



Council Meeting

AGENDA

Tuesday, June 11, 2019

6:00 PM

City Hall

I. CALL TO ORDER

1. **Invocation**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Consent Agenda**
 - a. May 7, 2019 Council Minutes
 - b. May 14, 2019 Council Minutes
 - c. May 14, 2019 Executive Session Minutes
 - d. May 21, 2019 Planning Commission Minutes
 - e. May 28, 2019 Historic Preservation Commission Minutes
 - f. City Hall Drive-Thru Exterior Rehabilitation - To approve Tera-Systems for \$20,480.00. (Recommended for Council approval by Finance Committee June 4, 2019)
 - g. On-Stage Walton / Playhouse Roof Replacement and Exterior Rehabilitation - Repairs by Tera-Systems for \$27,894.00. (Recommended for Council approval by Public Works Committee June 4, 2019)
 - h. Emergency Purchase - To approve Southern Pipeline for \$19,995.00. (Recommended for Council approval by Utilities Committee June 4, 2019)

- [i.](#) Purchase - Bunker Gear - To purchase from Bennett Fire Products for \$15,890.00. (Recommended for Council approval by Public Safety Committee June 4, 2019)
- [j.](#) Purchase - Fire Pumper - To purchase from City of Johns Creek for \$50,000.00. (Recommended for Council approval by Public Safety Committee June 4, 2019)

II. PUBLIC PRESENTATIONS

- 1. Municipal Gas Authority of Georgia Award Presentation

III. PUBLIC FORUM

- 1. Public Comments**
- 2. Public Hearing**

 - [a.](#) Variance - 1415 East Church Street
 - [b.](#) Variance - 2130 West Spring Street
 - [c.](#) Conditional Use - 1031 Charlotte Rowell Boulevard

IV. NEW BUSINESS

- [1.](#) Variance - 1415 East Church Street
- [2.](#) Variance - 2130 West Spring Street
- [3.](#) Conditional Use - 1031 Charlotte Rowell Boulevard
- [4.](#) Application - Beer & Wine On-Premise Consumption - The Cotton Cafe
- [5.](#) Application - Beer & Wine Package Sales - Murphy Oil USA
- [6.](#) Resolution - Service Delivery Strategy Authorization

V. ADJOURN

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Brian Thompson, Darrell Stone, Sadie Krawczyk, Chris Bailey, Beverly Harrison

Visitors: Andrew Kenneson, Les Russell

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

2. City Administrator Update

City Administrator Logan Propes stated Shane Short, Sadie Krawczyk, and himself attended the Electric Cities of Georgia Economic Development Summit where Monroe was highlighted several times. He explained the clearing project by the Georgia Department of Transportation along Highway 78 and State Route 10 stalled out, due to their contractor quitting. It has gone into default, so they will have to go through the whole process of having the project advertised and rebid. The new contractor should be in place to start cleaning up the mess within the next few weeks.

3. Central Services Update

Mr. Chris Bailey discussed the free water conservation kits that will be offered to customers. The kits will include a low-flow shower head, three faucet regulators, and leak tablets for the toilets. He stated the kits will be advertised on social media, the website, and the newsletter. He discussed the amount of trash that was picked up in the downtown area during the April 27 Cleanup. The Police Department Plaza Building design process is being worked through. He explained the project will be done using the City’s procurement card, which will provide a rebate of approximately \$125,000.00. Mr. Bailey stated the planters have been replaced and planted. Leadership Walton donated a black granite bench, which has been placed in the park area next to Monroe-Walton Center for the Arts. There have been about a dozen donated birdhouses added throughout Childers Park.

II. COMMITTEE INFORMATION**1. Finance****a. Monthly Finance Report**

Ms. Beth Thompson presented the monthly Finance Report. She explained revenues should currently be at or above 25%. The General Fund revenues are at 21%, Utility Fund revenues are 29%, and Solid Waste revenues are 26%. Expenses should be at or below 25%. The General Fund expenses are at 22%, Utility Fund expenses are at 23%, and Solid Waste expenses are at 15%. She stated all of the departments are where they should be for this time of year. She explained they are waiting on information from Mauldin & Jenkins to complete the CAFR.

2. Airport**a. Monthly Airport Report**

Mr. Chris Bailey presented the monthly Airport Report. The fuel sales are the highest that they have been in the last 12 months. He discussed the tentative allocation of federal funding from the Georgia Department of Transportation for fiscal year 2020. They have allocated \$81,000.00 to the City, with a local match amount of \$4,500.00. He explained the money is anticipated for the crack seal and remark of the runways, and the Requests for Qualification will be issued on Monday. Barge Design Solutions can't be used, due to a conflict of interest with state employees. The Extra Special People Big Jump Fundraiser Event will be held on May 11 from 10:00 am to 6:00 pm at the Airport.

3. Public Works**a. Monthly Solid Waste Report**

Mr. Danny Smith presented the monthly Solid Waste Report. He discussed the annual tipping fees, diversion rates, and tonnage. The Friday schedule for the Transfer Station will be extended until 5:00 pm for the month of May. The hours will be analyzed again at that time. The drainage project to redirect the surface water is estimated to start on May 16. He explained they are looking for a contractor to repair and resurface the concrete tipping floor. The Citywide cleanup yielded 981 scrap tires and over 90,000 pounds of trash. The dumpsters that were placed at Matthews Park and Walker Drive had to be pulled early, due to misuse. He stated they are still waiting on delivery of the sweeper, but the rental unit is in operation. The vendor has agreed to waive all of the rental fees going forward until the City receives the sweeper unit.

b. Monthly Streets & Transportation Report

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. He stated 18 new signs have been made and installed. They are trying to keep the signs cleaned and replaced for better visibility. The crews are catching up and maintaining the right-of-ways. He explained the John Deere tractor with the side-boom mower has been received, which is part of the CIP Program. It has been in operation for about a week, and will make a big difference.

c. Intersection Changes

City Administrator Logan Propes discussed potential changes to various intersections throughout the City. He explained these are high traffic areas with issues such as: line-of-sight, speeding, or inability to make left turns. He reviewed in detail the six areas for proposed changes and some low cost solutions for the issues. He recommended changing the intersection format at East Church Street and South Madison Avenue from signalized to a four-way stop sign. He suggested changing the intersection format at Breedlove Drive, Alcovy Street, and Shamrock

Drive from a two-way stop to a four-way stop. He recommended creating a three-way stop sign intersection at Williams Street and North Midland Avenue instead of a one-way stop. He suggested creating a four-way stop sign intersection at Edwards Street and North Madison Avenue instead of a two-way stop. Mr. Propes recommended there be no right turns on red from Breedlove Drive to McDaniel Street; and no left turns from Davis Street to South Broad Street between 7:00 am and 7:00 pm.

Mayor, Council, and staff discussed the proposed information, suggested changes, traffic evaluations, excessive speeding, citizen requests, possible solutions, growth, accidents, and cost of traffic lights. The timing of the light on Breedlove Drive and McDaniel Street was also discussed.

Mr. Propes requested Council to review and study the intersection changes.

No Action.

d. Transportation Alternative Program (TAP) Design, Engineering, and Construction Administration Services Selection

City Administrator Logan Propes requested approval for Keck & Wood to perform the design, engineering, and subsequent construction administration services for the upcoming TAP Grant for an amount up to \$425,000.00. He explained there will be additional right-of-way acquisitions required. The project will be 80% federally funded with a 20% local match. He explained the grant is for the design and engineering of the project. The grant for construction will be applied for at a later date.

The committee recommends to Council approval of Keck & Wood to perform the design, engineering, and subsequent construction administration for the TAP Grant.

*Motion by Adcock, seconded by Little.
Passed Unanimously.*

4. Utilities

a. Monthly Electric & Telecom Report

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He stated the additional SEPA power that was purchased last year has helped the overall rate structure. The construction on the 2nd Street Project is now complete, and the Spring Street distribution design is complete. He explained they are working on requested permit changes with the Georgia Department of Transportation. There will be vegetation control spraying done outside of residential areas. The fiber has been installed for the first phase of the Stone Creek Subdivision. He is getting prices to change the complete system throughout the entire City to fiber optics.

City Administrator Logan Propes discussed the importance of fiber for the future. He stated one of the key discussions at the Economic Development Conference was the importance of fiber within the community.

b. Monthly Water, Sewer, Gas, & Stormwater Report

City Administrator Logan Propes presented the monthly Water, Sewer, Gas, & Stormwater Report. He stated they are continuing the leak survey in the business and residential areas. A new gas main is being installed in a residential development on Highway 83. He stated they are working on storm drain replacements on Tanglewood Drive and North Madison Avenue, and a

large stormwater project on Blaine Street. The pond in Heritage Ridge is in the process of rehabilitation, which is a CIP Project. Mr. Propes explained the design of the Waste Water Treatment Plant by Hofstadter & Associates is 25% complete. The targeted bid date for the Alcovy Sanitary Sewer Project is fourth quarter of this year; the design is 50% complete. The design of the Loganville Water Transmission Line is almost complete, and will be ready to bid later this summer.

c. Purchase – Water Materials for Stone Creek Subdivision

Mr. Chris Bailey presented the request to purchase the water materials for Stone Creek Subdivision. He explained the Neptune meters will keep the meters consistent throughout the system, and their price is comparable to the others. The purchase would be for 125 Neptune water meters. He stated the Delta Municipal Supply purchase amount would be \$54,122.50 and Consolidated Pipe & Supply would be \$13,310.00 for a total price of \$67,432.50.

The committee recommends to purchase the materials from Delta Municipal Supply and Consolidated Pipe & Supply for the total amount of \$67,432.50 to Council.

*Motion by L. Bradley, seconded by Adcock.
Passed Unanimously.*

d. Approval – Full-Cost Connection Fee & Rate Study

City Administrator Logan Propes discussed getting a full-cost connection fee and rate study of the City's water and sewer systems. He explained the study will provide an overall evaluation of each connection size as it relates to materials, labor, and pro-rated infrastructure costs for providing the service. The proposal from Goodwyn, Mills & Cawood is for an amount not to exceed \$17,500.00.

The committee recommends to Council approval to contract with Goodwyn, Mills & Cawood to provide a full-cost connection fee and rate study, with the amount not to exceed \$17,500.00.

*Motion by L. Bradley, seconded by Adcock.
Passed Unanimously.*

5. Public Safety

a. Monthly Fire Report

Fire Chief Bill Owens presented the monthly Fire Report. He stated there was no fire loss for the month, which is incredible. They will begin hydrant testing and maintenance on May 13. They have finished their Firefighter II Certifications.

b. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. They have been busier than previous months. He discussed the call volume going up, due primarily to the change in the weather. The K-9 Officers spoke at the Rotary Club and participated in Career Day at Carver Middle School. The department hosted Coffee with a Cop events at Cotton Café and Coffee Camper. They have implemented a joint operations unit, which will have five officers on day and five officers on night working 12-hour shifts. The joint operation will have four additional officers working from noon until midnight, which will give the City between 9 and 10 officers on the streets at that time. The video with Monroe Area High School concerning social media post issues, cyber bullying, sexting, and the repercussions has been finished.

c. Approval – Out of State Training for Police

Police Chief R.V. Watts requested approval to send Officer Ryan Gee to the Alabama Canine Law Enforcement Officer Training Center for his K-9 Recertification. The training will be from June 9 – 14, 2019 in Northport, Alabama. The recertification will be \$200, the on-site housing will be \$250, and the per diem will be \$290 for a total cost of \$740.00.

The committee recommends to Council to allow Officer Ryan Gee and K-9 Ciro to attend the Alabama Canine Law Enforcement Officer Training Center in Northpoint, Alabama, June 9 – 14, 2019, for a total cost of \$740.00.

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

6. Planning & Code**a. Monthly Code Report**

Mr. Darrell Stone presented the monthly Code Report. He stated the walls for Silver Queen are up. Main Street Apartments are working on their retention component. Murphy USA, the gas station in front of Walmart, should be operational around the first of next month.

7. Economic Development**a. Monthly Economic Development Report**

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She discussed the winner of the 10th District Congressional Art Competition, which was hosted in Monroe. The Farm to Table Dinner was sold out. The first Farmers Market will be this Saturday, and it will also be the first Children's Book Festival. She stated Monroe will be hosting Georgia Municipal Association's Heart & Soul Workshop on May 23. The Young Gamechangers Community Presentation will be on August 9, where they will present their ideas from the year.

8. Parks**a. Monthly Parks Report**

The Parks Committee does not have anything to report this month.

b. Passive Park MOU – Athens Tech

City Administrator Logan Propes discussed the Memorandum of Understanding with Athens Technical College. They requested assistance from the City to remove structures, which are in dilapidated condition for aesthetic and safety reasons. The MOU will create a passive park at the Athens Tech Walton Campus, which will help revitalize the area. He explained the agreement language needs to be strengthened to outline it as a passive park. The park will be for public day use, with the exception of a special event by Athens Tech. Mr. Propes discussed the planting of trees, removal of crumbling asphalt, and the removal of a few small structures. He explained the tennis courts will be studied to see if they are in good enough shape to have an overlay for a pickleball court. He stated the park would be a great feature and a low-cost, high-impact project for the City. The track will remain as it is. Walton County will continue to maintain the field; there will be no changes with the upkeep. Everyone is partnering together to make it a more user-friendly environment.

City Attorney Paul Rosenthal advised changing the agreement with Athens Tech to a one-year lease, with an automatic renewal provision and a 90-day cancellation. In exchange for the work being done by the City, the agreement should allow public citizens to use the park.

The committee recommends approval of the Memorandum of Understanding with Athens Technical College as presented to Council.

No Action.

III. ITEMS OF DISCUSSION

1. Public Hearing Variance – 257 Boulevard

There was a general discussion on the above item. There was no action taken.

IV. ADJOURN

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

MAYOR

CITY CLERK

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Patrick Kelley, Chris Bailey, Sadie Krawczyk

Visitors: Andrew Kenneson, Sharon Swanepoel, Les Russell, Perry Sorrells, Edith Cooper, Sidney Cooper, Carol Holbrook, Don Jackson, Roger Rowell, Diane Rowell, Wes Sorrells, Lynne Horton, Rusty Horton, Susan Bruden, Jane Jones, Sally Mansour, Mona Stephens, Rick Holder, Gloria Briscoe, Susan Walden, Doug Geiger, Lee Preston, Bruce Williamson, Billy Casey, Connie Casey, Lawrence Quammen, Marty Wagner, Karin King, Dane Wagner, Rich Baumann, Greg Hartzog, Jenny Hartzog, Chris Weber, Stephanie Swain Donnalisa Sharkey, Amanda Patterson, Travis Patterson, Jim Kwater, Janet Kwater, Chip Ferguson, Ellin Casperson, Chris Atkinson, Beth Brown, Gail Huie Smith, Lucia Eckles

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Youth Pastor Gloria Briscoe with First Baptist Church gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present; Council Member Larry Bradley was present via teleconference. There was a quorum.

Council Member Larry Bradley is participating via phone call, due to illness.

3. Approval of Agenda

To approve the agenda as presented.

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously*

4. Approval of Consent Agenda

- a. April 2, 2019 Council Minutes
- b. April 9, 2019 Council Minutes
- c. April 16, 2019 Planning Commission Minutes
- d. April 23, 2019 Historic Preservation Commission Minutes
- e. March 14, 2019 Downtown Development Authority Minutes
- f. April 11, 2019 Downtown Development Authority Minutes
- g. March 14, 2019 Conventions and Visitors Bureau Minutes
- h. April 11, 2019 Conventions and Visitors Bureau Minutes
- i. Transportation Alternative Program (TAP) Design, Engineering, and Construction Administration Services – Approval of Keck & Wood. (Recommended for Council approval by Public Works Committee May 7, 2019)
- j. Purchase – Water Materials for Stone Creek Subdivision – To purchase from Delta Municipal and Consolidated Pipe for a total of \$67,432.50. (Recommended for Council approval by Utilities Committee May 7, 2019)
- k. Approval – Full-Cost Connection Fee & Rate Study – To contract with Goodwyn, Mills & Cawood with the amount not to exceed \$17,500.00. (Recommended for Council approval by Utilities Committee May 7, 2019)
- l. Approval – Out of State Training for Police – To allow Officer Ryan Gee and K-9 Ciro to attend the Alabama Canine Law Enforcement Training Center in Northport, Alabama, June 9 – 14, 2019, for a total cost of \$740.00. (Recommended for Council approval by Public Safety Committee May 7, 2019)

To approve the consent agenda as presented.

*Motion by Dickinson, seconded by Little.
Passed Unanimously*

II. PUBLIC PRESENTATION

1. Ending the Cycle

Ms. Lucia Eckles, Sally Mansour, and Mona Stephens presented their mission to end the cycle of backyard breeding and animal cruelty. Ms. Eckles defined backyard breeding as an unethical amateur form of breeding dogs, with the person having limited skill or training. She discussed dogs not being spayed or neutered, the quantity of puppies they have, and the possibility of those puppies being euthanized. She presented information concerning puppy mills and discussed their prevalence in and around Monroe. Ms. Eckles discussed tethering, overbred mothers, and dog fighting. She discussed the benefits to the animals which get spayed and neutered.

No Action.

III. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing**a. Variance – 257 Boulevard**

Mr. Darrell Stone presented the request for a zoning variance. He stated the Planning Commission recommended approval of the request, but the Code Office recommended denial based on the zoning perspective. The property is currently Zoned R-1 and nonconforming, because it does not meet the width or lot size requirements. Dividing the lots would further increase the nonconformity. He explained the property would not meet the 100 feet of road frontage required for perpendicular lots, the setback requirements, or the minimum square footage amount. Therefore, it would not meet the standards in the Zoning Ordinances.

The Mayor declared the meeting open for the purpose of public input.

Mr. Rick Holder, owner of the property, spoke in favor of the variance. He is requesting approval to put the historic home on the lot which he already owns. The house is located at 211 Boulevard currently, and he wants to move it to 257 Boulevard. He stated the ordinance has been explained to him, he understands it, has been given a thorough review, and has been treated well by the staff. Mr. Holder explained the ordinance allows for variances when it provides a necessary improvement for the welfare of the general public. The Methodist Church is going to have a playground for the community, when the house has been removed. He feels moving the historic structure intact is a good way to preserve the structure. He requested that Council grant him the ability to move the historic home to his lot.

Council Member Lee Malcom questioned what will be done with the historic home once it has been moved, and whether it will be brought up to code. She also questioned why the house would not be facing Barrett Street.

Mr. Holder answered he will move it down the street. He believes the structure should arrive safely in the same condition as it is currently. The house will be put on a brick foundation. He intends to sell to someone that wants a historic home. Mr. Holder says the house is already up to code. He explained there is not enough frontage for the house to face Barrett Street. The Felkers own the property next door, and they have declined his offer to purchase the property.

Mayor John Howard requested a spokesperson to speak for the group in favor of the variance.

Mr. Chip Ferguson stated he is the Chair of the Administrative Council at the Methodist Church. He spoke for the group in favor of the variance. He stated the leadership of the church supports what Mr. Holder is trying to do. They want to get the house into the hands of someone who can invest in renovating it, because the church is not in the business of renovation. He explained the house will only be moved down the street. The church would like to properly utilize its space.

There were no other public comments; Mayor Howard declared that portion of the meeting closed.

No Action.

IV. NEW BUSINESS

1. Variance – 257 Boulevard

Council Member David Dickinson stated the variance has no opposition from the neighborhood, a historic home will be preserved, it will add to Monroe's oldest subdivision, and also support the Methodist Church. Therefore, he is in favor of the variance.

To approve the variance.

