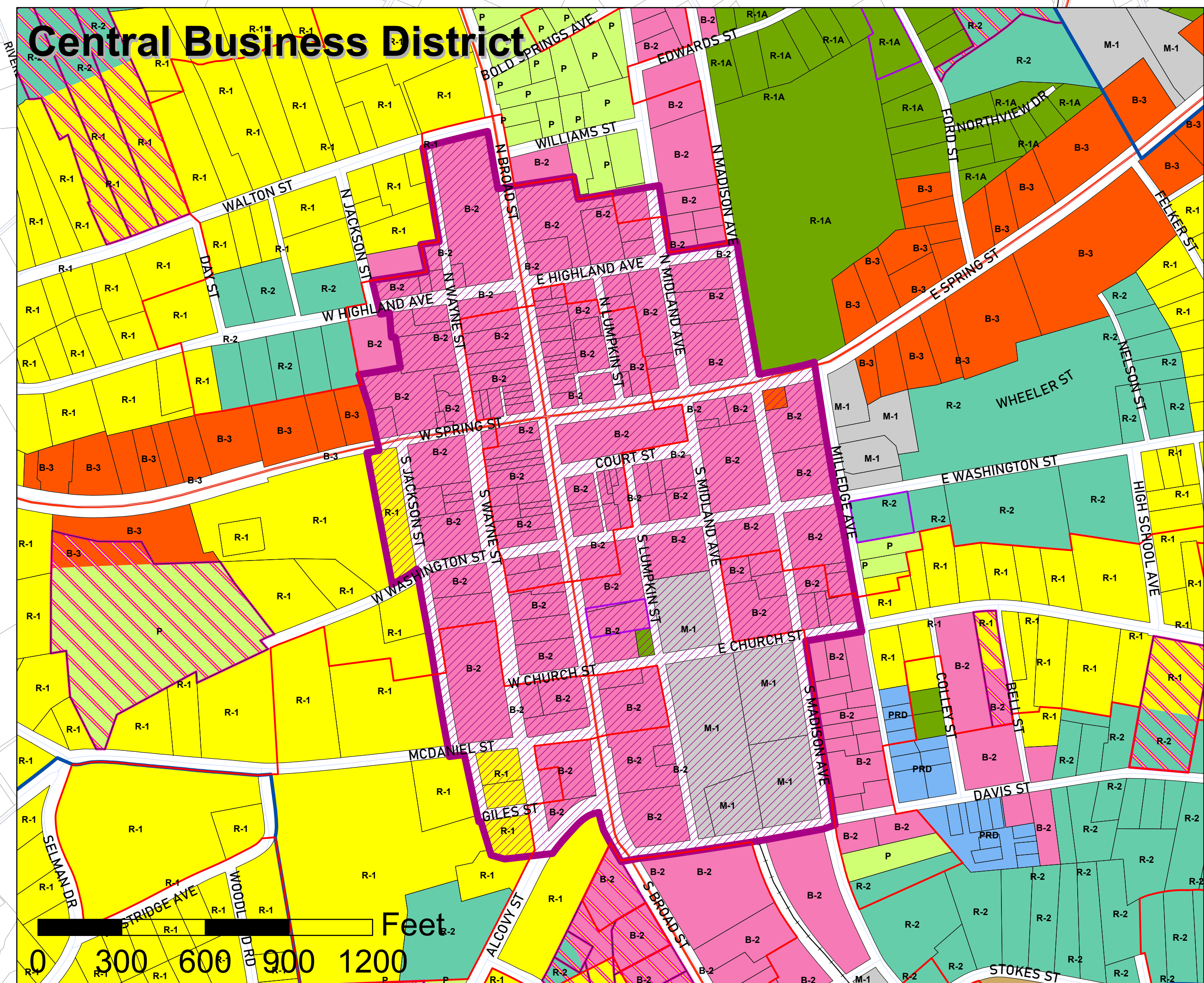
Official Zoning Map City of Monroe, GA

DRAFT 2021



Legend

Monroe City Limits	Zoning Districts B-1
Monroe Historic Districts	Zoning Districts B-2
Historic Individual Landmarks	Zoning Districts B-3
Airport Hazard Zone	Zoning Districts M-1
Central Business District	Zoning Districts MH
Infill Overlay District	Zoning Districts MHDO
2021 City Tax Parcels	Zoning Districts P
2021 County Tax Parcels	Zoning Districts PCD
Streets	Zoning Districts PPD
Railroad	Zoning Districts PRD
Highways	Zoning Districts R-1
	Zoning Districts R-1A
	Zoning Districts R-2
	Zoning Districts SPLIT



Date	Address - Location	Zoning
1		to
2		to
3		to
4		to
5		to
6		to
7		to
8		to
9		to
10		to
11		to
12		to
13		to
14		to
15		to
16		to
17		to
18		to
19		to
20		to

This is to certify that this is the official zoning map of the City of Monroe, Georgia, as adopted on the ____ day of _____, 20__.

John Howard, Mayor Date

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 Feet



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-11-2021
Description: Zoning Code Text Amendment for Infill Overlay and Central Business Districts

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation:

Background:

Attachment(s): Permit, Ordinance and proposed text as amended.



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

Plan Report

Plan NO.: ZONE-000106-2021

Plan Type: Rezone

Work Classification: Text Amendment

Plan Status: In Review

Apply Date: 05/11/2021

Expiration:

Location Address

Parcel Number

215 N BROAD ST, MONROE, GA 30655

M0140026

Contacts

City Of Monroe
P.O. BOX 1249, Monroe, GA 30655
(770)267-7536

Applicant

Description: ZONING CODE AMENDMENT OF TABLE OF CONTENTS; SECT 300; SECT 520; SECT 570; SECT 620; SECT 645; SECT 646; AND SECT 700. - P&Z MTG 5/18/2021 @ 5:30 PM - COUNCIL MTG 6/8/2021 @ 6:00 PM 215 N BROAD ST.

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Issued By:

May 11, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of June, 2021.

SECOND READING AND ADOPTED on this 6th day of July, 2021.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

Proposed Amendments to the Zoning Ordinance

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ **Section 300: Changing the CBD from a zoning district to an overlay district.**

Section 300 Districts.

The City is divided into the following zoning districts set forth in **Table 1 – Districts** below.

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential District
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL:		
	P	Professional / Office / Institutional District
	CBD	Downtown Commercial District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing District
OVERLAY:		
	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infill Overlay District
	CBD	Central Business District Overlay
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

➤ **Section 510: Advertised to be amended, however no amendment is proposed to these sections. The CBD is referenced in 510.2.**

Section 510 Control of Curb Cuts and Vision Clearance.

510.1 Curb Cuts.

- (1) **Dimensions.** No curb cut shall exceed thirty (30) feet in width for two-way traffic and sixteen (16) feet for one-way traffic.
- (2) **Proximity.** Curb cuts shall be no closer than twenty (20) feet to other curb cuts or closer than thirty (30) feet to any street intersection. All separations are measured at the radius return back of curb to the right-of-way line. Distances between curb cuts shall be measured from BOC (Back of Curb) to BOC at the radius return between the closest edges of the cuts.
- (3) **Frequency Per Lot.** One (1) curb cut shall be allowed per one hundred and fifty (150) feet of frontage, up to three (3) cuts per single lot. Existing lots with less than one hundred and fifty (150) feet of frontage shall be allowed one (1) curb cut.
- (4) Common or joint driveways serving multiple parcels are encouraged and may be approved administratively by the Code Enforcement Officer.

510.2 Vision Clearance. In all use districts except the pedestrian-oriented CBD, no obstruction to vision between two and one-half (2-1/2) feet and ten (10) feet from ground level shall be permitted within twenty (20) feet of the intersection of two (2) streets or railroad track, or of a street intersection with a railroad track.

➤ **Section 520: Remove the CBD parking exemption from this section. Exemption to be relocated to new CBD overlay district section. Renumber remaining sections.**

Section 520 Off-Street Automobile Parking.

Within the City, off-street automobile parking space shall be provided on every lot on which any use is established in accordance with this Ordinance. No structure shall be hereafter erected nor any of the following uses established unless the minimum number of parking spaces specified below are provided.

520.1 Intent and Purpose. To progressively alleviate or prevent traffic congestion and shortages of on-street parking spaces; to ensure that adequate off-street parking and loading facilities are provided proportional to the needs of each land use; to ensure off-street parking and loading facilities will be efficient and safe, and protect surrounding land uses from adverse effects of parking areas; to encourage alternative and shared parking arrangements; and, to reduce large open expanses of empty parking lots along City streets.

520.2 General Requirements.

- (1) **Minimum Size of Off-Street Parking Space.** A space at least nine (9) feet wide and twenty (20) feet long with a minimum net area of one hundred and eighty (180) square feet, excluding area for egress and ingress and maneuvering of vehicles.
- (2) **Off-Street Parking Space on Different Lot.** If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Code Enforcement Officer may permit such space to be provided on other off-street property, if such space lies within four hundred (400) feet of the property line of such principal use, and is under the exclusive control of the person responsible for the principal use. For the purpose of this subsection, "exclusive control" means ownership of such remote space or a lease of such space for no less than two (2) years. Such vehicle parking space shall not thereafter be reduced or encroached upon in any manner.
- (3) **Provision of Parking Spaces for Separate Uses.** The required number of parking spaces for any number of separate uses may be combined in one (1) lot, but the required space assigned to a use may not be assigned to another use at the same time. However, the portion of the lot required for a use whose peak attendance

will be at night or on a particular day of the week may be assigned to a use which will be closed during said peak attendance times. The Code Enforcement Officer shall have the authority to modify the minimum parking space requirements under this Article when such uses propose appropriate alternative Shared Parking arrangements.

- (4) No Reduction of Off-Street Parking Areas. Areas reserved for off-street parking shall not be reduced in area or changed to any other use unless the permitted use that it serves is discontinued or modified, and all requirements hereof continue to be met.
- (5) Pre-Existing Parking. Off-street parking existing on the effective date of this Ordinance serving an existing building or use shall not be reduced to an amount less than required herein for a similar new building or use.
- (6) Alteration of Existing Commercial Buildings. Any commercial building existing on the effective date of this Ordinance may be enlarged up to ten percent (10%) of gross commercial floor area without increasing existing off-street parking spaces.
- (7) Change of Use. In the case of an existing structure changing use, off-street parking requirements applicable to the new use must be provided, unless a variance is obtained in accordance with Section 1430.
- (8) Emergency Vehicles. Parking shall not obstruct Emergency Vehicles from access to buildings.
- (9) Handicap Parking Access. Handicap Parking Access shall be provided as required by the Americans with Disabilities Act. The parking requirements for disabled individuals are defined in the *Federal Register, 28 CFR part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule dated July 26, 1991.*
- (10) Parking Space and Aisle Dimensions. The following diagrams specify the required space and aisle dimensions for the situation depicted. Alternate configurations in conformity with the spirit of these regulations may be authorized by the Code Enforcement Officer.
- ~~(11) Central Business District Exemption. Because the pedestrian nature and emphasis upon the downtown area, the presence of ample on-street and public lot parking, and the allowance of commercial garages within the district, new buildings and uses within the CBD with the exceptions itemized herein are exempt from the requirements of Section 520.3; however, if parking is provided, all the provisions of Section 520.4 must be met.~~
- (112) Shared parking arrangements are encouraged and may be approved administratively by the Code Enforcement Officer to satisfy up to 35% of the required parking facilities under Section 520.3.
- (123) On-street parking is encouraged in all areas of the City and may be permitted upon approval by the Code Enforcement Officer and the Director of the Street Department in unique circumstances when off-street parking in not feasible or beneficial to the proposed use.

➤ **Section 570: Amend language for the CBD lot coverage exemption as a reference to requiring a Certificate of Appropriateness in the new CBD overlay district section. Remove the lot coverage exemption requirement for new development projects to be relocated to the new CBD overlay district section.**

Section 570 Lot Coverage.

In an effort to maintain the rural character of the City of Monroe and to help protect the environment against the effects of erosion and sedimentation, and to maintain the benefits derived from watershed areas and groundwater recharge areas and from unique characteristics such as an established tree canopy, civic greenspaces, and landscaping enhancements, it is hereby determined that the maximum impervious lot coverage shall be 60% of the total site area in all zoning districts except the geographically small area of the City designated as CBD ~~Downtown Commercial~~Overlay as permitted with a Certificate of Appropriateness pursuant to Section 646.5. Recognizing that redevelopment of existing properties offers unique challenges to site planning, particularly for smaller sites, alternative methods to address lot coverage are permissible for existing sites as outlined below with no more that 60% under any circumstance.

570.1 New Development Projects: Lot coverage by impervious surfaces shall not exceed sixty percent (60%) in all zoning districts. ~~except CBD Downtown Commercial. In the CBD zoning district zero lot lines are permitted to continue the existing building pattern. To encourage traditional zero lot line construction, there is no restriction on lot coverage for sites in the CBD zoning district.~~

570.2 Expansion Projects

- (1) Definition. An expansion project is defined as any project in which the existing structure is increased by no more than 50% of its existing ground floor area of that which exists at the time of this Ordinance or the total impervious area is not increased by more than 50% of that which exists at the time of this Ordinance. Any increase above 50% shall be treated as a new development project and the site shall be designed with no more than 60% impervious area.
- (2) Application of Guidelines. Expansion projects shall in no circumstance increase the overall lot coverage area greater than 75% impervious surface area.

570.3 Redevelopment Projects

- (1) Definition. A redevelopment is defined as any project in which an existing building or structure is demolished by more than 50% or total area of impervious surface is reduced by 50% or more.
- (2) Application of Guidelines. Due to their lesser impact as a result of smaller size lots less than 3 acres in total area may be redeveloped with a maximum impervious surface area of 75% of the total lot area.

570.4 Alternatives to and Mitigation of Impervious Surfaces. The Code Enforcement Officer shall establish a list of recommended alternatives to impervious surfaces and shall make the same available upon request. Additionally, the Code Enforcement Officer shall establish a list of recommended mitigating products and practices to alleviate excessive lot coverage impact. No request for a Variance to the provisions of this Section shall be considered by the Mayor and Council pursuant to Section 1430 until the Code Enforcement Officer has certified that all reasonable efforts have been taken by the Owner or Occupant to utilize alternative pervious surface products. Further, any grant of a Variance to the maximum lot coverage requirements under this Section must include utilization of proper mitigation products and practices on the subject lot as recommended by the Code Enforcement Officer.

➤ ***Section 620: Amend language to remove the CBD as a commercial zoning district. Amend the commercial zoning district land use table to remove the CBD column heading. Renumber sections. Update table notes to refer to the CBD as an overlay district.***

Section 620 Commercial Districts: P, ~~CBD~~, B-1, B-2, B-3.

The commercial zoning districts include: Professional / Office / Institutional District (P), ~~Downtown Commercial District (CBD)~~, Neighborhood Commercial District (B-1), General Commercial District (B-2), and Highway Business District (B-3).

620.1 General Provisions. In these commercial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

620.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the City and region;
 - (b) strengthen the city’s economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;

- (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
- (d) minimize the impact of commercial development on adjacent residential districts;
- (e) minimize the impact of industrial development on adjacent commercial districts;
- (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
- (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
- (i) provide sites for compatible public uses which complement commercial development; and,
- (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.

(2) The unique specific purposes of each commercial zoning district are as follows:

(a) Professional / Office/Institutional District (P).

To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center of the City thus reinforcing the highly pedestrian character of the historic downtown areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; to encourage non-linear development with shared parking, amenities, and access; and, to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.

~~(b) Downtown Commercial District (CBD).~~

~~To recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.~~

(b) Neighborhood Commercial District (B-1).

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(c) General Commercial District (B-2).

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(d) Highway Business District (B-3).

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. -6 p.m. work schedule and that frequently experience periods of higher traffic volume.

620.3 Commercial Land Use Regulations (P, ~~CBD~~, B-1, B-2, B-3). The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In **Table 57-Commercial Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in commercial zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “see section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Section 620.3 Table 57– Commercial Zoning District Land Use Regulations
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note
Accessory building and uses						
accessory apartments	P	P	P	P	P	See RESIDENTIAL
accessory dwelling units	C	P	C	X	X	See RESIDENTIAL
bed and breakfasts	C	C	P	P	P	Code § 22: 146-225
fuel dispensary, pump, island and/or canopy	X	C	C	P	P	Note (1)
home occupations	P	P	P	P	P	See § 1000.3
home office	P	P	P	X	X	
residential business	P	P	P	X	P	See § 1000.3
outdoor storage	X	X	X	X	P	
outdoor display	X	P	X	X	X	
sidewalk amenities	X	P	X	X	X	See § 1000.6
structures – general	P	P	P	P	P	See § 1000.1
temporary structures	P	P	P	P	P	See § 1000.9
uses – general	P	P	P	P	P	See § 1000.2
Administrative and information service facilities						
administrative offices/processing center	P	P	P	P	P	
call/telecommunications center	P	P	P	P	P	
data processing/programming facilities	P	P	P	P	P	
Agricultural uses						
timber harvesting	X	X	X	X	P	
Alcohol and beverage stores, retail						
beer and wine	X	C	C	P	P	

Amusements and Entertainment						
adult entertainment establishment	X	X	X	X	X	Note (19) See §1031
archery range or firing range	X	X	X	X	P	
game center	X	P	P	P	P	
miniature golf, outdoor	X	X	X	X	C	
play centers, skating rink, bowling alley	X	X	X	X	P	
theaters	X	P	X	X	P	
theaters, outdoor	X	C	C	C	C	
Animal facilities and services						
clinics and specialty services	X	X	X	P	P	Note(4) Note(4)
hospitals, lodging, and shelters	X	X	X	X	P	
animal/pet supply stores, retail (excluding pet sales)	X	P	P	P	P	
animal/pet supply stores (including pets sales)	X	X	X	P	P	
Antique, curio, and/or collectible shops	P	P	P	P	P	
Apparel stores-clothing and accessories, retail						
bridal, vintage, consignment, and rental	X	P	P	P	P	
new	X	P	P	P	P	
secondhand and/or thrift	X	P	P	P	P	
shoe repair, service	X	P	P	P	P	
tailoring and/or dressmaking, service	X	P	P	P	P	
Arts, Crafts, and Hobbies						
Art, craft and/or hobby supply stores, retail	X	P	P	P	P	
Art gallery or shop, retail	X	P	P	P	P	
Art studios	P	P	P	P	P	
Craftsman studios	P	P	P	P	P	
Audio/video/computer equipment						
supply stores, rental and/or repairs	X	P	P	P	P	
supply stores, retail	X	P	P	P	P	
Beauty shops, services						
barber, hairdresser, and/or stylist shops	P	P	P	P	P	
beauty supply, retail	P	P	P	P	P	
beauty/health spas	X	P	P	P	P	
manicure establishment	X	P	P	P	P	
tanning centers	X	P	P	P	P	
Book, news, magazine stores, retail	X	P	P	P	P	
Building, construction and special trade facilities						
contractor and developer offices	X	P	P	P	P	Note(5)
contractor/developer offices with facilities	X	X	X	X	P	
contractor/developer office center	X	X	X	X	P	Note(6)
landscape/irrigation service	X	X	X	X	P	
timber harvesting service	X	X	X	X	P	
tree surgery service	X	X	X	X	P	Note(10)
building supply store, wholesale	X	X	X	X	P	
Catering establishments, retail and rental	P	P	P	P	P	
Child-care facilities						
child-care, center	C	C	X	P	P	
child-care, home	C	C	X	P	P	
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note

Churches						
community	P	P	P	P	P	
megachurch	P	P	P	P	P	
neighborhood	P	P	P	P	P	
Collection Agency	P	P	P	P	P	
Community associations/clubs-civic and private	P	P	P	P	P	
Confectionery and dessert shops, retail	X	P	P	P	P	
Copy and blueprint shops	P	P	P	P	P	
Department/discount department stores, retail	X	P	P	P	P	
Detective agency	P	P	P	P	P	
Distribution and storage facilities						
warehouse, self-service (mini)	X	X	X	X	P	
warehouse	X	X	X	X	P	
Drug stores, retail	P	P	P	P	P	
Educational facilities						
schools-private, public, parochial	C	C	C	C	C	
school programs-day-, pre-, post-	C	C	C	C	C	
small scale instruction	C	P	P	P	P	
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C	P	P	P	P	
Fabric and notion shops, retail	X	P	P	P	P	
Financial institutions-banks, savings/loans						
With/without drive-thru window	P	P	P	P	P	
Automatic teller machine only	P	P	P	P	P	
Florist and plant shops, retail	X	P	P	P	P	
Funeral and interment establishments						
cemeteries and memorial cemeteries	X	X	X	X	C	See §1020 Note (10)
gravestone and burial vault, sales and storage undertaking, mortuary, and/or funeral home	X	X	X	X	P	
	X	X	X	C	P	
Gift, card, and stationary shops, retail	X	P	P	P	P	
Grocers, retail						
convenience food stores	X	P	P	P	P	Note(12)
delicatessens, bakery, specialty	X	P	P	P	P	Note(12)
grocers farmers market	X	P	X	X	X	Note(7)
grocery markets	X	P	P	P	P	Note(12)
health food stores	X	P	P	P	P	Note(12)
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic						
clinics (day services only)	P	P	P	P	P	Note(20)
convalescent care, nursing, rest homes	P	X	P	P	P	
hospitals and laboratories	P	X	X	P	P	
person care homes, family	X	X	P	P	P	
personal care homes, group	C	C	P	P	P	
personal care homes, congregate private offices	C	C	C	P	P	
sanitariums and mental institutions	P	P	P	P	P	
	X	X	X	X	P	
	X	X	X	X	P	

Interior design and decorating establishments						
china, clock, frame, and/or rug shops,	X	P	P	P	P	
retail floor covering, retail and service	X	P	P	P	P	
furniture and furnishings stores,	X	P	P	P	P	
retail hardware and paint stores,	X	P	P	P	P	
retail kitchen supply stores, retail	X	P	P	P	P	
kitchen supply stores, rental	X	P	P	P	P	
linen and drapery, retail and service	X	P	P	P	P	
wallpaper, retail and service	X	P	P	P	P	
Jewelry stores, retail	X	P	P	P	P	
Laundry and/or dry cleaning establishments						
drop and pick up	X	P	P	P	P	
stations full-service	X	X	P	P	P	
self-service, public	X	X	C	P	P	
Lawn and garden establishments						
supply and equipment, retail and rental	X	X	C	P	P	Note(10)
greenhouse and plant nursery,	X	X	C	C	P	See § 1000.5
Lodging						
bed and breakfast inns	C	P	C	P	P	
hotels	X	P	C	P	P	
inns	X	P	C	P	P	
motels	X	X	X	C	P	
Mercantile and dry good stores, retail	X	P	P	P	P	
Media facilities, print and electronic						
film and internet production offices	P	P	P	P	P	
newspapers offices	X	P	P	P	P	
publishing and printing establishments	X	P	P	P	P	
Motor vehicles and equipment						
>passenger vehicles and small engine equipment						Note(14)
body repair and painting	X	X	X	X	P) Note
car wash, service or self-service	X	X	P	P	P	(8)
fuel sales	X	C	P	P	P	
general service/installation of parts/access.	X	C	P	P	P	
new or used, sales and rental	X	X	X	C	P	
light duty trailer sales, new-accessory use	X	X	X	C	P	Note(8)
parts/accessories,	X	P	P	P	P	Note(10)
sales tires, sales	X	X	C	C	P	Note
vehicle storage yard welding	X	X	X	X	P	(13)
and fabrication wrecker	X	X	X	X	P	
and/or towing service	X	X	X	X	P	Note
>heavy trucks, RVs and other heavy equipment						(10)
body repair and painting	X	X	X	X	P	Note(8)
fueling station	X	X	X	X	P	Note(8)
general service/installation of parts/access.	X	X	X	X	P	Note(15)
new or used, sales and	X	X	X	X	P	Note(8)
rental	X	X	X	X	P	Note(8)
parts/accessories/tires,	X	X	X	X	X	Note(8)
sales	X	X	X	X	X	Note(13)

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B	B2	B3	See Section or Note
Musical instrument shop, retail	X	P	P	P	P	
Office Parks						
medical office parks	X	X	P	X	P	
professional office parks	P	X	P	X	P	
Office supply stores, retail	P	P	P	P	P	
Optical supply stores, retail	P	P	P	P	P	
Parking, commercial-primary use						
garages	P	P	P	P	P	Note(10)
lots	X	X	X	X	P	See § 520
Parks and Recreation						
campgrounds	X	X	X	X	X	Note(17), Note(18) Note(17)
health/fitness center	X	X	P	P	P	
gymnasium	X	X	C	C	P	
neighborhood activity center-accessory use	P	P	P	P	P	
parks, active	X	C	P	P	P	
parks, passive	P	P	P	P	P	
Photography						
supply and processing stores, sales/service	X	P	P	P	P	
portrait studio	P	P	P	P	P	
Professional offices	P	P	P	P	P	Note(9)
Public buildings						
government offices, libraries, museums	P	P	P	P	P	
convention hall, community center	P	P	P	P	P	
Recreational equipment stores, repair and Rental	X	X	X	P	P	Note(10)
Recreational equipment/supply stores, retail	X	P	X	P	P	Notes(10) & (13)
RESIDENTIAL:						
accessory apartments	P	P	P	C	C	See:§1000.8 See: §1000.8
accessory dwellings	P	P	P	C	C	
apartment buildings	C	C	C	C	C	
apartment houses	C	P	X	X	X	
lofts	P	P	P	P	P	
single-family dwellings	P	P	P	P	P	
two-family dwelling/duplex	X	X	X	X	X	
townhouses	C	C	C	C	C	
Restaurant						
restaurant/café, grill, lunch counter	X	P	P	P	P	Note(11)
with drive-in or drive-through service	X	C	X	X	P	Note(17)
with walk-up or walk-away service	X	C	X	X	P	

Sales and Service Facilities						
appliance stores (small and large), retail, rental, rental, and/or repairs	X	✗	P	P	P	Note(2),(3)&(6)
building supply, retail	X	✗	X	X	P	
equipment(small and large), service and rental	X	✗	P	P	P	Note(2)
equipment(office), service and rental	X	P	X	P	P	
fuel sales-liquid, wholesale and sale	X	✗	X	X	X	Note(16)
funeral and interment establishments, wholesale and storage janitorial	X	✗	X	X	P	
cleaning services janitorial/cleaning supply	X	✗	X	P	P	
store, wholesale lawn and garden supply,	X	✗	X	P	P	
wholesale locksmith shop, service	X	✗	X	X	P	Note(13)
	X	P	X	P	P	

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B	B	B3	See Section or Note
Sales and Service Facilities (continued)						
manufactured home sale lots	X	✗	X	X	X	
pawn shop and pawnbrokers	X	✗	X	X	P	
pest control services	X	✗	X	X	P	
print and publication shops	X	✗	X	X	P	
scrap hauling service	X	✗	X	X	X	
sewer and septic tank service	X	✗	X	X	X	
vending supply and service	X	✗	X	X	X	
Shipping, packaging, and delivery establishments						
non-freight business	X	✗	X	X	P	
Shopping Centers	X	✗	X	X	P	
Telecommunications facilities						
mobile telephones/paging, retail and service	X	P	P	P	P	
satellite dishes, retail	X	✗	P	P	P	
Temporary buildings	P	P	P	P	P	See §1000.9
Toy, variety, novelty, and dime stores, retail	X	P	P	P	P	
Transportation facilities						
airport	X	✗	X	X	C	
administrative offices/dispatches	X	✗	X	X	P	
commuter lot	X	✗	X	X	P	
stations or terminals	X	✗	X	X	P	
Travel agencies	P	P	P	P	P	

Utility and area service provider facilities						
emergency management services-fire, police, ambulance	P	P	P	P	P	See Article XI
garbage and recycling collection services landfills, incinerators, and dumps	X	X	X	X	X	
recycling center	X	X	X	X	X	
telecommunications facility, radio and television stations	X	P	C	C	P	
telecommunications facility, tower/antenna	X	X	X	X	C	
utility administrative office	X	P	X	X	P	
utility transformers, substations, and towers	P	P	P	P	P	
Vending						
food and beverage, temporary sales	X	C	X	X	X	
general merchandise, temporary sales	X	C	X	X	X	
parking, temporary event	X	P	P	P	P	
outdoor sales, temporary sales	X	C	X	X	X	

Notes for Table 7, Section 620.3:

(*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the CBD **Overlay** District and **operated only during the established times set by Council or its designee.** ~~operated only during the established times set by Council or its designee.~~
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.
- (10) Provided that such is screened in accordance with Section 550.

- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.
- (12) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) Excludes retails sales of fuels intended for car and light truck vehicle use.
- (17) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.
- (18) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.
- (19) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (20) Not allowed in B2 [located within the CBD Overlay](#). ~~in CBD.~~

➤ ***Section 645: Revise the Infill Overlay District to include properties zoned R-1, to add a boundary map, to modify the building setbacks, to modify the sidewalk requirement, to modify the tree planting requirement, to merge the dwelling and design sections, and to remove a fence requirement. Renumber affected sections.***

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District Overlay for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District Overlay. Additionally, the IOD is a tool to incentivize infill on existing R1, R1A, R2, and MH zoned parcels. The IOD District design standards contained in this Section are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1, R1A, R2, and MH contained within the overlay district identified in Section 645.2A. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.2A Map.

The IOD District shall be allowed on parcels zoned R1, R1A, R2, and MH located within the IOD boundary as shown in Figure 1.

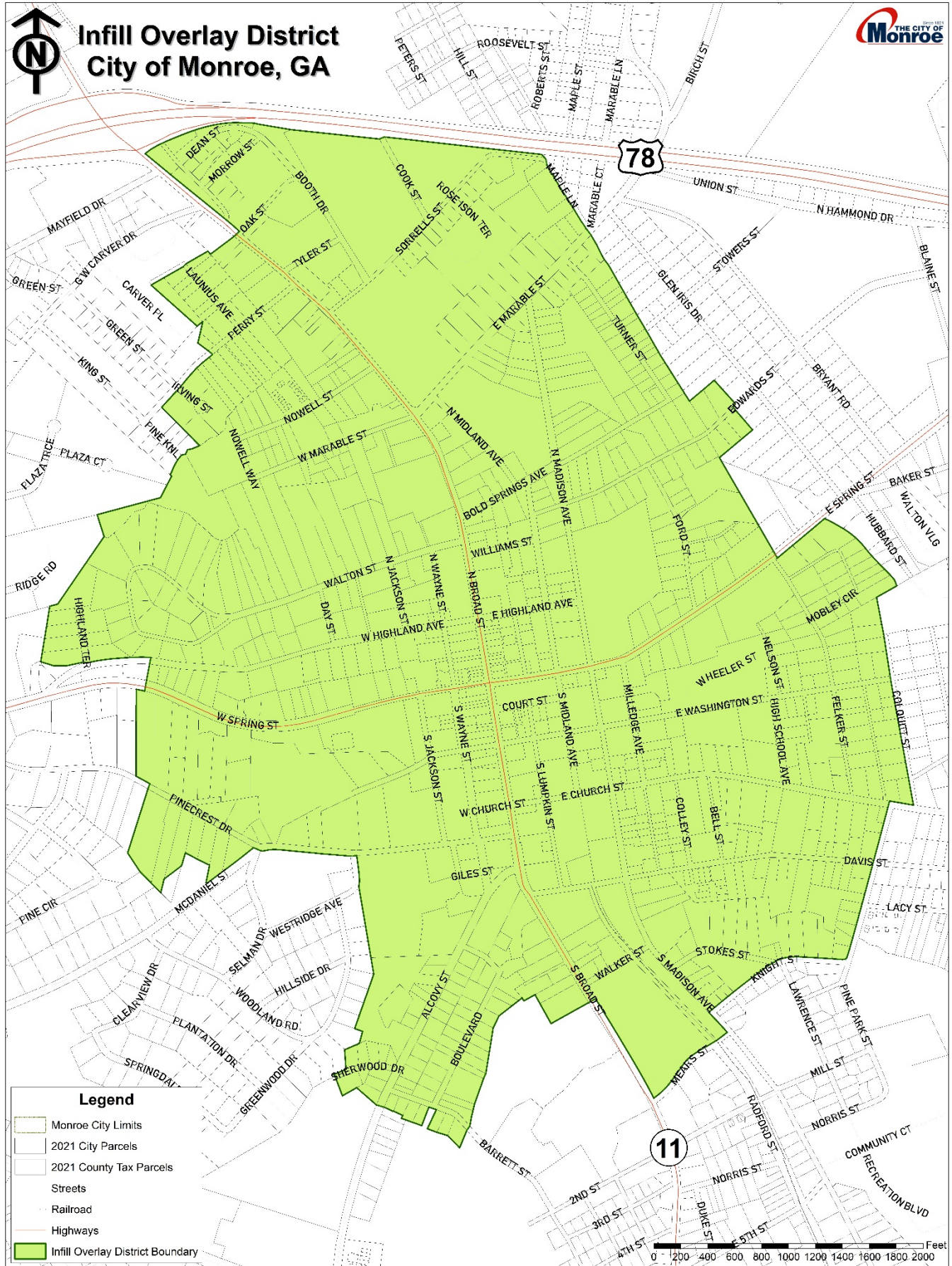
645.1 Intent and Purpose.

~~The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District for high density single family detached dwellings to encourage in town living with a specific focus on walkable communities close to the Central Business District. Additionally the IOD is a tool to incentivize infill on existing R1A, R2, and MH zoned parcels. The IOD District design standards are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.~~

645.2 Applicability.

~~The IOD District shall be allowed in all areas zoned R1A, R2, and MH. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The IOD district can only be applied on parcels up to three acres in the aggregate that are zoned R1A. IOD District projects greater than three acres can be only be applied to parcels zoned R2 and MH. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific historic structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.~~

Figure 1.



645.3 Permitted Uses.

Within an IOD development the following uses are permitted:

- (1) Single-family detached dwellings.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 79 for lot dimensional requirements.

<u>Infill Overlay District (IOD) Dimensional Requirements</u>	
<u>Table 7</u>	
<u>Lot area, minimum</u>	<u>4,000 sf</u>
<u>Lot density, maximum</u>	<u>10.0 upa</u>
<u>Lot coverage, max</u>	<u>50%</u>
<u>Lot width, min at building line</u>	<u>50 ft.</u>
<u>Lot frontage, min</u>	<u>50 ft.</u>
<u>Lot depth, min.</u>	<u>80 ft.</u>
<u>Setback, front yard (minimum)</u>	<u>10 ft.</u>
<u>Setback, side yard (minimum)</u>	<u>5 ft.</u>
<u>Setback, rear yard (minimum)</u>	<u>20 ft.</u>
<u>Building height, maximum</u>	<u>35 ft.</u>
<u>Building area, minimum square footage</u>	<u>1,300 sf</u>
<u>Building width, minimum</u>	<u>24 ft.</u>

<u>Infill Overlay District (IOD) Dimensional Requirements</u>	
<u>Table 9</u>	
Lot area, minimum	4,000 sf
Lot density, maximum	10.0 upa
Lot coverage, max	50%
Lot width, min at building line	50 ft
Lot frontage, min	50 ft.
Lot depth, min.	80 ft.
Setback, front yard (minimum)	10 ft.

Setback, side yard (minimum)	6 ft.
Setback, rear yard (minimum)	20 ft
Building height, maximum	35 ft.
Building area, minimum	1,300 sf
Square footage	
Building width, minimum	24 ft.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.

645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded ~~five (5)~~ **four (4)** foot sidewalks on all streets.
- (8) **Two (2) Overstory Trees (2.5" caliper) shall be planted per lot. Existing overstory trees on a lot may be counted towards this requirement.** ~~Four (4) Overstory Trees (2.5" caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique site conditions, however, they must be more or less evenly distributed across the front lot line.~~
- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

~~All IOD developments shall conform to the following minimum design standards:~~

- (11) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (12) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (13) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (14) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (15) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (16) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (17) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.

- (18) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (19) All roof overhangs shall be a minimum of 12 inches.
- ~~(10) No chain link fencing of any type shall be permitted in an IOD development.~~
- (2011) All utilities serving the IOD development and its dwelling units shall be underground.
- (2112) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.67 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the front façade of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.78 Homeowner Association.

A homeowner’s association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner’s association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City’s Attorney’s Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

➤ *Section 646: Add new section for the CBD overlay district. Add intent and purpose of the CBD overlay district. Add table of permitted uses in the CBD Overlay District. Add procedure for obtaining a Certificate of Appropriateness. Add special design standards and exceptions for the CBD overlay district.*

Section 646 Central Business District Overlay (CBD).

646.1 Intent and Purpose.

The Central Business District Overlay is intended to recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

646.2 Overlay District. The Central Business Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the Central Business Overlay District are those permitted in the underlying zoning districts unless otherwise modified herein below in Table 8.

646.3 Permitted Uses. Uses permitted in the CBD Overlay are outlined below. In *Table 8 - Central Business District Overlay (CBD)*, the letter “P” designates use classifications permitted in CBD only. The letter “C” designates use

classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited in the CBD Overlay.

Section 646.3 Table 8 – Central Business District Overlay (CBD)
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Accessory building and uses	
accessory apartments	P
accessory dwelling units	P
bed and breakfasts	C
fuel dispensary, pump, island and/or canopy	C
home occupations	P
home office	P
residential business	P
outdoor storage	X
outdoor display	P
sidewalk amenities	P
structures – general	P
temporary structures	P
uses – general	P
Administrative and information service facilities	
administrative offices/processing center	P
call/telecommunications center	P
data processing/programming facilities	P
Agricultural uses	
timber harvesting	X
Alcohol and beverage stores, retail	
beer and wine	C
Amusements and Entertainment	
adult entertainment establishment	X
archery range or firing range	X
game center	P
miniature golf, outdoor	X
play centers, skating rink, bowling alley	X
theaters	P
theaters, outdoor	C
Animal facilities and services	
clinics and specialty services	X
hospitals, lodging, and shelters	X
animal/pet supply stores, retail (excluding pet sales)	P
animal/pet supply stores (including pets sales)	X
Antique, curio, and/or collectible shops	P

Apparel stores-clothing and accessories, retail	
bridal, vintage, consignment, and rental	P
new	P
secondhand and/or thrift	P
shoe repair, service	P
tailoring and/or dressmaking, service	P
Arts, Crafts, and Hobbies	
Art, craft and/or hobby supply stores, retail	P
Art gallery or shop, retail	P
Art studios	P
Craftsman studios	P
Audio/video/computer equipment	
supply stores, rental and/or repairs	P
supply stores, retail	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
Book, news, magazine stores, retail	P
Building, construction and special trade facilities	
contractor and developer offices	P
contractor/developer offices with facilities	X
contractor/developer office center	X
landscape/irrigation service	X
timber harvesting service	X
tree surgery service	X
building supply store, wholesale	X
Catering establishments, retail and rental	P
Child-care facilities	
child-care, center	C
child-care, home	C
Principal Use* (unless noted as an accessory use)	CBD
Churches	
community	P
megachurch	P
neighborhood	P
Collection Agency	P
Community associations/clubs-civic and private	P
Confectionery and dessert shops, retail	P
Copy and blueprint shops	P
Department/discount department stores, retail	P
Detective agency	P
Distribution and storage facilities	
warehouse, self-service (mini)	X
warehouse	X
Drug stores, retail	

Educational facilities	
schools-private, public, parochial	C
school programs-day-, pre-, post-	C
small scale instruction	P
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	P
Fabric and notion shops, retail	P
Financial institutions-banks, savings/loans	
With/without drive-thru window	P
Automatic teller machine only	P
Florist and plant shops, retail	P
Funeral and interment establishments	
cemeteries and memorial cemeteries	X
gravestone and burial vault, sales and storage	X
undertaking, mortuary, and/or funeral home	X
Gift, card, and stationary shops, retail	P
Grocers, retail	P
convenience food stores	P
delicatessens, bakery, specialty grocers	P
farmers market	P
grocery markets	P
health food stores	P
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic	
clinics (day services only)	P
convalescent care, nursing, rest homes	X
hospitals and laboratories	X
person care homes, family	X
personal care homes, group	C
personal care homes, congregate	C
private offices	P
sanitariums and mental institutions	X
Interior design and decorating establishments	
china, clock, frame, and/or rug shops, retail	P
floor covering, retail and service	P
furniture and furnishings stores, retail	P
hardware and paint stores, retail	P
kitchen supply stores, retail	P
kitchen supply stores, rental	P
linen and drapery, retail and service	P
wallpaper, retail and service	P
Jewelry stores, retail	P
Laundry and/or dry cleaning establishments	
drop and pick up stations	P
full-service	X
self-service, public	X

Lawn and garden establishments	
supply and equipment, retail and rental	X
greenhouse and plant nursery, retail	X
Lodging	
bed and breakfast inns	P
hotels	P
inns	P
motels	X
Mercantile and dry good stores, retail	P
Media facilities, print and electronic	
film and internet production offices	P
newspapers offices	P
publishing and printing establishments	P
Motor vehicles and equipment	
>passenger vehicles and small engine equipment	
body repair and painting	X
car wash, service or self-service	X
fuel sales	C
general service/installation of parts/access.	C
new or used, sales and rental	X
light duty trailer sales, new-accessory use	X
parts/accessories, sales	P
tires, sales	X
vehicle storage yard welding	X
and fabrication wrecker and/or	X
towing service	X
>heavy trucks, RVs and other heavy equipment	
body repair and painting	X
fueling station	X
general service/installation of parts/access.	X
new or used, sales and rental	X
parts/accessories/tires, sales	X
truck wash, service or self-service	X
terminal, motor freight	X
truck stop/travel plaza	X

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Musical instrument shop, retail	P
Office Parks	
medical office parks	X
professional office parks	X
Office supply stores, retail	P
Optical supply stores, retail	P
Parking, commercial-primary use	
garages	P
lots	X

Parks and Recreation	
campgrounds	X
health/fitness center	X
gymnasium	X
neighborhood activity center-accessory use	P
parks, active	C
parks, passive	P
Photography	
supply and processing stores, sales/service	P
portrait studio	P
Professional offices	P
Public buildings	
government offices, libraries, museums	P
convention hall, community center	P
Recreational equipment stores, repair and Rental	X
Recreational equipment/supply stores, retail	P
RESIDENTIAL:	
accessory apartments	P
accessory dwellings	P
apartment buildings	C
apartment houses	P
lofts	P
single-family dwellings	P
two-family dwelling/duplex	X
townhouses	C
Restaurant	
restaurant/café, grill, lunch counter	P
with drive-in or drive-through service	C
with walk-up or walk-away service	C
Sales and Service Facilities	
appliance stores (small and large), retail, rental, rental, and/or repairs	X
building supply, retail	X
equipment(small and large), service and rental	X
equipment(office), service and rental	P
fuel sales-liquid, wholesale and sale	X
funeral and interment establishments,	X
wholesale and storage janitorial cleaning	X
services janitorial/cleaning supply store,	X
wholesale lawn and garden supply,	X
wholesale locksmith shop, service	P

LAND USE CATEGORY

Principal Use* (unless noted as an accessory use)	CBD Overlay
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Sales and Service Facilities (continued)	
manufactured home sale lots	X
pawn shop and pawnbrokers	X
pest control services	X
print and publication shops	X
scrap hauling service	X
sewer and septic tank service	X
vending supply and service	X
Shipping, packaging, and delivery establishments	
non-freight business	X
Shopping Centers	X
Telecommunications facilities	
mobile telephones/paging, retail and service	P
satellite dishes, retail	X
Temporary buildings	P
Toy, variety, novelty, and dime stores, retail	P
Transportation facilities	
airport	X
administrative offices/dispatches	X
commuter lot	X
stations or terminals	X
Travel agencies	P
Utility and area service provider facilities	
emergency management services-fire, police, ambulance	P
garbage and recycling collection services	X
landfills, incinerators, and dumps	X
recycling center	X
telecommunications facility, radio and television stations	P
telecommunications facility, tower/antenna	X
utility administrative office	P
utility transformers, substations, and towers	P
Vending	
food and beverage, temporary sales	C
general merchandise, temporary sales	C
parking, temporary event	P
outdoor sales, temporary sales	C

646.4 Original Central Business District. All those properties located in the former Central Business District boundary which is defined as an area being bounded on the North by West Highland Avenue, on the West by South Wayne Street, on the South by East Washington Street, and on the East by North and South Midland Avenue shall be considered non-conforming to the extent they exist as of the adoption of this Section and shall be afforded the rights and provisions contained in Section 500 herein.

646.5 Application to Planning Commission for Certificate of Appropriateness

(1) Approval of Alterations or New Construction.

If a property is within the CBD, no building permit shall be issued and no material change in the appearance of such property, or of a structure, site, or work of art within the CBD, shall be made or be permitted to be made by the owner or occupant thereof, unless or until application for a Certificate of Appropriateness ("COA") has been submitted to and approved by the Planning Commission. Any

approved changes shall conform to all the requirements specified in the COA and this Section. Building Permits related to interior changes to existing buildings in the CBD as of the date of this Ordinance are exempt from the requirement of obtaining a COA from the Planning Commission.

- (2) Approval of New Construction within the CBD Overlay.
The Planning Commission may issue a COA for new projects and structures constructed within the CBD. These structures shall conform in design, scale and setback, to the requirements specified in Section 646.6 as allowed by the issued COA.

- (3) Application Process.
 - (a) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Planning Commission per this section and shall be submitted to the Code Enforcement Officer at least forty-five (45) days prior to the Planning Commission’s regularly scheduled meeting.
 - (b) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Five Thousand Dollars (\$5,000.00) expense to existing elevations or site plans.

- (4) Acceptable Planning Commission Reaction to Applications for COA.
 - (a) The Planning Commission shall, after the public hearing described below, approve the application and issue a COA, as presented, or as modified by the Planning Commission with conditions, if it finds that the proposed change(s) in the appearance would not have a substantial adverse effect on the CBD. In making this determination, the Planning Commission shall consider impervious surface, parking, parking islands, green space, signage, trees, landscaping, buffers, lighting, the architectural value and significance, the historical value and significance, architectural style, general design arrangement, texture, and material of the architectural features involved, and the relationship thereof to the exterior architectural style, and appurtenant features of other development and structures in the CBD, all of these considered in the context of the standards set forth below.
 - (b) The Planning Commission shall deny a COA, if it finds based on the CBD Guidelines in Section 646.6 that the proposed change(s) would have substantial adverse effects on the CBD or any structure therein.

- (5) Public Hearings on Applications for Certificates of Appropriateness, Notices.
Fifteen (15) to Forty-Five (45) days prior to review of a COA by the Planning Commission, the Planning Commission shall inform the owners of any property likely to be affected by reason of the application, and shall give applicant and such owners an opportunity to be heard. Said notice shall be via newspaper advertisement and signage in the same manner as for zoning hearings as outlined in Section 1440. Planning Commission notice, hearings and actions shall be conducted in the same manner as the Planning Commission and Mayor and Council hearings and actions.

- (6) Interior Alterations.
In its review of all applications for a COA, the Planning Commission shall not consider interior arrangement or use having no effect on exterior features, safety or utility.

- (7) Deadline for Approval or Rejection of Application for COA.
The Planning Commission shall act on an application for a COA within not more than Sixty (60) days after the filing thereof by the applicant, unless such a decision is deferred to a future meeting of the Planning Commission.

- (8) Appeal to Mayor and Council; Building Permits.

- (a) Any Applicant aggrieved by a decision of the Planning Commission may appeal said decision to the Council. Said appeal shall be filed in writing with the Code Enforcement Officer within 30 days of the decision of the Planning Commission.
 - (b) On appeal, the Council may uphold the decision of the Planning Commission or reject the decision made by the Planning Commission and enter a different decision on the COA if the Council finds that the Planning Commission abused its discretion by acting arbitrarily and/or in violation of constitutional rights in reaching its decision.
 - (c) In cases where the application covers matters that would require the issuance of a building permit, the rejection of the application for a COA by the Planning Commission shall be binding upon the Code Enforcement Officer charged with issuing building permits and, in such case, no building permit shall be issued.
- (9) Requirement of Conformance with COA.
Work not in accordance with an issued COA is expressly prohibited.
- (10) COA Void if Construction not Commenced.
A COA shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for Eighteen (18) months, at which time they shall expire. A new application must be made and a new COA obtained for any construction or other modification after Eighteen (18) months from the original COA.
- (11) Recording of Applications for COA.
The Planning Commission shall keep a public record of all applications for COA, and of minutes of the Planning Commission's proceedings in connection with said applications.

646.6 Special Design Standards and Exceptions for the CBD Overlay

To promote the infill of the CBD Overlay, the following standards and exceptions shall apply to all properties in the CBD for which a COA has been issued pursuant to Section 646.5 hereinabove for the relevant project. When granting a COA, the Planning Commission may specifically waive completely or modify the various requirements outlined herein. If the requirements are not specifically waived or modified, then the requirements under the property's existing zoning classification shall apply.

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 the granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements.
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 the granting of a COA by the Planning Commission allowing such lot coverage proposed.
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.

Table 9:

CBD	
LOT	
Lot area, min	none
Lot coverage, max	100%
Lot width, min	30 ft.
Lot frontage, min	30 ft.
YARD	
Setback, front yard	0 ft.
Setback, side yard, min	0 ft.
Setback, rear yard, min	0 ft.
BUILDING	
Building height, max	35 ft.
Building ground floor area, min sq footage required	750 sq.ft.

➤ **Section 700: Revise Section 700.2 to remove the CBD commercial zoning district dimensional standards. The dimensional standards have been relocated to the new CBD overlay district section.**

Section 700 Charts of Dimensional Requirements.

700.2 P, ~~CBD~~, B-1, B-2 and B-3 Dimensional Requirements: The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

Section 700.2: Table 12 – Commercial Zoning District Dimensional Requirements

	P	B1	CBD	B2	B3
LOT					
Lot area, min (1)	7,500 sq.ft.	7,500 sq.ft.	none	None(7)	None(7)
Lot coverage, max	50%	50%	100%	60%	60 %
Lot width, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
YARD					
Setback, front yard (2)	25 ft.	25 ft.	0 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft.	0 ft.	15 ft. (4)	15 ft. (5)
Setback, rear yard, min	20 ft.	20 ft.	0 ft.	20 ft. (4)	20 ft. (5)
BUILDING					
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000 sq.ft.	1,000 sq.ft.	750 sq-ft.	1,000 sq.ft.	2,000 sq.ft.

(1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.

- (2) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MONROE,
 GEORGIA

THE MAYOR AND COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS
 FOLLOWS:

10th AMENDMENT - JULY 6, 2021

ARTICLE I.

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and effective July 1, 2014, as thereafter amended, is hereby amended by implementing the below text amendment as follows:

Table of Contents, Article VI: Use Provision By District is hereby amended and supplanted with the following sections as follows:

Section 620 Commercial District: P, B-1, B-2, B-3

Section 640 Overlay District: HPO, A-H, CDO, MHDO, CBD

Section 645 Infill Overlay District (IOD)

Section 646 Central Business District Overlay (CBD)

Article III, Section 310, Table 1 - Districts, is hereby amended by deleting said Table 1 - Districts in its entirety and replacing it with the following in lieu thereof:

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential District
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL:		
	P	Professional / Office / Institutional District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing District
OVERLAY:		
	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District

	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infield Overlay District
	CBD	Central Business District Overlay
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

Article III, Section 310.1, is hereby amended by deleting said Section 310.1 in its entirety and replacing it with the following in lieu thereof:

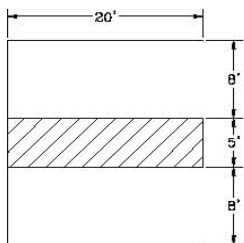
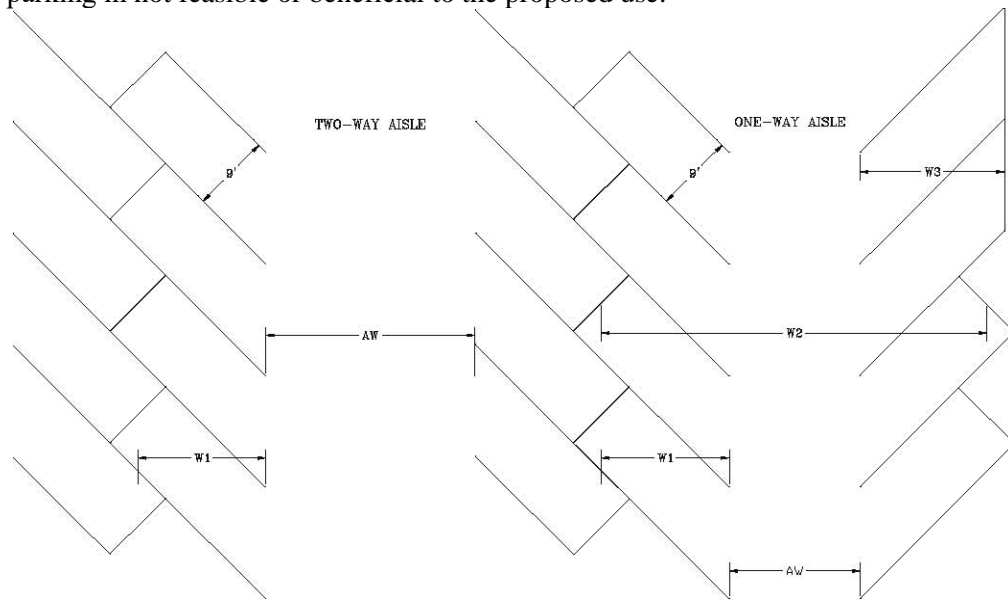
310.1 Incorporation of the Zoning Map. The boundaries of the above-described districts are hereby established as shown on the map, entitled “Official Zoning Map, City of Monroe, GA” adopted on July 6, 2021, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 310.2. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

Article V, Section 520.2, is hereby amended by deleting said Section 520.2 in its entirety and replacing it with the following in lieu thereof:

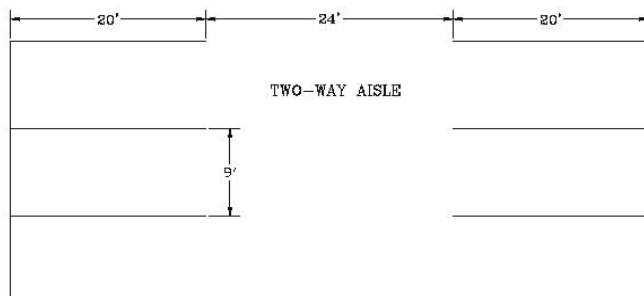
520.2 General Requirements.