*Motion by Dickinson, seconded by L. Bradley.
Passed Unanimously.*

2. Approval – Intersection Changes

City Administrator Logan Propes presented the request to implement stop sign and other signage changes at various intersection locations. He explained this is an effort to increase safety and slow the speed at some sections of road. He reviewed the six proposed changes: East Church Street and South Madison Avenue would change from signalized to a four-way stop sign; the intersection at Breedlove Drive, Alcovy Street, and Shamrock Drive would change from a two-way stop to a four-way stop; create a three-way stop intersection from a one-way stop at Williams Street and North Midland Avenue; create a four-way stop intersection from a two-way stop at Edwards Street and North Madison Avenue; Breedlove Drive at McDaniel Street would be have no right turns on red when going from Breedlove Drive to McDaniel Street; and Davis Street at South Broad Street would have no left turns between 7:00 am and 7:00 pm from Davis Street. He explained the changes could be made in phases, with proper notifications to the public. The changes would not need to be done all at one time.

Council Member Lee Malcom requested rumble strips.

Council Member Ross Bradley requested seeing if traffic can be directed to Highway 11 South by alternate routes prior to Davis Street.

Mr. Propes advised that rumble strips should be added to all of the intersection changes. He stated alternate routes to the highway could be studied.

Council Member Norman Garrett expressed his concerns about South Madison Avenue having four stop signs within a half mile range. He stated it is a heavily traveled street, which is too congested for that many stops. He thinks South Madison should be studied first.

Mr. Propes stated he could try to get a cheap traffic study done for South Madison Avenue.

Mayor, Council, and staff further discussed South Madison Avenue, the red light, the current stop signs, the possibility of additional stops signs, the inability to make left turns, and the addition of rumble strips.

Mr. Garrett stated adding more stops will make the traffic and congestion even worse.

Mayor John Howard stated the stop signs are to help slow the traffic down. There are concerns for safety due to the additional pedestrian traffic with the downtown green area. He stated the inability to turn left due to traffic signalization is also a concern.

Mr. Propes stated there have been at least 15 accidents and a couple of fatalities within the last two years at East Church Street and South Madison Avenue. During the same time frame, there

were seven accidents at the Alcovy Street, Breedlove Drive, and Shamrock Drive intersection and 16 accidents at Breedlove Drive and McDaniel Street.

Council Member David Dickinson questioned why the East Church Street and South Madison Avenue intersection could not simply be changed back to a traffic light, if the four-way stop did not work.

Mr. Propes stated the signal could be left intact and flashing on red. Then, if the change did not work as intended it could easily be changed back.

To approve all of the intersection changes, with the understanding that the intersection at East Church Street and South Madison Avenue will be revisited if it does not work.

*Motion by Dickinson, seconded by R. Bradley.
Voting no Garrett.
Passed 7-1.*

3. Passive Park MOU – Athens Tech

City Administrator Logan Propes discussed the modified Memorandum of Understanding with Athens Technical College. The MOU has been changed into more of a lease agreement style format. It is essentially a one year renewable agreement that designates City use and park use for the Athens Tech facility around the track. It also designates some of the work which the City will be doing, such as tearing up buildings, removing old asphalt sections, and planting some trees. He explained this will help open up the property for general public use and create a more attractive environment.

To approve the Memorandum of Understanding with Athens Technical College.

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously*

V. ADJOURN TO EXECUTIVE SESSION

*Motion by Malcom, seconded by Little.
Passed Unanimously.*

RETURN TO REGULAR SESSION

I make a motion that we purchase the property commonly known as 1836 Highway 78, Monroe Georgia, Tax Parcel ID # C0750123, containing 1.18 acres more or less from Gruenmacher Financial Group, Inc. for use as a location for a water distribution line pump station according to the following terms:

1. The Cash Purchase Price shall be \$75,000.00, with \$500.00 paid as Earnest Money.
2. The Contract Purchase Price shall be for the Fair Market Value of the Property as determined solely by the Seller, the same being \$250,000.00.
3. The difference between the Cash Purchase Price and the Contract Purchase Price shall be notated as a donation from Seller to the City. Any tax issues relating to this transaction

shall be the sole responsibility of the Seller. The City makes no representations whatsoever concerning the Contract Purchase Price or tax consequences related thereto.

- 4. Closing shall occur within 30 days from today's date.
- 5. Purchase Contract shall be approved by City Attorney's Office.
- 6. The City Administrator is authorized to do all things necessary and sign any and all documents necessary to complete this transaction.

Exhibit "A"

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, located in Land Lot 43 of the 4th Land District, being designated as Lot 1 of Tipperary Estates, Unit Two, containing 1.18 acres, more or less, according to a survey entitled "Final Plan Of: Tipperary Estates, Unit Two," dated August 31, 1979, prepared by W. T. Dunahoo and Associates, certified by W. T. Dunahoo, Georgia Registered Land Surveyor No. 1577, recorded in Plat Book 26, page 22, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 1863 Hwy. 78, Monroe, Georgia, according to the present system of numbering properties in Walton County, Georgia.

Tax Parcel ID No. C0750123

*Motion by Little, seconded by R. Bradley.
Passed Unanimously.*

VI. ADJOURN

*Motion by R. Bradley, seconded by Crawford.
Passed Unanimously.*

MAYOR

CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

Mayor Howard noted that all Council Members were present; Council Member Larry Bradley was present via teleconference. There was a quorum.

Council Member Larry Bradley is participating via phone call, due to illness.

II. Real Estate Issue (s)

1. Real Estate Matter

Real estate matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

MAYOR

CITY CLERK

**MONROE PLANNING COMMISSION
MINUTES
May 21, 2019**

Present: Mike Eckles, Rosalind Parks, Randy Camp, Kyle Harrison, David Butler

Absent: None

Staff: Debbie Adkinson – Code Dept Assistant
Patrick Kelley – Director of Code and Planning
Darrell Stone – Director of Planning and Development
Logan Propes – City Administrator

Visitors: John Hampton, Kyle Ward, Lee Rowell, Mie Birnbrey, Roger Rowell, George Baker III, Dennis Harkins, Steve Lee, Blake LeGate, Mark Meadows

CALL TO ORDER by CHAIRMAN MIKE ECKLES at 5:30 pm

Chairman Eckles asked for any changes, corrections or additions to the April 16, 2019 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Parks seconded. Motion carried. Minutes approved.

Code Officer Report: None

Public Hearing open 5:31 pm

The first item of business: is for petition # VAR-1-2019 for a variance at 1415 E Church Street. The applicant, Terrastone Development, request a variance of Sect. 700.1 Table 11 of the City of Monroe Zoning Ordinance. This variance is for lot size reduction from 14,000 to 10,000 sq. ft.

Chairman Eckles asked for a representative to speak for the request.

Steve Lee a representative for Terrastone Development spoke to the request. They would like to reduce the lot size to preserve some green spaces and stream buffers yielding approximately 25 to 35 lots to facilitate this while maintaining the width standard for the R1 zoning. The plans have been changed to accommodate a second entrance/exit in the neighborhood.

Chairman Eckles asked if he knew what size the houses would be.

Lee – 1800 to 2200 sq. ft. up to 2400 for 2 story.

Harrison- Are you keeping the road frontage width within the R1 standards?

Lee – yes 100 ft wide.

Lee – The average house prices will be low end \$235,000 and topping out maybe \$280,000.

Chairman Eckles then asked if there were anyone opposed to the request?

There were none.

Public Hearing closed at 5:34 pm

Chairman Eckles entertained a motion to approve or deny the request.

Motion to approve made by Harrison
Seconded by Butler
Motion carried. Recommend approval.

Public Hearing open at 5:35 pm

The seconded item of business: is for petition # LDU-3-2019 for a Conditional Use to allow a 216-unit apartment development. The location for this Conditional Use is at 1031Charlotte Rowell Boulevard. The applicant is Hillpointe Group.

Chairman Eckles asked for a Code Office recommendation.

Kelley – the recommendation is for denial. The comprehensive plan shows this to be Commercial/Retail corridor currently completely undeveloped.

Chairman Eckles asked if there is a representative to speak to this request.

John Hampton and Kyle Ward, Representatives of Hillpointe Group spoke to the request. Hampton - The project will be a class A, market rate non subsidized project. This project is a three story, stick frame, 2 bed, 2 bath units that consist of 9 buildings with 24 units per building. High end smart home finishes with quartz countertops, resort style pool, clubhouse, fitness center, dog park and more. Their market study and analysis looking at Monroe and areas around here is there is a substantial lack of affordable, quality, residential for rent housing in Monroe. There is a need in the market. The topo is not overly conducive to a commercial use. It goes up and then down in the back so they feel a multifamily use makes sense on this location. They presented a copy of a letter from MAB of Charlotte NC, developer of the Monroe Pavilion, stating that they support the project for the Oak Club Apartment as a synergistic component to the Monroe Pavilion development.

Kelley mentioned that most of the components for that density and building size increase are met on this plan but there may be some additional zoning requirements that you would have to comply with in order get the density increases and building size increases.

Harrison: What backs up to the 16 acres?

Ward: There is a creek at the back of the property with a dense natural buffer and behind that is a single-family residential neighborhood.

Kelley: That neighborhood is currently in the county.

Harrison: Patrick you stated this is all commercial/retail use at this time.

Kelley: yes

After more discussion of the need for this type of development in this area of Monroe Chairman Eckles asked for more questions or concerns. There was none.

Chairman Eckles asked if there is anyone to speak opposed to the request?

There was none.

Public Hearing closed at 5:46 pm

Chairman Eckles entertained a motion.

Motion to deny made by Harrison
Seconded by Parks
Motion carried with 3 yea 1 nay
Recommendation to deny

Public Hearing opened at 5:50 pm

The third item of business: is petition # VAR-5-2019 for a variance of Sect 643A.3(2) Parking and Sect 643A.4(2) Landscape Buffer. The location for the variance is at 2130 W Spring Street. The applicant is Southbound Monroe LLC. The property consists of .92 ac and is zoned B3.

Chairman Eckles asked if there is a representative to speak to this request.

Mike Bimbrey a representative for Southbound Monroe LLC spoke to the request. They are requesting the 10 ft landscape buffer on the western and eastern sides of the property to be reduced to 5 ft. Also requesting that the requirement of the Corridor Design Overlay District for one row of parking between the building and the road be increased to two rows. This is so the building can be lined up with other properties in the complex area. They have gotten concerns from Arby's that if the building is set up closer to the road it will restrict the view of Arby's from potential customs traveling West on Business 10/West Spring Street.

Harrison asked if the building had to be moved, would the front of the it sit about where the first row of parking is.

Kelley: yes. Also, they have 45 spaces here and with the information we have been given the calculations would not allow for that number of spaces. This is based on the parking requirements that we have in our ordinance now. We figured on the high twenties with the 20% we can do administratively would be no more that 34 permitted parking spaces with the intended uses and square footage we have gotten so far.

There was more discussion concerning the parking and moving the building closer to the road.

Chairman Eckles asked if there were any questions.
There was none.

Chairman Eckles asked if there was any opposition to the request.
There was none.

Public Hearing Closed at 6:09 pm.

Chairman Eckles entertained a motion.

Motion to deny made by Camp
Seconded by Harrison
Motion Carried
Recommendation to deny

Public Hearing opened at 6:09 pm

The fourth item of business is petition # PCOM-6-2019 for a Certificate of Appropriateness for a new Commercial complex. The request is for 2130 West Spring Street.

There was no one available to speak for or against this request.

Chairman Eckles entertained a motion

Motion to deny made by Parks
Seconded by Butler
Motion Carried
COA Denied

Public Hearing closed at 6:10 pm

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn by Camp Seconded by Butler
Motion Carried – Meeting adjourned at 6:12 pm

Historic Preservation Commission
Meeting Minutes
May 28, 2019

Present: Mitch Alligood, Crista Carrell, Fay Brassie, Marc Hammes, Susan Brown

Absent: None

Staff: Patrick Kelley, Director of Code & Development
Darrell Stone, Director of Planning & Development

Visitors: Kathy Landress, Jeff Landress, Gail Cochran, Scott Cochran, Tommy Malcom, Megan Little, Steve Brown, Bill and Reta McDaniel

Meeting called to order at 6:00 P.M.

Chairman Alligood entertained a motion for approval of the minutes from April 23, 2019. Brassie made a motion to approve. Carroll seconded. Motion Carried. Minutes approved.

Chairman Alligood made a change to the agenda for items 3, 4 and 5 due to they were not advertised in the paper before coming before the Commission. They will be placed on the June 25, 2019 agenda.

The first item of business is an application for COA for petition # HP-10-2019 at 405 Barrett Street to place an accessory building in back yard.

Jeff Landress owner and applicant for the property spoke to the request. He stated he would like to place an accessory building in back of the house.

Chairman Alligood asked for any questions from the Commission.

Hammes made a motion to approve. Carroll seconded. Motion Carried. COA Granted.

The second item of business is an application for a COA for petition # HP-11-2019 at 234 Boulevard. The applicant is Reta McDaniel. She is requesting a COA to make some exterior changes to the house.

Chairman Alligood asked for someone to speak to the request. There was no one present. Hammes made a motion to table to June 25, 2019 meeting. Carroll seconded. Motion Carried. Request Tabled.

Kelley stated the three items pulled from the agenda at the beginning of the meeting needed to be voted on to table until next meeting.

Chairman Alligood entertained a motion. Carroll made a motion to table until June 25, 2019 meeting. Hammes seconded. Motion Carried. Request tabled.

Old Business: None
New Business: None

Chairman Alligood entertained a motion to adjourn. Hammes made a motion to adjourn. Carroll seconded. Meeting Adjourned at 6:06 pm



To: Finance Committee, City Council
From: Chris Bailey, Director of Central Services
Department: Finance
Date: 05/28/2019
Subject: City Hall Drive-Thru Exterior Rehabilitation

Budget Account/Project Name: CIP City Hall Building Improvements

Funding Source: CIP Finance

Budget Allocation: \$225,000.00

Budget Available: \$142,296.00

Requested Expense: \$20,480.00

Company of Purchase: Garland/DBS, Inc.

Description:

This request is for the approval of the exterior rehabilitation that follows suit with the same work done on the other three (3) sides of the building in 2017. This will include flashing, pressure washing, caulking, painting, and the replacement of any damaged material. It also helps to complete the Drive-Thru repair that was approved for equipment replacement and since completed. The CIP City Hall Building Improvements budget was approved at \$225,000 in 2017 with a \$142,296 available budget remaining. The low bidder was Tera-Systems, LLC at \$20,480.

Background:

The City of Monroe constantly seeks to rehabilitate existing facilities and repair any damaged areas as needed.

Attachment(s):

Bid Proposal – 3 pages



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Monroe
City Hall
215 N Broad Street
Monroe, GA 30655

Date Submitted: 05/28/2019
Proposal #: 25-GA-190645
MICPA # 14-5903

Georgia General Contractor License #: GCCO003281

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Drive Thru Exterior

Wood Trim - Around Exterior Drive Thru

1. At all joints found at column bases, wall penetrations, joint at transitions, soffit, fascia, and cieling provide the following scope of work:
 - a. Remove previous joint sealant material and ensure a clean surface
 - b. Use protection to protect adjoining surfaces that could be stained
 - c. As necessary, install backer rod as necessary to control depth
 - d. Replace all removed sealant using color matched Tuff Stuff MS (white) so it completely fills recesses using concave joint profile.
2. Pressure wash all wood trims and metal gutters using simple green cleaner solution. Use a scraper as needed.
3. Seal the existing joints with Tuff Stuff MS white caulk to fill any cracks in the joints.
4. Coat the wood trims only (not gutters) with a Generic Primer TBD at the recommended rates.
5. Coat the wood trims only (not gutters) with Tuff Coat White in two coats, at a rate of 1 1/2 gal per square per coat.
6. Coat the gutters and downspouts exteriors with Rust Go Primer and Rust Go Top Coat White in two coats at required rates.

Metal Ballards – All of Them

1. Pressure wash all metal using simple green cleaner solution. Use a wire brush as needed to remove loose paint. Take care to protect the system below.
2. Coat the metal with Rust-Go Primer in one coat, at a rate of 1/4 gal per square per coat.
3. Coat the metal railings with Rust-Go Top Coat White in three coats, at a rate of 1/2 gal per square per coat.

Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
	Labor & Materials - Tera-Systems, LLC	\$ 17,965.00	1	EA	\$ 17,965
	Sub Total Prior to Multipliers				\$ 17,965
23.171	Additional repair options: Option 1 - Estimating repairs can be done on a labor and material cost plus basis	14%		%	\$ 2,515
	Sub-Totals After Multipliers				\$ 20,480

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 20,480

Proposal Price Based Upon Market Experience: \$ 20,480

Garland/DBS Price Based Upon Local Market Competition:

Tera-Systems, LLC	\$ 20,480
Armor Waterproofing	\$ 21,002
Veteran Builders, LLC	\$ 45,356

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid for 60 days.

Clarifications/Exclusions:

1. Permits are excluded.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is excluded.
5. Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662



To: Committee, City Council
From: Chris Bailey, Director of Central Services
Department: Central Services
Date: 05/28/2019
Subject: On-Stage Walton / Playhouse Roof Replacement and Exterior Rehabilitation

Budget Account/Project Name: CIP Building Improvements

Funding Source: CIP Central Services

Budget Allocation: \$379,000.00

Budget Available: \$50,593.00

Requested Expense: \$27,894.00

Company of Purchase: Garland/DBS, Inc.

Description:

This request is for the approval of the replacement of the roof and damage exterior fascia at the On-Stage Walton / Playhouse building. It would also add gutters as needed over the areas currently seeing runoff and causing damage to siding and fascia. Any damaged decking would be replaced as well, with complete flashing of areas. The CIP Building Improvements budget was approved at \$379,000 with all projects in process and still has a \$50,593 available budget remaining. The low bidder was Tera-Systems, LLC at \$27,894.

Background:

The City of Monroe constantly seeks to rehabilitate existing facilities and repair any damaged areas as needed.

Attachment(s):

Bid Proposal – 3 pages



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

**City of Monroe
Theater Roof Replacement
215 High School Avenue
Monroe, GA 30655**

**Date Submitted: 05/24/2019
Proposal #: 25-GA-190644
MICPA # 14-5903**

Georgia General Contractor License #: GCCO003281

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: BASE BID

New 3-Tab Shingle Roof

1. Remove the existing shingles and underlayment down to the wood decking on all existing shingle roof levels and areas.
2. Make any needed decking repairs to damaged, rotten, or missing areas at an additional cost. Provide a per sqft price on the bid form.
3. Install new R-Mer Seal Ice and Water Shield underlayment throughout all roof areas.
4. Install new 3-Tab Shingles over the underlayment per specifications of the shingle manufacturer.
5. Fabricate and install new metal at all rake edges and eaves using 24 gauge kynar coated RMER SS Flat Stock.
6. Fabricate and install new metal gutter over the side porch only using 24 gauge kynar coated RMER SS Flat Stock. Gutter to be 10' long with one 4' downspout.
7. Install new step flashings and surface mounted counter flashings at all areas where walls meets the shingle surface.
8. Install new ridge vent at all ridges.
9. Remove and replace up to 25' lnft of wood fascia and soffit to be included in the bid. Provide an additional per lnft price for more if needed. Paint white once replaced.

Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
	RS Means Online - Selective demolition, thermal and moisture protection, roofing, asphalt shingles - 070505103170	\$ 1.06	1,500	SF	\$ 1,590
1.30.02	Professional Services: Additional Professional Services - Option 2: Mark-Up Applicable to R.S. Means Catalogue Pricing	14%		%	\$ 223
16.12	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: REPLACING ARCHITECTURAL SHINGLE ROOF SYSTEM - New Dimensional Shingle Roof System with Base Sheet as an Underlayment, Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 5.31	1,500	SF	\$ 7,965
	Metal Stretch-Out: 24 Gauge Kynar Rake Edge with Three (3) Bends	\$ 10.23	200	LF	\$ 2,046
	Sub Total Prior to Multipliers				\$ 11,824
22.32	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF IS CONSIDERED NON-STANDARD ARCHITECTURE OR HAS GREATER THAN 8/12 SLOPE Multiplier Applied when Roof Area is not Boxed-Shaped, Contains Multiple Sharp Angles and/or Curves, or the Roof has a Greater than 8/12 Slope, Very Steep.	70%		%	\$ 8,277
22.42	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 1,000 SF, BUT LESS THAN 2,000 SF Multiplier Applied when Roof Size is Less than 2,000 SF, but Greater than 1,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	85%		%	\$ 10,050
	Sub-Totals After Multipliers				\$ 30,150

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 30,150

Proposal Price Based Upon Market Experience: \$ 27,894

Garland/DBS Price Based Upon Local Market Competition:

Tera-Systems, LLC	\$ 27,894
Innovative Roofing Group	\$ 43,305
Veteran Builders, LLC	\$ 44,295

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid for 60 days.

Clarifications/Exclusions:

1. Permits are excluded.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is excluded.
5. Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662


Harrison & Harrison, Inc.

P O Box 5635
 Athens, GA. 30604
 (706)549-2555
 (706)549-1504

QUOTE

Quote Date: 6/3/2019
 Job Name: Hwy. 11 South at Pleasant
 Valley Road

City of Monroe, Georgia
 Attention: Bryan Pittman

	DESCRIPTION		TOTAL
	<p>2 Taps, 2 Stops and rerouting 4" Plastic at Hwy. 11 South at Pleasant Valley Road.</p> <p><u>Notes & Disclaimers:</u> Any rock encountered will be negotiated at that time. Price does not include relocation of any existing utilities that may be in conflict with work.</p> <p>Respectfully Submitted,</p>  <p>Michael Freeman Harrison & Harrison, Inc.</p>		<p>\$25,000.00</p>
			<p>\$ 25,000.00</p>



PO Box 6538
Macon, Georgia 31208
Tel 478-742-2292
Fax 478-742-3806

Proposal

June 03, 2019

Mr. Bryan Pittman
City Of Monroe
Natural Gas Dept.
Monroe, GA

RE: 4" HP Leak Repair
Hwy. 11 South

We propose to furnish labor, equipment and material to down grade a section of leaking 4" 150 psi steel natural gas main as per our conversation.

We will install 2- 4" high pressure control fittings on the existing leaking high pressure steel main. We will then tap the existing 4" PE main on the outlet side of an existing regulator station at the corner of Hwy. 11 and Pleasant Valley Rd. and install a section of 4" PE pipe and tie it in to the 4" high pressure main running south thus creating a low pressure feed.

At that point we will drop the stoppers and cut a gap between the two high pressure control fittings. Once this is accomplished we will blow down the 4" high pressure running south to 30 psi and will then open the valve on the 4" PE to create a 30 psi feed.

Our proposal includes all excavation and backfill, installation, testing, pigging, tapping and stopping. All work will be performed as required by state and federal regulations.

Total: \$25,500.00

Thank you for allowing us to quote this job. Please feel free to call should you have any questions.

Lance Souther



To: City Council
From: Chief Bill Owens
Department: Fire
Date: 05/29/2019
Subject: Gear for 7 recruits

Budget Account/Project Name: Bunker Gear

Funding Source: 100-3500-531112

Budget Allocation: \$34500.00

Budget Available: \$18240.74

Requested Expense: \$15890.00

Company of Purchase: Bennett Fire Products

Description:

Globe G-xcel Jacket, Trousers & Suspenders per Monroe specifications. \$2,270.00 per set. 7@2,270.00=15,890.00. Price includes shipping charges. Prices valid through Dec. 15th, 2019. Delivery: 2-3 weeks after receipt of order, 50-60 days per gear. Terms: net 30 days

Background:

N/A

Attachment(s): One

E-Quotation- Bennett Fire Products Co., Inc.

E Quotation
Bennett Fire Products Co., Inc.



www.BennettFireProducts.com

May 29, 2019

Lt. Mike Towe
Monroe Fire Department

Prices valid through December 15, 2019

Globe G-xcel Jacket, Trousers & Suspenders per Monroe Specifications

\$2,270.00 per set

7 @ \$2,270.00 = \$15,890.00

Total: \$15,890.00

FOB Monroe, GA *Price include shipping charges*

Terms: net 30 days

Delivery: 2-3 weeks after receipt of order, 50-60 days for gear

Thanks for giving us the opportunity to serve you!

Ryan Bennett, 678-447-8834, rbennettbfp@gmail.com

Bennett Fire Products Co., Inc.
195 Stockwood Drive, Suite 170
Woodstock, GA 31088



To: Public Safety Committee
From: Logan Propes, City Administrator, Chief Bill Owens, Fire Dept.
Department: Administration & Fire Dept.
Date: 06/04/2019
Subject: Fire Department Pumper Truck Purchase

Budget Account/Project Name: PumperTruck

Funding Source: 2013 SPLOST

Budget Allocation: \$0
Budget Available: \$53,500.00
Requested Expense: \$50,000.00

Since 1821
Company of Purchase: City of Johns Creek, GA

Description:

Staff requests approval of a 2008 Pierce Velocity Pumper Truck for the purchase price of \$50,000.00 from the City of John’s Creek, Georgia.

Background:

This request is to replace a 20+ year-old pumper truck unit that has reached its operational end-of-life with primary regards to the engine and transmission. After numerous repairs and many thousands of dollars later, staff believes the best interim measure is to replace with a quality used pumper unit that is 10 years old. The cost of this well-maintained piece of equipment is fractions of the cost of a new pumper and still hundreds of thousands of dollars cheaper than a used, reconditioned model. This unit will not be primary but will replace an unreliable back-up unit.

Fire Department staff visited John’s Creek on Friday, May 31 to inspect the unit and its service records. They came away satisfied and John’s Creek has accepted a contingency offer of \$50,000.00.

Funding to come from the residual of the 2013 SPLOST Public Safety allocation.

Attachment(s):

TBD



PURCHASING DIVISION

To: Chief Bill Owens, Fire Chief, City of Monroe

From: Purchasing Division

By: Neil Trust, CPP, GCPA, CPPM, GCPM, Purchasing Manager

Date: June 3, 2019

Re: Sale of 2008 Pierce Velocity Fire Apparatus VIN# 4P1CV01H08A008633

The above reference apparatus, has been designated by the City of Johns Creek Fire Department as surplus upon the delivery of a new Pierce Custom Pumper in March 2019, per the City’s replacement schedule of fire apparatus at ten years of age.

On April 30, 2019, the above vehicle was listed for sale on Govdeals.com for four weeks with a reserve of \$70,000.00. After the close of auction and the reserve not being met, The City of Monroe (Georgia) Fire Department inspected the above surplus apparatus and made offer to acquire the 2008 Pierce Velocity.

The City of Johns Creek hereby accepts the offer of \$50,000.00 for the sale of the above apparatus to the City of Monroe (Georgia). The sale of the apparatus is “AS IS” and the City of Johns Creek makes no warranty or guaranties with the sale of the above apparatus.

Motor Vehicle Bill of Sale

This bill of sale was created on _____ in the County of Fulton, State of Georgia.

The Parties: The business entity City of Monroe with a mailing address of 215 North Broad Street , Monroe, Georgia, 30656 (Hereinafter the "Buyer") and the business entity City of Johns Creek with a mailing address of 11360 Lakefield Drive, Johns Creek, Georgia, 30097 (Hereinafter the "Seller") hereby agree as follows:

Purchase Price: The Buyer agrees to pay \$50,000.00 (US Dollars) to the Seller in exchange for the possession and ownership of the following described motor vehicle:

Make: Pierce **Model:** Velocity **Body Type:** Pumper **Year:** 2008 **Color:** Red

Odometer: 102535 Miles

Taxes: All municipal, county, and State taxes in relation to the purchase of the motor vehicle, including sales taxes, are included in the purchase price.

Vehicle Identification Number (VIN): 4P1CV01H08A008633

Additional Terms and Conditions: SALE is "AS IS, WHERE IS." (Seller) makes no warranty, guaranty or representation of any kind, expressed or implied, as to the merchantability or fitness for any purpose of the property offered for sale. Please note that upon removal of the property, all sales are final.

Buyer's Signature _____

Print Name _____

Seller's Signature _____

Print Name _____

Witness Signature #1 _____

Odometer Disclosure Statement

FEDERAL and STATE LAW requires that you state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

I/We, City of Johns Creek certify to the best of my knowledge that the odometer reading of is the actual mileage of the vehicle.

Mileage at the time of sale: 102535 Miles

Buyer and Seller acknowledge that the Motor Vehicle is being sold without any representations ("AS-IS") and that after the sale the Seller shall not have any liability other than the details in this Bill of Sale.

Buyer's Signature _____

Print Name _____

Seller's Signature _____

Print Name _____







To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 04-01-19
Description: Variance request 1415 East Church St. / Minimum lot size reduction from 14,000 to 10,000 sq. ft.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval of reduced lot size pending conformance with the remainder of Zoning and Development requirements related to access and interconnectivity.*

Background: This is currently undeveloped land with R1 zoning. The developer wishes to maintain the lot yield of up to 3 units per acre while reducing the lot size due to market trends towards smaller lot size. This reduces maintenance for the property owner and keeps the home prices lower as well. The remainder of the property will be set aside as open space. Necessary market study, analysis and street right of way will be required before development will be permitted.

Attachment(s): See submittal below.



Use text bank for a
Plan_Municipality_Name
 Report Text Library:
 Plan_Municipality_Address

Use text bank for a
Plan_Report_Title

Plan NO.: VAR-000001 **40**
 Plan Type: Variance
 Work Classification: Variance
 Plan Status: Issued

Apply Date: 03/19/2019

Expiration:

Location Address

Parcel Number

1415 E CHURCH ST, MONROE, GA 30655

M0240106

Contacts

TERRASTONE DEVELOPMENT **Applicant**
 3245 Peachtree Pkwy Suite D278, Suwanee, GA 30024
 (678)779-0363 slee@terrastonedev.com

Description: REQUEST FOR VARIANCE OF SECT 700.1 TABLE 11-P&Z MTG 4/16/19 @ 5:30 PM-COUNCIL MTG 5/14/19 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
 Total Sq Feet: 0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00


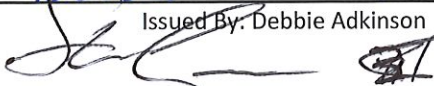
Payments	Amt Paid
Total Fees	\$100.00
Check # 1006	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Insert a Plan notice prefix in the report text bank, entry: Plan_Notice_Prefix


 Issued By: Debbie Adkinson

 Plan_Signature_1

March 19, 2019
 Date
 3/19/19
 Date

Plan_Signature_2

Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 1415 E Church St Council District 1 / 1 Map and Parcel # M10240106
Zoning R1 Acreage 41-52 Proposed Use Residential Dev Road Frontage 1304.47 ft. / on
Church (street or streets)

Applicant
Name TERRA STONE DEVELOPMENT
Address 3245 Peachtree Pkwy Ste D 278
Phone # 678.779.0343

Owner
Name MARK & MARIA MEADOWS
Address 1340 BELL CREEK RD, WATKINSVILLE, GA
Phone # 770.316.7722

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Residential development using R1 standards with the exception of reducing lot size minimums to 7500 sf similar to R1A. Do not want to increase # of lots but want to utilize natural green space buffers and open areas.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
Neighboring properties are residential. Subdivision to the west is R1A

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Want to utilize green space buffers, open area and not disturb natural areas as much. Want to lessen impact on natural environment. Public utilities serve the site and wouldn't overburden. Development won't cause "Domino effect"

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Development area comprises 41-52 acres consisting of approx 125 lots with main entrance on Church St.

State the particular hardship that would result from strict application of this Ordinance:
Current market conditions favor smaller lots w/ natural areas. Developer feels larger lots will price the finished lots out of market price & become a non desired product

Check all that apply: Public Water: Well: Public Sewer: Septic: Electrical: Gas:

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature [Signature] Date: 3/14/19

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature [Signature] Date: 3-18-19

Signature [Signature] Date: 3/18/19

Notary Public ANGELA ELAINE BRANTON
Commission Expires: 4/2/21 5931 WATERWORKS RD.
04/02/2021

I hereby withdrew the above application: Signature _____ Date _____

2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

BURDETT MARIA MEADOWS &
MEADOWS MARK ANTHONY
1340 BENT CREEK RD
WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000005399	11/15/2018	\$0.00	\$5174.80	\$0.00	Paid 11/15/2018

Map: M0240-00000-106-000
Location: 1415 E CHURCH STREET
Account No: 107980 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655
Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: BURDETT MARIA MEADOWS &
Map Code: M0240-00000-106-000
Description: 52.36AC
Location: 1415 E CHURCH STREET
Bill No: 2018-0000005399

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$328,500.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.001979	\$260.04	\$0.00	\$260.04
CITY TAX	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.005298	\$1,231.62	-\$535.46	\$696.16
COUNTY	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.010905	\$1,748.28	-\$315.36	\$1,432.92
SCH BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0026	\$341.64	\$0.00	\$341.64
SCHOOL	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0186	\$2,444.04	\$0.00	\$2,444.04
TOTALS					0.039382	\$6,025.62	-\$850.82	\$5,174.80

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$5,174.80
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$5,174.80
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/15/2018

3-4
HB

Deed Doc: ESTD Rec# 140314
Recorded 06/08/2007 02:58PM
Georgia Transfer Tax Paid : \$0.00

Return to:
PRESTON & MALCOM, P. C.
POST OFFICE BOX 984
MONROE, GA 30655
File No. 06-20951

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02739 Pg 0117-0119

DEED OF ASSENT OF CO-EXECUTORS

NTC/RPP

STATE OF GEORGIA

COUNTY OF WALTON

WHEREAS, WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS died a resident of Walton County, Georgia, on the 13th day of November, 2005, leaving a Will which has been probated in Solemn Form in said County at the December Term, 2005 of the Probate Court thereof; and

WHEREAS, under the terms of said Will the property described in Exhibit A was devised to MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS; and

WHEREAS, the undersigned duly qualified as Co-Executors of the Estate of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, and they are now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned as Co-Executors of the Will of the said WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, hereby assent to the devise of said property under the terms of said Will so that the title thereto is now vested in the said MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS, as provided in said Will.

WITNESS my hand and seal, this the 25th day of May, 2007.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Maria Meadows Burdett 16 May 2007 (SEAL)
MARIA MEADOWS BURDETT

As Co-Executor under the Last Will and Testament of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, deceased

[Signature]
Notary Public
SEAL AFFIXED

Patricia A. Husted
Notary Public, State of New York
Registration #01HU6034621
Qualified in Tompkins County
My Commission Expires Dec. 13, 2009

SEAL AFFIXED

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Mark Anthony Meadows (SEAL)
MARK ANTHONY MEADOWS

As Co-Executor under the Last Will and Testament of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, deceased

Patricia Lynn Cullman
Notary Public

SEAL AFFIXED



EXHIBIT "A"

All of the Estate's undivided right, title, interest and equity in and to:

All that tract or parcel of land, lying or being in the County of Walton, said State of Georgia and in Town District formerly known as the Jett Phillips place, located on the North side of the Monroe and Good Hope public road, about one and one-half miles East of Monroe, GA., containing fifty-six and fifty-five hundredths (56.55) acres, more or less, and bounded, now or formerly, as follows: North by lands of George W. Baker formerly J. H. Felker land; East by private road and land of Ezra Chick; South by Monroe-Good Hope public road; West by land of Frank Hannay and Harold L. Davis formerly the Tom Harris land.

This deed is given subject to a right of way easement to the State Highway Board and an easement to the Georgia Power Co. for a power line across said land.

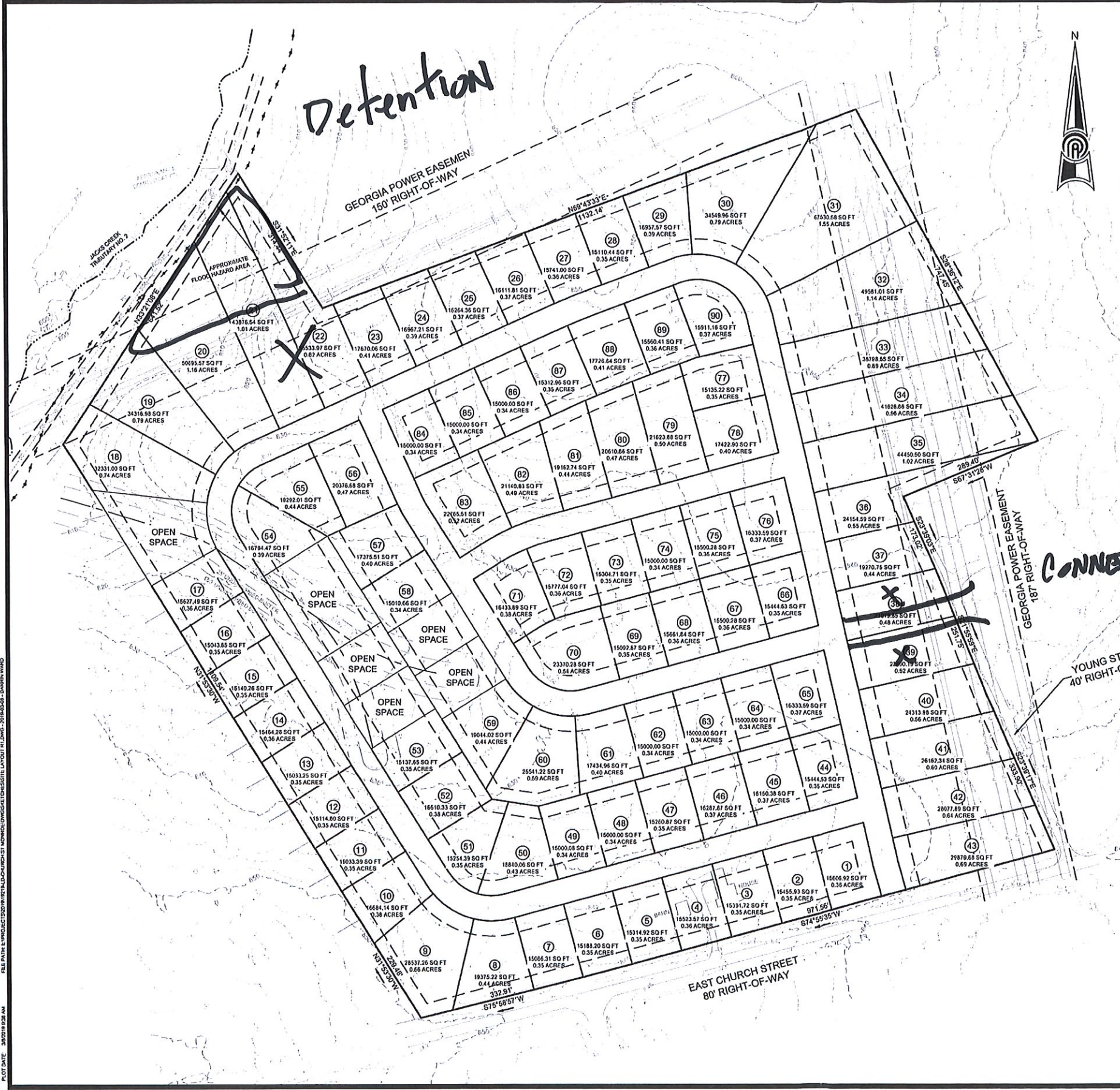
Being the same property conveyed to Woodrow Meadows by Warranty Deed dated November 24, 1945, recorded in Deed Book 29, page 154, Clerk's Office, Walton Superior Court.