- (1) Minimum Size of Off-Street Parking Space. A space at least nine (9) feet wide and twenty (20) feet long with a minimum net area of one hundred and eighty (180) square feet, excluding area for egress and ingress and maneuvering of vehicles.
- (2) Off-Street Parking Space on Different Lot. If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Code Enforcement Officer may permit such space to be provided on other off-street property, if such space lies within four hundred (400) feet of the property line of such principal use, and is under the exclusive control of the person responsible for the principal use. For the purpose of this subsection, “exclusive control” means ownership of such remote space or a lease of such space for no less than two (2) years. Such vehicle parking space shall not thereafter be reduced or encroached upon in any manner.
- (3) Provision of Parking Spaces for Separate Uses. The required number of parking spaces for any number of separate uses may be combined in one (1) lot, but the required space assigned to a use may not be assigned to another use at the same time. However, the portion of the lot required for a use whose peak attendance will be at night or on a particular day of the week may be assigned to a use which will be closed during said peak attendance times. The Code Enforcement Officer shall have the authority to modify the minimum parking space requirements under this Article when such uses propose appropriate alternative Shared Parking arrangements.
- (4) No Reduction of Off-Street Parking Areas. Areas reserved for off-street parking shall not be reduced in area or changed to any other use unless the permitted use that it serves is discontinued or modified, and all requirements hereof continue to be met.

- (5) Pre-Existing Parking. Off-street parking existing on the effective date of this Ordinance serving an existing building or use shall not be reduced to an amount less than required herein for a similar new building or use.
- (6) Alteration of Existing Commercial Buildings. Any commercial building existing on the effective date of this Ordinance may be enlarged up to ten percent (10%) of gross commercial floor area without increasing existing off-street parking spaces.
- (7) Change of Use. In the case of an existing structure changing use, off-street parking requirements applicable to the new use must be provided, unless a variance is obtained in accordance with Section 1430.
- (8) Emergency Vehicles. Parking shall not obstruct Emergency Vehicles from access to buildings.
- (9) Handicap Parking Access. Handicap Parking Access shall be provided as required by the Americans with Disabilities Act. The parking requirements for disabled individuals are defined in the *Federal Register, 28 CFR part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule dated July 26, 1991.*
- (10) Parking Space and Aisle Dimensions. The following diagrams specify the required space and aisle dimensions for the situation depicted. Alternate configurations in conformity with the spirit of these regulations may be authorized by the Code Enforcement Officer.
- (11) Shared parking arrangements are encouraged and may be approved administratively by the Code Enforcement Officer to satisfy up to 35% of the required parking facilities under Section 520.3.
- (12) On-street parking is encouraged in all areas of the City and may be permitted upon approval by the Code Enforcement Officer and the Director of the Street Department in unique circumstances when off-street parking is not feasible or beneficial to the proposed use.



HANDICAP PARKING



Article V, Section 570, is hereby amended by deleting said Section 570 in its entirety and replacing it with the following in lieu thereof:

Section 570 Lot Coverage.

In an effort to maintain the rural character of the City of Monroe and to help protect the environment against the effects of erosion and sedimentation, and to maintain the benefits derived from watershed areas and groundwater recharge areas and from unique characteristics such as an established tree canopy, civic greenspaces, and landscaping enhancements, it is hereby determined that the maximum impervious lot coverage shall be 60% of the total site area in all zoning districts except the geographically small area of the City designated as CBD Overlay as permitted with a Certificate of Appropriateness pursuant to Section 646.5. Recognizing that redevelopment of existing properties offers unique challenges to site planning, particularly for smaller sites, alternative methods to address lot coverage are permissible for existing sites as outlined below with no more that 60% under any circumstance.

Article V, Section 570.1, is hereby amended by deleting said Section 570.1 in its entirety and replacing it with the following in lieu thereof:

570.1 New Development Projects: Lot coverage by impervious surfaces shall not exceed sixty percent (60%) in all zoning districts.

Article VI, Section 620, is hereby amended by deleting said Section 620 in its entirety and replacing it with the following in lieu thereof:

Section 620 Commercial Districts: P, B-1, B-2, B-3.

The commercial zoning districts include: Professional / Office / Institutional District (P), Neighborhood Commercial District (B-1), General Commercial District (B-2), and Highway Business District (B-3).

Article VI, Section 620.2, is hereby amended by deleting said Section 620.2 in its entirety and replacing it with the following in lieu thereof:

620.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the City and region;
 - (b) strengthen the city's economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;
 - (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
 - (d) minimize the impact of commercial development on adjacent residential districts;
 - (e) minimize the impact of industrial development on adjacent commercial districts;
 - (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
 - (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the

minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,

- (i) provide sites for compatible public uses which complement commercial development; and,
 - (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.
- (2) The unique specific purposes of each commercial zoning district are as follows:

(a) Professional / Office/Institutional District (P).

To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center of the City thus reinforcing the highly pedestrian character of the historic downtown areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; to encourage non-linear development with shared parking, amenities, and access; and, to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.

(b) Neighborhood Commercial District (B-1).

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(c) General Commercial District (B-2).

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(d) Highway Business District (B-3).

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. -6 p.m. work schedule and that frequently experience periods of higher traffic volume.

Article VI, Section 620.3, is hereby amended by deleting said Section 620.3 in its entirety and replacing it with the following in lieu thereof:

620.3 Commercial Land Use Regulations (P, B-1, B-2, B-3). The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In *Table 5 - Commercial Zoning District Land Use Regulations*, the letter “P” designates use classifications permitted in commercial zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “see section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Article VI, Section 620.3, Table 5, is hereby amended by deleting said Section 620.3, Table 5, in its entirety and replacing it with the following in lieu thereof:

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P		B1	B2	B3	See Section or Note
Accessory building and uses						
accessory apartments	P		P	P	P	See RESIDENTIAL
accessory dwelling units	C		C	X	X	See RESIDENTIAL
bed and breakfasts	C		P	P	P	Code § 22: 146-225
fuel dispensary, pump, island and/or canopy	X		C	P	P	Note (1)
home occupations	P		P	P	P	See § 1000.3
home office	P		P	X	X	
residential business	P		P	X	P	See § 1000.3
outdoor storage	X		X	X	P	
outdoor display	X		X	X	X	
sidewalk amenities	X		X	X	X	See § 1000.6
structures – general	P		P	P	P	See § 1000.1
temporary structures	P		P	P	P	See § 1000.9
uses – general	P		P	P	P	See § 1000.2
Administrative and information service facilities						
administrative offices/processing center	P		P	P	P	
call/telecommunications center	P		P	P	P	
data processing/programming facilities	P		P	P	P	
Agricultural uses						
timber harvesting	X		X	X	P	
Alcohol and beverage stores, retail						
beer and wine	X		C	P	P	
Amusements and Entertainment						
adult entertainment establishment	X		X	X	X	Note (19)
archery range or firing range	X		X	X	P	See §1031
game center	X		P	P	P	
miniature golf, outdoor	X		X	X	C	
play centers, skating rink, bowling alley	X		X	X	P	
theaters	X		X	X	P	
theaters, outdoor	X		C	C	C	

Animal facilities and services						
clinics and specialty services	X		X	P	P	Note(4)
hospitals, lodging, and shelters	X		X	X	P	Note(4)
animal/pet supply stores, retail (excluding pet sales)	X		P	P	P	
animal/pet supply stores (including pets sales)	X		X	P	P	
Antique, curio, and/or collectible shops	P		P	P	P	
Apparel stores-clothing and accessories, retail						
bridal, vintage, consignment, and rental new	X		P	P	P	
secondhand and/or thrift	X		P	P	P	
shoe repair, service	X		P	P	P	
tailoring and/or dressmaking, service	X		P	P	P	
Arts, Crafts, and Hobbies						
Art, craft and/or hobby supply stores, retail	X		P	P	P	
Art gallery or shop, retail	X		P	P	P	
Art studios	P		P	P	P	
Craftsman studios	P		P	P	P	
Audio/video/computer equipment						
supply stores, rental and/or repairs	X		P	P	P	
supply stores, retail	X		P	P	P	
Beauty shops, services						
barber, hairdresser, and/or stylist shops	P		P	P	P	
beauty supply, retail	P		P	P	P	
beauty/health spas	X		P	P	P	
manicure establishment	X		P	P	P	
tanning centers	X		P	P	P	
Book, news, magazine stores, retail	X		P	P	P	
Building, construction and special trade facilities						Note(5)
contractor and developer offices	X		P	P	P	
contractor/developer offices with facilities	X		X	X	P	
contractor/developer office center	X		X	X	P	Note(6)
landscape/irrigation service	X		X	X	P	
timber harvesting service	X		X	X	P	
tree surgery service	X		X	X	P	
building supply store, wholesale	X		X	X	P	Note(10)
Catering establishments, retail and rental	P		P	P	P	
Child-care facilities						
child-care, center	C		X	P	P	
child-care, home	C		X	P	P	
Principal Use* (unless noted as an accessory use)	P		B1	B2	B3	See Section or Note
Churches						
community	P		P	P	P	
megachurch	P		P	P	P	
neighborhood	P		P	P	P	
Collection Agency	P		P	P	P	
Community associations/clubs-civic and private	P		P	P	P	
Confectionery and dessert shops, retail	X		P	P	P	
Copy and blueprint shops	P		P	P	P	
Department/discount department stores, retail	X		P	P	P	

Detective agency	P		P	P	P	
Distribution and storage facilities						
warehouse, self-service (mini)	X		X	X	P	
warehouse	X		X	X	P	
Drug stores, retail	P		P	P	P	
Educational facilities						
schools-private, public, parochial	C		C	C	C	
school programs-day-, pre-, post-	C		C	C	C	
small scale instruction	C		P	P	P	
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C		P	P	P	
Fabric and notion shops, retail	X		P	P	P	
Financial institutions-banks, savings/loans						
With/without drive-thru window	P		P	P	P	
Automatic teller machine only	P		P	P	P	
Florist and plant shops, retail	X		P	P	P	
Funeral and interment establishments						
cemeteries and memorial cemeteries	X		X	X	C	See §1020 Note (10)
gravestone and burial vault, sales and storage undertaking, mortuary, and/or funeral home	X		X	X	P	
	X		X	C	P	
Gift, card, and stationary shops, retail	X		P	P	P	
Grocers, retail						
convenience food stores	X		P	P	P	Note(12)
delicatessens, bakery, specialty	X		P	P	P	Note(12)
grocers farmers market	X		X	X	X	Note(7)
grocery markets	X		P	P	P	Note(12)
health food stores	X		P	P	P	Note(12)
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic						
clinics (day services only)	P		P	P	P	Note(20)
convalescent care, nursing, rest homes	P		P	P	P	
hospitals and laboratories	P		X	P	P	
personal care homes, family	X		P	P	P	
personal care homes, group	C		P	P	P	
personal care homes, congregate private offices	C		C	P	P	
sanitariums and mental institutions	P		P	P	P	
	X		X	X	P	
Interior design and decorating establishments						
china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service	X X X X X X X		P P P P P P P	P P P P P P P	P P P P P P P	
Jewelry stores, retail	X		P	P	P	

Laundry and/or dry cleaning establishments						
drop and pick up	X		P	P	P	
stations full-service	X		P	P	P	
self-service, public	X		C	P	P	
Lawn and garden establishments						
supply and equipment, retail and rental	X		C	P	P	Note(10) See § 1000.5
greenhouse and plant nursery,	X		C	C	P	
Lodging						
bed and breakfast inns	C		C	P	P	
hotel	X		C	P	P	
s	X		C	P	P	
inns	X		X	C	P	
Mercantile and dry good stores, retail	X		P	P	P	
Media facilities, print and electronic						
film and internet production offices	P		P	P	P	
newspapers offices	X		P	P	P	
publishing and printing establishments	X		P	P	P	
Motor vehicles and equipment						
>passenger vehicles and small engine equipment						Note(14) Note (8)
body repair and painting	X		X	X	P	
car wash, service or self-service	X		P	P	P	
fuel sales	X		P	P	P	
general service/installation of parts/access.	X		P	P	P	
new or used, sales and rental	X		X	C	P	Note(8)
light duty trailer sales, new-accessory use	X		X	C	P	Note(10)
parts/accessories,	X		P	P	P	Note (13)
sales tires, sales	X		C	C	P	
vehicle storage yard welding	X		X	X	P	Note (10)
and fabrication wrecker	X		X	X	P	Note(8)
and/or towing service	X		X	X	P	Note (8)
>heavy trucks, RVs and other heavy equipment						Note(15) Note(8)
body repair and painting	X		X	X	P	
fueling station	X		X	X	P	Note(8)
general service/installation of parts/access.	X		X	X	P	Note(8)
new or used, sales and	X		X	X	P	Note(13)
rental	X		X	X	P	
parts/accessories/tires,	X		X	X	X	
sales	X		X	X	X	

LAND USE CATEGORY	DISTRICT			REFERENCE
Principal Use* (unless noted as an accessory use)	P		B1 B2 B3	See Section or Note
Musical instrument shop, retail	X		P P P	
Office Parks				
medical office parks	X		P X P	
professional office parks	P		P X P	
Office supply stores, retail	P		P P P	
Optical supply stores, retail	P		P P P	

Parking, commercial-primary use						
garages	P		P	P	P	Note(10)
lots	X		X	X	P	See §
Parks and Recreation						
campgrounds	X		X	X	X	Note(17), Note(18) Note(17)
health/fitness center	X		P	P	P	
gymnasium	X		C	C	P	
neighborhood activity center-accessory use	P		P	P	P	
parks, active	X		P	P	P	
parks, passive	P		P	P	P	
Photography						
supply and processing stores, sales/service	X		P	P	P	
portrait studio	P		P	P	P	
Professional offices	P		P	P	P	Note(9)
Public buildings						
government offices, libraries, museums	P		P	P	P	
convention hall, community center	P		P	P	P	
Recreational equipment stores, repair and Rental	X		X	P	P	Note(10)
Recreational equipment/supply stores, retail	X		X	P	P	Notes(10) & (13)
RESIDENTIAL:						
accessory apartments	P		P	C	C	See:§1000.8 See: §1000.8
accessory dwellings	P		P	C	C	
apartment buildings	C		C	C	C	
apartment houses	C		X	X	X	
lofts	P		P	P	P	
single-family dwellings	P		P	P	P	
two-family dwelling/duplex	X		X	X	X	
townhouses	C		C	C	C	
Restaurant						Note(11)
restaurant/café, grill, lunch counter	X		P	P	P	Note(17)
with drive-in or drive-through service	X		X	X	P	
with walk-up or walk-away service	X		X	X	P	
Sales and Service Facilities						
appliance stores (small and large), retail, rental, rental, and/or repairs	X		P	P	P	Note(2),(3)&(6)
building supply, retail	X		P	P	P	
equipment(small and large), service and rental	X		X	X	P	Note(2)
equipment(office), service and rental	X		P	P	P	
fuel sales-liquid, wholesale and sale	X		X	X	X	Note(16
funeral and interment establishments, wholesale and storage janitorial	X		X	X	P	
cleaning services janitorial/cleaning supply	X		X	P	P)
store, wholesale lawn and garden supply,	X		X	P	P	
wholesale locksmith shop, service	X		X	X	P	
	X		X	P	P	

LAND USE CATEGORY	DISTRICT			REFERENCE	
Principal Use* (unless noted as an accessory use)	P	B1	B2	B3	See Section or Note

Sales and Service Facilities (continued)						
manufactured home sale lots	X		X	X	X	
pawn shop and pawnbrokers	X		X	X	P	
pest control services	X		X	X	P	
print and publication shops	X		X	X	P	
scrap hauling service	X		X	X	X	
sewer and septic tank service	X		X	X	X	
vending supply and service	X		X	X	X	
Shipping, packaging, and delivery establishments						
non-freight business	X		X	X	P	
Shopping Centers	X		X	X	P	
Telecommunications facilities						
mobile telephones/paging, retail and service	X		P	P	P	
satellite dishes, retail	X		P	P	P	
Temporary buildings	P		P	P	P	See §1000.9
Toy, variety, novelty, and dime stores, retail	X		P	P	P	
Transportation facilities						
airport	X		X	X	C	
administrative offices/dispatches	X		X	X	P	
commuter lot	X		X	X	P	
stations or terminals	X		X	X	P	
Travel agencies	P		P	P	P	
Utility and area service provider facilities						
emergency management services-fire, police, ambulance	P		P	P	P	
garbage and recycling collection services	X		X	X	X	
landfills, incinerators, and dumps	X		X	X	X	
recycling center	X		X	X	X	
telecommunications facility, radio and television stations	X		C	C	P	
telecommunications facility, tower/antenna	X		X	X	C	See Article XI
utility administrative office	X		X	X	P	
utility transformers, substations, and towers	P		P	P	P	
Vending						
food and beverage, temporary sales	X		X	X	X	
general merchandise, temporary sales	X		X	X	X	
parking, temporary event	X		P	P	P	
outdoor sales, temporary sales	X		X	X	X	

Notes for Table 5, Section 620.3:

(*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.

- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the CBD Overlay District and operated only during the established times set by Council or its designee.
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.
- (10) Provided that such is screened in accordance with Section 550.
- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6. (12) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) Excludes retails sales of fuels intended for car and light truck vehicle use.
- (17) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.
- (18) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.
- (19) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (20) Not allowed in B2 located within the CBD Overlay.

Article VI, Section 640, is hereby amended by deleting said Section 640 in its entirety and replacing it with the following in lieu thereof:

Section 640 Overlay Districts: HPO, A-H, CDO, MHDO, IOD, CBD.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), the Infill Overlay District (IOD), and the Central Business District Overlay (CBD). Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more

stringent requirement shall govern.

Article VI, Section 645, is hereby amended by deleting said Section 645 in its entirety and replacing it with the following in lieu thereof:

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District Overlay for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District Overlay. Additionally, the IOD is a tool to incentivize infill on existing R1, R1A, R2, and MH zoned parcels. The IOD District design standards contained in this Section are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

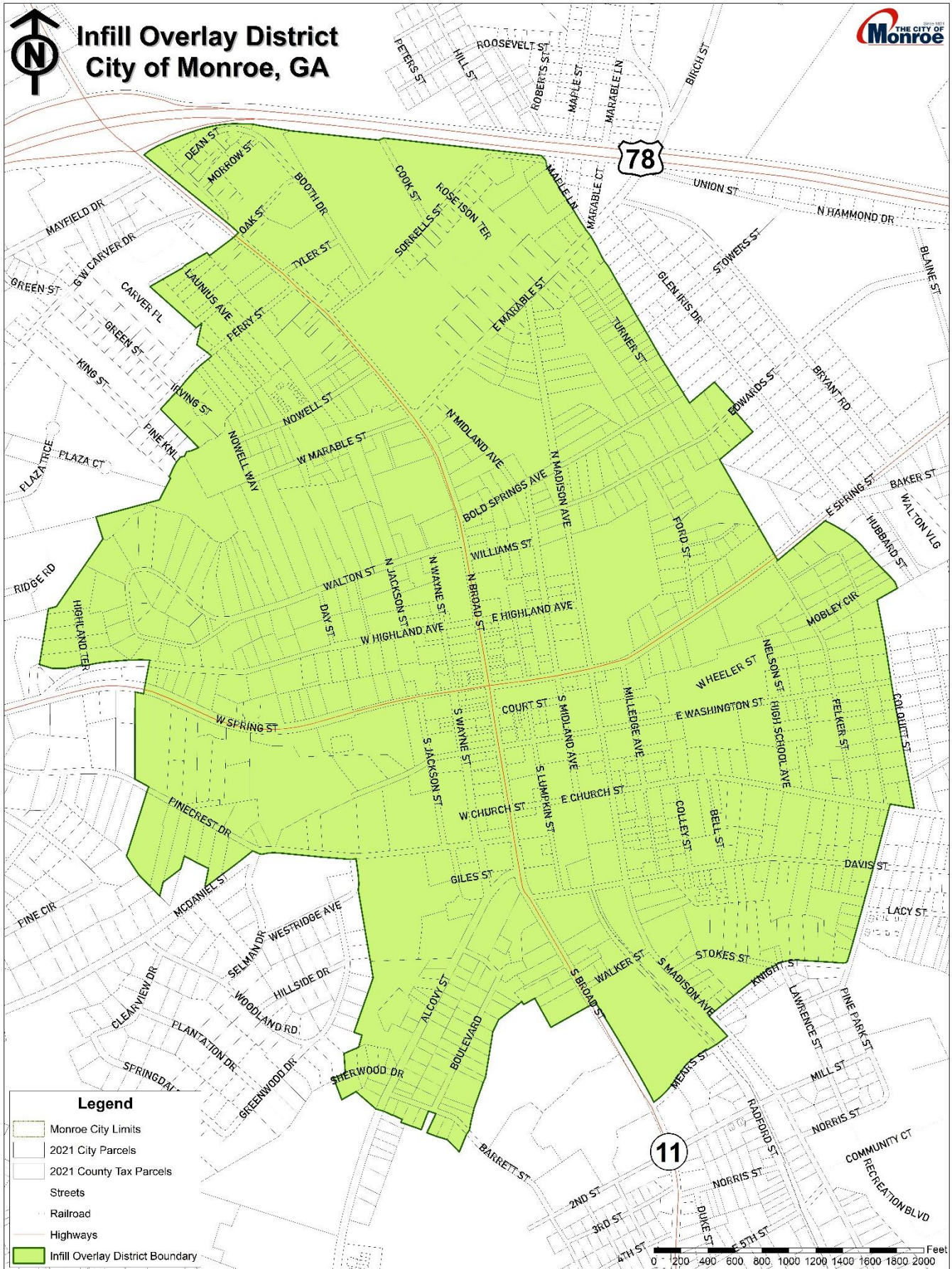
645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1, R1A, R2, and MH contained within the overlay district identified in Section 645.2A. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.2A Map.

The IOD District shall be allowed on parcels zoned R1, R1A, R2, and MH located within the IOD boundary as shown in Figure 1.

Figure 1:



645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded five (5) foot sidewalks on all streets.
- (8) Two (2) Overstorey Trees (2.5" caliper) shall be planted per lot. Existing overstorey trees on a lot may be counted towards this requirement.
- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.
- (11) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (12) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (13) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (14) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (15) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (16) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (17) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.

- (18) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (19) All roof overhangs shall be a minimum of 12 inches.
- (20) All utilities serving the IOD development and its dwelling units shall be underground.
- (21) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.6 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the front facade of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.7 Homeowner Association.

A homeowner’s association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner’s association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City Attorney’s Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

Article VI, Section 646, is hereby added to said Article VI as follows:

Section 646 Central Business District Overlay (CBD).

646.1 Intent and Purpose.

The Central Business District Overlay is intended to recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

646.2 Overlay District. The Central Business Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the Central Business Overlay District are those permitted in the underlying zoning districts unless otherwise modified herein below in Table 8.

646.3 Permitted Uses. Uses permitted in the CBD Overlay are outlined below. In *Table 8 - Central Business District Overlay (CBD)*, the letter “P” designates use classifications permitted in CBD only. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited in the CBD Overlay.

Section 646.3 Table 8 – Central Business District Overlay (CBD)
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Accessory building and uses	
accessory apartments	P
accessory dwelling units	P
bed and breakfasts	C
fuel dispensary, pump, island and/or canopy	C
home occupations	P
home office	P
residential business	P
outdoor storage	X
outdoor display	P
sidewalk amenities	P
structures – general	P
temporary structures	P
uses – general	P
Administrative and information service facilities	
administrative offices/processing center	P
call/telecommunications center	P
data processing/programming facilities	P
Agricultural uses	
timber harvesting	X
Alcohol and beverage stores, retail	
beer and wine	C
Amusements and Entertainment	
adult entertainment establishment	X
archery range or firing range	X
game center	P
miniature golf, outdoor	X
play centers, skating rink, bowling alley	X
theaters	P
theaters, outdoor	C
Animal facilities and services	
clinics and specialty services	X
hospitals, lodging, and shelters	X
animal/pet supply stores, retail (excluding pet sales)	P
animal/pet supply stores (including pets sales)	X
Antique, curio, and/or collectible shops	
	P

Apparel stores-clothing and accessories, retail	
bridal, vintage, consignment, and rental	P
new	P
secondhand and/or thrift	P
shoe repair, service	P
tailoring and/or dressmaking, service	P
Arts, Crafts, and Hobbies	
Art, craft and/or hobby supply stores, retail	P
Art gallery or shop, retail	P
Art studios	P
Craftsman studios	P
Audio/video/computer equipment	
supply stores, rental and/or repairs	P
supply stores, retail	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
Book, news, magazine stores, retail	P
Building, construction and special trade facilities	
contractor and developer offices	P
contractor/developer offices with facilities	X
contractor/developer office center	X
landscape/irrigation service	X
timber harvesting service	X
tree surgery service	X
building supply store, wholesale	X
Catering establishments, retail and rental	P
Child-care facilities	
child-care, center	C
child-care, home	C
Principal Use* (unless noted as an accessory use)	CBD
Churches	
community	P
megachurch	P
neighborhood	P
Collection Agency	P
Community associations/clubs-civic and private	P
Confectionery and dessert shops, retail	P
Copy and blueprint shops	P
Department/discount department stores, retail	P
Detective agency	P
Distribution and storage facilities	
warehouse, self-service (mini)	X
warehouse	X
Drug stores, retail	

Educational facilities schools-private, public, parochial school programs-day-, pre-, post- small scale instruction studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C C P P
Fabric and notion shops, retail	P
Financial institutions-banks, savings/loans With/without drive-thru window Automatic teller machine only	P P
Florist and plant shops, retail	P
Funeral and interment establishments cemeteries and memorial cemeteries gravestone and burial vault, sales and storage undertaking, mortuary, and/or funeral home	X X X
Gift, card, and stationary shops, retail	P
Grocers, retail convenience food stores delicatessens, bakery, specialty grocers farmers market grocery markets health food stores	P P P P P P
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions	P X X X C C P X
Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service	P P P P P P P P
Jewelry stores, retail	P
Laundry and/or dry cleaning establishments drop and pick up stations full-service self-service, public	P X X

Lawn and garden establishments	
supply and equipment, retail and rental	X
greenhouse and plant nursery, retail	X
Lodging	
bed and breakfast inns	P
hotels	P
inns	P
motels	X
Mercantile and dry good stores, retail	P
Media facilities, print and electronic	
film and internet production offices	P
newspapers offices	P
publishing and printing establishments	P
Motor vehicles and equipment	
>passenger vehicles and small engine equipment	
body repair and painting	X
car wash, service or self-service	X
fuel sales	C
general service/installation of parts/access.	C
new or used, sales and rental	X
light duty trailer sales, new-accessory use	X
parts/accessories, sales	P
tires, sales	X
vehicle storage yard welding	X
and fabrication wrecker and/or	X
towing service	X
>heavy trucks, RVs and other heavy equipment	
body repair and painting	X
fueling station	X
general service/installation of parts/access.	X
new or used, sales and rental	X
parts/accessories/tires, sales	X
truck wash, service or self-service	X
terminal, motor freight	X
truck stop/travel plaza	X

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Musical instrument shop, retail	P
Office Parks	
medical office parks	X
professional office parks	X
Office supply stores, retail	P
Optical supply stores, retail	P
Parking, commercial-primary use	
garages	P
lots	X

Parks and Recreation	
campgrounds	X
health/fitness center	X
gymnasium	X
neighborhood activity center-accessory use	P
parks, active	C
parks, passive	P
Photography	
supply and processing stores, sales/service	P
portrait studio	P
Professional offices	P
Public buildings	
government offices, libraries, museums	P
convention hall, community center	P
Recreational equipment stores, repair and Rental	X
Recreational equipment/supply stores, retail	P
RESIDENTIAL:	
accessory apartments	P
accessory dwellings	P
apartment buildings	C
apartment houses	P
lofts	P
single-family dwellings	P
two-family dwelling/duplex	X
townhouses	C
Restaurant	
restaurant/café, grill, lunch counter	P
with drive-in or drive-through service	C
with walk-up or walk-away service	C
Sales and Service Facilities	
appliance stores (small and large), retail, rental, rental, and/or repairs	X
building supply, retail	X
equipment(small and large), service and rental	X
equipment(office), service and rental	P
fuel sales-liquid, wholesale and sale	X
funeral and interment establishments,	X
wholesale and storage janitorial cleaning	X
services janitorial/cleaning supply store,	X
wholesale lawn and garden supply,	X
wholesale locksmith shop, service	P

LAND USE CATEGORY

Principal Use* (unless noted as an accessory use)	CBD Overlay
---	-------------

Sales and Service Facilities (continued)	
manufactured home sale lots	X
pawn shop and pawnbrokers	X
pest control services	X
print and publication shops	X
scrap hauling service	X
sewer and septic tank service	X
vending supply and service	X
Shipping, packaging, and delivery establishments	
non-freight business	X
Shopping Centers	X
Telecommunications facilities	
mobile telephones/paging, retail and service	P
satellite dishes, retail	X
Temporary buildings	P
Toy, variety, novelty, and dime stores, retail	P
Transportation facilities	
airport	X
administrative offices/dispatches	X
commuter lot	X
stations or terminals	X
Travel agencies	P
Utility and area service provider facilities	
emergency management services-fire, police, ambulance	P
garbage and recycling collection services	X
landfills, incinerators, and dumps	X
recycling center	X
telecommunications facility, radio and television stations	P
telecommunications facility, tower/antenna	X
utility administrative office	P
utility transformers, substations, and towers	P
Vending	
food and beverage, temporary sales	C
general merchandise, temporary sales	C
parking, temporary event	P
outdoor sales, temporary sales	C

646.4 Original Central Business District. All those properties located in the former Central Business District boundary which is defined as an area being bounded on the North by West Highland Avenue, on the West by South Wayne Street, on the South by East Washington Street, and on the East by North and South Midland Avenue shall be considered non-conforming to the extent they exist as of the adoption of this Section and shall be afforded the rights and provisions contained in Section 500 herein.

646.5 Application to Planning Commission for Certificate of Appropriateness.

(1) Approval of Alterations or New Construction.

If a property is within the CBD, no building permit shall be issued and no material change in the appearance of such property, or of a structure, site, or work of art within the CBD, shall be made or be permitted to be made by the owner or occupant thereof, unless or until application for a Certificate of Appropriateness (“COA”) has been submitted to and approved by the Planning Commission. Any approved changes shall conform to all the requirements specified in the COA

and this Section. Building Permits related to interior changes to existing buildings in the CBD as of the date of this Ordinance are exempt from the requirement of obtaining a COA from the Planning Commission.

- (2) Approval of New Construction within the CBD Overlay.
The Planning Commission may issue a COA for new projects and structures constructed within the CBD. These structures shall conform in design, scale and setback, to the requirements specified in Section 646.6 as allowed by the issued COA.
- (3) Application Process.
 - (a) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Planning Commission per this section and shall be submitted to the Code Enforcement Officer at least forty-five (45) days prior to the Planning Commission's regularly scheduled meeting.
 - (b) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Five Thousand Dollars (\$5,000.00) expense to existing elevations or site plans.
- (4) Acceptable Planning Commission Reaction to Applications for COA.
 - (a) The Planning Commission shall, after the public hearing described below, approve the application and issue a COA, as presented, or as modified by the Planning Commission with conditions, if it finds that the proposed change(s) in the appearance would not have a substantial adverse effect on the CBD. In making this determination, the Planning Commission shall consider impervious surface, parking, parking islands, green space, signage, trees, landscaping, buffers, lighting, the architectural value and significance, the historical value and significance, architectural style, general design arrangement, texture, and material of the architectural features involved, and the relationship thereof to the exterior architectural style, and appurtenant features of other development and structures in the CBD, all of these considered in the context of the standards set forth below.
 - (b) The Planning Commission shall deny a COA, if it finds based on the CBD Guidelines in Section 646.6 that the proposed change(s) would have substantial adverse effects on the CBD or any structure therein.
- (5) Public Hearings on Applications for Certificates of Appropriateness, Notices.
Fifteen (15) to Forty-Five (45) days prior to review of a COA by the Planning Commission, the Planning Commission shall inform the owners of any property likely to be affected by reason of the application, and shall give applicant and such owners an opportunity to be heard. Said notice shall be via newspaper advertisement and signage in the same manner as for zoning hearings as outlined in Section 1440. Planning Commission notice, hearings and actions shall be conducted in the same manner as the Planning Commission and Mayor and Council hearings and actions.
- (6) Interior Alterations.
In its review of all applications for a COA, the Planning Commission shall not consider interior arrangement or use having no effect on exterior features, safety or utility.
- (7) Deadline for Approval or Rejection of Application for COA.
The Planning Commission shall act on an application for a COA within not more than Sixty (60) days after the filing thereof by the applicant, unless such a decision is deferred to a future meeting of the Planning Commission.
- (8) Appeal to Mayor and Council; Building Permits.
 - (a) Any Applicant aggrieved by a decision of the Planning Commission may appeal said decision to the Council. Said appeal shall be filed in writing with the Code Enforcement Officer within 30 days of the decision of the Planning Commission.
 - (b) On appeal, the Council may uphold the decision of the Planning Commission or reject the decision made by the Planning Commission and enter a different decision on the COA if the Council finds that the Planning Commission abused its discretion by acting arbitrarily and/or

- in violation of constitutional rights in reaching its decision.
- (c) In cases where the application covers matters that would require the issuance of a building permit, the rejection of the application for a COA by the Planning Commission shall be binding upon the Code Enforcement Officer charged with issuing building permits and, in such case, no building permit shall be issued.
 - (9) Requirement of Conformance with COA.
Work not in accordance with an issued COA is expressly prohibited.
 - (10) COA Void if Construction not Commenced.
A COA shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for Eighteen (18) months, at which time they shall expire. A new application must be made and a new COA obtained for any construction or other modification after Eighteen (18) months from the original COA.
 - (11) Recording of Applications for COA.
The Planning Commission shall keep a public record of all applications for COA, and of minutes of the Planning Commission's proceedings in connection with said applications.

646.6 Special Design Standards and Exceptions for the CBD Overlay.

To promote the infill of the CBD Overlay, the following standards and exceptions shall apply to all properties in the CBD for which a COA has been issued pursuant to Section 646.5 hereinabove for the relevant project. When granting a COA, the Planning Commission may specifically waive completely or modify the various requirements outlined herein. If the requirements are not specifically waived or modified, then the requirements under the property’s exiting zoning classification shall apply.

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 the granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements.
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 the granting of a COA by the Planning Commission allowing such lot coverage proposed.
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.

Table 9:

	CBD
LOT	
Lot area, min	none
Lot coverage, max	100%
Lot width, min	30 ft.
Lot frontage, min	30 ft.
YARD	
Setback, front yard	0 ft.
Setback, side yard, min	0 ft.
Setback, rear yard, min	0 ft.
BUILDING	

Building height, max	35 ft.
Building ground floor area, min sq footage required	750 sq.ft.

Article VII, Section 700.2, is hereby amended by deleting said Section 700.2 in its entirety and replacing it with the following in lieu thereof:

700.2 P, B-1, B-2 and B-3 Dimensional Requirements: The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

Section 700.2: Table 11 – Commercial Zoning District Dimensional Requirements

	P	B1	B2	B3
LOT				
Lot area, min (1)	7,500 sq.ft.	7,500 sq.ft.	None(7)	None(7)
Lot coverage, max	50%	50%	60%	60 %
Lot width, min	60 ft.	60 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	60 ft.	100 ft.
YARD				
Setback, front yard (2)	25 ft.	25 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft.	15 ft. (4)	15 ft. (5)
Setback, rear yard, min	20 ft.	20 ft.	20 ft. (4)	20 ft. (5)
BUILDING				
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000 sq.ft.	1,000 sq.ft.	1,000 sq.ft.	2,000 sq.ft.

- (1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.
- (2) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This ____ day of June, 2021.

SECOND READING AND ADOPTED on this ____ day of July, 2021.

CITY OF MONROE, GEORGIA

By: _____ **(SEAL)**

John S. Howard, Mayor

Attest: _____ **(SEAL)**

Debbie Kirk, City Clerk



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-05-2021
Description: Preliminary Plat review for 1301 Alcovy St.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approval subject to corrections listed in the preliminary plat review summary and copied here:*

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval:

1. In the Notes section, provide the reference for the boundary survey, or provide a copy of the boundary survey. (7.2.3(b))
2. In the Notes section under #2, revise the existing address to read "1301 Alcovy Street".
3. Provide a Location Sketch (vicinity map) showing major surrounding features. (7.2.4(e))
4. In the Notes section, state the proposed use of the subdivision as "Single-Family Detached Residential." (7.2.4(f))
5. Revise the front building setback lines to begin at 75 feet on the following lots: 4, 5, 6, 12, 13, 14, 25, 34, 35, 36, 45, and 48. (7.2.4(g))
6. On lots 14 and 15, the building setback lines for these lots are crossing over each lot boundary. (7.2.4(g))
7. Remove the erroneous 20-foot drainage easement shown on the northwest corner of lot 40. (7.2.4(h))
8. Label the sanitary sewer easement shown off-site to connect to the existing lift station as a "proposed sanitary sewer easement". If a sanitary sewer easement has already been granted, then please provide a copy of the deed or easement agreement. (7.2.4(h))

9. Clearly demarcate the sanitary sewer and drainage easements shown on the plat. These features have the same line width and weight as building setback lines. (7.2.4(h))
10. Revise the street name "Monroe-Jersey Road" to read "Alcovy Street." (7.2.4(i))
11. Revise the preliminary plat to include proposed street names on each of the streets proposed in the development. (7.2.4(i))
12. Revise the tabular chart on page C.21 to contain the correct lot dimensions for all lots with curves in the lot boundaries, i.e. lot 13 should have a degree of curvature in the boundary description. (7.2.4(k))
13. The right-of-way line and curvature chart on the first page of the preliminary plat does not correspond to any data shown on the plat. Remove from the plat or revise the plan to label the locations of the data provided. (7.2.4(k))
14. In the Notes section, add a note stating the total number of lots proposed in the subdivision. (7.2.4(l))
15. In the Notes section, add a note stating the largest and smallest lots proposed in the subdivision. (7.2.4(l))
16. All lots located adjacent to intersections must have a 10-foot mitre boundary at the intersection. Revise the following lots to include the required 10-foot mitre: 1, 19, 21, 29, 31, 40, 42, and 56. (7.2.4(l) & 9.2.4)
17. In the Notes section, state the proposed water supplier and sanitary sewer provider. (7.2.4(n))
18. Show the zoning of all adjacent properties. (7.2.4(o))
19. Show the names of all adjacent property owners. (7.2.4(p))
20. Provide elevation labels on the topographic contours. (7.2.4(q))
21. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))

Background: Previously approved expired project modified to current regulations and submitted for approval to be developed at this time.

Attachment(s): Application, plat staff report with required corrections.



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

Plan Report

Plan NO.: PLAT-000100-2021

Plan Type: Subdivision Plat

Work Classification: Preliminary Plat

Plan Status: In Review

Apply Date: 04/19/2021

Expiration:

Location Address

1301 ALCOVY ST, MONROE, GA 30655

Contacts

Hambrick Station LLC **Applicant**
1038 HARDY RD, MARTIN , GA 30557
(706)765-7577

Description: PRELIMINARY PLAT REVIEW OF 56 LOTS - P&Z MTG 5/18/2021 @ 5:30 PM - COUNCIL MTG 6/8/2021 @ 6:00 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Preliminary Subdivision Plat Fee	\$1,120.00
Total:	\$1,120.00

Payments	Amt Paid
Total Fees	\$1,120.00
Check # 2886	\$1,120.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
-----------------------	--------------------	-----------------

Issued By:

April 19, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects -- 50% of BP
 NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe
 Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments...
 Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name Hambrick Station

Project Location Monroe - Jersey Road

Proposed Use Residential Map/Parcel M0090002

Acreage 21.57 #S/D Lots 56 # Multifamily Units _____ # Bldgs _____

Water(provider) City of Monroe Sewer(provider) City of Monroe

Property Owner Hambrick Station LLC Phone# 706-765-7577

Address 1038 Hardy Road City Martin State GA Zip 30557

Developer Hambrick Station LLC Phone# 706-765-7577

Address 1038 Hardy Road City Martin State GA Zip 30557

Designer McFarland-Dyer and Associates Phone# 770-932-6550

Address 4174 Silver Peak Parkway City Suwanee State GA Zip 30024

Site Contractor Currahee Home Builders Phone# 770-765-7577

Address 1038 Hardy Road City Martin State GA Zip 30557

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

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.

SIGNATURE OF APPLICANT: [Signature] DATE: 3/26/2021





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

Receipt Number: R00222294

201

Cashier Name: Debbie Adkinson

Terminal Number: 33

Receipt Date: 4/19/2021 11:53:28 AM

Transaction Code: EG - EnerGov

Name: ELROD, MICHAEL (Hambrick S) \$1,120.00

Total Balance Due: \$1,120.00

Payment Method: Check Payn Reference: 2886

Amount: \$1,120.00

Total Payment Received: \$1,120.00

Change: \$0.00

RIGHT-OF-WAY LINE & CURVE CHART

LINE NO.	DIRECTION	DISTANCE
L1	N 55° 34' 36" W	127.34'
L2	N 14° 12' 19" W	162.62'

CURVE NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	287.01'	5923.45'	N 56° 57' 53" W	286.98'
C2	61.65'	7287.56'	N 14° 25' 31" E	61.65'
C3	321.80'	828.23'	N 03° 03' 08" E	319.78'
C4	239.91'	2243.61'	N 11° 08' 31" W	239.79'
C5	275.49'	1339.97'	N 08° 18' 56" W	275.01'
C6	285.39'	15248.61'	N 87° 29' 29" E	285.39'
C7	181.09'	1805.99'	N 85° 09' 18" E	181.01'
C8	142.53'	1113.10'	N 78° 36' 51" E	142.43'
C9	173.73'	4035.87'	N 73° 42' 45" E	173.71'
C10	110.67'	1726.71'	N 74° 18' 56" E	110.66'
C11	57.98'	6829.83'	N 76° 23' 42" E	57.98'

OWNER'S CERTIFICATION

I HEREBY SUBMIT THIS SKETCH PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE.

CODE ENFORCEMENT OFFICER _____ DATE _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS _____ DAY OF _____, 20____

BY: _____ CHAIRMAN
_____ SECRETARY

CERTIFICATE OF APPROVAL BY MONROE COMBINED UTILITIES

THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE WATER & GAS DEPARTMENT, AND ARE APPROVED FOR DEVELOPMENT.

DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR
_____ CITY CLERK

CERTIFICATE OF APPROVAL BY MONROE COMBINED UTILITIES

THE LOTS SHOWN HEREON AND PLANS FOR ELECTRICAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE ELECTRIC AND TELECOMMUNICATIONS DEPARTMENT, AND ARE APPROVED FOR DEVELOPMENT.

DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR
_____ CITY CLERK

CERTIFICATE OF APPROVAL BY MAYOR AND CITY COUNCIL

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR
_____ CITY CLERK

PRELIMINARY NOT FOR CONSTRUCTION

MDA
McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE (770) 932-6550
FAX (770) 932-6551
WWW.GCMDANET

HAMBRICK STATION, LLC
OWNER:
1038 HARDY ROAD
MARTIN, GEORGIA 30057
CONTACT: MIKE ELROD
PHONE: 706-765-7577

HAMBRICK STATION
PROJECT:

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

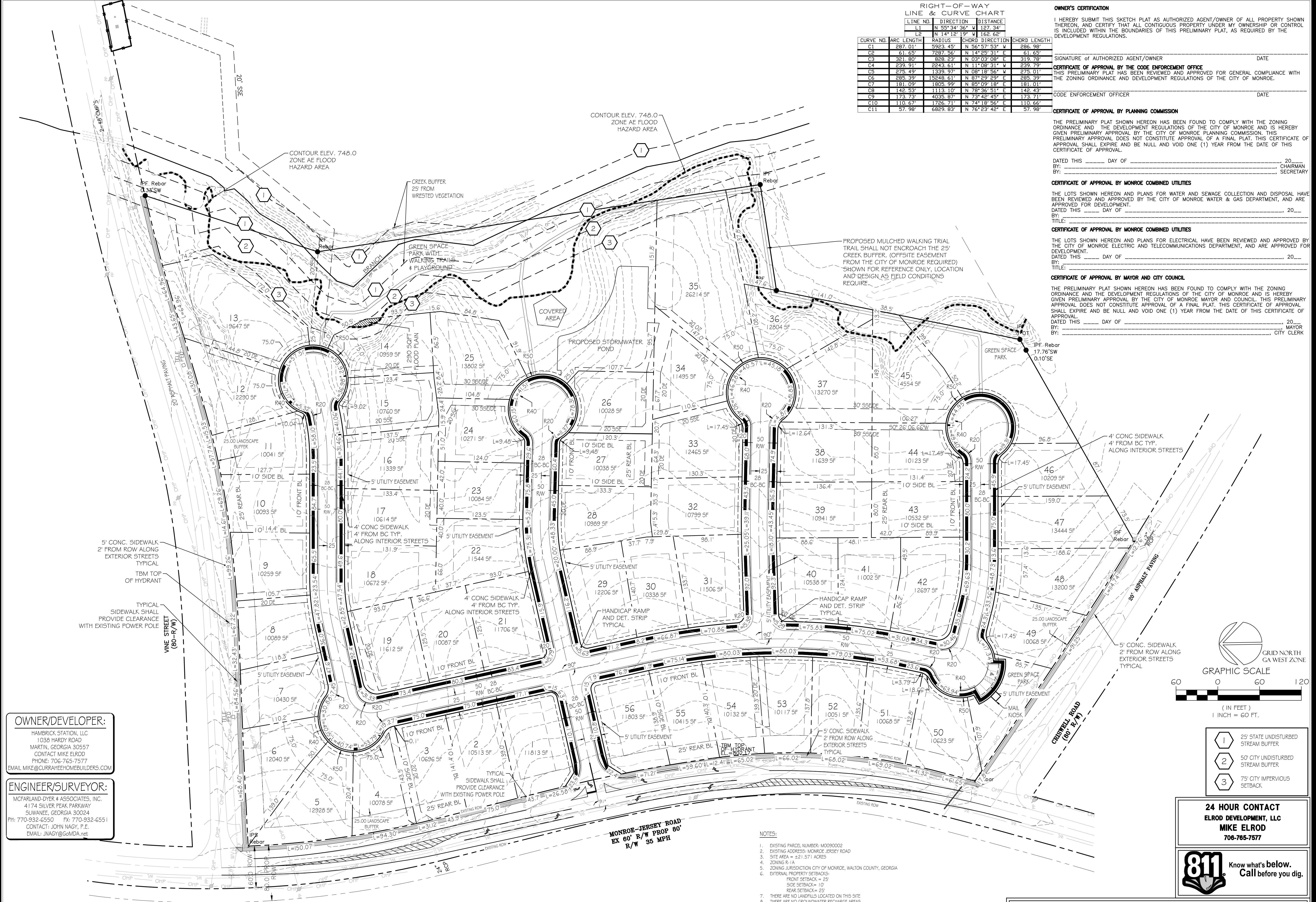
DATE	DESCRIPTION
3-25-2021	PRELIMINARY PLAT

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

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MCFARLAND-DYER & ASSOCIATES, INC.

PRELIMINARY PLAT

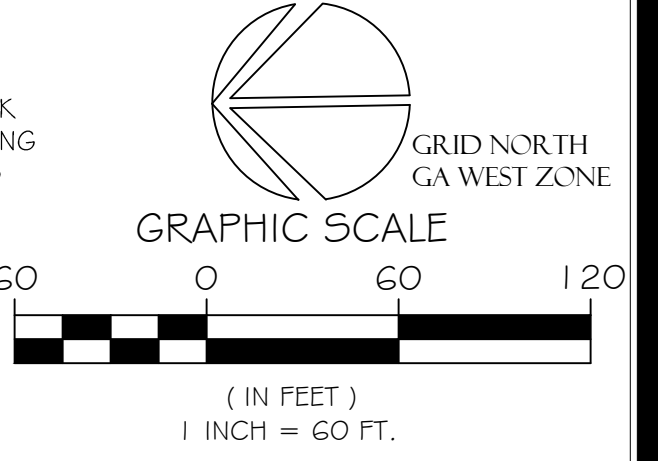
C-2.0



OWNER/DEVELOPER:
HAMBRICK STATION, LLC
1038 HARDY ROAD
MARTIN, GEORGIA 30057
CONTACT MIKE ELROD
PHONE: 706-765-7577
EMAIL MIKE@CURRAHEHOMEBUILDERS.COM

ENGINEER/SURVEYOR:
MCFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PH: 770-932-6550 FX: 770-932-6551
CONTACT: JOHN NAGY, P.E.
EMAIL: JNAGY@GoMDA.net

TOPOGRAPHIC INFORMATION
EXISTING TOPOGRAPHY IS FROM A FILED RUN TOPO PERFORMED BY DILLS-JONES & ASSOCIATES, INC. DATES DECEMBER 8, 2005. (11 NGVD 1929. MEAN SEA LEVEL, ECT.)