R1 with 14,000 sq.ft. Lots -VS- R1 with 10,000 sq.ft. Lots

The following chart is for comparison for the proposed variance in lot size (14,000 vs 10,000 sqft) at 1415 E. Church Street. The total gross area is **52.35 acres**. This development will be required to comply with providing 15% open green space with amenities for recreation, impact studies, and connectivity.

Note: The applicant initially assumed 75' frontage showing 125 lots. Applicant now understands that all the setbacks must comply with the R1 standard. This rendered lots unsuitable for placing house footprint. Now with the frontage meeting the R1 (with 14,000 sq.ft) requirement, frontage would be 100' reducing total lots by approximately 25%. Total lot count is under 100 lots.(estimate approx. 95 lots once you factor in detention and connectivity)

R-1 14,000 sq.ft. lots	R-1 10,000 sq.ft. lots
Total lot density 1.81 lots/acre	Total lot density 2.01 lots/acre
Length of Roads 6,450 lf	Length of Roads 6,602 lf
Under 100 lots - (15% open space with amenities not required)	105 lots – (15% open space with amenities required)
Connectivity Required (250' road)	Connectivity Required
Impact Study for utilities, traffic, school system capacity required	Impact Study for utilities, traffic, school system capacity required
Environmental Quality Approximately 1.5 acres of creeks, trees, and vegetation not impacted	Environmental Quality Approximately 7.08 acres of creeks, trees, and vegetation not impacted
Architectural Standards Apply	Architectural Standards Apply
Additional Conditions can not be required	Can be Conditioned



TOTAL GROSS AREA	
TOTAL GROSS AREA	82,356 ACRES
ZONING	
ZONING JURISDICTION	CITY OF MONROE
EXISTING ZONING	R-1
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	90 LOTS
TOTAL SITE DENSITY	1.7 LOTS/ACRE
MAX SITE DENSITY ALLOWED	3 LOTS/ACRE
LENGTH OF ROADS	6,200 LF
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SET BACK	30 FEET
SIDE YARD	10 FEET
REAR YARD SETBACK	25 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	76 FEET
MIN LOT SIZE TYPICAL LOT SIZE PROVIDED	15,000 SQ. FT.

1.81
LOTS/
ACRE

- NOTE
- A PORTION OF SUBJECT PROPERTY LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA 1329(C)12E & 1329(C)14D.
 - THIS PROPERTY IS HAS APPROXIMATELY 13 AC PARTIALLY WOODED AND HAS APPROXIMATELY 38 AC OF PASTURE LAND. THIS PROPERTY HAS APPROXIMATELY 7 ACRES OF POWER LINE EASEMENT ENCROACHING, STREAMS AND BUFFERS EXIST ON THE SITE ON THE NORTHERN AND WESTERN PORTION OF THE PROJECT.
 - SANITARY SEWER TO BE PROVIDED BY THE CITY OF MONROE. CONNECTION IS PROPOSED AT NORTHERN PORTION OF SITE. AN EASEMENT WILL BE REQUIRED FOR CONNECTION.
 - WATER TO BE PROVIDED BY THE CITY OF MONROE.
 - EXISTING STRUCTURE IS SHOWN ON SITE PLAN AND THE INTENT IS TO DEMOLITION EXISTING STRUCTURE.

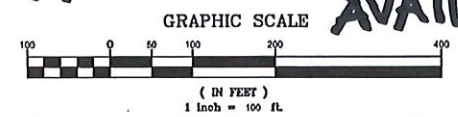
Existing with
14,000 sq ft
Lots

CONNECTIVITY

NOTE. Lots shown @
75' width frontage

If shown 100'/R1
standard. 25% REDUCTION
IN total lots.

Approx, 95 Lots
AVAILABLE



© 2019 PRECISION PLANNING INC. ALL RIGHTS RESERVED.

THIS CONSTRUCTION DOCUMENT IS PRELIMINARY. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS SHOWN HEREON ARE CORRECT AND ACCURATE. PRECISION PLANNING INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

PRELIMINARY. NOT FOR PUBLIC USE. GENERAL RELEASE OR CONSTRUCTION.

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pine Boulevard, Lawrenceville, GA 30046
770.338.8000 • www.ppi.us

TERRASTONE DEVELOPMENT
E. CHURCH STREET / MONROE

CONCEPT SITE PLAN ZONED R-1

SHEET TITLE	CHECKED	ES
DRAWN	DW	DW
DESIGN	DW	DW

RELEASE

DATE: 3/7/2019
DATE: R19219
PROJECT NO.: PPIPROJECT NO.

2

105 lots

R-1 / 10,000 sqft

w/ 15% GREENSPACE

2.01 LOTS/ACRE

15%
open green
space



**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on April 16, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on May 14, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

**Please run on the
following date:**

March 31, 2019



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 04-26-2019
Description: Zoning Variance requests 2130 West Spring St.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Landscape buffer variance / approval: due to the existing landscaping on the Arby's side, the Transco pipeline easement on the other side and the existing access road to the rear.

Parking variance / Denial: due to the intended development pattern in the CDO section of the zoning ordinance which is aimed at limiting frontloaded parking with large expanses of asphalt fronting on the City street in the effort to improve the streetscape aesthetic. Also with the main entrance to this parcel being the existing access drive, patron and business security would be enhanced by parking on the sides or rear of the building where traffic is slower with the drivers able to better see customers and businesses.

Background: This is an undeveloped outparcel of the Home Depot development to the east of Arby's. The applicant request Two variances. One related to the required landscape buffer surrounding the parcel. The other is to disregard the requirements related to street fronting parking within the CDO. The proposed layout also lends itself to an alley style frontage on the existing access drive.

Attachment(s):

Variance application

Proposed site plan for parking and building placement

Building elevations: Note the alley style elevations to front on the existing access drive.



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

Plan Report

Plan NO.: VAR-000005 **53**
 Plan Type: Variance
 Work Classification: Variance
 Plan Status: Issued

Apply Date: 04/17/2019

Expiration:

Location Address

2130 W SPRING ST, MONROE, GA 30655

Contacts

SOUTHBOUND MONROE, LLC 300 GALLERIA PKW 12TH FLOOR, ATLANTA, GA 30339	Owner	MIKE BIRNBREY 300 GALLERIA PKWY 12TH FLOOR, ATLANTA, GA 30339 (404)987-2402	Applicant
--	--------------	---	------------------

Description: REQUEST FOR VARIANCE OF SECT 643A.3(2) PARKING & SECT 643A.4(2) LANDSCAPE BUFFER -P&Z MTG 5/21/19 @5:30 PM-COUNCIL MTG 6/11/19 @6:00 PM
 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Commercial Rezone or Variance Fee	\$200.00
Total:	\$200.00

Payments	Amt Paid
Total Fees	\$200.00
Check # 1002	\$200.00
Amount Due:	\$0.00

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

 Issued By: Debbie Adkinson

 Plan_Signature_1

 Plan_Signature_2

April 17, 2019

 Date

 Date

 Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: 5/21/2019

Your representative must be present at the meeting

Street address 2130 W Spring St Council District 1 / 7 Map and Parcel # M0010025H00
Zoning B-3 Acreage 0.92 Proposed Use General Commission Road Frontage 157 ft. / on
W Spring St (street or streets)

Applicant
Name Mike Birnbrey
Address 300 Galleria Pkwy 12th Floor Atlanta, GA 30339
Phone # 404-987-2402

Owner
Name Southbound Monroe, LLC
Address 300 Galleria Pkwy 12th Floor Atlanta, GA 30339
Phone # 404-987-2402

Request Type: (check one) Variance X Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Multi-use Retail- Employees =20. Hours of operation anticipated to be 10:00am-10:00pm. Utilities will be provided by City of Monroe or Walton County, GA. Variance Request 1. Double row of parking along the front. Variance Request 2. 5' Landscape buffer on side yards.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
All surrounding properties are zoned B-3/Commercial. Proposed site is part of a master development

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
By removing the parking between the building and Sprint St, the site would not have enough parking spaces required by code. in order for the site to meet parking code, we'd have to shift the building up to the front property line and put all the parking in the rear, and tenants concerned with safety.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Please see attached site plan and elevation for above requested information

State the particular hardship that would result from strict application of this Ordinance:
The tenants committed to the project are concerned with security having the building close to the road, and not having their parking lot exposed. Arby's is not pleased with the idea of their building being blocked by ours, and concerned that it will hurt their business.

Check all that apply: Public Water: X Well: Public Sewer: X Septic: Electrical: X Gas: X

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

- Application Fees:
- \$100 Single Family
 - \$300 Multi Family
 - \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature Michael Birnbrey Date: April 11, 2019

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature _____ Date: _____

_____ Date: _____

Notary Public

Commission Expires: _____

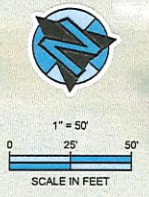
I hereby withdraw the above application: Signature _____ Date _____



PROJECT DATA (010.012) QL-1b

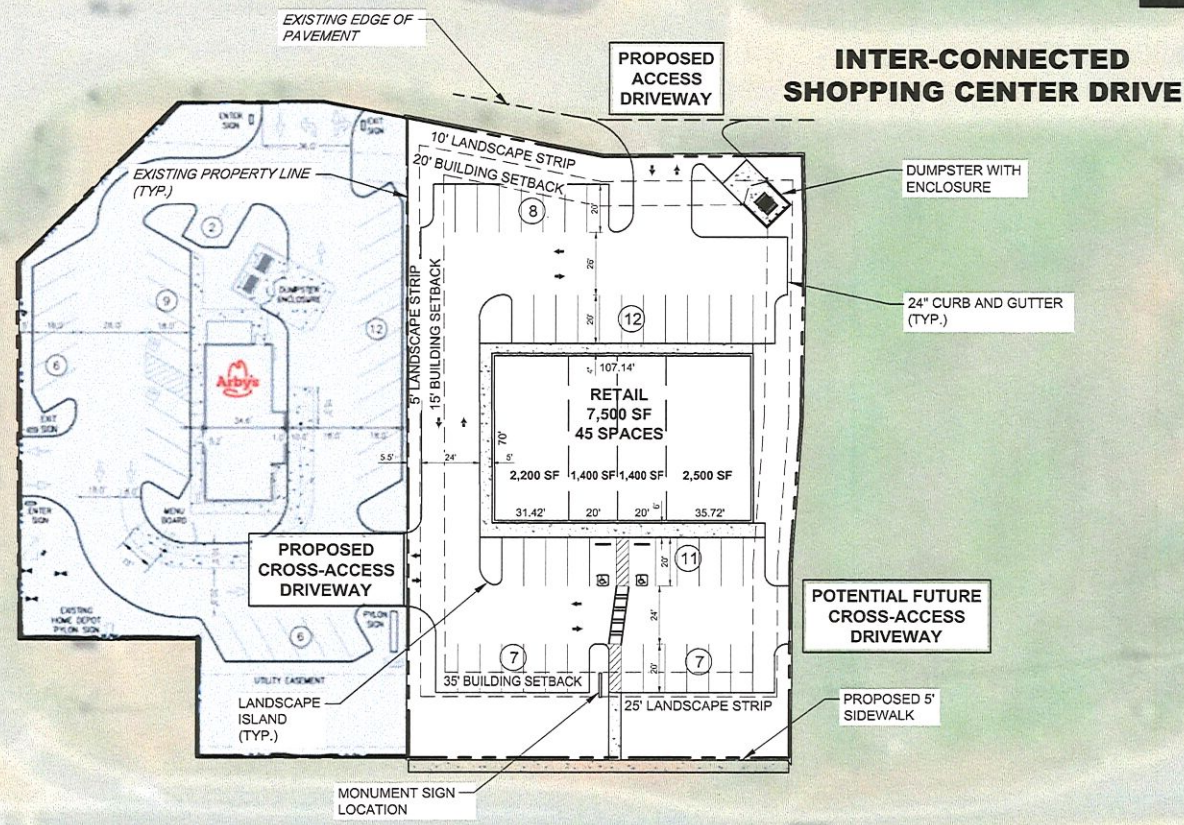
2130 WEST SPRING STREET MONROE (WALTON COUNTY), GA 30655	
SITE DATA	
TOTAL SITE AREA	0.89 ± AC
BUILDING DATA	
RETAIL AREA	7,500 SF
PARKING DATA	
PARKING REQUIRED: RETAIL: 1 SPACE / 500 SF AND 1 SPACE FOR EACH EMPLOYEE	
PARKING PROVIDED	45 SPACES

HOME DEPOT SHOPPING PARKING



HOME DEPOT SHOPPING CENTER DRIVE

WALMART SHOPPING CENTER DRIVE



**WEST SPRING ST
HWY 10**

1-1
KB

After Recording Return To:
McMichael & Gray, P.C.
574 Conyers Road, Suite 100
Loganville, GA 30052

Order No.: LOG-170678-PUR

Recorded 10/20/2017 04:30PM
KATHY K. TROST
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$250.00
Bk04143 Pg 0167

Deed
Doc: WD

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 18th day of October, 2017, between

Monroe WHZ Partners, LLC, a Georgia Limited Liability Company

of the County of Walton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

GA Greenlands, LLC
a Georgia Limited Liability Company

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

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 6 and Land Lot 29 of the 3rd Land District, Walton County, City of Monroe, Georgia, being shown as Lot 2, containing 0.923 acres, on plat of survey prepared for Monroe WHZ Partners, LLC, by GeoSurvey, Ltd, dated August 16, 2017, and recorded in Plat Book 113, page 109, Walton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]

Monroe WHZ Partners, LLC

BY: *[Signature]*
Van Westmoreland
Manager

My Commission Expires:



2018 Property Tax Statement

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

GA GREENLANDS LLC
 426 W HIGHLAND AVE
 STE A
 MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000012865	11/15/2018	\$0.00	\$3938.20	\$0.00	Paid 11/14/2018

Map: M0010-00000-025-H00
 Location: 2130 W SPRING STREET
 Account No: 257300 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655
 Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: GA GREENLANDS LLC
Map Code: M0010-00000-025-H00
Description: LOT#2 .92AC
Location: 2130 W SPRING STREET
Bill No: 2018-0000012865

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$250,000.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.001979	\$197.90	\$0.00	\$197.90
CITY TAX	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.005298	\$937.30	-\$407.50	\$529.80
COUNTY	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.010905	\$1,330.50	-\$240.00	\$1,090.50
SCH BOND	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.0026	\$260.00	\$0.00	\$260.00
SCHOOL	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.0186	\$1,860.00	\$0.00	\$1,860.00
TOTALS					0.039382	\$4,585.70	-\$647.50	\$3,938.20

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$3,938.20
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,938.20
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/14/2018

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance Sect 643A.3(2) parking and Sect 643A.4(2) landscape buffer of the Zoning Ordinance for 2130 W Spring St. A public hearing will be held on May 21, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 643A.3(2) parking and Sec 643A.4(2) landscape buffer of the Zoning Ordinance for 2130 W Spring St. A public hearing will be held on June 11, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

**Please run on the
following date:**

May 5, 2019

PROJECT DATA (010.012) QL-1b

2130 WEST SPRING STREET
MONROE (WALTON COUNTY), GA 30655

SITE DATA

TOTAL SITE AREA 0.86 ± AC

BUILDING DATA

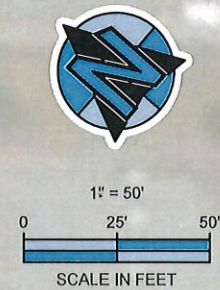
RETAIL AREA 7,500 SF

PARKING DATA

PARKING REQUIRED:
RETAIL: 1 SPACE / 500 SF AND 1 SPACE FOR EACH
EMPLOYEE

PARKING PROVIDED 45 SPACES

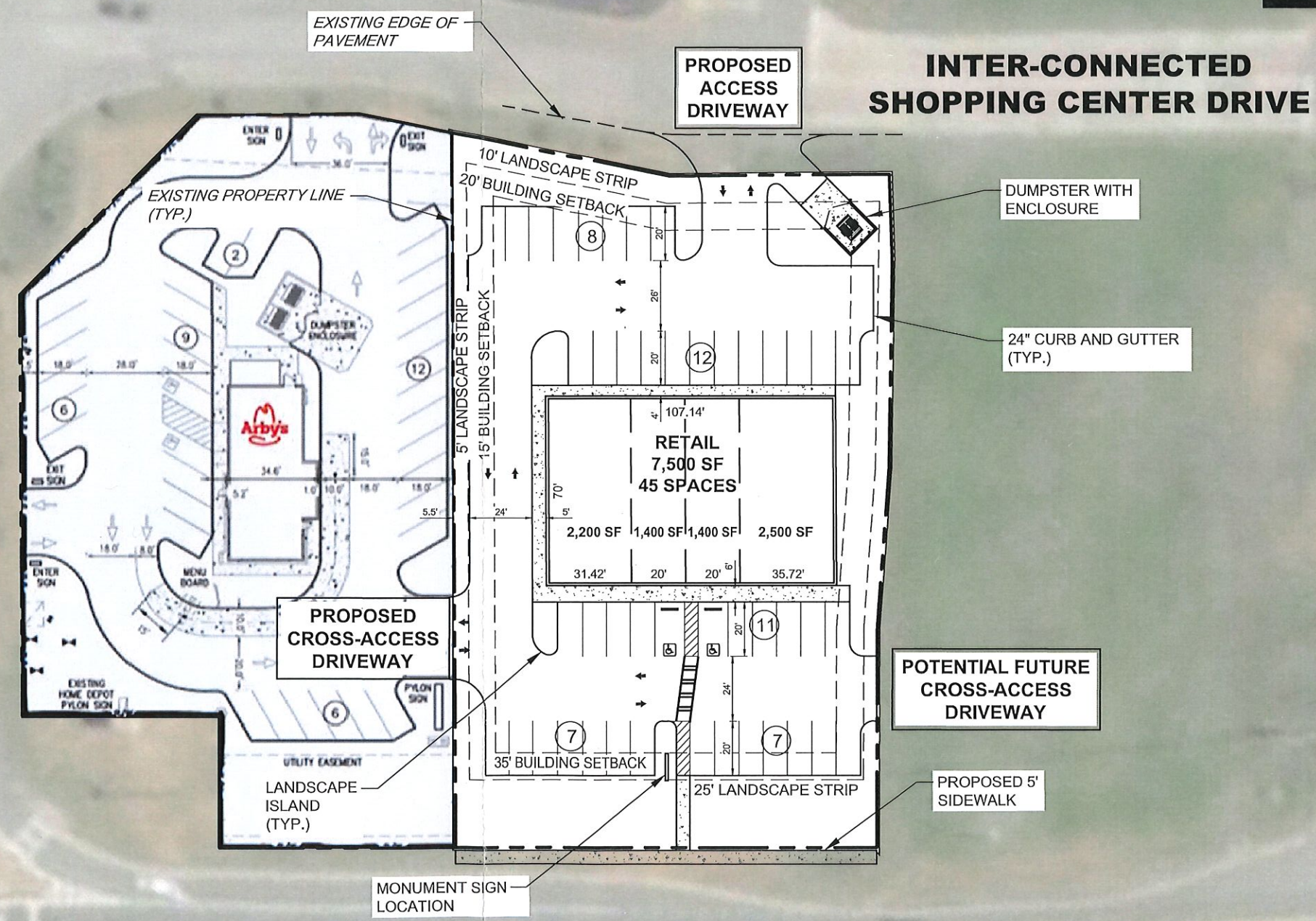
**HOME DEPOT
SHOPPING
PARKING**



D:\Projects\010.012 2100 Blk W Spring St - Monroe, GA\Drawing\QL-1b 2130 West Spring St - Monroe, GA.dwg, 4/9/2019 5:13:50 PM, 1:1

**HOME DEPOT
SHOPPING CENTER DRIVE**

**WALMART
SHOPPING CENTER DRIVE**



**WEST SPRING ST
HWY 10**



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 04-11-19
Description: Conditional use 216 unit apartment development

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Denial

The comprehensive plan shows this property to be commercial/retail.

Background: This land had a proposed apartment project which was withdrawn by the previous applicant in 2016. That original had 128 units. This iteration has 216. This plan does not indicate meeting zoning requirements recently passed related to aesthetics or materials to be utilized in construction. Planning and zoning recommended denial on the previous application on this parcel prior to its withdrawal.

Attachment(s):

- Application
- Site plan
- Survey



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

Plan Report

Plan NO.: LDU-000003 **65**

Plan Type: Land Use
 Work Classification: Conditional Use
 Plan Status: Issued

Apply Date: 04/05/2019

Expiration:

Location Address

1031 CHARLOTTE ROWELL BLVD, MONROE, GA 30656

Contacts

HILLPOINTE **Applicant**
 8830 MACON HWY BLDG 300, ATHENS, GA 30606
 (678)628-4678

Description: Request for Conditional Use - P&Z MTG 5/21/2019 @ 5:30 PM, COUNCIL
 MTG 6/11/2019 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Multifamily Rezone or Variance Fee	\$300.00
Total:	\$300.00

Payments	Amt Paid
Total Fees	\$300.00
Check # 9080	\$300.00
Amount Due:	\$0.00

Condition Name Description Comments

Issued By: Debbie Adkinson

Plan_Signature_1

Plan_Signature_2

April 05, 2019

Date

Date

Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: May 21st 2019

Your representative must be present at the meeting

Street address Charlotte Rowell Blvd Council District 1 / 7 Map and Parcel # M0050045
 Zoning B3 Acreage 16.495 Proposed Use Multi Family Road Frontage 722.29 ft. / on
Charlotte Rowell Blvd (street or streets)

Applicant

Name Hillpointe
 Address 8830 Macon hwy building 300
 Phone# (678)-628-4678

Owner

Name Rowell Family p'ship & Jane Still
 Address Po Box 1378 Monroe Georgia
 Phone# (770)-318-6153

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar

Create (9) 24 unit buildings with two-bedroom apartments with associated parking, infrastructure and landscaping. Amenities include: Clubhouse, Swimming Pool, Pool House, (2) Pavilions, Playground, Garage parking, Mail Kiosk, Trash / Recycling Service and Greenspace. Residential operation 24 hrs. Office and maintenance operation 9 to 5 with (3) employees. Vehicle trips per day: 1296, Water: 43,200 GPD, Sewer: 34,560 GPD

State relationship of structure and/or use to existing structures and uses on adjacent

There is currently no development on the adjacent lots. A portion of the lot in the floodplain is adjacent to an 8 acre tract owned by the Thompson Woods home owner's association at Hemingway drive which is zoned R-1.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-

- 1) the proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood;
- (2) the required number of applicable standards in Article X shall be met or exceeded;
- (3) the proposed use is compatible with the Comprehensive Plan due to its specific location, and the conditional use is compatible with the community's residential development pattern;
- (4) a rezoning to allow the requested use as a permitted use would not be appropriate;
- (5) the proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood;
- (6) off-street parking and loading, and access thereto, will be adequate;
- (7) public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability;
- (8) the use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem;
- (9) the use would not significantly increase congestion, noise, or traffic hazards; and,
- (10) granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:

Area of buildings:

Residential	79,038 square feet	Each building is 166 by 58 feet	Height approx. 40 feet
Clubhouse	4,711 square feet	93 x 65 feet	Height approx. 26 feet
Maintenance bld.	853 square feet	41 x 21 feet	Height approx. 18 feet
Garages	5,040 square feet	105 x 24 feet	Height approx. 18 feet

Parking: 330 Spaces with HC spaces per code
 Parking Design: 24 foot wide drive aisles with 9 x 20 foot parking spaces

Landscaping: landscaping shall meet or exceed all current code requirements.

Setbacks: Front 35 feet Side 15 feet Rear 20 feet

State the particular hardship that would result from strict application of this Ordinance:

No significant hardships exist regarding the development of this site other than the multifamily use being 100% consistent with the current comprehensive plan designation for the area as commercial.

We believe that the conditional use is appropriate and compatible for this site due to its specific location and its proximity to other residential land in the area. There will remain an abundant amount of land adjacent to the site that is better suited for commercial development than our site. Our residential development can blend with the steep terrain falling towards the floodplain with a series of terraces for building and parking areas that step down the hillside, reducing its visual impact from the Charlotte Rowell Boulevard corridor. And, additional residential density in the area will provide customers for future commercial uses as projected in the comprehensive plan.

Check all that apply: Public Water: X Well: Public Sewer: X Septic: Electrical: X Gas: X

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature [Handwritten Signature] Date: 4/5/19

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature [Handwritten Signature] Date: 4/5/19

Deborah M Adkinson Date: 4/5/19

Notary Public
Commission Expires: Sept 8, 2020



I hereby withdraw the above application: Signature _____ Date _____

FILED AND RECORDED
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

00 MAR 22 PM 4: 24

BOOK 1070 PAGE _____
KATHY K. TROST, CLERK

WALTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 197.⁰⁰
DATE 3-22-00
Kathy K. Trost
CLERK SUPERIOR COURT

AFTER RECORDING RETURN TO:
WILLIAM C. MCFEE, JR.
SIMMONS, WARREN, SZCZECKO & MCFEE, P.A.
315 W. PONCE DE LEON AVENUE, SUITE 850
DECATUR, GEORGIA 30030

LIMITED WARRANTY DEED

THIS INDENTURE, made this 20 day of March, 2000, between EPS RETIREMENT PLAN, L.P., as Grantor, and MICHAEL LEE ROWELL, as Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of Ten Dollars and other valuable consideration, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, and the heirs, successors and assigns of Grantee, the following:

An undivided 16.2744% interest (such interest being the entire interest of the Grantor) in and to all those tracts or parcels of land lying and being Land Lots 7, 8, 27, 28, 29, 40, 41, 42, 62 and 63 of the 3rd District of Walton County, Georgia, and partially in the City of Monroe and shown on a survey of Breedlove Property prepared by Hannon Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988, including Tracts 1-6, and all right, title and interest of Grantor in Tracts 7, 8 and 9, as shown on such survey, less and except a sell-off from Tract 2, which sell-off contains approximately 9.7846 acres. Such property is more particularly described on Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, and the heirs, successors and assigns of Grantee, forever, in fee simple.

And the said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee, and the heirs, successors and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the permitted title exceptions attached hereto as Exhibit B.

(CONTINUED)

The terms "Grantor" and "Grantee", and any pronouns relating to Grantor and Grantee, shall be construed and interpreted with such changes in gender and number as the context requires.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be duly executed, sealed and delivered, the day and year first above written.

EPS Retirement Plan, L.P.

By: Eye Physicians & Surgeons, P.C., general partner

Signed, sealed and delivered in the presence of:

Ann Yearwood
Witness

By: Peter A. Gordon
Peter A. Gordon, President

William C. McFee, Jr.
Notary Public
My Commission Expires

Attest: Charles W. McDowell, Jr.
Charles W. McDowell, Jr., Secretary

(Corporate Seal)

Eye Physicians/EPS PS LWD



CONTINUED

TRACT NO. 1

All that tract or parcel of land lying and being in Land Lots 28, 29, 40, 41, 42, 62 and 63 of the 3rd Land District, Walton County, Georgia (partly in the City of Monroe) and being more particularly described as follows:

BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Georgia Highway No. 11 in a generally southeasterly direction an arc distance of 429.11 feet to a point, said arc having a radius of 5769.578 feet and being subtended by a chord length of 429.01 feet bearing South 29 degrees 08 minutes 10 seconds East; continuing along the aforesaid right of way line of Georgia Highway No. 11, proceed thence South 31 degrees 16 minutes 00 seconds East a distance of 336.04 feet to an iron pin set; leaving said right of way line, proceed thence South 84 degrees 14 minutes 28 seconds West a distance of 296.52 feet to an iron pin set; proceed thence South 02 degrees 26 minutes 48 seconds West a distance of 280.00 feet to a 1 inch hollow tube found; proceed thence South 86 degrees 23 minutes 48 seconds East a distance of 515.61 feet to an iron pin set on the aforementioned right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line, South 31 degrees 16 minutes 00 seconds East a distance of 287.28 feet to an iron pin set; leaving said right of way, proceed thence South 61 degrees 03 minutes 55 seconds West a distance of 293.98 feet to an axle found; proceed thence South 31 degrees 00 minutes 59 seconds East a distance of 305.34 feet to a 1 inch square rod found; proceed thence South 32 degrees 11 minutes 58 seconds East a distance of 212.48 feet to a 1 inch hollow tube found; proceed thence North 60 degrees 42 minutes 14 seconds East a distance of 291.78 feet to an iron pin set on the aforesaid right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line in a generally southeasterly direction an arc distance of 211.95 feet to a point, said arc having a radius of 21445.917 feet and being subtended by a chord length of 211.95 feet bearing South 30 degrees 57 minutes 43 seconds East; leaving said right of way line, proceed thence South 61 degrees 02 minutes 15 seconds West a distance of 1,111.05 feet to an axle found; proceed thence North 38 degrees 31 minutes 48 seconds West a distance of 101.97 feet to a 1 inch hollow tube found; proceed thence South 58 degrees 29 minutes 54 seconds West a distance of 448.45 feet to a 1 inch hollow tube found; proceed thence North 32 degrees 00 minutes 01 seconds West a distance of 63.14 feet to a 1 inch hollow tube found at fence corner in base of 8 inch oak; proceed thence South 59 degrees 45 minutes 27 seconds West a distance of 1,192.59 feet to an iron pin set; proceed thence North 20 degrees 51 minutes 38 seconds West a distance of 90.45 feet to a 1 inch pipe found; proceed thence South 61 degrees 11 minutes 35 seconds West a distance of 75.75 feet to a 1 inch pipe found; proceed thence North 31 degrees 02 minutes 29 seconds West a distance of 375.58 feet to a nail found in a post; proceed thence South 62 degrees 03 minutes 21 seconds West a distance of 735.08 feet to an iron pin set at bent 1 inch pipe; proceed thence South 30 degrees 56 minutes 25 seconds East a distance of 1800.63 feet to a point on the Northerly right of way line of By Pass Ramp "D"; proceed thence along the aforesaid right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 264.60 feet to a point, said arc having a radius of 1004.93 feet and being subtended by a chord length of 263.84 feet bearing South 71 degrees 08 minutes 13 seconds West; proceed thence North 26 degrees 24 minutes 22

(CONTINUED)

Exhibit A
Page 2 of 13

seconds West a distance of 20.00 feet; proceed thence along the Northerly right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 502.84 feet to a point, said arc having a radius of 1024.930 feet and being subtended by a chord length of 497.81 feet bearing South 49 degrees 32 minutes 20 seconds West; proceed thence South 54 degrees 30 minutes 58 seconds East a distance of 15.00 feet to a point; continuing along the aforesaid right of way line of Ramp "D", proceed thence in a generally southwesterly direction an arc distance of 24.98 feet to a point, said arc having a radius of 1009.930 feet and being subtended by a chord length of 24.98 feet bearing South 34 degrees 46 minutes 31 seconds West; continuing along the aforesaid right of way line of Ramp "D", proceed thence South 34 degrees 04 minutes 00 seconds West a distance of 144.77 feet to a point where the North right of way line of Ramp "D" intersects with the North right of way line of U. S. Highway No. 78; proceed thence along the aforesaid right of way line of U. S. Highway No. 78 in a generally southwesterly direction an arc distance of 371.34 feet to a point, said arc having a radius of 5639.578 feet and being subtended by a chord length of 371.27 feet bearing South 88 degrees 26 minutes 49 seconds West; proceed thence South 00 degrees 20 minutes 00 seconds West a distance of 5.00 feet to a point; proceed thence along the aforesaid right of way line of U. S. Highway No. 78, North 89 degrees 40 minutes 00 seconds West a distance of 330.40 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 30.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 150.00 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 55.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 247.07 feet to a point in the center of Mountain Creek (iron pin set 16.5 feet from centerline); proceed thence in a generally northerly direction along the centerline of Mountain Creek a distance of 2,850.00 feet, more or less, to a point (said points being joined by a traverse line of North 81 degrees 43 minutes 41 seconds West a distance of 163.89 feet; thence North 29 degrees 31 minutes 14 seconds West a distance of 143.41 feet to a point; thence North 24 degrees 44 minutes 22 seconds East a distance of 285.52 feet to a point; thence North 37 degrees 07 minutes 02 seconds East a distance of 326.09 feet to a point; thence North 13 degrees 05 minutes 09 seconds East a distance of 235.27 feet to a point; thence North 25 degrees 08 minutes 29 seconds East a distance of 169.39 feet to a point; thence North 13 degrees 43 minutes 34 seconds East a distance of 231.18 feet to a point; thence North 33 degrees 48 minutes 08 seconds East a distance of 138.95 feet to a point; thence North 03 degrees 12 minutes 10 seconds East a distance of 277.17 feet to a point; thence North 04 degrees 09 minutes 03 seconds East a distance of 264.35 feet to a point; thence North 03 degrees 37 minutes 26 seconds East a distance of 160.77 feet to a point; thence North 08 degrees 09 minutes 07 seconds West a distance of 184.55 feet to a point); leaving the said centerline of Mountain Creek, proceed thence North 32 degrees 03 minutes 21 seconds West a distance of 2,885.00 feet to a 1-1/2 inch solid rod found at Land Lot corner common to Land Lots 27, 28, 41 and 42; proceed

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Exhibit A
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thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 39 minutes 16 seconds West a distance of 767.40 feet to an iron pin set on the Easterly edge of the right of way of Cedar Ridge (apparent 70-foot right of way); proceed thence along the aforesaid right of way line of Cedar Ridge, North 10 degrees 20 minutes 00 seconds East a distance of 1,244.39 feet to a point marking the intersection of the aforesaid right of way line of Cedar Ridge with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle South 71 degrees 05 minutes 00 seconds East a distance of 149.78 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally Southeasterly direction an arc distance of 663.61 feet to a point, said arc having a radius of 1949.859 feet and being subtended by a chord length of 660.42 feet bearing South 80 degrees 50 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 25 minutes 00 seconds East a distance of 300.87 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 02 minutes 00 seconds East a distance of 322.82 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 40 minutes 00 seconds East a distance of 638.04 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 55 minutes 00 seconds East a distance of 421.98 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 35 minutes 00 seconds East a distance of 206.10 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 377.08 feet to a point, said arc having a radius of 2251.831 feet and being subtended by a chord length of 376.64 feet bearing South 85 degrees 37 minutes 10 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 538.01 feet to a point, said arc having a radius of 3779.719 feet and being subtended by a chord length of 537.56 feet bearing South 76 degrees 44 minutes 40 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 72 degrees 40 minutes 00 seconds East a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 374.76 feet to a point, said arc having a radius of 1472.394 feet and being subtended by a chord length of 373.75 feet bearing South 79 degrees 57 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 87 degrees 15 minutes 00 seconds East a distance of 522.89 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 1 containing 364.0389 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

(CONTINUED)

Exhibit A
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TRACT NO. 2

All that tract or parcel of land lying and being in Land Lots 41, 42, and 62 of the 3rd Land District, Walton County, Georgia and being more particularly described as follows:

BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Northerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle North 87 degrees 15 minutes 00 seconds West a distance of 478.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 354.40 feet to a point, said arc having a radius of 1,392.394 feet and being subtended by a chord length of 353.45 feet bearing North 79 degrees 57 minutes 30 seconds West; continuing along the aforesaid said right of way line of Breedlove Circle, proceed thence North 72 degrees 40 minutes 00 seconds West a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 549.40 feet to a point, said arc having a radius of 3859.719 feet and being subtended by a chord length of 548.93 feet bearing North 76 degrees 44 minutes 40 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 390.48 feet to a point, said arc having a radius of 2331.831 feet and being subtended by a chord length of 390.02 feet bearing North 85 degrees 37 minutes 10 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 35 minutes 00 seconds West a distance of 206.57 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 88 degrees 55 minutes 00 seconds West a distance of 422.62 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 88 degrees 40 minutes 00 seconds West a distance of 637.96 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 02 minutes 00 seconds West a distance of 322.30 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 25 minutes 00 seconds West a distance of 300.60 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 636.39 feet to a point, said arc having a radius of 1869.859 feet and being subtended by a chord length of 633.32 feet bearing North 80 degrees 50 minutes 00 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 71 degrees 05 minutes 00 seconds West a distance of 191.23 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 69 degrees 20 minutes 00 seconds West a distance of 161.89 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 266.46 feet to a point; said arc having a radius of 5689.578 feet and being subtended by a chord length of 266.44 feet bearing North 67 degrees 59 minutes 30 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 370.49 feet to a point, said arc having a radius of 778.511 feet and being subtended by a chord length of 367.00 feet bearing North 53 degrees 01 minutes 00 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 39 degrees 23 minutes 00 seconds West a distance of 312.39 feet to a 1/2 inch r-bar found; leaving said right of way line, proceed thence North 59 degrees 49 minutes 20 seconds East a distance of

(CONTINUED)

Exhibit A
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1040.32 feet to a 3/4 inch hollow tube found; proceed thence South 17 degrees 39 minutes 24 seconds East a distance of 206.80 feet to a 3/4 inch hollow tube found; proceed thence North 60 degrees 19 minutes 18 seconds East a distance of 669.15 feet to an iron pin set at a 1 inch pipe found; proceed thence North 64 degrees 05 minutes 35 seconds East a distance of 1,183.75 feet to a 1/2 inch r-bar found; proceed thence North 68 degrees 35 minutes 48 seconds East a distance of 92.70 feet to a 1 inch split top found; proceed thence South 60 degrees 42 minutes 10 seconds East a distance of 76.46 feet to a 1 inch C.T.F.; proceed thence South 00 degrees 29 minutes 30 seconds East a distance of 1160.75 feet to a 1 inch pipe found; proceed thence South 74 degrees 34 minutes 59 seconds East a distance of 770.10 feet to a 1/4 inch r-bar found; proceed thence North 80 degrees 42 minutes 28 seconds East a distance of 370.89 feet to a 5/8 inch galvanized tube found; proceed thence along the Land Lot line common to Land Lots 41 and 42, North 60 degrees 51 minutes 58 seconds East a distance of 568.82 feet to a 7/8 inch tube found at the Land Lot corner common to Land Lots 41, 42, 61 and 62; proceed thence along the Land Lot line common to Land Lots 41 and 62, South 29 degrees 40 minutes 50 seconds East a distance of 346.82 feet to a 1 inch pipe found; continuing along the aforesaid Land Lot line, proceed thence South 29 degrees 51 minutes 37 seconds East a distance of 410.70 feet to a 3/8 inch r-bar found in a tree; leaving said Land Lot line, proceed thence North 61 degrees 45 minutes 40 seconds East a distance of 603.04 feet to a corner on the Westerly right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line of Georgia Highway No. 11, South 24 degrees 20 minutes 00 seconds East a distance of 775.55 feet to a point; continuing along the aforesaid right of way line, proceed thence in a generally southeasterly direction an arc distance of 177.33 feet back to THE TRUE POINT OF BEGINNING, said arc having a radius of 5769.578 feet and being subtended by a chord length of 177.32 feet bearing South 25 degrees 12 minutes 50 seconds East.