- 1 25' STATE UNDISTURBED STREAM BUFFER
- 2 50' CITY UNDISTURBED STREAM BUFFER
- 3 75' CITY IMPERVIOUS SETBACK

24 HOUR CONTACT
ELROD DEVELOPMENT, LLC
MIKE ELROD
706-765-7577



P:\2006\0604\CD - 2021\06-0604 - 2 - BASE.dwg Apr 28, 2021 - 7:59am

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths
1	11013.20	435.69	77.08 15.63 110.06 23.62 26.58 43.74 138.98
2	10512.60	430.40	74.98 138.98 75.00 141.44
3	10695.66	435.00	75.00 141.44 43.66 31.12 143.47 0.00
4	10078.15	431.19	53.79 19.27 143.47 94.30 120.36
5	12828.32	500.31	50.13 40.74 120.36 150.07 139.00
6	10240.18	507.30	110.22 40.15 50.13 199.00 168.40
7	10430.45	409.05	118.31 47.63 17.45 30.68 110.22 84.56
8	10388.84	407.52	105.75 47.62 35.98 118.31 32.43 67.22
9	10258.70	408.39	114.37 65.47 23.54 105.75 99.26
10	10093.27	410.67	84.73 114.37 14.61 69.86 127.70
11	10041.08	410.47	128.06 5.32 10.04 58.10 23.51 127.70 57.74
12	12290.40	489.59	128.06 15.83 130.06 144.75
13	19646.60	582.54	172.02 25.44 57.51 144.75 43.65 64.96 74.21
16	11338.52	439.52	137.49 51.02 41.98 133.45 44.13 31.46
17	10614.39	425.38	131.81 180.02 133.45 40.02 39.98
18	10672.42	424.60	47.54 49.57 131.91 66.00 36.56 93.03
19	11612.23	428.56	93.03 129.46 73.44 31.33 92.45 12.85
20	10087.36	411.81	37.69 125.69 80.33 125.46 36.56 6.09
21	11706.10	433.63	93.00 115.86 15.79 83.35 125.69
22	11544.01	441.60	123.53 75.31 93.00 37.69 6.09 66.00 39.98

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths
23	10064.44	410.52	123.99 75.00 5.21 123.53 40.02 41.98
24	10270.97	419.30	60.15 9.44 29.60 123.99 15.87 24.36 104.83
25	13801.86	461.73	15.60 84.79 91.92 41.51 104.83
26	10028.16	419.67	20.73 120.30 78.51 25.00 107.67 67.67
27	10037.67	410.81	120.30 64.27 11.73 133.24 60.40 9.48 11.37
28	10888.96	433.10	35.34 15.27 21.42 7.90 37.67 48.90 48.33 45.00 153.26
29	12205.82	452.60	88.90 140.45 71.21 15.63 116.20 20.00
30	10338.10	424.72	7.90 29.76 133.68 66.07 8.16 140.65 37.67
31	11506.07	435.05	96.10 25.05 91.98 15.58 70.66 133.68
32	10799.17	424.46	130.26 43.47 39.11 96.10 29.76
33	12464.97	441.77	21.42 15.27 35.34 11.73
34	11494.87	467.24	110.61 30.48 17.45 67.97 130.26 64.27 20.73
35	26214.21	685.05	147.00 46.28 110.61 67.67 95.69 99.73 137.81 106.16 40.57 147.00 151.76
36	12804.08	497.91	47.57 141.00 142.83 45.18 108.18
37	13270.38	509.86	149.06 131.33 4.81 81.63 142.83
38	11638.79	440.24	136.38 74.29 12.64 131.33 85.00
39	10940.54	433.04	48.10 86.56 43.45 36.55 136.38 80.00
40	10538.26	414.21	124.15 75.83 15.29 92.28 18.10 88.56
41	11002.24	425.00	49.52 86.20 75.02 124.15 48.10 42.01
42	12696.95	456.31	30.21 69.63 35.03 30.46 34.30 31.08 86.20 49.52 88.98

Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths
43	10532.45	423.32	131.43 80.00 89.88 42.01 80.00
44	10123.31	413.78	106.27 49.40 17.45 24.23 131.43 85.00
45	14553.74	501.77	99.58 50.24 44.85 106.27 148.06 131.15 38.52
46	10209.19	425.51	96.82 87.09 158.98 45.27 17.45 19.31
47	13443.79	508.84	73.55 12.76 186.55 75.00 158.98
48	13200.29	500.73	114.74 135.12 46.73 13.57 188.55
49	10068.23	404.75	91.25 95.72 17.34 17.45 24.31 33.56 135.12
50	10623.39	439.06	63.94 107.93 17.77 61.65 41.32 132.79 13.66
51	10068.17	418.48	53.68 23.58 3.79 132.79 63.02 135.63
52	10050.97	420.46	79.03 135.63 68.02 137.79
53	10117.32	423.18	80.03 137.79 66.02 139.34
54	10132.14	424.70	80.03 139.34 65.02 140.31
55	10414.64	428.19	75.14 140.31 12.41 59.60 138.55 1.88
56	11802.56	435.97	76.92 138.85 139.54 22.36 110.83 15.79

24 HOUR CONTACT
ELROD DEVELOPMENT, LLC
MIKE ELROD
706-765-7577



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

MDA
 MCFARLAND-DYER & ASSOCIATES, INC.
 4174 SILVER PEAK PARKWAY
 SHAWNEE, GEORGIA 30024
 PHONE (770) 932-6550
 FAX (770) 932-6558
 WWW.GCMDANET

HAMBRICK STATION, LLC
 1038 HARDY ROAD
 MARIETTA, GEORGIA 30067
 PHONE 706-765-7577
 CONTACT: MIKE ELROD

HAMBRICK STATION
 LAND LOT 1 & 2, 3RD DISTRICT
 CITY OF MARIETTA
 WALTON COUNTY, GEORGIA

DATE DESCRIPTION
 3-25-2021 PRELIMINARY PLAN

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

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 MCFARLAND-DYER & ASSOCIATES, INC.

PARCEL DATA
C-21



P.O. Box 1249 • Monroe, Georgia 30655
Attn: Business License
(770) 207-4674
DChambers@MonroeGA.Gov

OCCUPATION TAX APPLICATION

MAA Innovations LLC
 BUSINESS NAME DBA The Brown Fig TELEPHONE (770) 367.5780
 ADDRESS 134 West Spring Street TYPE OF BUSINESS
 MAILING ADDRESS SOM3 Food & Beverage
 EMAIL ADDRESS Vicky@Fixitnow.com Restaurant per applicant PK
 OWNER'S NAME Victoria Adams TELEPHONE (770) 367.5780
 EMERGENCY CONTACT PERSON: Mina Adams
 TELEPHONE 404 922.7080
 PROPERTY OWNER'S NAME: Victoria Adams
 TELEPHONE (770) 367.5780
 **NUMBER OF EMPLOYEES: FULL TIME 3
 PART TIME 5 **(Including Owners & Family Members)
 HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE
 BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CIYT? YES NO
 WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES NO
 A PERMIT IS REQUIRED FOR ALL SIGNS!!
 I hereby certify that I will not violate any of the laws of this State of Georgia
 or of the United States. I further agree to comply with any and all ordinances
 of the City of Monroe in conducting business in the City.
 Signature: Victoria Adams Date 04 / 22 / 2021
 Notice: All businesses located in the City of Monroe are subject to inspection by City Code and Fire Officials

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

CONSUMPTION ON PREMISE:

LICENSE FEE:

BEER/WINE	\$1000.00	✓
NON PROFIT PRIVATE CLUB	\$600.00	<u>n/a</u>
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	<u>n/a</u>
BEER/WINE AMENITIES LICENSE	\$100.00	<u>n/a</u>
DISTILLED SPIRITS	\$3000.00	✓
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	<u>n/a</u>
SUNDAY SALES	\$150.00	✓ N/A

PACKAGE:

LICENSE FEE:

BEER/WINE	\$2000.00	<u>n/a</u>
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	<u>n/a</u>
GROWLERS	\$2000.00	<u>n/a</u>

MANUFACTURER

LICENSE FEE: 1 FEE ONLY

DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	<u>n/a</u>
BREWERY OR MICRO-BREWERIES	\$1000.00	<u>n/a</u>
BREWPUB	\$750.00	<u>n/a</u>

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY
BEER/WINE
DISTILLED SPIRITS

\$1500.00
\$2000.00

n/a
n/a

PRINCIPAL PLACE OF BUSINESS – NOT IN CITY

\$100.00

n/a

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS
FOR PROFIT ORGANIZATIONS

\$25.00 PER DAY
\$150.00 PER DAY

n/a
n/a

SPECIAL EVENT VENUES
REGISTRATION

\$300.00

n/a

There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.
There is no application fee for wholesale dealers.

1. Full Name of Business MAA Innovations LLC dba

Under what name is the Business to operate? The Brown Fig

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

Proprietorship - Domestic

2. Address: a) Physical: 134 West Spring Street

b) Mailing: Same

3. Phone 710.367.5780 Beginning Date of Business in City of Monroe _____

4. New Business _____ Existing business purchase _____

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 26-3660825 Georgia Sales Tax Number _____

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No

7. Full name of Applicant Victoria Adams

Full Name of Spouse, if Married n/a

Are you a Citizen of the United States or Alien Lawful Permanent Resident? yes

Birthplace Georgia

Current Address 506 St. Ives Walk City Monroe St GA Zip 30655

Home Telephone 770.367.5780

Number of Years at present address 13

Previous address (If living at current address less than 2 yrs).
n/a

Number of years at previous address n/a

8. If new business, date business will begin in Monroe 7.15.2021

If transfer or change of ownership, effective date of this change _____

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant & D/B/A _____

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer Victoria Adams / owner

506 St. Ives Walk

Monroe, GA 30655

770.367.5780

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

n/a - NO

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license?

n/a - NO

12. Do you own the land and building on which this business is to be operated?

yes

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? yes or no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

n/a

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

n/a

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. n/a

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. n/a

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. NO-n/a

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. NO-n/a

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) NO-n/a

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? NO-n/a

22. If a retail grocery business in existence for more than six (6) months:

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Andy Brown
 Name
931 Commercial St.
 Address
Conyers, GA 30012 770.490.1000
 City State Zip Telephone

2. Mata Bennett
 Name
1065 Turner Street
 Address
Conyers, GA 30012 770.356.6881
 City State Zip Telephone

3. Laurie Hester
 Name
641 Kings Ridge
 Address
Monroe, GA 30655 770.267.8626
 City State Zip Telephone

This the 22 day of April 2021.

Justina Adams (Signature Applicant)

Owner (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Victoria A Adams (Print Name)

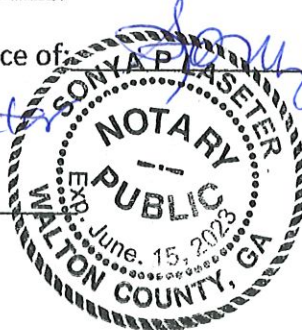
Or: _____ (Signature of Corporate Officer)

(Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Sonya P Laseter

Notary Public: Sonya P Laseter

Executed: 4/22/2021





To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-11-2021
Description: Zoning Map amendment and Adoption

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Staff recommendation is for approval as submitted.

Background: Periodic update to the zoning map and changes to reflect Infill Overlay District and Central Business District.

Attachment(s): Permit Record and Proposed Zoning Map



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

Plan Report

Plan NO.: ZONE-000107-2021

Plan Type: Rezone

Work Classification: Text/Map Amendment

Plan Status: In Review

Apply Date: 05/11/2021

Expiration:

Location Address

Parcel Number

215 N BROAD ST, MONROE, GA 30655

M0140026

Contacts

City Of Monroe
P.O. BOX 1249, Monroe, GA 30655
(770)267-7536

Applicant

Description: ZONING MAP AMENDMENT

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Issued By:

May 11, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE CITY OF MONROE,
GEORGIA

THE MAYOR AND COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS
FOLLOWS:

ARTICLE I.

The “Official Zoning Map, City of Monroe, GA” as shown in the attached Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since May 3, 2021, leading up to its adoption pursuant to Georgia law, is hereby made the Official Zoning Map of the City of Monroe, Georgia. This map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This 8th day of June, 2021.

SECOND READING AND ADOPTED on this 6th day of July, 2021.

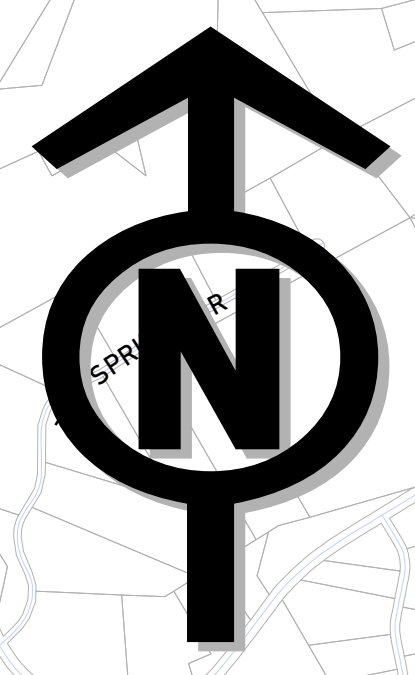
CITY OF MONROE, GEORGIA

By: _____ **(SEAL)**

John S. Howard, Mayor

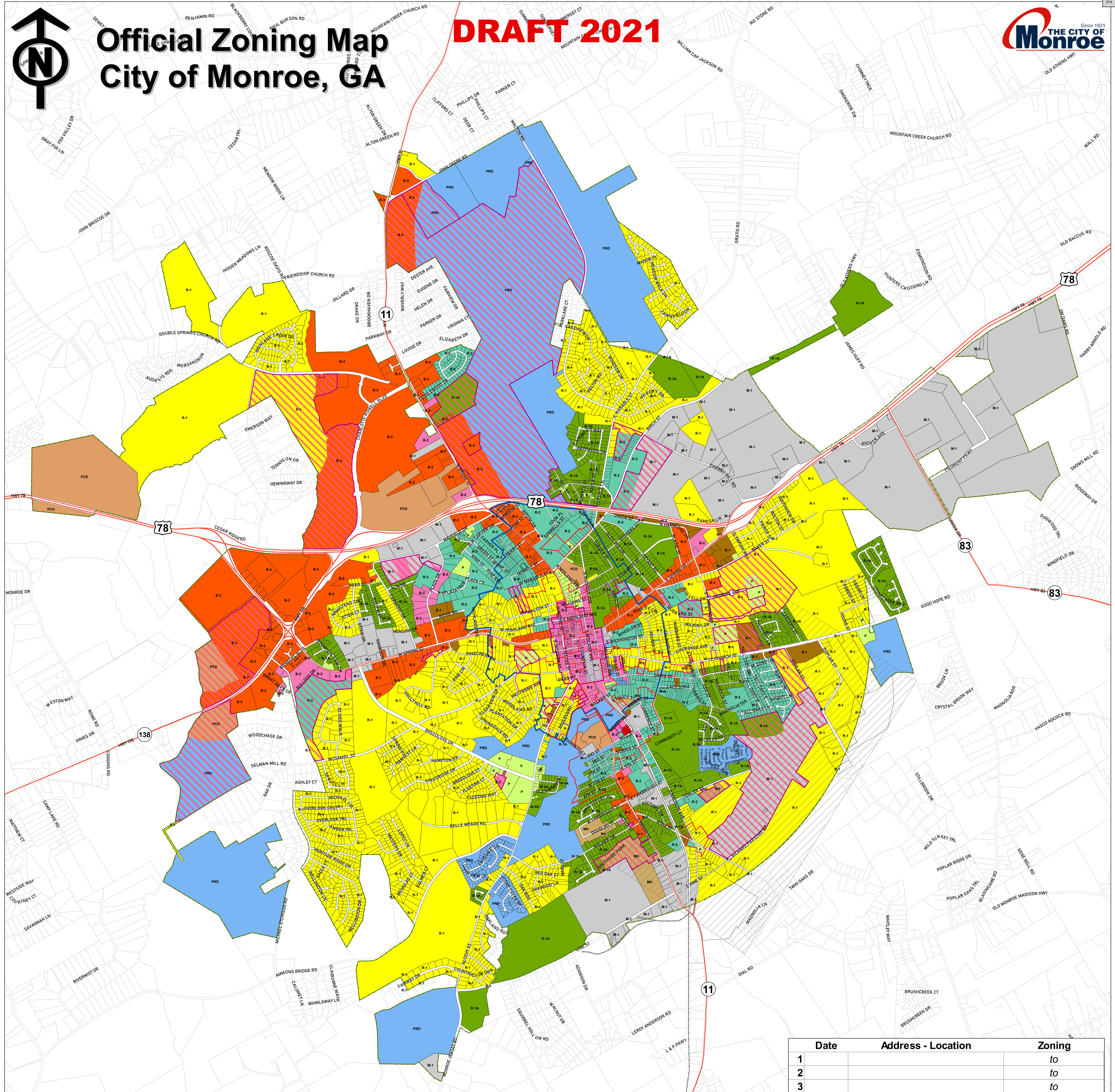
Attest: _____ **(SEAL)**

Debbie Kirk, City Clerk



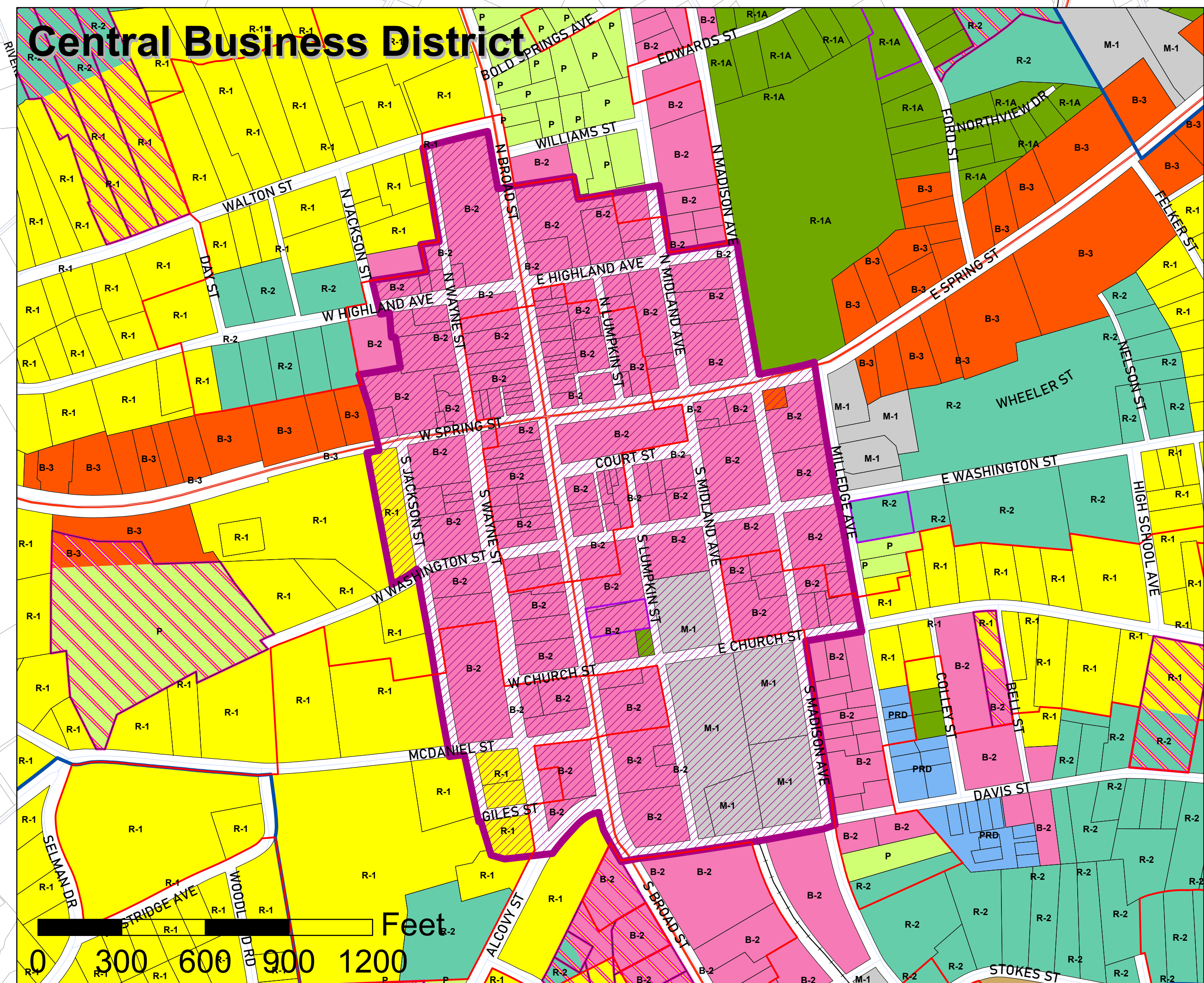
Official Zoning Map City of Monroe, GA

DRAFT 2021



Legend

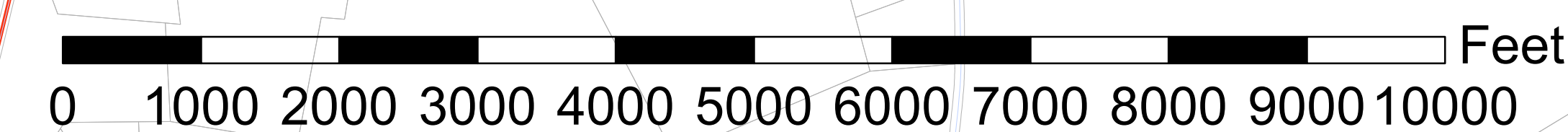
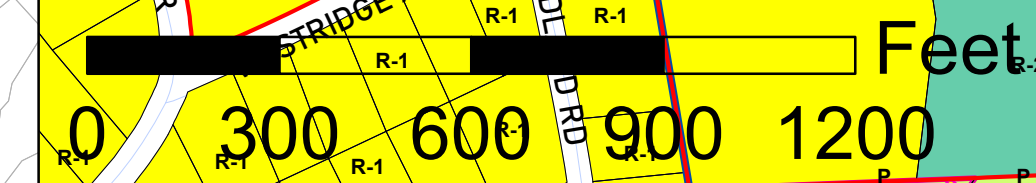
Monroe City Limits	Zoning Districts B-1
Monroe Historic Districts	Zoning Districts B-2
Historic Individual Landmarks	Zoning Districts B-3
Airport Hazard Zone	Zoning Districts M-1
Central Business District	Zoning Districts MH
Infill Overlay District	Zoning Districts MHDO
2021 City Tax Parcels	Zoning Districts P
2021 County Tax Parcels	Zoning Districts PCD
Streets	Zoning Districts PPD
Railroad	Zoning Districts PRD
Highways	Zoning Districts R-1
	Zoning Districts R-1A
	Zoning Districts R-2
	Zoning Districts SPLIT



Date	Address - Location	Zoning
1		to
2		to
3		to
4		to
5		to
6		to
7		to
8		to
9		to
10		to
11		to
12		to
13		to
14		to
15		to
16		to
17		to
18		to
19		to
20		to

This is to certify that this is the official zoning map of the City of Monroe, Georgia, as adopted on the ____ day of _____, 20__.

John Howard, Mayor Date





To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-11-2021
Description: Zoning Code Text Amendment for Infill Overlay and Central Business Districts

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation:

Background:

Attachment(s): Permit, Ordinance and proposed text as amended.



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

Plan Report

Plan NO.: ZONE-000106-2021

Plan Type: Rezone

Work Classification: Text Amendment

Plan Status: In Review

Apply Date: 05/11/2021

Expiration:

Location Address

Parcel Number

215 N BROAD ST, MONROE, GA 30655

M0140026

Contacts

City Of Monroe
P.O. BOX 1249, Monroe, GA 30655
(770)267-7536

Applicant

Description: ZONING CODE AMENDMENT OF TABLE OF CONTENTS; SECT 300; SECT 520; SECT 570; SECT 620; SECT 645; SECT 646; AND SECT 700. - P&Z MTG 5/18/2021 @ 5:30 PM - COUNCIL MTG 6/8/2021 @ 6:00 PM 215 N BROAD ST.

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Issued By:

May 11, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of June, 2021.

SECOND READING AND ADOPTED on this 6th day of July, 2021.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

Proposed Amendments to the Zoning Ordinance

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ **Section 300: Changing the CBD from a zoning district to an overlay district.**

Section 300 Districts.

The City is divided into the following zoning districts set forth in **Table 1 – Districts** below.

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential District
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL:		
	P	Professional / Office / Institutional District
	CBD	Downtown Commercial District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing District
OVERLAY:		
	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infill Overlay District
	CBD	Central Business District Overlay
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

➤ **Section 510: Advertised to be amended, however no amendment is proposed to these sections. The CBD is referenced in 510.2.**

Section 510 Control of Curb Cuts and Vision Clearance.

510.1 Curb Cuts.

- (1) Dimensions. No curb cut shall exceed thirty (30) feet in width for two-way traffic and sixteen (16) feet for one-way traffic.
- (2) Proximity. Curb cuts shall be no closer than twenty (20) feet to other curb cuts or closer than thirty (30) feet to any street intersection. All separations are measured at the radius return back of curb to the right-of-way line. Distances between curb cuts shall be measured from BOC (Back of Curb) to BOC at the radius return between the closest edges of the cuts.
- (3) Frequency Per Lot. One (1) curb cut shall be allowed per one hundred and fifty (150) feet of frontage, up to three (3) cuts per single lot. Existing lots with less than one hundred and fifty (150) feet of frontage shall be allowed one (1) curb cut.
- (4) Common or joint driveways serving multiple parcels are encouraged and may be approved administratively by the Code Enforcement Officer.

510.2 Vision Clearance. In all use districts except the pedestrian-oriented CBD, no obstruction to vision between two and one-half (2-1/2) feet and ten (10) feet from ground level shall be permitted within twenty (20) feet of the intersection of two (2) streets or railroad track, or of a street intersection with a railroad track.

➤ **Section 520: Remove the CBD parking exemption from this section. Exemption to be relocated to new CBD overlay district section. Renumber remaining sections.**

Section 520 Off-Street Automobile Parking.

Within the City, off-street automobile parking space shall be provided on every lot on which any use is established in accordance with this Ordinance. No structure shall be hereafter erected nor any of the following uses established unless the minimum number of parking spaces specified below are provided.

520.1 Intent and Purpose. To progressively alleviate or prevent traffic congestion and shortages of on-street parking spaces; to ensure that adequate off-street parking and loading facilities are provided proportional to the needs of each land use; to ensure off-street parking and loading facilities will be efficient and safe, and protect surrounding land uses from adverse effects of parking areas; to encourage alternative and shared parking arrangements; and, to reduce large open expanses of empty parking lots along City streets.

520.2 General Requirements.

- (1) Minimum Size of Off-Street Parking Space. A space at least nine (9) feet wide and twenty (20) feet long with a minimum net area of one hundred and eighty (180) square feet, excluding area for egress and ingress and maneuvering of vehicles.
- (2) Off-Street Parking Space on Different Lot. If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Code Enforcement Officer may permit such space to be provided on other off-street property, if such space lies within four hundred (400) feet of the property line of such principal use, and is under the exclusive control of the person responsible for the principal use. For the purpose of this subsection, “exclusive control” means ownership of such remote space or a lease of such space for no less than two (2) years. Such vehicle parking space shall not thereafter be reduced or encroached upon in any manner.
- (3) Provision of Parking Spaces for Separate Uses. The required number of parking spaces for any number of separate uses may be combined in one (1) lot, but the required space assigned to a use may not be assigned to another use at the same time. However, the portion of the lot required for a use whose peak attendance

will be at night or on a particular day of the week may be assigned to a use which will be closed during said peak attendance times. The Code Enforcement Officer shall have the authority to modify the minimum parking space requirements under this Article when such uses propose appropriate alternative Shared Parking arrangements.

- (4) No Reduction of Off-Street Parking Areas. Areas reserved for off-street parking shall not be reduced in area or changed to any other use unless the permitted use that it serves is discontinued or modified, and all requirements hereof continue to be met.
- (5) Pre-Existing Parking. Off-street parking existing on the effective date of this Ordinance serving an existing building or use shall not be reduced to an amount less than required herein for a similar new building or use.
- (6) Alteration of Existing Commercial Buildings. Any commercial building existing on the effective date of this Ordinance may be enlarged up to ten percent (10%) of gross commercial floor area without increasing existing off-street parking spaces.
- (7) Change of Use. In the case of an existing structure changing use, off-street parking requirements applicable to the new use must be provided, unless a variance is obtained in accordance with Section 1430.
- (8) Emergency Vehicles. Parking shall not obstruct Emergency Vehicles from access to buildings.
- (9) Handicap Parking Access. Handicap Parking Access shall be provided as required by the Americans with Disabilities Act. The parking requirements for disabled individuals are defined in the *Federal Register, 28 CFR part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule dated July 26, 1991.*
- (10) Parking Space and Aisle Dimensions. The following diagrams specify the required space and aisle dimensions for the situation depicted. Alternate configurations in conformity with the spirit of these regulations may be authorized by the Code Enforcement Officer.
- ~~(11) Central Business District Exemption. Because the pedestrian nature and emphasis upon the downtown area, the presence of ample on-street and public lot parking, and the allowance of commercial garages within the district, new buildings and uses within the CBD with the exceptions itemized herein are exempt from the requirements of Section 520.3; however, if parking is provided, all the provisions of Section 520.4 must be met.~~
- (112) Shared parking arrangements are encouraged and may be approved administratively by the Code Enforcement Officer to satisfy up to 35% of the required parking facilities under Section 520.3.
- (123) On-street parking is encouraged in all areas of the City and may be permitted upon approval by the Code Enforcement Officer and the Director of the Street Department in unique circumstances when off-street parking in not feasible or beneficial to the proposed use.