Said tract or parcel of land is identified as Tract No. 2 containing 123.7482 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

TRACT NO. 3

All that tract or parcel of land lying and being in Land Lots 7, 8, 27 and 28 of the 3rd Land District, Walton County, Georgia, and being more particularly described as follows:

Commencing at a corner marking the intersection of the Westerly right of way line of Cedar Ridge (apparent 70-foot right of way) with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence from the aforesaid point of beginning along the aforesaid right of way line of Cedar Ridge, South 10 degrees 20 minutes 00 seconds West a distance of 1,313.88 feet to an iron pin set at the intersection of the Westerly right of way line of Cedar Ridge with the Land Lot line common to Land Lots 27 and 28; leaving said right of way, proceed

(CONTINUED)

Exhibit A
Page 6 of 13

thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 42 minutes 47 seconds West a distance of 1,018.51 feet to an r-bar found at a bent 1 inch hollow tube found; proceed thence South 30 degrees 05 minutes 18 seconds East a distance of 503.30 feet to the centerline of a branch and ditch; proceed thence in a generally northwesterly, southwesterly, northwesterly and southwesterly direction along the centerline of the branch and ditch a distance of 2,990 feet, more or less, to a point (said centerline between the two points following a traverse line of South 73 degrees 57 minutes 45 seconds West a distance of 152.10 feet to a point, thence North 82 degrees 48 minutes 11 seconds West a distance of 148.77 feet to a point, thence North 88 degrees 56 minutes 49 seconds West a distance of 182.42 feet to a point, thence South 61 degrees 16 minutes 42 seconds West a distance of 159.10 feet to a point, thence South 60 degrees 15 minutes 31 seconds West a distance of 298.82 feet to a point, thence South 48 degrees 16 minutes 01 seconds West a distance of 167.26 feet to a point, thence South 25 degrees 05 minutes 08 seconds West a distance of 167.12 feet to a point, thence South 46 degrees 26 minutes 41 seconds West a distance of 104.63 feet to a point, thence South 38 degrees 41 minutes 15 seconds West a distance of 103.98 feet to a point, thence South 69 degrees 38 minutes 15 seconds West a distance of 124.61 feet to a point, thence South 75 degrees 49 minutes 11 seconds West a distance of 144.73 feet to a point, thence South 69 degrees 19 minutes 38 seconds West a distance of 146.80 feet to a point, thence South 78 degrees 35 minutes 46 seconds West a distance of 128.79 feet to a point, thence South 70 minutes 18 seconds 37 seconds West a distance of 158.87 feet to a point, thence North 89 degrees 57 minutes 03 seconds West a distance of 175.93 feet to a point, thence South 46 degrees 50 minutes 24 seconds West a distance of 129.90 feet to a point, thence North 79 degrees 56 minutes 51 seconds West a distance of 121.27 feet to a point); leaving the centerline of said branch and ditch, proceed thence South 59 degrees 57 minutes 55 seconds West a distance of 245.00 feet to a 1-1/2 inch hollow tube found; proceed thence South 34 degrees 57 minutes 55 seconds West a distance of 133.97 feet to a nail found; proceed thence South 38 degrees 13 minutes 46 seconds West a distance of 142.08 feet to a 1-1/2 inch hollow tube found; proceed thence South 32 degrees 13 minutes 11 seconds West a distance of 175.09 feet to a 1-1/2 inch hollow tube found; proceed thence South 20 degrees 28 minutes 50 seconds West a distance of 131.14 feet to a 1-1/2 inch hollow tube found; proceed thence South 21 degrees 22 minutes 38 seconds West a distance of 105.03 feet to a point; proceed thence South 09 degrees 24 minutes 00 seconds West a distance of 131.50 feet to a point in the center of the Alcovy River; proceed thence in a generally Northwesterly direction along the centerline of Alcovy River a distance of 1,360 feet, more or less, to a point (said centerline following a traverse line between the two points of North 12 degrees 35 minutes 59 seconds West a distance of 192.46 feet to a point, thence North 26 degrees 51 minutes 34 seconds West a distance of 270.05 feet to a point, thence North 24 degrees 53 minutes 57 seconds West a distance of 285.90 feet to a point, thence North 25 degrees 47 minutes 47 seconds West a distance of 293.29 feet to a point, thence North 23 degrees 01 minutes 43 seconds West a distance of 176.56 feet to a point, thence North 49 degrees 01 minutes 13 seconds West a distance of 149.10 feet to a point); leaving centerline of the Alcovy River, proceed

(CONTINUED)

Page 7 of 13

thence in a generally northeasterly direction along the centerline of a branch 310 feet, more or less, to a point (said centerline of the creek following a traverse line between the two points of North 35 degrees 17 minutes 23 seconds East a distance of 74.13 feet to a point, thence North 48 degrees 23 minutes 15 seconds East a distance of 199.59 feet to a point); proceed thence in a generally Northeasterly direction along the centerline of a branch 2100 feet, more or less, to a point (said creek following a traverse line between the two points of North 18 degrees 27 minutes 35 seconds East a distance of 131.42 feet to a point, thence North 25 minutes 56 seconds 46 seconds East a distance of 134.27 feet to a point, thence North 11 degrees 53 minutes 55 seconds East a distance of 196.87 feet to a point, thence North 28 degrees 37 minutes 44 seconds East a distance of 223.36 feet to a point, thence North 18 degrees 26 minutes 31 seconds East a distance of 328.96 feet to a point, thence North 46 degrees 05 minutes 25 seconds East a distance of 176.89 feet to a point, thence North 37 degrees 52 minutes 25 seconds East a distance of 156.28 feet to a point, thence North 31 degrees 16 minutes 03 seconds East a distance of 155.57 feet to a point, thence North 55 degrees 38 minutes 06 seconds East a distance of 201.64 feet to a point, thence North 77 degrees 57 minutes 52 seconds East a distance of 147.16 feet to a point, thence North 22 degrees 11 minutes 01 seconds East a distance of 101.91 feet to a point); leaving the centerline of said branch, proceed thence North 29 degrees 55 minutes 22 seconds West a distance of 150.00 feet to a 1-1/2 inch hollow tube found; proceed thence North 59 degrees 57 minutes 31 seconds East a distance of 2,488.33 feet to a 5/8 inch tube found; proceed thence North 58 degrees 04 minutes 28 seconds East a distance of 297.03 feet to a point on the Southerly right of way line of Breedlove Circle also known as Double Springs Road; proceed thence along the aforesaid right of way line of Breedlove Circle, South 39 degrees 23 minutes 00 seconds East a distance of 133.64 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 408.56 feet to a point, said arc having a radius of 858.511 feet and being subtended by a chord length of 404.72 feet bearing South 53 degrees 01 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed in a generally southeasterly direction an arc distance of 270.21 feet, said arc having a radius of 5769.578 feet and being subtended by a chord length of 270.18 feet bearing South 67 degrees 59 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 69 degrees 20 minutes 00 seconds East a distance of 134.86 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 3 containing 200.0439 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

(CONTINUED)

EXHIBIT "A"
Page 8 of 13
LEGAL DESCRIPTION
Tract 4

All that tract or parcel of land lying and being in Land Lot 8 of the 3rd Land District of Walton County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the southern right-of-way line of Breedlove Circle, also known as Double Springs Road (having an 80-foot right-of-way) with the western right-of-way of Cedar Ridge (having a 70-foot right-of-way); run thence in a generally northwesterly direction along said southern right-of-way line of Breedlove Circle the following courses and distances: North 69 degrees 20 minutes 00 seconds West a distance of 134.86 feet to a point; along the arc of a 5769.578-foot radius curve an arc distance of 270.21 feet to a point (said arc being subtended by a chord bearing North 69 degrees 59 minutes 30 seconds West an arc length of 270.18 feet); along the arc of an 858.511-foot radius curve an arc distance of 408.56 feet to a point (said arc being subtended by a chord bearing of North 53 degrees 01 minutes 00 seconds West and a length of 404.72 feet); North 39 degrees 23 minutes 00 seconds West a distance of 133.64 feet to a point; and leaving said southerly right-of-way line of Breedlove Circle, run thence South 58 degrees 04 minutes 28 seconds West a distance of 297.03 feet to a 5/8-inch tube found; run thence South 59 degrees 57 minutes 31 seconds West a distance of 2488.33 feet to a 1 1/2-inch hollow tube found; run thence South 29 degrees 55 minutes 22 seconds East a distance of 150.00 feet to a point in the center of a branch; run thence in a generally southwesterly direction along a traverse line the following courses and distances: South 22 degrees 11 minutes 01 seconds West a distance of 101.91 feet; South 77 degrees 57 minutes 52 seconds West a distance of 147.16 feet; South 55 degrees 38 minutes 06 seconds West a distance of 201.64 feet; South 31 degrees 16 minutes 03 seconds West a distance of 155.57 feet; South 37 degrees 52 minutes 25 seconds West a distance of 156.28 feet; South 46 degrees 05 minutes 25 seconds West a distance of 176.89 feet to the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, run thence along the centerline of a branch in a generally southwesterly direction 1050 feet, more or less, to a point where the centerline of said branch intersects with the centerline of Beaver Dam Creek (said branch runs along a traverse line the following courses and distances: South 18 degrees 26 minutes 31 seconds West, a distance of 328.96 feet; South 28 degrees 37 minutes 47 seconds West a distance of 223.36 feet; South 11 degrees 53 minutes 55 seconds West a distance of 196.87 feet; South 25 degrees 56 minutes 46 seconds West a distance of 134.27 feet; South 18 degrees 27 minutes 35 seconds West a distance of 131.42 feet); proceed thence in a generally northwesterly direction along the centerline of Beaver Dam Creek a distance of 600 feet, more or less, to a point (said centerline of Beaver Dam Creek runs along a traverse line the following courses and distances: North 17 degrees 50 minutes 58 seconds West a distance of 152.03 feet; North 11 degrees 14 minutes 38 seconds West a distance of 157.08 feet; North 01 degrees 46 minutes 06 seconds West a distance of 215.56 feet); leaving the centerline of Beaver Dam Creek, run thence North 45 degrees 15 minutes 50 seconds East a distance of 613.65 feet back to the TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 4 containing 3.8202 acres according to a plat of survey of Breedlove property dated October 31, 1986, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc.

(CONTINUED)

Exhibit A
Page 9 of 13
Tract 5

All that tract or parcel of land lying and being in Land Lot 40 of the 3rd Land District, Walton County, Georgia, being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a stone found marking the corner common to Land Lots 28, 29, 40 and 41; proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 30 minutes 26 seconds East a distance of 329.34 feet to an iron pin set at a bent 1 inch pipe found marking THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 03 minutes 21 seconds East a distance of 735.08 feet to a nail found in a post; proceed thence South 31 degrees 02 minutes 29 seconds East a distance of 375.58 feet to a 1 inch pipe found; proceed thence South 30 degrees 34 minutes 33 seconds East a distance of 1,817.81 feet to a point on the Northwesterly right of way line U. S. Hwy. No. 78 By Pass Ramp "D"; proceed thence in a generally Northwesterly direction along the aforesaid right of way line North 87 degrees 28 minutes 00 seconds West a distance of 582.73 feet to a point; proceed thence South 02 degrees 32 minutes 00 seconds West a distance of 10.00 feet to a point; continuing along the aforesaid right of way and proceeding in a generally Northwesterly direction, proceed thence North 87 degrees 28 minutes 00 seconds West a distance of 17.68 feet to a point; proceed thence in a generally Northwesterly direction an arc distance of 242.98 feet to a point, said arc having a radius of 1004.930 feet and being subtended by a chord length of 242.39 feet bearing South 85 degrees 36 minutes 24 seconds West; leaving said right of way line, proceed thence North 30 degrees 56 minutes 25 seconds West a distance of 1800.63 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 33.2308 acres and is identified as Tract No. 1 according to a plat of survey for Douglas Harden & J. O. Mayfield Properties, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 10, 1986.

(CONTINUED)

Exhibit A
Page 10 of 13
Tract 6

All that tract or parcel of land lying and being in Land Lot 40 of the 3rd Land District of Walton County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a stone marking the corner common to Land Lots 28, 29, 40 and 41, proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 30 minutes 26 seconds East a distance of 329.34 feet to an iron pin set at bent 1 inch pipe found; proceed thence along said common Land Lot line North 62 degrees 03 minutes 21 seconds East a distance of 735.08 feet to a nail in post found; leaving said common Land Lot line, proceed thence South 31 degrees 02 minutes 29 seconds East a distance of 375.58 feet to a 1 inch pipe found and the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, proceed thence North 61 degrees 11 minutes 35 seconds East a distance of 75.75 feet to a 1 inch pipe found; proceed thence South 20 degrees 51 minutes 38 seconds East a distance of 207.09 feet to a 1 inch pipe found; proceed thence South 71 degrees 38 minutes 11 seconds East a distance of 257.33 feet to a scrape blade found; proceed thence North 89 degrees 12 minutes 20 seconds East a distance of 218.69 feet to a 3/4 inch tube found; proceed thence South 76 degrees 21 minutes 29 seconds East a distance of 73.41 feet to an iron pin set; proceed thence South 45 degrees 00 minutes 59 seconds East a distance of 618.05 feet to an iron pin set; proceed thence South 43 degrees 15 minutes 17 seconds East a distance of 30.45 feet to an iron pin set; proceed thence South 45 degrees 09 minutes 19 seconds East a distance of 385.64 feet to a 3/4 inch pipe found; proceed thence South 34 degrees 21 minutes 50 seconds East a distance of 326.46 feet to a 1 inch rod found; proceed thence North 76 degrees 53 minutes 18 seconds East a distance of 425.89 feet to a R-bar found; proceed thence South 28 degrees 26 minutes 44 seconds East a distance of 107.26 feet to a point on the Northerly right of way of U. S. Hwy. No. 78; proceed thence along the aforesaid right of way line South 61 degrees 02 minutes 00 seconds West a distance of 340.96 feet to a right of way monument found; proceed thence North 28 degrees 58 minutes 00 seconds West a distance of 9.00 feet to a point; proceed thence along the Northerly right of way line of By Pass Ramp "D" in a generally Southwesterly direction an arc distance of 355.90 feet, said arc having a radius of 1382.394 feet and being subtended by a chord length of 354.92 feet bearing South 68 degrees 24 minutes 31 seconds West to a point; proceed thence North 14 degrees 12 minutes 57 seconds West a distance of 10.00 feet; continuing thence along the aforesaid right of way line an arc distance of 401.19 feet, said arc having a radius of 1,372.394 feet and being subtended by a chord length of 399.76 feet bearing South 84 degrees 09 minutes 31 seconds West to a point; continuing along the aforesaid right of way, proceed thence North 87 degrees 28 minutes 00 seconds West a distance of 98.54 feet to a point; leaving said right of way line, proceed thence North 30 degrees 34 minutes 33 seconds West a distance of 1,817.81 feet to a 1 inch pipe found and the TRUE POINT OF BEGINNING.

(CONTINUED)

Exhibit A Continued
Page 11 of 13
Additional Rights Conveyed

TOGETHER WITH all rights of Grantor to remove an existing metal building from property now or formerly owned by Ella B. Adams, as more particularly set forth in that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

ALSO TOGETHER WITH all rights of Grantor in and to a right of refusal contained in Exhibit D to that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

TOGETHER WITH all rights of Grantor in easement reserved in Exhibit E to that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

(CONTINUED)

Exhibit A
Tracts 7, 8 and 9
(Designated on prior plat as Tracts 3, 4 and 5)
Page 12 of 13

All that tract or parcel of land lying and being in Lot 40 of the 3rd District of Walton County, Georgia, being designated as Tract 3 containing 0.2491 acres, Tract 4 containing 0.1223 acres and Tract 5 containing 0.0045 acres, according to a plat of survey of Douglas Harden and J. O. Mayfield Properties, dated October 10, 1986, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., recorded in Plat Book 40, Page 116, Walton County, Georgia records.

(CONTINUED)

Exhibit A
Page 13 of 13

LESS AND EXCEPT THE FOLLOWING:

All that tract or parcel of land lying and being in Land Lots 27 and 42 of the 3rd District, Walton County, Georgia, containing 9.7846 acres as shown on boundary survey for Monroe 800MHz Tower Site prepared for Georgia Power Co., Atlanta, GA., Land Department, by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., being Drawing Number L-588-25 dated November 9, 1995, and more particularly described as follows:

To find the place or point of beginning, begin at a point in the center of Breedlove Circle (an 80-foot right of way) a/k/a Double Springs Road, which point is located 436.68 feet northwesterly as measured along said centerline and following the curvature thereof from its intersection with the centerline of Cedar Ridge; run thence North 30 degrees 50 minutes 46 seconds East 40.32 feet to an aluminum monument set on the northerly right of way line of Breedlove Circle, WHICH IS THE PLACE OR POINT OF BEGINNING; from said beginning point run thence along the northerly and northeasterly right of way line of Breedlove Circle and following the arc of a curve having a radius of 778.418 feet and a chord bearing and distance of North 53 degrees 01 minutes 00 seconds West 366.96 feet, an arc distance of 370.44 feet to a point; continue thence along said right of way line North 39 degrees 23 minutes 00 seconds West 312.35 feet to a 1/2" x-bar found; run thence North 59 degrees 49 minutes 20 seconds East 1040.20 feet to a 3/4" hollow tube found; run thence South 17 degrees 39 minutes 24 seconds East 206.78 feet to a 3/4" hollow tube found; run thence South 30 degrees 50 minutes 46 seconds West 917.87 feet to an aluminum monument set on the northerly right of way line of Breedlove Circle and the place or point of beginning.

ALSO LESS AND EXCEPT property conveyed to Ella B. Adams by deed recorded in Deed Book 272, Page 57, Walton County, Georgia records, which property is identified as Tract 11 containing 2.1261 acres on a survey of Breedlove Property prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988.

ALSO LESS AND EXCEPT property conveyed to Maxie Price Chevrolet Olds, Inc., by deed recorded in Deed Book 259, Page 70, Walton County, Georgia records, which property is identified as Tract 10 containing 5.3701 acres on a survey of Breedlove Property prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988.

(CONTINUED)

Exhibit B
Permitted Title Exceptions

1. Taxes for 2000 and subsequent years, not yet due and payable.
2. Rights of upper and lower riparian owners in and to the waters of any streams crossing the captioned property, and the natural flow thereof, free from diminution or pollution.
3. Right of Way Easement to City of Monroe recorded in Deed Book 87, Page 163, Walton County, Georgia records.
4. Right of Way Agreements in favor of Transcontinental Gas Pipeline Corporation recorded as follows:
 - (a) Deed Book 31, Page 96, aforesaid records;
 - (b) Deed Book 31, Page 218, aforesaid records;
 - (c) Deed Book 35, Page 64, aforesaid records;
 - (d) Deed Book 40, Page 145, aforesaid records;
 - (e) Deed Book 53, Page 18, aforesaid records;
 - (f) Deed Book 35, Page 67, aforesaid records.
5. Easement to City of Monroe recorded in Deed Book 87, Page 159, aforesaid records.
6. Right of Way Easements in favor of Walton Electric Membership Corporation recorded as follows:
 - (a) Deed Book 23, Page 128, aforesaid records;
 - (b) Deed Book 23, Page 467, aforesaid records;
 - (c) Deed Book 23, Page 408, aforesaid records;
 - (d) Deed Book 23, Page 407, aforesaid records.
7. Easement for Slope Maintenance in favor of State Highway Department of Georgia recorded in Deed Book 19, Page 248, and Deed Book 19, Page 553, aforesaid records.
8. Easement for Slope Maintenance and Drainage in favor of Walton County recorded in Deed Book 69, Page 297, aforesaid records.
9. Easements to Georgia Power Company recorded as follows:
 - (a) Deed Book 109, Page 224, aforesaid records;
 - (b) Deed Book 109, Page 335, aforesaid records;
 - (c) Deed Book 109, Page 222, aforesaid records.
10. Easement acquired by Order in judgment in condemnation, Civil Action File No. 95-0434 in favor of Municipal Gas Authority of Georgia and Consent Order and Final Judgment, which is recorded in Deed Book 976, Page 156, aforesaid records.