➤ **Section 570: Amend language for the CBD lot coverage exemption as a reference to requiring a Certificate of Appropriateness in the new CBD overlay district section. Remove the lot coverage exemption requirement for new development projects to be relocated to the new CBD overlay district section.**

Section 570 Lot Coverage.

In an effort to maintain the rural character of the City of Monroe and to help protect the environment against the effects of erosion and sedimentation, and to maintain the benefits derived from watershed areas and groundwater recharge areas and from unique characteristics such as an established tree canopy, civic greenspaces, and landscaping enhancements, it is hereby determined that the maximum impervious lot coverage shall be 60% of the total site area in all zoning districts except the geographically small area of the City designated as CBD ~~Downtown Commercial~~Overlay as permitted with a Certificate of Appropriateness pursuant to Section 646.5. Recognizing that redevelopment of existing properties offers unique challenges to site planning, particularly for smaller sites, alternative methods to address lot coverage are permissible for existing sites as outlined below with no more that 60% under any circumstance.

570.1 New Development Projects: Lot coverage by impervious surfaces shall not exceed sixty percent (60%) in all zoning districts. ~~except CBD Downtown Commercial. In the CBD zoning district zero lot lines are permitted to continue the existing building pattern. To encourage traditional zero lot line construction, there is no restriction on lot coverage for sites in the CBD zoning district.~~

570.2 Expansion Projects

- (1) Definition. An expansion project is defined as any project in which the existing structure is increased by no more than 50% of its existing ground floor area of that which exists at the time of this Ordinance or the total impervious area is not increased by more than 50% of that which exists at the time of this Ordinance. Any increase above 50% shall be treated as a new development project and the site shall be designed with no more than 60% impervious area.
- (2) Application of Guidelines. Expansion projects shall in no circumstance increase the overall lot coverage area greater than 75% impervious surface area.

570.3 Redevelopment Projects

- (1) Definition. A redevelopment is defined as any project in which an existing building or structure is demolished by more than 50% or total area of impervious surface is reduced by 50% or more.
- (2) Application of Guidelines. Due to their lesser impact as a result of smaller size lots less than 3 acres in total area may be redeveloped with a maximum impervious surface area of 75% of the total lot area.

570.4 Alternatives to and Mitigation of Impervious Surfaces. The Code Enforcement Officer shall establish a list of recommended alternatives to impervious surfaces and shall make the same available upon request. Additionally, the Code Enforcement Officer shall establish a list of recommended mitigating products and practices to alleviate excessive lot coverage impact. No request for a Variance to the provisions of this Section shall be considered by the Mayor and Council pursuant to Section 1430 until the Code Enforcement Officer has certified that all reasonable efforts have been taken by the Owner or Occupant to utilize alternative pervious surface products. Further, any grant of a Variance to the maximum lot coverage requirements under this Section must include utilization of proper mitigation products and practices on the subject lot as recommended by the Code Enforcement Officer.

➤ ***Section 620: Amend language to remove the CBD as a commercial zoning district. Amend the commercial zoning district land use table to remove the CBD column heading. Renumber sections. Update table notes to refer to the CBD as an overlay district.***

Section 620 Commercial Districts: P, ~~CBD~~, B-1, B-2, B-3.

The commercial zoning districts include: Professional / Office / Institutional District (P), ~~Downtown Commercial District (CBD)~~, Neighborhood Commercial District (B-1), General Commercial District (B-2), and Highway Business District (B-3).

620.1 General Provisions. In these commercial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

620.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the City and region;
 - (b) strengthen the city’s economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;

- (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
- (d) minimize the impact of commercial development on adjacent residential districts;
- (e) minimize the impact of industrial development on adjacent commercial districts;
- (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
- (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
- (i) provide sites for compatible public uses which complement commercial development; and,
- (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.

(2) The unique specific purposes of each commercial zoning district are as follows:

(a) Professional / Office/Institutional District (P).

To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center of the City thus reinforcing the highly pedestrian character of the historic downtown areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; to encourage non-linear development with shared parking, amenities, and access; and, to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.

~~(b) Downtown Commercial District (CBD).~~

~~To recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.~~

(b) Neighborhood Commercial District (B-1).

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(c) General Commercial District (B-2).

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(d) Highway Business District (B-3).

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. -6 p.m. work schedule and that frequently experience periods of higher traffic volume.

620.3 Commercial Land Use Regulations (P, ~~CBD~~, B-1, B-2, B-3). The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In **Table 57 -Commercial Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in commercial zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “see section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Section 620.3 Table 57– Commercial Zoning District Land Use Regulations
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note
Accessory building and uses						
accessory apartments	P	P	P	P	P	See RESIDENTIAL
accessory dwelling units	C	P	C	X	X	See RESIDENTIAL
bed and breakfasts	C	C	P	P	P	Code § 22: 146-225
fuel dispensary, pump, island and/or canopy	X	C	C	P	P	Note (1)
home occupations	P	P	P	P	P	See § 1000.3
home office	P	P	P	X	X	
residential business	P	P	P	X	P	See § 1000.3
outdoor storage	X	X	X	X	P	
outdoor display	X	P	X	X	X	
sidewalk amenities	X	P	X	X	X	See § 1000.6
structures – general	P	P	P	P	P	See § 1000.1
temporary structures	P	P	P	P	P	See § 1000.9
uses – general	P	P	P	P	P	See § 1000.2
Administrative and information service facilities						
administrative offices/processing center	P	P	P	P	P	
call/telecommunications center	P	P	P	P	P	
data processing/programming facilities	P	P	P	P	P	
Agricultural uses						
timber harvesting	X	X	X	X	P	
Alcohol and beverage stores, retail						
beer and wine	X	C	C	P	P	

Amusements and Entertainment						
adult entertainment establishment	X	X	X	X	X	Note (19) See §1031
archery range or firing range	X	X	X	X	P	
game center	X	P	P	P	P	
miniature golf, outdoor	X	X	X	X	C	
play centers, skating rink, bowling alley	X	X	X	X	P	
theaters	X	P	X	X	P	
theaters, outdoor	X	C	C	C	C	
Animal facilities and services						
clinics and specialty services	X	X	X	P	P	Note(4) Note(4)
hospitals, lodging, and shelters	X	X	X	X	P	
animal/pet supply stores, retail (excluding pet sales)	X	P	P	P	P	
animal/pet supply stores (including pets sales)	X	X	X	P	P	
Antique, curio, and/or collectible shops	P	P	P	P	P	
Apparel stores-clothing and accessories, retail						
bridal, vintage, consignment, and rental	X	P	P	P	P	
new	X	P	P	P	P	
secondhand and/or thrift	X	P	P	P	P	
shoe repair, service	X	P	P	P	P	
tailoring and/or dressmaking, service	X	P	P	P	P	
Arts, Crafts, and Hobbies						
Art, craft and/or hobby supply stores, retail	X	P	P	P	P	
Art gallery or shop, retail	X	P	P	P	P	
Art studios	P	P	P	P	P	
Craftsman studios	P	P	P	P	P	
Audio/video/computer equipment						
supply stores, rental and/or repairs	X	P	P	P	P	
supply stores, retail	X	P	P	P	P	
Beauty shops, services						
barber, hairdresser, and/or stylist shops	P	P	P	P	P	
beauty supply, retail	P	P	P	P	P	
beauty/health spas	X	P	P	P	P	
manicure establishment	X	P	P	P	P	
tanning centers	X	P	P	P	P	
Book, news, magazine stores, retail	X	P	P	P	P	
Building, construction and special trade facilities						
contractor and developer offices	X	P	P	P	P	Note(5)
contractor/developer offices with facilities	X	X	X	X	P	
contractor/developer office center	X	X	X	X	P	Note(6)
landscape/irrigation service	X	X	X	X	P	
timber harvesting service	X	X	X	X	P	
tree surgery service	X	X	X	X	P	Note(10)
building supply store, wholesale	X	X	X	X	P	
Catering establishments, retail and rental	P	P	P	P	P	
Child-care facilities						
child-care, center	C	C	X	P	P	
child-care, home	C	C	X	P	P	
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note

Churches						
community	P	P	P	P	P	
megachurch	P	P	P	P	P	
neighborhood	P	P	P	P	P	
Collection Agency	P	P	P	P	P	
Community associations/clubs-civic and private	P	P	P	P	P	
Confectionery and dessert shops, retail	X	P	P	P	P	
Copy and blueprint shops	P	P	P	P	P	
Department/discount department stores, retail	X	P	P	P	P	
Detective agency	P	P	P	P	P	
Distribution and storage facilities						
warehouse, self-service (mini)	X	X	X	X	P	
warehouse	X	X	X	X	P	
Drug stores, retail	P	P	P	P	P	
Educational facilities						
schools-private, public, parochial	C	C	C	C	C	
school programs-day-, pre-, post-	C	C	C	C	C	
small scale instruction	C	P	P	P	P	
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C	P	P	P	P	
Fabric and notion shops, retail	X	P	P	P	P	
Financial institutions-banks, savings/loans						
With/without drive-thru window	P	P	P	P	P	
Automatic teller machine only	P	P	P	P	P	
Florist and plant shops, retail	X	P	P	P	P	
Funeral and interment establishments						
cemeteries and memorial cemeteries	X	X	X	X	C	See §1020 Note (10)
gravestone and burial vault, sales and storage undertaking, mortuary, and/or funeral home	X	X	X	X	P	
	X	X	X	C	P	
Gift, card, and stationary shops, retail	X	P	P	P	P	
Grocers, retail						
convenience food stores	X	P	P	P	P	Note(12)
delicatessens, bakery, specialty	X	P	P	P	P	Note(12)
grocers farmers market	X	P	X	X	X	Note(7)
grocery markets	X	P	P	P	P	Note(12)
health food stores	X	P	P	P	P	Note(12)
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic						
clinics (day services only)	P	P	P	P	P	Note(20)
convalescent care, nursing, rest homes	P	X	P	P	P	
hospitals and laboratories	P	X	X	P	P	
person care homes, family	X	X	P	P	P	
personal care homes, group	C	C	P	P	P	
personal care homes, congregate private offices	C	C	C	P	P	
sanitariums and mental institutions	P	P	P	P	P	
	X	X	X	X	P	
	X	X	X	X	P	

Interior design and decorating establishments						
china, clock, frame, and/or rug shops,	X	P	P	P	P	
retail floor covering, retail and service	X	P	P	P	P	
furniture and furnishings stores,	X	P	P	P	P	
retail hardware and paint stores,	X	P	P	P	P	
retail kitchen supply stores, retail	X	P	P	P	P	
kitchen supply stores, rental	X	P	P	P	P	
linen and drapery, retail and service	X	P	P	P	P	
wallpaper, retail and service	X	P	P	P	P	
Jewelry stores, retail	X	P	P	P	P	
Laundry and/or dry cleaning establishments						
drop and pick up	X	P	P	P	P	
stations full-service	X	X	P	P	P	
self-service, public	X	X	C	P	P	
Lawn and garden establishments						
supply and equipment, retail and rental	X	X	C	P	P	Note(10)
greenhouse and plant nursery,	X	X	C	C	P	See § 1000.5
Lodging						
bed and breakfast inns	C	P	C	P	P	
hotels	X	P	C	P	P	
inns	X	P	C	P	P	
motels	X	X	X	C	P	
Mercantile and dry good stores, retail	X	P	P	P	P	
Media facilities, print and electronic						
film and internet production offices	P	P	P	P	P	
newspapers offices	X	P	P	P	P	
publishing and printing establishments	X	P	P	P	P	
Motor vehicles and equipment						
>passenger vehicles and small engine equipment						Note(14)
body repair and painting	X	X	X	X	P) Note
car wash, service or self-service	X	X	P	P	P	(8)
fuel sales	X	C	P	P	P	
general service/installation of parts/access.	X	C	P	P	P	
new or used, sales and rental	X	X	X	C	P	
light duty trailer sales, new-accessory use	X	X	X	C	P	Note(8)
parts/accessories,	X	P	P	P	P	Note(10)
sales tires, sales	X	X	C	C	P	Note
vehicle storage yard welding	X	X	X	X	P	(13)
and fabrication wrecker	X	X	X	X	P	
and/or towing service	X	X	X	X	P	Note
>heavy trucks, RVs and other heavy equipment	X	X	X	X	P	(10)
body repair and painting	X	X	X	X	P	Note(8)
fueling station	X	X	X	X	P	Note(8)
general service/installation of parts/access.	X	X	X	X	P	Note(15)
new or used, sales and	X	X	X	X	P	Note(8)
rental	X	X	X	X	P	Note(8)
parts/accessories/tires,	X	X	X	X	X	Note(8)
sales	X	X	X	X	X	Note(13)

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B	B2	B3	See Section or Note
Musical instrument shop, retail	X	P	P	P	P	
Office Parks						
medical office parks	X	X	P	X	P	
professional office parks	P	X	P	X	P	
Office supply stores, retail	P	P	P	P	P	
Optical supply stores, retail	P	P	P	P	P	
Parking, commercial-primary use						
garages	P	P	P	P	P	Note(10)
lots	X	X	X	X	P	See § 520
Parks and Recreation						
campgrounds	X	X	X	X	X	Note(17), Note(18) Note(17)
health/fitness center	X	X	P	P	P	
gymnasium	X	X	C	C	P	
neighborhood activity center-accessory use	P	P	P	P	P	
parks, active	X	C	P	P	P	
parks, passive	P	P	P	P	P	
Photography						
supply and processing stores, sales/service	X	P	P	P	P	
portrait studio	P	P	P	P	P	
Professional offices	P	P	P	P	P	Note(9)
Public buildings						
government offices, libraries, museums	P	P	P	P	P	
convention hall, community center	P	P	P	P	P	
Recreational equipment stores, repair and Rental	X	X	X	P	P	Note(10)
Recreational equipment/supply stores, retail	X	P	X	P	P	Notes(10) & (13)
RESIDENTIAL:						
accessory apartments	P	P	P	C	C	See:§1000.8 See: §1000.8
accessory dwellings	P	P	P	C	C	
apartment buildings	C	C	C	C	C	
apartment houses	C	P	X	X	X	
lofts	P	P	P	P	P	
single-family dwellings	P	P	P	P	P	
two-family dwelling/duplex	X	X	X	X	X	
townhouses	C	C	C	C	C	
Restaurant						
restaurant/café, grill, lunch counter	X	P	P	P	P	Note(11)
with drive-in or drive-through service	X	C	X	X	P	Note(17)
with walk-up or walk-away service	X	C	X	X	P	

Sales and Service Facilities						
appliance stores (small and large), retail, rental, rental, and/or repairs	X	✗	P	P	P	Note(2),(3)&(6)
building supply, retail	X	✗	X	X	P	
equipment(small and large), service and rental	X	✗	P	P	P	Note(2)
equipment(office), service and rental	X	P	X	P	P	
fuel sales-liquid, wholesale and sale	X	✗	X	X	X	Note(16)
funeral and interment establishments, wholesale and storage janitorial	X	✗	X	X	P	
cleaning services janitorial/cleaning supply	X	✗	X	P	P	Note(13)
store, wholesale lawn and garden supply,	X	✗	X	P	P	
wholesale locksmith shop, service	X	✗	X	X	P	
	X	P	X	P	P	

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B	B	B3	See Section or Note
Sales and Service Facilities (continued)						
manufactured home sale lots	X	✗	X	X	X	
pawn shop and pawnbrokers	X	✗	X	X	P	
pest control services	X	✗	X	X	P	
print and publication shops	X	✗	X	X	P	
scrap hauling service	X	✗	X	X	X	
sewer and septic tank service	X	✗	X	X	X	
vending supply and service	X	✗	X	X	X	
Shipping, packaging, and delivery establishments						
non-freight business	X	✗	X	X	P	
Shopping Centers	X	✗	X	X	P	
Telecommunications facilities						
mobile telephones/paging, retail and service	X	P	P	P	P	
satellite dishes, retail	X	✗	P	P	P	
Temporary buildings	P	P	P	P	P	See §1000.9
Toy, variety, novelty, and dime stores, retail	X	P	P	P	P	
Transportation facilities						
airport	X	✗	X	X	C	
administrative offices/dispatches	X	✗	X	X	P	
commuter lot	X	✗	X	X	P	
stations or terminals	X	✗	X	X	P	
Travel agencies	P	P	P	P	P	

Utility and area service provider facilities						
emergency management services-fire, police, ambulance	P	P	P	P	P	See Article XI
garbage and recycling collection services landfills, incinerators, and dumps	X	X	X	X	X	
recycling center	X	X	X	X	X	
telecommunications facility, radio and television stations	X	P	C	C	P	
telecommunications facility, tower/antenna	X	X	X	X	C	
utility administrative office	X	P	X	X	P	
utility transformers, substations, and towers	P	P	P	P	P	
Vending						
food and beverage, temporary sales	X	C	X	X	X	
general merchandise, temporary sales	X	C	X	X	X	
parking, temporary event	X	P	P	P	P	
outdoor sales, temporary sales	X	C	X	X	X	

Notes for Table 7, Section 620.3:

(*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the CBD **Overlay** District and **operated only during the established times set by Council or its designee.** ~~operated only during the established times set by Council or its designee.~~
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.
- (10) Provided that such is screened in accordance with Section 550.

- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.
- (12) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) Excludes retails sales of fuels intended for car and light truck vehicle use.
- (17) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.
- (18) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.
- (19) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (20) Not allowed in B2 [located within the CBD Overlay](#). ~~in CBD.~~

➤ *Section 645: Revise the Infill Overlay District to include properties zoned R-1, to add a boundary map, to modify the building setbacks, to modify the sidewalk requirement, to modify the tree planting requirement, to merge the dwelling and design sections, and to remove a fence requirement. Renumber affected sections.*

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District Overlay for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District Overlay. Additionally, the IOD is a tool to incentivize infill on existing R1, R1A, R2, and MH zoned parcels. The IOD District design standards contained in this Section are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1, R1A, R2, and MH contained within the overlay district identified in Section 645.2A. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.2A Map.

The IOD District shall be allowed on parcels zoned R1, R1A, R2, and MH located within the IOD boundary as shown in Figure 1.

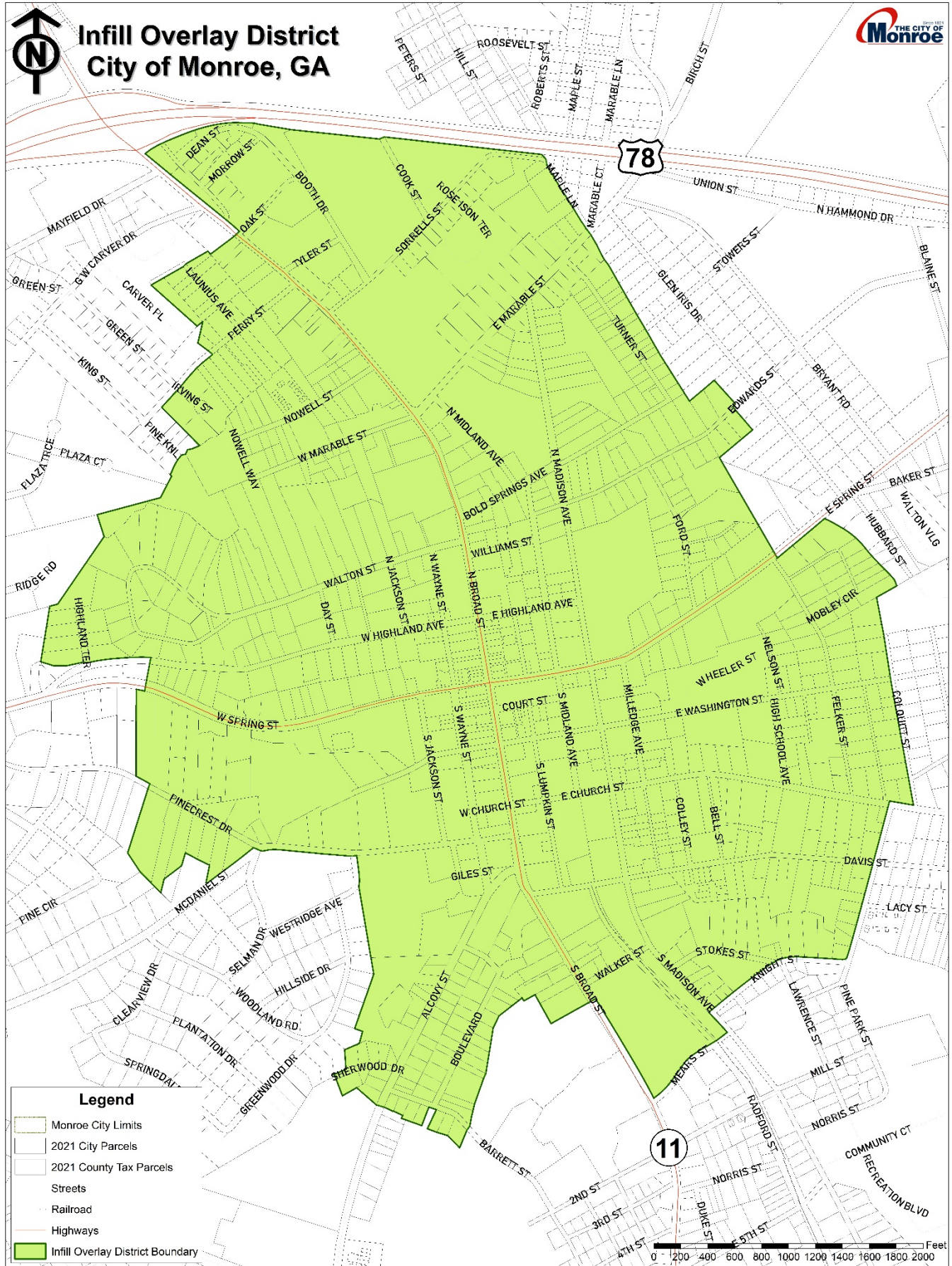
645.1 Intent and Purpose.

~~The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District for high density single family detached dwellings to encourage in town living with a specific focus on walkable communities close to the Central Business District. Additionally the IOD is a tool to incentivize infill on existing R1A, R2, and MH zoned parcels. The IOD District design standards are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.~~

645.2 Applicability.

~~The IOD District shall be allowed in all areas zoned R1A, R2, and MH. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The IOD district can only be applied on parcels up to three acres in the aggregate that are zoned R1A. IOD District projects greater than three acres can be only be applied to parcels zoned R2 and MH. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific historic structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.~~

Figure 1.



645.3 Permitted Uses.

Within an IOD development the following uses are permitted:

- (1) Single-family detached dwellings.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 79 for lot dimensional requirements.

<u>Infill Overlay District (IOD) Dimensional Requirements</u>	
<u>Table 7</u>	
<u>Lot area, minimum</u>	<u>4,000 sf</u>
<u>Lot density, maximum</u>	<u>10.0 upa</u>
<u>Lot coverage, max</u>	<u>50%</u>
<u>Lot width, min at building line</u>	<u>50 ft.</u>
<u>Lot frontage, min</u>	<u>50 ft.</u>
<u>Lot depth, min.</u>	<u>80 ft.</u>
<u>Setback, front yard (minimum)</u>	<u>10 ft.</u>
<u>Setback, side yard (minimum)</u>	<u>5 ft.</u>
<u>Setback, rear yard (minimum)</u>	<u>20 ft.</u>
<u>Building height, maximum</u>	<u>35 ft.</u>
<u>Building area, minimum square footage</u>	<u>1,300 sf</u>
<u>Building width, minimum</u>	<u>24 ft.</u>

<u>Infill Overlay District (IOD) Dimensional Requirements</u>	
<u>Table 9</u>	
Lot area, minimum	4,000 sf
Lot density, maximum	10.0 upa
Lot coverage, max	50%
Lot width, min at building line	50 ft
Lot frontage, min	50 ft.
Lot depth, min.	80 ft.
Setback, front yard (minimum)	10 ft.

Setback, side yard (minimum)	6 ft.
Setback, rear yard (minimum)	20 ft
Building height, maximum	35 ft.
Building area, minimum	1,300 sf
Square footage	
Building width, minimum	24 ft.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.

645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded ~~five (5)~~ **four (4)** foot sidewalks on all streets.
- (8) **Two (2) Overstory Trees (2.5" caliper) shall be planted per lot. Existing overstory trees on a lot may be counted towards this requirement.** ~~Four (4) Overstory Trees (2.5" caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique site conditions, however, they must be more or less evenly distributed across the front lot line.~~
- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

~~All IOD developments shall conform to the following minimum design standards:~~

- (11) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (12) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (13) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (14) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (15) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (16) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (17) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.

- (18) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (19) All roof overhangs shall be a minimum of 12 inches.
- ~~(10) No chain link fencing of any type shall be permitted in an IOD development.~~
- (2011) All utilities serving the IOD development and its dwelling units shall be underground.
- (2112) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.67 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the front façade of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.78 Homeowner Association.

A homeowner’s association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner’s association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City’s Attorney’s Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

➤ *Section 646: Add new section for the CBD overlay district. Add intent and purpose of the CBD overlay district. Add table of permitted uses in the CBD Overlay District. Add procedure for obtaining a Certificate of Appropriateness. Add special design standards and exceptions for the CBD overlay district.*

Section 646 Central Business District Overlay (CBD).

646.1 Intent and Purpose.

The Central Business District Overlay is intended to recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

646.2 Overlay District. The Central Business Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the Central Business Overlay District are those permitted in the underlying zoning districts unless otherwise modified herein below in Table 8.

646.3 Permitted Uses. Uses permitted in the CBD Overlay are outlined below. In Table 8 - Central Business District Overlay (CBD), the letter “P” designates use classifications permitted in CBD only. The letter “C” designates use

classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited in the CBD Overlay.