2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

ROWELL FAMILY
PARTNERSHIP &
STILL FAMILY REALTY LLC
MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total D
2018-31306	11/15/2018	\$0.00	\$87474.59	\$0.00	85 Paid 01/07/2019

Map: M0050-00000-045-000

Location: 1125 N BROAD STREET

Account No: 626120 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: ROWELL FAMILY
Map Code: M0050-00000-045-000
Description: 447.26ACRES
Location: 1125 N BROAD STREET
Bill No: 2018-31306

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$5,484,400.00	11/15/2018	08/08/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.001979	\$4,341.45	\$0.00	\$4,341.45
CITY TAX	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.005298	\$20,562.11	-\$8,939.57	\$11,622.54
COUNTY	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.010905	\$29,187.97	-\$5,265.02	\$23,922.95
SCH BOND	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.0026	\$5,703.78	\$0.00	\$5,703.78
SCHOOL	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.0186	\$40,803.94	\$0.00	\$40,803.94
TOTALS					0.039382	\$100,599.25	-\$14,204.59	\$86,394.66

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$86,394.66
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$1,079.93
Previous Payments	\$87,474.59
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	01/07/2019

**NOTICE TO THE PUBLIC
CITY OF MONROE**

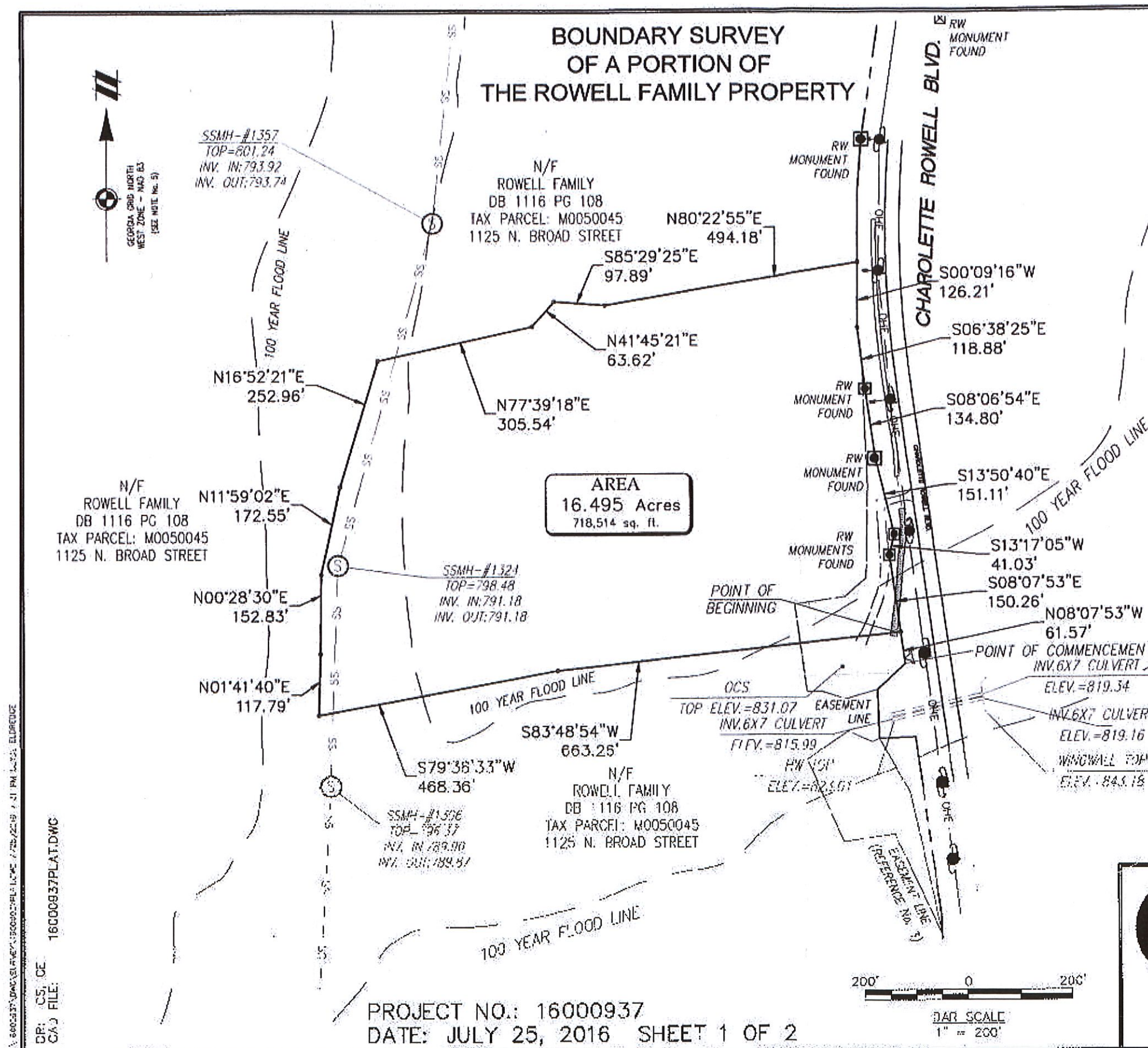
**A petition has been filed with the
City of Monroe requesting
the property at 1031 Charlotte Rowell Blvd
to be considered for a Conditional Use
to allow a Multi Family Complex in a B-3 Zoning.
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on May 21, 2019
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 1031 Charlotte Rowell Blvd to
be considered for a Conditional Use to
allow a Multi Family Complex in a B-3 Zoning.
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on June 11, 2019
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

May 5, 2019

**BOUNDARY SURVEY
OF A PORTION OF
THE ROWELL FAMILY PROPERTY**



AREA
16.495 Acres
718,514 sq. ft.

**CERTIFICATE OF EXEMPTION
FROM LOCAL APPROVAL PROCESS**

ACCORDING TO THE PROVISION WITHIN O.C.G.A. 15-6-67(d) FOR INSTANCES WHERE LOCAL APPROVAL IS NOT REQUIRED PRIOR TO RECORDING (SEE ALSO OPINIONS ISSUED BY THE GEORGIA ATTORNEY GENERAL'S OFFICE DATED MARCH 8, 2001 AND DECEMBER 20, 2005), THIS SURVEY IS NOT A "PLAT OF SUBDIVISION" AND IS ENTITLED TO BE RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT.

FLOOD NOTE

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF WALTON COUNTY, PANEL 136 OF 300, MAP NUMBER 13297C0136D, REVISED MAY 18, 2009.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



Clyde R. Eldredge
CLYDE R. ELDRIDGE

July 25, 2016
DATE

GEORGIA REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 2659

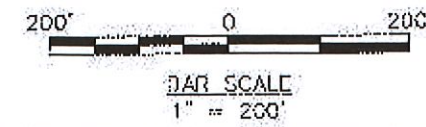
SURVEY FOR:
LEE COCHRAN
LAUREL STREET RESIDENTIAL

LOCATED IN
AND LOTS 28, 29, 40 & 41, 3RD DISTRICT,
TOWN G.M.D. 419, CITY OF MONROE
WALTON COUNTY, GEORGIA



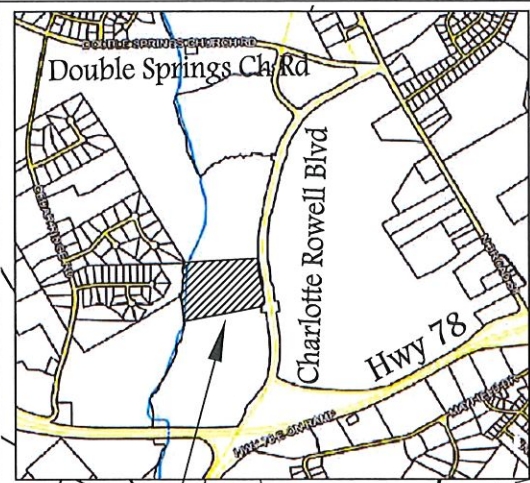
ATWELL
866.850.4200 www.atwell-group.com

1800 PARKWAY PLACE, SUITE 700
MARLETTA, GA 30067
770.423.0807
LSF 001218

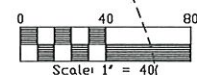
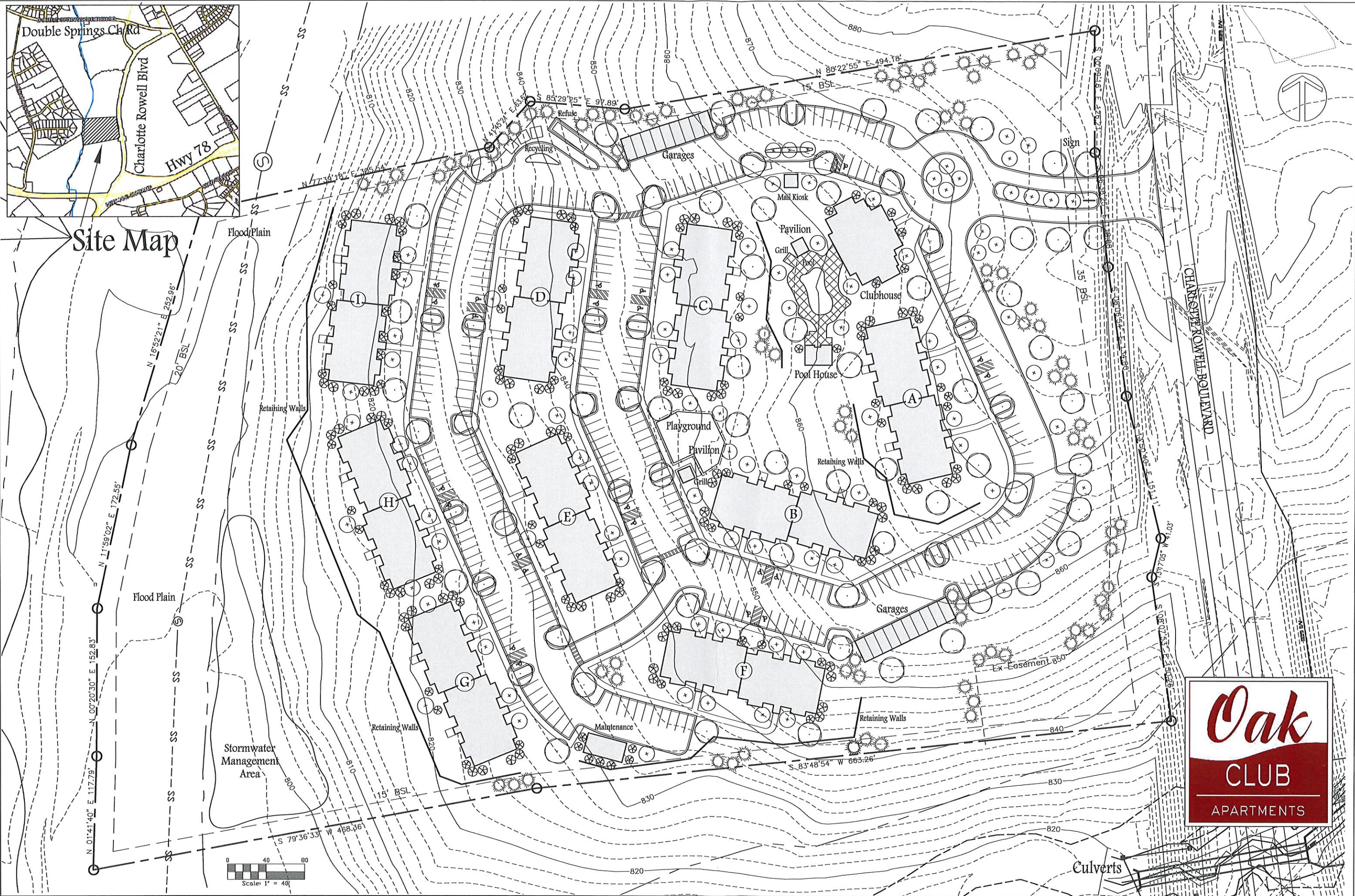


PROJECT NO.: 16000937
DATE: JULY 25, 2016 SHEET 1 OF 2

DP: CS, CE
 CA: FILE: 16C00937PLAT.DWG
 T:\16000937\DWG\ELDRIDGE\16000937.PLT.LDW 7/25/2016 7:41 PM LANCE ELDRIDGE



Site Map



Oak
CLUB
 APARTMENTS

Oak CLUB APARTMENTS

CHARLOTTE ROWELL BOULEVARD



Flood Plain

Flood Plain

Stormwater Management Area

Retaining Walls

Retaining Walls

Maintenance

Retaining Walls

Garages

Retaining Walls

Pool House

Clubhouse

Pavilion

Grill

Mail Kiosk

Garages

Recycling

Refuse

35' BSL

134-80'

151-11'

177-05'

150-28'

Ex Easement

85' 24" W



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 04-01-19
Description: Variance request 1415 East Church St. / Minimum lot size reduction from 14,000 to 10,000 sq. ft.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval of reduced lot size pending conformance with the remainder of Zoning and Development requirements related to access and interconnectivity.*

Background: This is currently undeveloped land with R1 zoning. The developer wishes to maintain the lot yield of up to 3 units per acre while reducing the lot size due to market trends towards smaller lot size. This reduces maintenance for the property owner and keeps the home prices lower as well. The remainder of the property will be set aside as open space. Necessary market study, analysis and street right of way will be required before development will be permitted.

Attachment(s): See submittal below.



Use text bank for a
Plan_Municipality_Name
 Report Text Library:
 Plan_Municipality_Address

Use text bank for a
Plan_Report_Title

Plan NO.: VAR-000001 **91**
 Plan Type: Variance
 Work Classification: Variance
 Plan Status: Issued

Apply Date: 03/19/2019

Expiration:

Location Address

Parcel Number

1415 E CHURCH ST, MONROE, GA 30655

M0240106

Contacts

TERRASTONE DEVELOPMENT **Applicant**
 3245 Peachtree Pkwy Suite D278, Suwanee, GA 30024
 (678)779-0363 slee@terrastonedev.com

Description: REQUEST FOR VARIANCE OF SECT 700.1 TABLE 11-P&Z MTG 4/16/19 @ 5:30 PM-COUNCIL MTG 5/14/19 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
 Total Sq Feet: 0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00


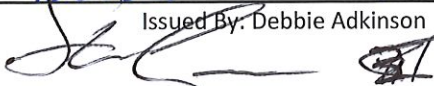
Payments	Amt Paid
Total Fees	\$100.00
Check # 1006	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Insert a Plan notice prefix in the report text bank, entry: Plan_Notice_Prefix


 Issued By: Debbie Adkinson

 Plan_Signature_1

March 19, 2019
 Date
 3/19/19
 Date

Plan_Signature_2

Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 1415 E Church St Council District 1 / 1 Map and Parcel # M10240106
Zoning R1 Acreage 41-52 Proposed Use Residential Dev Road Frontage 1304.47 ft. / on
Church (street or streets)

Applicant
Name TERRA STONE DEVELOPMENT
Address 3245 Peachtree Pkwy Ste D 278
Phone # 678.779.0343

Owner
Name MARK & MARIA MEADOWS
Address 1340 BELL CREEK RD, WATKINSVILLE, GA
Phone # 770.316.7722

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Residential development using R1 standards with the exception of reducing lot size minimums to 7500 sf similar to R1A. Do not want to increase # of lots but want to utilize natural green space buffers and open areas.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
Neighboring properties are residential. Subdivision to the west is R1A

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Want to utilize green space buffers, open area and not disturb natural areas as much. Want to lessen impact on natural environment. Public utilities serve the site and wouldn't overburden. Development won't cause "domino effect"

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Development area comprises 41-52 acres consisting of approx 125 lots with main entrance on Church St.

State the particular hardship that would result from strict application of this Ordinance:
Current market conditions favor smaller lots w/ natural areas. Developer feels larger lots will price the finished lots out of market price & become a non desired product

Check all that apply: Public Water: Well: Public Sewer: Septic: Electrical: Gas:

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature [Signature] Date: 3/14/19

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

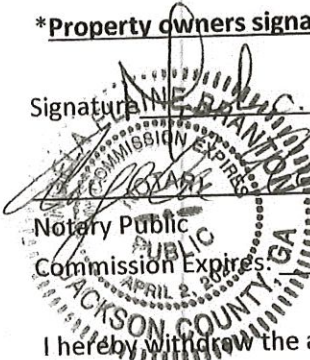
***Property owners signature if not the applicant**

Signature [Signature] Date: 3-18-19

Signature [Signature] Date: 3/18/19

Notary Public
Commission Expires: 4/2/21
ANGELA ELAINE BRANTON
5931 WATERWORKS RD.
04/02/2021

I hereby withdrew the above application: Signature _____ Date _____



2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

BURDETT MARIA MEADOWS &
MEADOWS MARK ANTHONY
1340 BENT CREEK RD
WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000005399	11/15/2018	\$0.00	\$5174.80	\$0.00	Paid 11/15/2018

Map: M0240-00000-106-000
Location: 1415 E CHURCH STREET
Account No: 107980 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655
Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: BURDETT MARIA MEADOWS &
Map Code: M0240-00000-106-000
Description: 52.36AC
Location: 1415 E CHURCH STREET
Bill No: 2018-0000005399

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$328,500.00	11/15/2018	08/08/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.001979	\$260.04	\$0.00	\$260.04
CITY TAX	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.005298	\$1,231.62	-\$535.46	\$696.16
COUNTY	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.010905	\$1,748.28	-\$315.36	\$1,432.92
SCH BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0026	\$341.64	\$0.00	\$341.64
SCHOOL	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0186	\$2,444.04	\$0.00	\$2,444.04
TOTALS					0.039382	\$6,025.62	-\$850.82	\$5,174.80

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$5,174.80
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$5,174.80
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/15/2018

3-4
HB

Deed Doc: ESTD Rec# 140314
Recorded 06/08/2007 02:58PM
Georgia Transfer Tax Paid : \$0.00

Return to:
PRESTON & MALCOM, P. C.
POST OFFICE BOX 984
MONROE, GA 30655
File No. 06-20951

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02739 Pg 0117-0119

DEED OF ASSENT OF CO-EXECUTORS

NTC/RPP

STATE OF GEORGIA

COUNTY OF WALTON

WHEREAS, WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS died a resident of Walton County, Georgia, on the 13th day of November, 2005, leaving a Will which has been probated in Solemn Form in said County at the December Term, 2005 of the Probate Court thereof; and

WHEREAS, under the terms of said Will the property described in Exhibit A was devised to MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS; and

WHEREAS, the undersigned duly qualified as Co-Executors of the Estate of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, and they are now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned as Co-Executors of the Will of the said WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, hereby assent to the devise of said property under the terms of said Will so that the title thereto is now vested in the said MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS, as provided in said Will.