Section 646.3 Table 8 – Central Business District Overlay (CBD)
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Accessory building and uses	
accessory apartments	P
accessory dwelling units	P
bed and breakfasts	C
fuel dispensary, pump, island and/or canopy	C
home occupations	P
home office	P
residential business	P
outdoor storage	X
outdoor display	P
sidewalk amenities	P
structures – general	P
temporary structures	P
uses – general	P
Administrative and information service facilities	
administrative offices/processing center	P
call/telecommunications center	P
data processing/programming facilities	P
Agricultural uses	
timber harvesting	X
Alcohol and beverage stores, retail	
beer and wine	C
Amusements and Entertainment	
adult entertainment establishment	X
archery range or firing range	X
game center	P
miniature golf, outdoor	X
play centers, skating rink, bowling alley	X
theaters	P
theaters, outdoor	C
Animal facilities and services	
clinics and specialty services	X
hospitals, lodging, and shelters	X
animal/pet supply stores, retail (excluding pet sales)	P
animal/pet supply stores (including pets sales)	X
Antique, curio, and/or collectible shops	P

Apparel stores-clothing and accessories, retail	
bridal, vintage, consignment, and rental	P
new	P
secondhand and/or thrift	P
shoe repair, service	P
tailoring and/or dressmaking, service	P
Arts, Crafts, and Hobbies	
Art, craft and/or hobby supply stores, retail	P
Art gallery or shop, retail	P
Art studios	P
Craftsman studios	P
Audio/video/computer equipment	
supply stores, rental and/or repairs	P
supply stores, retail	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
Book, news, magazine stores, retail	P
Building, construction and special trade facilities	
contractor and developer offices	P
contractor/developer offices with facilities	X
contractor/developer office center	X
landscape/irrigation service	X
timber harvesting service	X
tree surgery service	X
building supply store, wholesale	X
Catering establishments, retail and rental	P
Child-care facilities	
child-care, center	C
child-care, home	C
Principal Use* (unless noted as an accessory use)	CBD
Churches	
community	P
megachurch	P
neighborhood	P
Collection Agency	P
Community associations/clubs-civic and private	P
Confectionery and dessert shops, retail	P
Copy and blueprint shops	P
Department/discount department stores, retail	P
Detective agency	P
Distribution and storage facilities	
warehouse, self-service (mini)	X
warehouse	X
Drug stores, retail	

Educational facilities	
schools-private, public, parochial	C
school programs-day-, pre-, post-	C
small scale instruction	P
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	P
Fabric and notion shops, retail	P
Financial institutions-banks, savings/loans	
With/without drive-thru window	P
Automatic teller machine only	P
Florist and plant shops, retail	P
Funeral and interment establishments	
cemeteries and memorial cemeteries	X
gravestone and burial vault, sales and storage	X
undertaking, mortuary, and/or funeral home	X
Gift, card, and stationary shops, retail	P
Grocers, retail	P
convenience food stores	P
delicatessens, bakery, specialty grocers	P
farmers market	P
grocery markets	P
health food stores	P
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic	
clinics (day services only)	P
convalescent care, nursing, rest homes	X
hospitals and laboratories	X
person care homes, family	X
personal care homes, group	C
personal care homes, congregate	C
private offices	P
sanitariums and mental institutions	X
Interior design and decorating establishments	
china, clock, frame, and/or rug shops, retail	P
floor covering, retail and service	P
furniture and furnishings stores, retail	P
hardware and paint stores, retail	P
kitchen supply stores, retail	P
kitchen supply stores, rental	P
linen and drapery, retail and service	P
wallpaper, retail and service	P
Jewelry stores, retail	P
Laundry and/or dry cleaning establishments	
drop and pick up stations	P
full-service	X
self-service, public	X

Lawn and garden establishments	
supply and equipment, retail and rental	X
greenhouse and plant nursery, retail	X
Lodging	
bed and breakfast inns	P
hotels	P
inns	P
motels	X
Mercantile and dry good stores, retail	P
Media facilities, print and electronic	
film and internet production offices	P
newspapers offices	P
publishing and printing establishments	P
Motor vehicles and equipment	
>passenger vehicles and small engine equipment	
body repair and painting	X
car wash, service or self-service	X
fuel sales	C
general service/installation of parts/access.	C
new or used, sales and rental	X
light duty trailer sales, new-accessory use	X
parts/accessories, sales	P
tires, sales	X
vehicle storage yard welding	X
and fabrication wrecker and/or	X
towing service	X
>heavy trucks, RVs and other heavy equipment	
body repair and painting	X
fueling station	X
general service/installation of parts/access.	X
new or used, sales and rental	X
parts/accessories/tires, sales	X
truck wash, service or self-service	X
terminal, motor freight	X
truck stop/travel plaza	X

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Musical instrument shop, retail	P
Office Parks	
medical office parks	X
professional office parks	X
Office supply stores, retail	P
Optical supply stores, retail	P
Parking, commercial-primary use	
garages	P
lots	X

Parks and Recreation	
campgrounds	X
health/fitness center	X
gymnasium	X
neighborhood activity center-accessory use	P
parks, active	C
parks, passive	P
Photography	
supply and processing stores, sales/service	P
portrait studio	P
Professional offices	P
Public buildings	
government offices, libraries, museums	P
convention hall, community center	P
Recreational equipment stores, repair and Rental	X
Recreational equipment/supply stores, retail	P
RESIDENTIAL:	
accessory apartments	P
accessory dwellings	P
apartment buildings	C
apartment houses	P
lofts	P
single-family dwellings	P
two-family dwelling/duplex	X
townhouses	C
Restaurant	
restaurant/café, grill, lunch counter	P
with drive-in or drive-through service	C
with walk-up or walk-away service	C
Sales and Service Facilities	
appliance stores (small and large), retail, rental, rental, and/or repairs	X
building supply, retail	X
equipment(small and large), service and rental	X
equipment(office), service and rental	P
fuel sales-liquid, wholesale and sale	X
funeral and interment establishments,	X
wholesale and storage janitorial cleaning	X
services janitorial/cleaning supply store,	X
wholesale lawn and garden supply,	X
wholesale locksmith shop, service	P

LAND USE CATEGORY

Principal Use* (unless noted as an accessory use)	CBD Overlay
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Sales and Service Facilities (continued)	
manufactured home sale lots	X
pawn shop and pawnbrokers	X
pest control services	X
print and publication shops	X
scrap hauling service	X
sewer and septic tank service	X
vending supply and service	X
Shipping, packaging, and delivery establishments	
non-freight business	X
Shopping Centers	X
Telecommunications facilities	
mobile telephones/paging, retail and service	P
satellite dishes, retail	X
Temporary buildings	P
Toy, variety, novelty, and dime stores, retail	P
Transportation facilities	
airport	X
administrative offices/dispatches	X
commuter lot	X
stations or terminals	X
Travel agencies	P
Utility and area service provider facilities	
emergency management services-fire, police, ambulance	P
garbage and recycling collection services	X
landfills, incinerators, and dumps	X
recycling center	X
telecommunications facility, radio and television stations	P
telecommunications facility, tower/antenna	X
utility administrative office	P
utility transformers, substations, and towers	P
Vending	
food and beverage, temporary sales	C
general merchandise, temporary sales	C
parking, temporary event	P
outdoor sales, temporary sales	C

646.4 Original Central Business District. All those properties located in the former Central Business District boundary which is defined as an area being bounded on the North by West Highland Avenue, on the West by South Wayne Street, on the South by East Washington Street, and on the East by North and South Midland Avenue shall be considered non-conforming to the extent they exist as of the adoption of this Section and shall be afforded the rights and provisions contained in Section 500 herein.

646.5 Application to Planning Commission for Certificate of Appropriateness

(1) Approval of Alterations or New Construction.

If a property is within the CBD, no building permit shall be issued and no material change in the appearance of such property, or of a structure, site, or work of art within the CBD, shall be made or be permitted to be made by the owner or occupant thereof, unless or until application for a Certificate of Appropriateness ("COA") has been submitted to and approved by the Planning Commission. Any

approved changes shall conform to all the requirements specified in the COA and this Section. Building Permits related to interior changes to existing buildings in the CBD as of the date of this Ordinance are exempt from the requirement of obtaining a COA from the Planning Commission.

- (2) Approval of New Construction within the CBD Overlay.
The Planning Commission may issue a COA for new projects and structures constructed within the CBD. These structures shall conform in design, scale and setback, to the requirements specified in Section 646.6 as allowed by the issued COA.
- (3) Application Process.
 - (a) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Planning Commission per this section and shall be submitted to the Code Enforcement Officer at least forty-five (45) days prior to the Planning Commission's regularly scheduled meeting.
 - (b) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Five Thousand Dollars (\$5,000.00) expense to existing elevations or site plans.
- (4) Acceptable Planning Commission Reaction to Applications for COA.
 - (a) The Planning Commission shall, after the public hearing described below, approve the application and issue a COA, as presented, or as modified by the Planning Commission with conditions, if it finds that the proposed change(s) in the appearance would not have a substantial adverse effect on the CBD. In making this determination, the Planning Commission shall consider impervious surface, parking, parking islands, green space, signage, trees, landscaping, buffers, lighting, the architectural value and significance, the historical value and significance, architectural style, general design arrangement, texture, and material of the architectural features involved, and the relationship thereof to the exterior architectural style, and appurtenant features of other development and structures in the CBD, all of these considered in the context of the standards set forth below.
 - (b) The Planning Commission shall deny a COA, if it finds based on the CBD Guidelines in Section 646.6 that the proposed change(s) would have substantial adverse effects on the CBD or any structure therein.
- (5) Public Hearings on Applications for Certificates of Appropriateness, Notices.
Fifteen (15) to Forty-Five (45) days prior to review of a COA by the Planning Commission, the Planning Commission shall inform the owners of any property likely to be affected by reason of the application, and shall give applicant and such owners an opportunity to be heard. Said notice shall be via newspaper advertisement and signage in the same manner as for zoning hearings as outlined in Section 1440. Planning Commission notice, hearings and actions shall be conducted in the same manner as the Planning Commission and Mayor and Council hearings and actions.
- (6) Interior Alterations.
In its review of all applications for a COA, the Planning Commission shall not consider interior arrangement or use having no effect on exterior features, safety or utility.
- (7) Deadline for Approval or Rejection of Application for COA.
The Planning Commission shall act on an application for a COA within not more than Sixty (60) days after the filing thereof by the applicant, unless such a decision is deferred to a future meeting of the Planning Commission.
- (8) Appeal to Mayor and Council; Building Permits.

- (a) Any Applicant aggrieved by a decision of the Planning Commission may appeal said decision to the Council. Said appeal shall be filed in writing with the Code Enforcement Officer within 30 days of the decision of the Planning Commission.
- (b) On appeal, the Council may uphold the decision of the Planning Commission or reject the decision made by the Planning Commission and enter a different decision on the COA if the Council finds that the Planning Commission abused its discretion by acting arbitrarily and/or in violation of constitutional rights in reaching its decision.
- (c) In cases where the application covers matters that would require the issuance of a building permit, the rejection of the application for a COA by the Planning Commission shall be binding upon the Code Enforcement Officer charged with issuing building permits and, in such case, no building permit shall be issued.

(9) Requirement of Conformance with COA.
 Work not in accordance with an issued COA is expressly prohibited.

(10) COA Void if Construction not Commenced.
 A COA shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for Eighteen (18) months, at which time they shall expire. A new application must be made and a new COA obtained for any construction or other modification after Eighteen (18) months from the original COA.

(11) Recording of Applications for COA.
 The Planning Commission shall keep a public record of all applications for COA, and of minutes of the Planning Commission's proceedings in connection with said applications.

646.6 Special Design Standards and Exceptions for the CBD Overlay

To promote the infill of the CBD Overlay, the following standards and exceptions shall apply to all properties in the CBD for which a COA has been issued pursuant to Section 646.5 hereinabove for the relevant project. When granting a COA, the Planning Commission may specifically waive completely or modify the various requirements outlined herein. If the requirements are not specifically waived or modified, then the requirements under the property's existing zoning classification shall apply.

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 the granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements.
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 the granting of a COA by the Planning Commission allowing such lot coverage proposed.
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.

Table 9:

CBD	
LOT	
Lot area, min	none
Lot coverage, max	100%
Lot width, min	30 ft.
Lot frontage, min	30 ft.
YARD	
Setback, front yard	0 ft.
Setback, side yard, min	0 ft.
Setback, rear yard, min	0 ft.
BUILDING	
Building height, max	35 ft.
Building ground floor area, min sq footage required	750 sq.ft.

➤ **Section 700: Revise Section 700.2 to remove the CBD commercial zoning district dimensional standards. The dimensional standards have been relocated to the new CBD overlay district section.**

Section 700 Charts of Dimensional Requirements.

700.2 P, ~~CBD~~, B-1, B-2 and B-3 Dimensional Requirements: The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

Section 700.2: Table 12 – Commercial Zoning District Dimensional Requirements

	P	B1	CBD	B2	B3
LOT					
Lot area, min (1)	7,500 sq.ft.	7,500 sq.ft.	none	None(7)	None(7)
Lot coverage, max	50%	50%	100%	60%	60 %
Lot width, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
YARD					
Setback, front yard (2)	25 ft.	25 ft.	0 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft.	0 ft.	15 ft. (4)	15 ft. (5)
Setback, rear yard, min	20 ft.	20 ft.	0 ft.	20 ft. (4)	20 ft. (5)
BUILDING					
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000 sq.ft.	1,000 sq.ft.	750 sq-ft.	1,000 sq.ft.	2,000 sq.ft.

(1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.

- (2) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MONROE,
GEORGIA

THE MAYOR AND COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS
FOLLOWS:

ARTICLE I.

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and effective July 1, 2014, as thereafter amended, is hereby amended by implementing the below text amendment as follows:

10th AMENDMENT - JULY 6, 2021

Table of Contents, Article VI: Use Provision By District is hereby amended and supplanted with the following sections as follows:

Section 620 Commercial District: P, B-1, B-2, B-3

Section 640 Overlay District: HPO, A-H, CDO, MHDO, CBD

Section 645 Infill Overlay District (IOD)

Section 646 Central Business District Overlay (CBD)

Article III, Section 310, Table 1 - Districts, is hereby amended by deleting said Table 1 - Districts in its entirety and replacing it with the following in lieu thereof:

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential District
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL:		
	P	Professional / Office / Institutional District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing District
OVERLAY:		
	HPO	Historic Preservation Overlay District

	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infield Overlay District
	CBD	Central Business District Overlay
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

Article III, Section 310.1, is hereby amended by deleting said Section 310.1 in its entirety and replacing it with the following in lieu thereof:

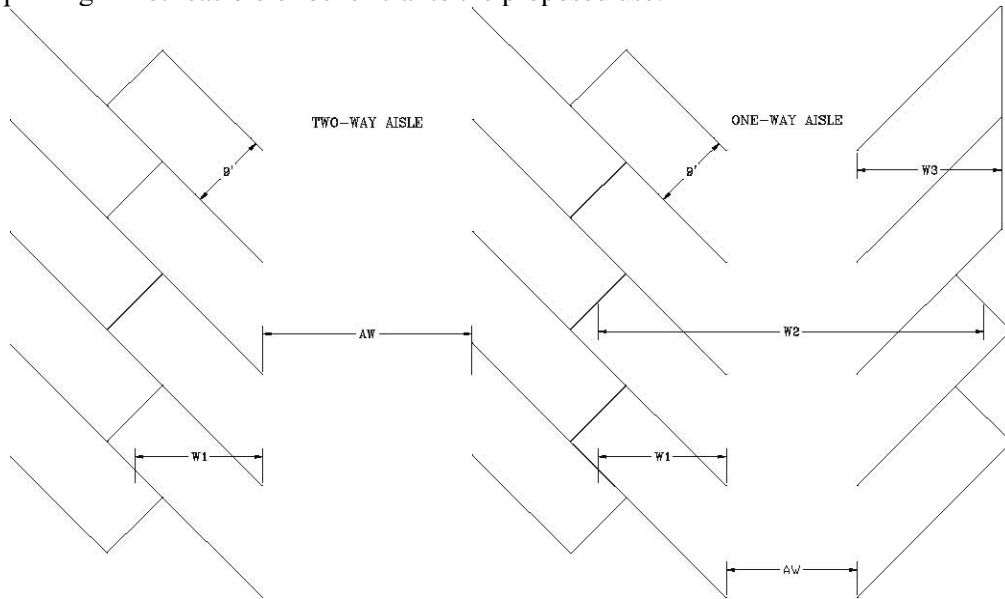
310.1 Incorporation of the Zoning Map. The boundaries of the above-described districts are hereby established as shown on the map, entitled “Official Zoning Map, City of Monroe, GA” adopted on July 6, 2021, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 310.2. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

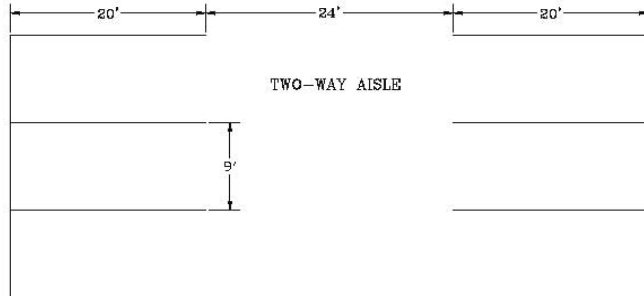
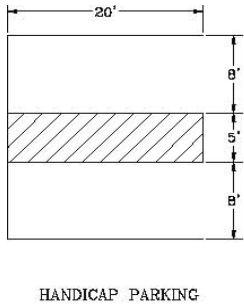
Article V, Section 520.2, is hereby amended by deleting said Section 520.2 in its entirety and replacing it with the following in lieu thereof:

520.2 General Requirements.

- (1) Minimum Size of Off-Street Parking Space. A space at least nine (9) feet wide and twenty (20) feet long with a minimum net area of one hundred and eighty (180) square feet, excluding area for egress and ingress and maneuvering of vehicles.
- (2) Off-Street Parking Space on Different Lot. If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Code Enforcement Officer may permit such space to be provided on other off-street property, if such space lies within four hundred (400) feet of the property line of such principal use, and is under the exclusive control of the person responsible for the principal use. For the purpose of this subsection, “exclusive control” means ownership of such remote space or a lease of such space for no less than two (2) years. Such vehicle parking space shall not thereafter be reduced or encroached upon in any manner.
- (3) Provision of Parking Spaces for Separate Uses. The required number of parking spaces for any number of separate uses may be combined in one (1) lot, but the required space assigned to a use may not be assigned to another use at the same time. However, the portion of the lot required for a use whose peak attendance will be at night or on a particular day of the week may be assigned to a use which will be closed during said peak attendance times. The Code Enforcement Officer shall have the authority to modify the minimum parking space requirements under this Article when such uses propose appropriate alternative Shared Parking arrangements.

- (4) No Reduction of Off-Street Parking Areas. Areas reserved for off-street parking shall not be reduced in area or changed to any other use unless the permitted use that it serves is discontinued or modified, and all requirements hereof continue to be met.
- (5) Pre-Existing Parking. Off-street parking existing on the effective date of this Ordinance serving an existing building or use shall not be reduced to an amount less than required herein for a similar new building or use.
- (6) Alteration of Existing Commercial Buildings. Any commercial building existing on the effective date of this Ordinance may be enlarged up to ten percent (10%) of gross commercial floor area without increasing existing off-street parking spaces.
- (7) Change of Use. In the case of an existing structure changing use, off-street parking requirements applicable to the new use must be provided, unless a variance is obtained in accordance with Section 1430.
- (8) Emergency Vehicles. Parking shall not obstruct Emergency Vehicles from access to buildings.
- (9) Handicap Parking Access. Handicap Parking Access shall be provided as required by the Americans with Disabilities Act. The parking requirements for disabled individuals are defined in the *Federal Register, 28 CFR part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule dated July 26, 1991.*
- (10) Parking Space and Aisle Dimensions. The following diagrams specify the required space and aisle dimensions for the situation depicted. Alternate configurations in conformity with the spirit of these regulations may be authorized by the Code Enforcement Officer.
- (11) Shared parking arrangements are encouraged and may be approved administratively by the Code Enforcement Officer to satisfy up to 35% of the required parking facilities under Section 520.3.
- (12) On-street parking is encouraged in all areas of the City and may be permitted upon approval by the Code Enforcement Officer and the Director of the Street Department in unique circumstances when off-street parking is not feasible or beneficial to the proposed use.





Article V, Section 570, is hereby amended by deleting said Section 570 in its entirety and replacing it with the following in lieu thereof:

Section 570 Lot Coverage.

In an effort to maintain the rural character of the City of Monroe and to help protect the environment against the effects of erosion and sedimentation, and to maintain the benefits derived from watershed areas and groundwater recharge areas and from unique characteristics such as an established tree canopy, civic greenspaces, and landscaping enhancements, it is hereby determined that the maximum impervious lot coverage shall be 60% of the total site area in all zoning districts except the geographically small area of the City designated as CBD Overlay as permitted with a Certificate of Appropriateness pursuant to Section 646.5. Recognizing that redevelopment of existing properties offers unique challenges to site planning, particularly for smaller sites, alternative methods to address lot coverage are permissible for existing sites as outlined below with no more that 60% under any circumstance.

Article V, Section 570.1, is hereby amended by deleting said Section 570.1 in its entirety and replacing it with the following in lieu thereof:

570.1 New Development Projects: Lot coverage by impervious surfaces shall not exceed sixty percent (60%) in all zoning districts.

Article VI, Section 620, is hereby amended by deleting said Section 620 in its entirety and replacing it with the following in lieu thereof:

Section 620 Commercial Districts: P, B-1, B-2, B-3.

The commercial zoning districts include: Professional / Office / Institutional District (P), Neighborhood Commercial District (B-1), General Commercial District (B-2), and Highway Business District (B-3).

Article VI, Section 620.2, is hereby amended by deleting said Section 620.2 in its entirety and replacing it with the following in lieu thereof:

620.2 Specific Intent and Purpose.

(1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:

- (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the City and region;
- (b) strengthen the city's economic base, protect small businesses that serve city residents, and

- promote the sustained stability of commercial areas;
- (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
 - (d) minimize the impact of commercial development on adjacent residential districts;
 - (e) minimize the impact of industrial development on adjacent commercial districts;
 - (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
 - (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
 - (i) provide sites for compatible public uses which complement commercial development; and,
 - (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.
- (2) The unique specific purposes of each commercial zoning district are as follows:
- (a) *Professional / Office/Institutional District (P).*
To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center of the City thus reinforcing the highly pedestrian character of the historic downtown areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; to encourage non-linear development with shared parking, amenities, and access; and, to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.
 - (b) *Neighborhood Commercial District (B-1).*
To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.
 - (c) *General Commercial District (B-2).*
To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.
 - (d) *Highway Business District (B-3).*
To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer

extended business hours beyond the typical 8 a.m. -6 p.m. work schedule and that frequently experience periods of higher traffic volume.

Article VI, Section 620.3, is hereby amended by deleting said Section 620.3 in its entirety and replacing it with the following in lieu thereof:

620.3 Commercial Land Use Regulations (P, B-1, B-2, B-3). The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In *Table 5 - Commercial Zoning District Land Use Regulations*, the letter “P” designates use classifications permitted in commercial zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “see section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Article VI, Section 620.3, Table 5, is hereby amended by deleting said Section 620.3, Table 5, in its entirety and replacing it with the following in lieu thereof:

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P		B1	B2	B3	See Section or Note
Accessory building and uses						
accessory apartments	P		P	P	P	See RESIDENTIAL
accessory dwelling units	C		C	X	X	See RESIDENTIAL
bed and breakfasts	C		P	P	P	Code § 22: 146-225
fuel dispensary, pump, island and/or canopy	X		C	P	P	Note (1)
home occupations	P		P	P	P	See § 1000.3
home office	P		P	X	X	
residential business	P		P	X	P	See § 1000.3
outdoor storage	X		X	X	P	
outdoor display	X		X	X	X	
sidewalk amenities	X		X	X	X	See § 1000.6
structures – general	P		P	P	P	See § 1000.1
temporary structures	P		P	P	P	See § 1000.9
uses – general	P		P	P	P	See § 1000.2
Administrative and information service facilities						
administrative offices/processing center	P		P	P	P	
call/telecommunications center	P		P	P	P	
data processing/programming facilities	P		P	P	P	
Agricultural uses						
timber harvesting	X		X	X	P	
Alcohol and beverage stores, retail						
beer and wine	X		C	P	P	

Amusements and Entertainment						
adult entertainment establishment	X		X	X	X	Note (19) See §1031
archery range or firing range	X		X	X	P	
game center	X		P	P	P	
miniature golf, outdoor	X		X	X	C	
play centers, skating rink, bowling alley	X		X	X	P	
theaters	X		X	X	P	
theaters, outdoor	X		C	C	C	
Animal facilities and services						
clinics and specialty services	X		X	P	P	Note(4) Note(4)
hospitals, lodging, and shelters	X		X	X	P	
animal/pet supply stores, retail (excluding pet sales)	X		P	P	P	
animal/pet supply stores (including pets sales)	X		X	P	P	
Antique, curio, and/or collectible shops	P		P	P	P	
Apparel stores-clothing and accessories, retail						
bridal, vintage, consignment, and rental	X		P	P	P	
new	X		P	P	P	
secondhand and/or thrift	X		P	P	P	
shoe repair, service	X		P	P	P	
tailoring and/or dressmaking, service	X		P	P	P	
Arts, Crafts, and Hobbies						
Art, craft and/or hobby supply stores, retail	X		P	P	P	
Art gallery or shop, retail	X		P	P	P	
Art studios	P		P	P	P	
Craftsman studios	P		P	P	P	
Audio/video/computer equipment						
supply stores, rental and/or repairs	X		P	P	P	
supply stores, retail	X		P	P	P	
Beauty shops, services						
barber, hairdresser, and/or stylist shops	P		P	P	P	
beauty supply, retail	P		P	P	P	
beauty/health spas	X		P	P	P	
manicure establishment	X		P	P	P	
tanning centers	X		P	P	P	
Book, news, magazine stores, retail	X		P	P	P	
Building, construction and special trade facilities						
contractor and developer offices	X		P	P	P	Note(5)
contractor/developer offices with facilities	X		X	X	P	
contractor/developer office center	X		X	X	P	Note(6)
landscape/irrigation service	X		X	X	P	
timber harvesting service	X		X	X	P	
tree surgery service	X		X	X	P	Note(10)
building supply store, wholesale	X		X	X	P	
Catering establishments, retail and rental	P		P	P	P	
Child-care facilities						
child-care, center	C		X	P	P	
child-care, home	C		X	P	P	
Principal Use* (unless noted as an accessory use)	P		B1	B2	B3	See Section or Note

Churches community megachurch neighborhood	P P P		P P P	P P P	P P P	
Collection Agency	P		P	P	P	
Community associations/clubs-civic and private	P		P	P	P	
Confectionery and dessert shops, retail	X		P	P	P	
Copy and blueprint shops	P		P	P	P	
Department/discount department stores, retail	X		P	P	P	
Detective agency	P		P	P	P	
Distribution and storage facilities warehouse, self-service (mini) warehouse	X X		X X	X X	P P	
Drug stores, retail	P		P	P	P	
Educational facilities schools-private, public, parochial school programs-day-, pre-, post- small scale instruction studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C C C C		C C P P	C C P P	C C P P	
Fabric and notion shops, retail	X		P	P	P	
Financial institutions-banks, savings/loans With/without drive-thru window Automatic teller machine only	P P		P P	P P	P P	
Florist and plant shops, retail	X		P	P	P	
Funeral and interment establishments cemeteries and memorial cemeteries gravestone and burial vault, sales and storage undertaking, mortuary, and/or funeral home	X X X		X X X	X X C	C P P	See §1020 Note (10)
Gift, card, and stationary shops, retail	X		P	P	P	
Grocers, retail convenience food stores delicatessens, bakery, specialty grocers farmers market grocery markets health food stores	X X X X X		P P X P P	P P X P P	P P X P P	Note(12) Note(12) Note(7) Note(12) Note(12)
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories personal care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions	P P P X C C P X		P P X P P C P X	P P P P P P P X	P P P P P P P P	Note(20)

Interior design and decorating establishments						
china, clock, frame, and/or rug shops,	X		P	P	P	
retail floor covering, retail and service	X		P	P	P	
furniture and furnishings stores,	X		P	P	P	
retail hardware and paint stores,	X		P	P	P	
retail kitchen supply stores, retail	X		P	P	P	
kitchen supply stores, rental	X		P	P	P	
linen and drapery, retail and service	X		P	P	P	
wallpaper, retail and service	X		P	P	P	
Jewelry stores, retail	X		P	P	P	
Laundry and/or dry cleaning establishments						
drop and pick up	X		P	P	P	
stations full-service	X		P	P	P	
self-service, public	X		C	P	P	
Lawn and garden establishments						
supply and equipment, retail and rental	X		C	P	P	Note(10)
greenhouse and plant nursery,	X		C	C	P	See § 1000.5
Lodging						
bed and breakfast inns	C		C	P	P	
hotels	X		C	P	P	
inns	X		C	P	P	
inns	X		X	C	P	
Mercantile and dry good stores, retail	X		P	P	P	
Media facilities, print and electronic						
film and internet production offices	P		P	P	P	
newspapers offices	X		P	P	P	
publishing and printing establishments	X		P	P	P	
Motor vehicles and equipment						
>passenger vehicles and small engine equipment						Note(14)
body repair and painting	X		X	X	P	Note (8)
car wash, service or self-service	X		P	P	P	
fuel sales	X		P	P	P	
general service/installation of parts/access.	X		P	P	P	
new or used, sales and rental	X		X	C	P	Note(8)
light duty trailer sales, new-accessory use	X		X	C	P	Note(10)
parts/accessories,	X		P	P	P	Note (13)
sales tires, sales	X		C	C	P	
vehicle storage yard welding	X		X	X	P	Note (10)
and fabrication wrecker	X		X	X	P	Note(8)
and/or towing service	X		X	X	P	Note (8)
>heavy trucks, RVs and other heavy equipment						Note(15)
body repair and painting	X		X	X	P	Note(8)
fueling station	X		X	X	P	Note(8)
general service/installation of parts/access.	X		X	X	P	Note(8)
new or used, sales and	X		X	X	P	Note(13)
rental	X		X	X	P	
parts/accessories/tires,	X		X	X	X	
sales	X		X	X	X	

LAND USE CATEGORY	DISTRICT					REFERENCE
			B1	B2	B3	
Principal Use* (unless noted as an accessory use)	P		B1	B2	B3	See Section or Note
Musical instrument shop, retail	X		P	P	P	
Office Parks						
medical office parks	X		P	X	P	
professional office parks	P		P	X	P	
Office supply stores, retail	P		P	P	P	
Optical supply stores, retail	P		P	P	P	
Parking, commercial-primary use						
garages	P		P	P	P	Note(10)
lots	X		X	X	P	See §
Parks and Recreation						
campgrounds	X		X	X	X	Note(17), Note(18) Note(17)
health/fitness center	X		P	P	P	
gymnasium	X		C	C	P	
neighborhood activity center-accessory use	P		P	P	P	
parks, active	X		P	P	P	
parks, passive	P		P	P	P	
Photography						
supply and processing stores, sales/service	X		P	P	P	
portrait studio	P		P	P	P	
Professional offices	P		P	P	P	Note(9)
Public buildings						
government offices, libraries, museums	P		P	P	P	
convention hall, community center	P		P	P	P	
Recreational equipment stores, repair and Rental	X		X	P	P	Note(10)
Recreational equipment/supply stores, retail	X		X	P	P	Notes(10) & (13)
RESIDENTIAL:						
accessory apartments	P		P	C	C	See:§1000.8 See: §1000.8
accessory dwellings	P		P	C	C	
apartment buildings	C		C	C	C	
apartment houses	C		X	X	X	
lofts	P		P	P	P	
single-family dwellings	P		P	P	P	
two-family dwelling/duplex	X		X	X	X	
townhouses	C		C	C	C	
Restaurant						
restaurant/café, grill, lunch counter	X		P	P	P	Note(11)
with drive-in or drive-through service	X		X	X	P	Note(17)
with walk-up or walk-away service	X		X	X	P	

Sales and Service Facilities						
appliance stores (small and large), retail, rental, rental, and/or repairs	X		P	P	P	Note(2),(3)&(6)
building supply, retail	X		X	X	P	
equipment(small and large), service and rental	X		P	P	P	Note(2)
equipment(office), service and rental	X		X	P	P	
fuel sales-liquid, wholesale and sale	X		X	X	X	Note(16
funeral and interment establishments,	X		X	X	P)
wholesale and storage janitorial						
cleaning services janitorial/cleaning supply	X		X	P	P	
store, wholesale lawn and garden supply,	X		X	P	P	
wholesale locksmith shop, service	X		X	X	P	
	X		X	P	P	

LAND USE CATEGORY	DISTRICT			REFERENCE		
Principal Use* (unless noted as an accessory use)	P		B1	B2	B3	See Section or Note
Sales and Service Facilities (continued)						
manufactured home sale lots	X		X	X	X	
pawn shop and pawnbrokers	X		X	X	P	
pest control services	X		X	X	P	
print and publication shops	X		X	X	P	
scrap hauling service	X		X	X	X	
sewer and septic tank service	X		X	X	X	
vending supply and service	X		X	X	X	
Shipping, packaging, and delivery establishments						
non-freight business	X		X	X	P	
Shopping Centers	X		X	X	P	
Telecommunications facilities						
mobile telephones/paging, retail and service	X		P	P	P	
satellite dishes, retail	X		P	P	P	
Temporary buildings	P		P	P	P	See §1000.9
Toy, variety, novelty, and dime stores, retail	X		P	P	P	
Transportation facilities						
airport	X		X	X	C	
administrative offices/dispatches	X		X	X	P	
commuter lot	X		X	X	P	
stations or terminals	X		X	X	P	
Travel agencies	P		P	P	P	
Utility and area service provider facilities						
emergency management services-fire, police, ambulance	P		P	P	P	
garbage and recycling collection services	X		X	X	X	
landfills, incinerators, and dumps	X		X	X	X	
recycling center	X		X	X	X	
telecommunications facility, radio and television stations	X		C	C	P	
telecommunications facility, tower/antenna	X		X	X	C	See Article XI
utility administrative office	X		X	X	P	
utility transformers, substations, and towers	P		P	P	P	

Vending						
food and beverage, temporary sales	X		X	X	X	
general merchandise, temporary sales	X		X	X	X	
parking, temporary event	X		P	P	P	
outdoor sales, temporary sales	X		X	X	X	

Notes for Table 5, Section 620.3:

(*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the CBD Overlay District and operated only during the established times set by Council or its designee.
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.
- (10) Provided that such is screened in accordance with Section 550.
- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6. (12) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) Excludes retails sales of fuels intended for car and light truck vehicle use.
- (17) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton

County Health Department.

(18) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.

(19) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.

(20) Not allowed in B2 located within the CBD Overlay.

Article VI, Section 640, is hereby amended by deleting said Section 640 in its entirety and replacing it with the following in lieu thereof:

Section 640 Overlay Districts: HPO, A-H, CDO, MHDO, IOD, CBD.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), the Infill Overlay District (IOD), and the Central Business District Overlay (CBD). Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

Article VI, Section 645, is hereby amended by deleting said Section 645 in its entirety and replacing it with the following in lieu thereof:

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District Overlay for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District Overlay. Additionally, the IOD is a tool to incentivize infill on existing R1, R1A, R2, and MH zoned parcels. The IOD District design standards contained in this Section are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

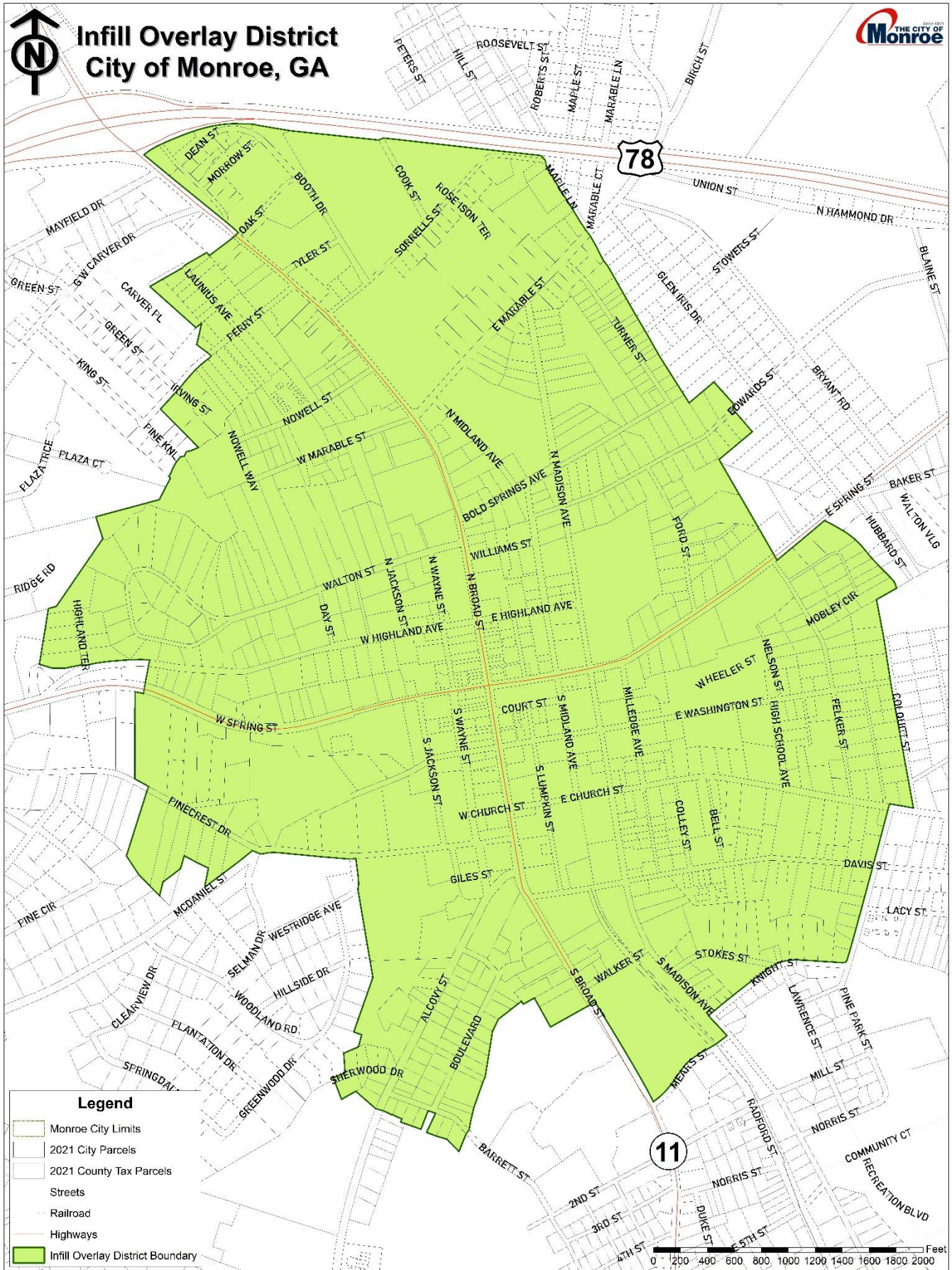
645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1, R1A, R2, and MH contained within the overlay district identified in Section 645.2A. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.2A Map.

The IOD District shall be allowed on parcels zoned R1, R1A, R2, and MH located within the IOD boundary as shown in Figure 1.

Figure 1:



645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded five (5) foot sidewalks on all streets.
- (8) Two (2) Overstorey Trees (2.5" caliper) shall be planted per lot. Existing overstorey trees on a lot may be counted towards this requirement.
- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.
- (11) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (12) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (13) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (14) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (15) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (16) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (17) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.

- (18) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (19) All roof overhangs shall be a minimum of 12 inches.
- (20) All utilities serving the IOD development and its dwelling units shall be underground.
- (21) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.6 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the front facade of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.7 Homeowner Association.

A homeowner’s association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner’s association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City Attorney’s Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

Article VI, Section 646, is hereby added to said Article VI as follows:

Section 646 Central Business District Overlay (CBD).

646.1 Intent and Purpose.

The Central Business District Overlay is intended to recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

646.2 Overlay District. The Central Business Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the Central Business Overlay District are those permitted in the underlying zoning districts unless otherwise modified herein below in Table 8.

646.3 Permitted Uses. Uses permitted in the CBD Overlay are outlined below. In *Table 8 - Central Business District Overlay (CBD)*, the letter “P” designates use classifications permitted in CBD only. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited in the CBD Overlay.

Section 646.3 Table 8 – Central Business District Overlay (CBD)
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Accessory building and uses	
accessory apartments	P
accessory dwelling units	P
bed and breakfasts	C
fuel dispensary, pump, island and/or canopy	C
home occupations	P
home office	P
residential business	P
outdoor storage	X
outdoor display	P
sidewalk amenities	P
structures – general	P
temporary structures	P
uses – general	P
Administrative and information service facilities	
administrative offices/processing center	P
call/telecommunications center	P
data processing/programming facilities	P
Agricultural uses	
timber harvesting	X
Alcohol and beverage stores, retail	
beer and wine	C
Amusements and Entertainment	
adult entertainment establishment	X
archery range or firing range	X
game center	P
miniature golf, outdoor	X
play centers, skating rink, bowling alley	X
theaters	P
theaters, outdoor	C
Animal facilities and services	
clinics and specialty services	X
hospitals, lodging, and shelters	X
animal/pet supply stores, retail (excluding pet sales)	P
animal/pet supply stores (including pets sales)	X
Antique, curio, and/or collectible shops	P

Apparel stores-clothing and accessories, retail	
bridal, vintage, consignment, and rental	P
new	P
secondhand and/or thrift	P
shoe repair, service	P
tailoring and/or dressmaking, service	P
Arts, Crafts, and Hobbies	
Art, craft and/or hobby supply stores, retail	P
Art gallery or shop, retail	P
Art studios	P
Craftsman studios	P
Audio/video/computer equipment	
supply stores, rental and/or repairs	P
supply stores, retail	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
Book, news, magazine stores, retail	P
Building, construction and special trade facilities	
contractor and developer offices	P
contractor/developer offices with facilities	X
contractor/developer office center	X
landscape/irrigation service	X
timber harvesting service	X
tree surgery service	X
building supply store, wholesale	X
Catering establishments, retail and rental	P
Child-care facilities	
child-care, center	C
child-care, home	C
Principal Use* (unless noted as an accessory use)	CBD
Churches	
community	P
megachurch	P
neighborhood	P
Collection Agency	P
Community associations/clubs-civic and private	P
Confectionery and dessert shops, retail	P
Copy and blueprint shops	P
Department/discount department stores, retail	P
Detective agency	P
Distribution and storage facilities	
warehouse, self-service (mini)	X
warehouse	X
Drug stores, retail	

Educational facilities schools-private, public, parochial school programs-day-, pre-, post- small scale instruction studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C C P P
Fabric and notion shops, retail	P
Financial institutions-banks, savings/loans With/without drive-thru window Automatic teller machine only	P P
Florist and plant shops, retail	P
Funeral and interment establishments cemeteries and memorial cemeteries gravestone and burial vault, sales and storage undertaking, mortuary, and/or funeral home	X X X
Gift, card, and stationary shops, retail	P
Grocers, retail convenience food stores delicatessens, bakery, specialty grocers farmers market grocery markets health food stores	P P P P P P
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions	P X X X C C P X
Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service	P P P P P P P P
Jewelry stores, retail	P
Laundry and/or dry cleaning establishments drop and pick up stations full-service self-service, public	P X X

Lawn and garden establishments	
supply and equipment, retail and rental	X
greenhouse and plant nursery, retail	X
Lodging	
bed and breakfast inns	P
hotels	P
inns	P
motels	X
Mercantile and dry good stores, retail	P
Media facilities, print and electronic	
film and internet production offices	P
newspapers offices	P
publishing and printing establishments	P
Motor vehicles and equipment	
>passenger vehicles and small engine equipment	
body repair and painting	X
car wash, service or self-service	X
fuel sales	C
general service/installation of parts/access.	C
new or used, sales and rental	X
light duty trailer sales, new-accessory use	X
parts/accessories, sales	P
tires, sales	X
vehicle storage yard welding	X
and fabrication wrecker and/or	X
towing service	X
>heavy trucks, RVs and other heavy equipment	
body repair and painting	X
fueling station	X
general service/installation of parts/access.	X
new or used, sales and rental	X
parts/accessories/tires, sales	X
truck wash, service or self-service	X
terminal, motor freight	X
truck stop/travel plaza	X

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Musical instrument shop, retail	P
Office Parks	
medical office parks	X
professional office parks	X
Office supply stores, retail	P
Optical supply stores, retail	P
Parking, commercial-primary use	
garages	P
lots	X

Parks and Recreation	
campgrounds	X
health/fitness center	X
gymnasium	X
neighborhood activity center-accessory use	P
parks, active	C
parks, passive	P
Photography	
supply and processing stores, sales/service	P
portrait studio	P
Professional offices	P
Public buildings	
government offices, libraries, museums	P
convention hall, community center	P
Recreational equipment stores, repair and Rental	X
Recreational equipment/supply stores, retail	P
RESIDENTIAL:	
accessory apartments	P
accessory dwellings	P
apartment buildings	C
apartment houses	P
lofts	P
single-family dwellings	P
two-family dwelling/duplex	X
townhouses	C
Restaurant	
restaurant/café, grill, lunch counter	P
with drive-in or drive-through service	C
with walk-up or walk-away service	C
Sales and Service Facilities	
appliance stores (small and large), retail, rental, rental, and/or repairs	X
building supply, retail	X
equipment(small and large), service and rental	X
equipment(office), service and rental	P
fuel sales-liquid, wholesale and sale	X
funeral and interment establishments,	X
wholesale and storage janitorial cleaning	X
services janitorial/cleaning supply store,	X
wholesale lawn and garden supply,	X
wholesale locksmith shop, service	P

LAND USE CATEGORY

Principal Use* (unless noted as an accessory use)	CBD Overlay
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Sales and Service Facilities (continued)	
manufactured home sale lots	X
pawn shop and pawnbrokers	X
pest control services	X
print and publication shops	X
scrap hauling service	X
sewer and septic tank service	X
vending supply and service	X
Shipping, packaging, and delivery establishments	
non-freight business	X
Shopping Centers	X
Telecommunications facilities	
mobile telephones/paging, retail and service	P
satellite dishes, retail	X
Temporary buildings	P
Toy, variety, novelty, and dime stores, retail	P
Transportation facilities	
airport	X
administrative offices/dispatches	X
commuter lot	X
stations or terminals	X
Travel agencies	P
Utility and area service provider facilities	
emergency management services-fire, police, ambulance	P
garbage and recycling collection services	X
landfills, incinerators, and dumps	X
recycling center	X
telecommunications facility, radio and television stations	P
telecommunications facility, tower/antenna	X
utility administrative office	P
utility transformers, substations, and towers	P
Vending	
food and beverage, temporary sales	C
general merchandise, temporary sales	C
parking, temporary event	P
outdoor sales, temporary sales	C

646.4 Original Central Business District. All those properties located in the former Central Business District boundary which is defined as an area being bounded on the North by West Highland Avenue, on the West by South Wayne Street, on the South by East Washington Street, and on the East by North and South Midland Avenue shall be considered non-conforming to the extent they exist as of the adoption of this Section and shall be afforded the rights and provisions contained in Section 500 herein.

646.5 Application to Planning Commission for Certificate of Appropriateness.

(1) Approval of Alterations or New Construction.

If a property is within the CBD, no building permit shall be issued and no material change in the appearance of such property, or of a structure, site, or work of art within the CBD, shall be made or be permitted to be made by the owner or occupant thereof, unless or until application for a Certificate of Appropriateness (“COA”) has been submitted to and approved by the Planning Commission. Any approved changes shall conform to all the requirements specified in the COA

and this Section. Building Permits related to interior changes to existing buildings in the CBD as of the date of this Ordinance are exempt from the requirement of obtaining a COA from the Planning Commission.

- (2) Approval of New Construction within the CBD Overlay.
The Planning Commission may issue a COA for new projects and structures constructed within the CBD. These structures shall conform in design, scale and setback, to the requirements specified in Section 646.6 as allowed by the issued COA.
- (3) Application Process.
 - (a) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Planning Commission per this section and shall be submitted to the Code Enforcement Officer at least forty-five (45) days prior to the Planning Commission's regularly scheduled meeting.
 - (b) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Five Thousand Dollars (\$5,000.00) expense to existing elevations or site plans.
- (4) Acceptable Planning Commission Reaction to Applications for COA.
 - (a) The Planning Commission shall, after the public hearing described below, approve the application and issue a COA, as presented, or as modified by the Planning Commission with conditions, if it finds that the proposed change(s) in the appearance would not have a substantial adverse effect on the CBD. In making this determination, the Planning Commission shall consider impervious surface, parking, parking islands, green space, signage, trees, landscaping, buffers, lighting, the architectural value and significance, the historical value and significance, architectural style, general design arrangement, texture, and material of the architectural features involved, and the relationship thereof to the exterior architectural style, and appurtenant features of other development and structures in the CBD, all of these considered in the context of the standards set forth below.
 - (b) The Planning Commission shall deny a COA, if it finds based on the CBD Guidelines in Section 646.6 that the proposed change(s) would have substantial adverse effects on the CBD or any structure therein.
- (5) Public Hearings on Applications for Certificates of Appropriateness, Notices.
Fifteen (15) to Forty-Five (45) days prior to review of a COA by the Planning Commission, the Planning Commission shall inform the owners of any property likely to be affected by reason of the application, and shall give applicant and such owners an opportunity to be heard. Said notice shall be via newspaper advertisement and signage in the same manner as for zoning hearings as outlined in Section 1440. Planning Commission notice, hearings and actions shall be conducted in the same manner as the Planning Commission and Mayor and Council hearings and actions.
- (6) Interior Alterations.
In its review of all applications for a COA, the Planning Commission shall not consider interior arrangement or use having no effect on exterior features, safety or utility.
- (7) Deadline for Approval or Rejection of Application for COA.
The Planning Commission shall act on an application for a COA within not more than Sixty (60) days after the filing thereof by the applicant, unless such a decision is deferred to a future meeting of the Planning Commission.
- (8) Appeal to Mayor and Council; Building Permits.
 - (a) Any Applicant aggrieved by a decision of the Planning Commission may appeal said decision to the Council. Said appeal shall be filed in writing with the Code Enforcement Officer within 30 days of the decision of the Planning Commission.
 - (b) On appeal, the Council may uphold the decision of the Planning Commission or reject the decision made by the Planning Commission and enter a different decision on the COA if the Council finds that the Planning Commission abused its discretion by acting arbitrarily and/or

- in violation of constitutional rights in reaching its decision.
- (c) In cases where the application covers matters that would require the issuance of a building permit, the rejection of the application for a COA by the Planning Commission shall be binding upon the Code Enforcement Officer charged with issuing building permits and, in such case, no building permit shall be issued.
 - (9) Requirement of Conformance with COA.
Work not in accordance with an issued COA is expressly prohibited.
 - (10) COA Void if Construction not Commenced.
A COA shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for Eighteen (18) months, at which time they shall expire. A new application must be made and a new COA obtained for any construction or other modification after Eighteen (18) months from the original COA.
 - (11) Recording of Applications for COA.
The Planning Commission shall keep a public record of all applications for COA, and of minutes of the Planning Commission's proceedings in connection with said applications.

646.6 Special Design Standards and Exceptions for the CBD Overlay.

To promote the infill of the CBD Overlay, the following standards and exceptions shall apply to all properties in the CBD for which a COA has been issued pursuant to Section 646.5 hereinabove for the relevant project. When granting a COA, the Planning Commission may specifically waive completely or modify the various requirements outlined herein. If the requirements are not specifically waived or modified, then the requirements under the property’s exiting zoning classification shall apply.

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 the granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements.
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 the granting of a COA by the Planning Commission allowing such lot coverage proposed.
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.

Table 9:

	CBD
LOT	
Lot area, min	none
Lot coverage, max	100%
Lot width, min	30 ft.
Lot frontage, min	30 ft.
YARD	
Setback, front yard	0 ft.
Setback, side yard, min	0 ft.
Setback, rear yard, min	0 ft.
BUILDING	

Building height, max	35 ft.
Building ground floor area, min sq footage required	750 sq.ft.

Article VII, Section 700.2, is hereby amended by deleting said Section 700.2 in its entirety and replacing it with the following in lieu thereof:

700.2 P, B-1, B-2 and B-3 Dimensional Requirements: The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

Section 700.2: Table 11 – Commercial Zoning District Dimensional Requirements

	P	B1	B2	B3
LOT				
Lot area, min (1)	7,500 sq.ft.	7,500 sq.ft.	None(7)	None(7)
Lot coverage, max	50%	50%	60%	60 %
Lot width, min	60 ft.	60 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	60 ft.	100 ft.
YARD				
Setback, front yard (2)	25 ft.	25 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft.	15 ft. (4)	15 ft. (5)
Setback, rear yard, min	20 ft.	20 ft.	20 ft. (4)	20 ft. (5)
BUILDING				
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000 sq.ft.	1,000 sq.ft.	1,000 sq.ft.	2,000 sq.ft.

- (1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.
- (2) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This ____ day of June, 2021.

SECOND READING AND ADOPTED on this ____ day of July, 2021.

CITY OF MONROE, GEORGIA

By: _____ **(SEAL)**

John S. Howard, Mayor

Attest: _____ **(SEAL)**

Debbie Kirk, City Clerk