WITNESS my hand and seal, this the 25th day of May, 2007.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Maria Meadows Burdett 16 May 2007 (SEAL)
MARIA MEADOWS BURDETT

As Co-Executor under the Last Will and Testament of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, deceased

[Signature]
Notary Public
SEAL AFFIXED

Patricia A. Husted
Notary Public, State of New York
Registration #01HU6034621
Qualified in Tompkins County
My Commission Expires Dec. 13, 2009

SEAL AFFIXED

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Mark Anthony Meadows (SEAL)
MARK ANTHONY MEADOWS

As Co-Executor under the Last Will and Testament of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, deceased

Patricia Lynn Cullman
Notary Public

SEAL AFFIXED



EXHIBIT "A"

All of the Estate's undivided right, title, interest and equity in and to:

All that tract or parcel of land, lying or being in the County of Walton, said State of Georgia and in Town District formerly known as the Jett Phillips place, located on the North side of the Monroe and Good Hope public road, about one and one-half miles East of Monroe, GA., containing fifty-six and fifty-five hundredths (56.55) acres, more or less, and bounded, now or formerly, as follows: North by lands of George W. Baker formerly J. H. Felker land; East by private road and land of Ezra Chick; South by Monroe-Good Hope public road; West by land of Frank Hannay and Harold L. Davis formerly the Tom Harris land.

This deed is given subject to a right of way easement to the State Highway Board and an easement to the Georgia Power Co. for a power line across said land.

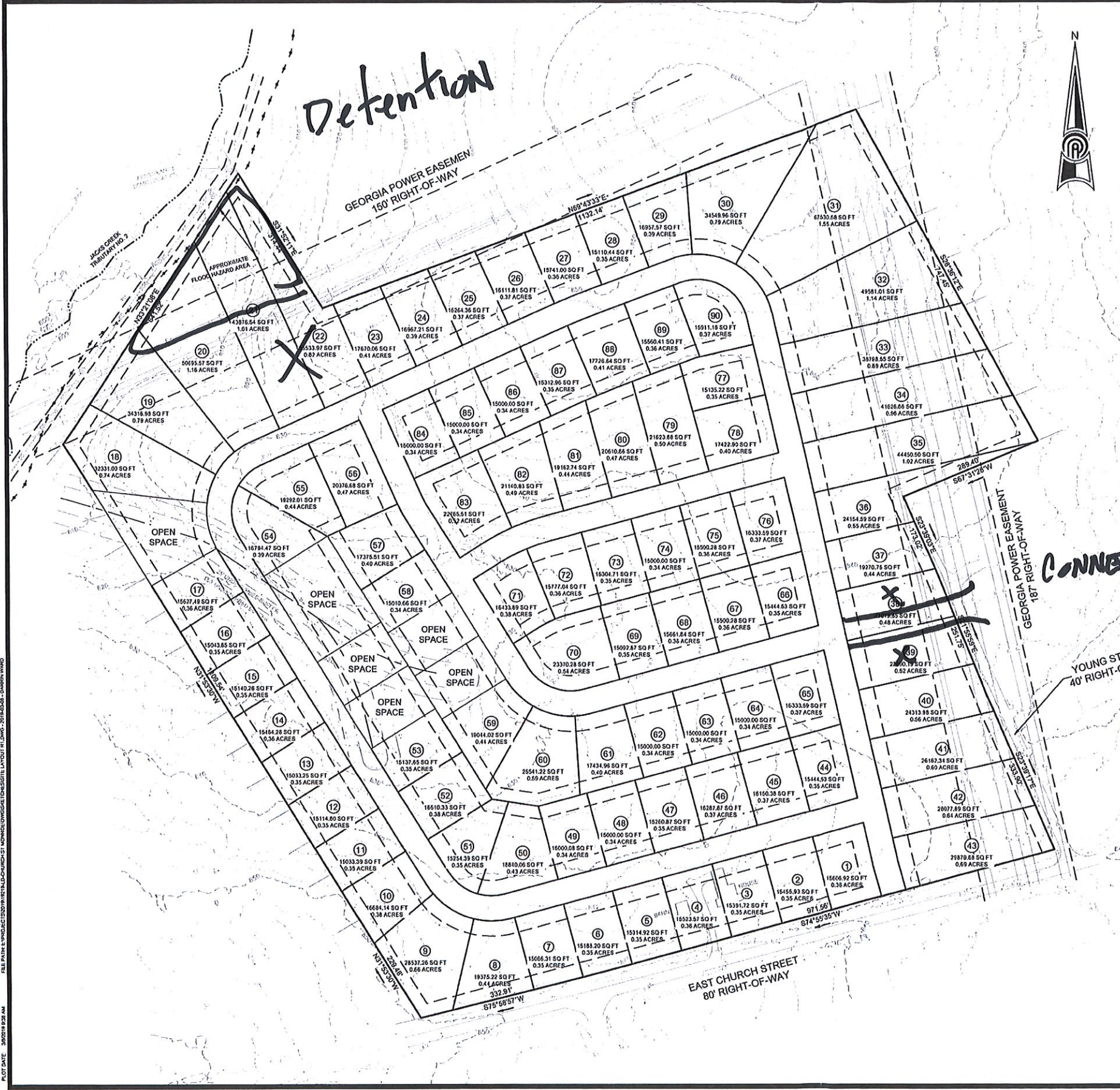
Being the same property conveyed to Woodrow Meadows by Warranty Deed dated November 24, 1945, recorded in Deed Book 29, page 154, Clerk's Office, Walton Superior Court.

R1 with 14,000 sq.ft. Lots -VS- R1 with 10,000 sq.ft. Lots

The following chart is for comparison for the proposed variance in lot size (14,000 vs 10,000 sqft) at 1415 E. Church Street. The total gross area is **52.35 acres**. This development will be required to comply with providing 15% open green space with amenities for recreation, impact studies, and connectivity.

Note: The applicant initially assumed 75' frontage showing 125 lots. Applicant now understands that all the setbacks must comply with the R1 standard. This rendered lots unsuitable for placing house footprint. Now with the frontage meeting the R1 (with 14,000 sq.ft) requirement, frontage would be 100' reducing total lots by approximately 25%. Total lot count is under 100 lots.(estimate approx. 95 lots once you factor in detention and connectivity)

R-1 14,000 sq.ft. lots	R-1 10,000 sq.ft. lots
Total lot density 1.81 lots/acre	Total lot density 2.01 lots/acre
Length of Roads 6,450 lf	Length of Roads 6,602 lf
Under 100 lots - (15% open space with amenities not required)	105 lots – (15% open space with amenities required)
Connectivity Required (250' road)	Connectivity Required
Impact Study for utilities, traffic, school system capacity required	Impact Study for utilities, traffic, school system capacity required
Environmental Quality Approximately 1.5 acres of creeks, trees, and vegetation not impacted	Environmental Quality Approximately 7.08 acres of creeks, trees, and vegetation not impacted
Architectural Standards Apply	Architectural Standards Apply
Additional Conditions can not be required	Can be Conditioned



TOTAL GROSS AREA	
TOTAL GROSS AREA	82,356 ACRES
ZONING	
ZONING JURISDICTION	CITY OF MONROE
EXISTING ZONING	R-1
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	90 LOTS
TOTAL SITE DENSITY	1.7 LOTS/ACRE
MAX SITE DENSITY ALLOWED	3 LOTS/ACRE
LENGTH OF ROADS	6,200 LF
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SET BACK	30 FEET
SIDE YARD	10 FEET
REAR YARD SETBACK	25 FEET
MAX BUILDING HEIGHT	35 FEET
M/N LOT WIDTH	76 FEET
M/N LOT SIZE TYPICAL LOT SIZE PROVIDED	15,000 SQ. FT.

1.81
LOTS/
ACRE

- NOTE
- A PORTION OF SUBJECT PROPERTY LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA 1329(C)12E & 1329(C)14D.
 - THIS PROPERTY IS HAS APPROXIMATELY 13 AC PARTIALLY WOODED AND HAS APPROXIMATELY 38 AC OF PASTURE LAND. THIS PROPERTY HAS APPROXIMATELY 7 ACRES OF POWER LINE EASEMENT ENCROACHING, STREAMS AND BUFFERS EXIST ON THE SITE ON THE NORTHERN AND WESTERN PORTION OF THE PROJECT.
 - SANITARY SEWER TO BE PROVIDED BY THE CITY OF MONROE. CONNECTION IS PROPOSED AT NORTHERN PORTION OF SITE. AN EASEMENT WILL BE REQUIRED FOR CONNECTION.
 - WATER TO BE PROVIDED BY THE CITY OF MONROE.
 - EXISTING STRUCTURE IS SHOWN ON SITE PLAN AND THE INTENT IS TO DEMOLITION EXISTING STRUCTURE.

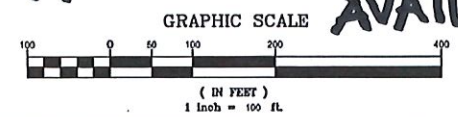
Existing with
14,000 sq ft
Lots

CONNECTIVITY

NOTE. Lots shown @
75' width frontage

If shown 100'/R1
standard. 25% REDUCTION
IN total lots.

Approx. 95 Lots
AVAILABLE



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THIS CONSTRUCTION DOCUMENT IS PRELIMINARY. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS. PRECISION PLANNING INC. 400 Pine Boulevard, Lawrenceville, GA 30046 770.338.8000 • www.ppi.us

PRECISION Planning Inc.
planners • engineers • architects • surveyors

TERRASTONE DEVELOPMENT
E. CHURCH STREET / MONROE

CONCEPT SITE PLAN ZONED R-1

SHEET TITLE: CONCEPT SITE PLAN ZONED R-1

DESIGN: DW, ES
DRAWN: DW, ES
CHECKED: DW, ES

DATE: 3/7/2019
DATE: R19219
PROJECT NO.: PPIPROJECT NO.

RELEASE

2

105 lots

R-1 / 10,000 sqft

w/ 15% GREENSPACE

2.01 LOTS/ACRE

15%
open green
space



**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on April 16, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on May 14, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

**Please run on the
following date:**

March 31, 2019



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 04-26-2019
Description: Zoning Variance requests 2130 West Spring St.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Landscape buffer variance / approval: due to the existing landscaping on the Arby's side, the Transco pipeline easement on the other side and the existing access road to the rear.

Parking variance / Denial: due to the intended development pattern in the CDO section of the zoning ordinance which is aimed at limiting frontloaded parking with large expanses of asphalt fronting on the City street in the effort to improve the streetscape aesthetic. Also with the main entrance to this parcel being the existing access drive, patron and business security would be enhanced by parking on the sides or rear of the building where traffic is slower with the drivers able to better see customers and businesses.

Background: This is an undeveloped outparcel of the Home Depot development to the east of Arby's. The applicant request Two variances. One related to the required landscape buffer surrounding the parcel. The other is to disregard the requirements related to street fronting parking within the CDO. The proposed layout also lends itself to an alley style frontage on the existing access drive.

Attachment(s):

Variance application

Proposed site plan for parking and building placement

Building elevations: Note the alley style elevations to front on the existing access drive.



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

Plan Report

Plan NO.: VAR-00000 **104**

Plan Type: Variance

Work Classification: Variance

Plan Status: Issued

Apply Date: 04/17/2019

Expiration:

Location Address

2130 W SPRING ST, MONROE, GA 30655

Contacts

SOUTHBOUND MONROE, LLC 300 GALLERIA PKW 12TH FLOOR, ATLANTA, GA 30339	Owner	MIKE BIRNBREY 300 GALLERIA PKWY 12TH FLOOR, ATLANTA, GA 30339 (404)987-2402	Applicant
--	--------------	---	------------------

Description: REQUEST FOR VARIANCE OF SECT 643A.3(2) PARKING & SECT 643A.4(2) LANDSCAPE BUFFER -P&Z MTG 5/21/19 @5:30 PM-COUNCIL MTG 6/11/19 @6:00 PM
 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Commercial Rezone or Variance Fee	\$200.00
Total:	\$200.00

Payments	Amt Paid
Total Fees	\$200.00
Check # 1002	\$200.00
Amount Due:	\$0.00

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

 Issued By: Debbie Adkinson

 Plan_Signature_1

 Plan_Signature_2

April 17, 2019

 Date

 Date

 Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: 5/21/2019

Your representative must be present at the meeting

Street address 2130 W Spring St Council District 1 / 7 Map and Parcel # M0010025H00
Zoning B-3 Acreage 0.92 Proposed Use General Commission Road Frontage 157 ft. / on
W Spring St (street or streets)

Applicant
Name Mike Birnbrey
Address 300 Galleria Pkwy 12th Floor Atlanta, GA 30339
Phone # 404-987-2402

Owner
Name Southbound Monroe, LLC
Address 300 Galleria Pkwy 12th Floor Atlanta, GA 30339
Phone # 404-987-2402

Request Type: (check one) Variance X Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Multi-use Retail- Employees =20. Hours of operation anticipated to be 10:00am-10:00pm. Utilities will be provided by City of Monroe or Walton County, GA. Variance Request 1. Double row of parking along the front. Variance Request 2. 5' Landscape buffer on side yards.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
All surrounding properties are zoned B-3/Commercial. Proposed site is part of a master development

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
By removing the parking between the building and Sprint St, the site would not have enough parking spaces required by code. in order for the site to meet parking code, we'd have to shift the building up to the front property line and put all the parking in the rear, and tenants concerned with safety.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Please see attached site plan and elevation for above requested information

State the particular hardship that would result from strict application of this Ordinance:
The tenants committed to the project are concerned with security having the building close to the road, and not having their parking lot exposed. Arby's is not pleased with the idea of their building being blocked by ours, and concerned that it will hurt their business.

Check all that apply: Public Water: X Well: Public Sewer: X Septic: Electrical: X Gas: X

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

- Application Fees:
- \$100 Single Family
 - \$300 Multi Family
 - \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature Michael Birnbrey Date: April 11, 2019

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

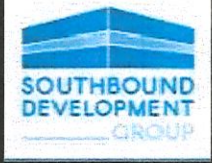
Signature _____ Date: _____

_____ Date: _____

Notary Public

Commission Expires: _____

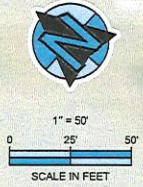
I hereby withdraw the above application: Signature _____ Date _____



PROJECT DATA (010.012) QL-1b

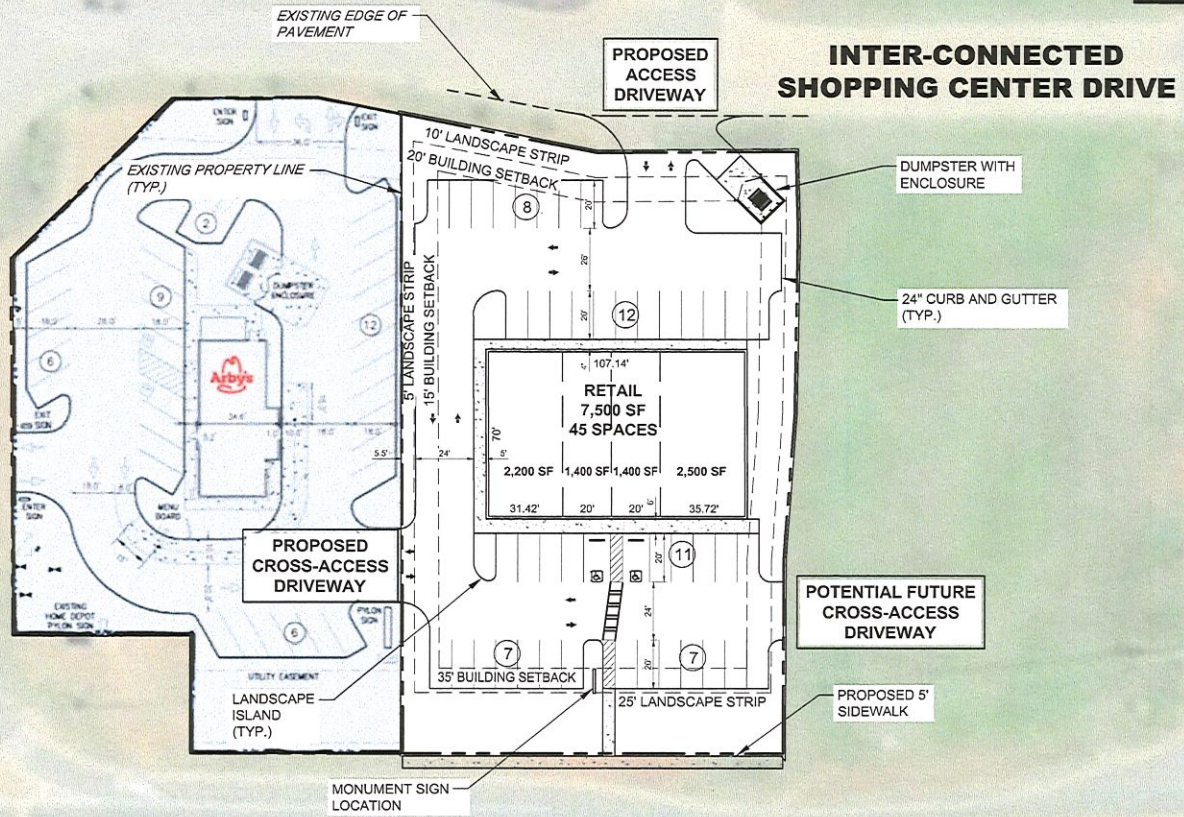
2130 WEST SPRING STREET MONROE (WALTON COUNTY), GA 30655	
SITE DATA	
TOTAL SITE AREA	0.89 ± AC
BUILDING DATA	
RETAIL AREA	7,500 SF
PARKING DATA	
PARKING REQUIRED: RETAIL: 1 SPACE / 500 SF AND 1 SPACE FOR EACH EMPLOYEE	
PARKING PROVIDED	45 SPACES

HOME DEPOT SHOPPING PARKING



HOME DEPOT SHOPPING CENTER DRIVE

WALMART SHOPPING CENTER DRIVE



**WEST SPRING ST
HWY 10**

1-1
KB

After Recording Return To:
McMichael & Gray, P.C.
574 Conyers Road, Suite 100
Loganville, GA 30052

Order No.: LOG-170678-PUR

Recorded 10/20/2017 04:30PM
KATHY K. TROST
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$250.00
Bk04143 Pg 0167

Deed
Doc: WD

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 18th day of October, 2017, between

Monroe WHZ Partners, LLC, a Georgia Limited Liability Company

of the County of Walton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

GA Greenlands, LLC
a Georgia Limited Liability Company

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

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 6 and Land Lot 29 of the 3rd Land District, Walton County, City of Monroe, Georgia, being shown as Lot 2, containing 0.923 acres, on plat of survey prepared for Monroe WHZ Partners, LLC, by GeoSurvey, Ltd, dated August 16, 2017, and recorded in Plat Book 113, page 109, Walton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]

Monroe WHZ Partners, LLC

BY: *[Signature]*
Van Westmoreland
Manager

My Commission Expires:



2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

GA GREENLANDS LLC
426 W HIGHLAND AVE
STE A
MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000012865	11/15/2018	\$0.00	\$3938.20	\$0.00	Paid 11/14/2018


109

Map: M0010-00000-025-H00
Location: 2130 W SPRING STREET
Account No: 257300 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655
Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: GA GREENLANDS LLC
Map Code: M0010-00000-025-H00
Description: LOT#2 .92AC
Location: 2130 W SPRING STREET
Bill No: 2018-0000012865

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$250,000.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.001979	\$197.90	\$0.00	\$197.90
CITY TAX	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.005298	\$937.30	-\$407.50	\$529.80
COUNTY	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.010905	\$1,330.50	-\$240.00	\$1,090.50
SCH BOND	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.0026	\$260.00	\$0.00	\$260.00
SCHOOL	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.0186	\$1,860.00	\$0.00	\$1,860.00
TOTALS					0.039382	\$4,585.70	-\$647.50	\$3,938.20

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$3,938.20
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,938.20
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/14/2018

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance Sect 643A.3(2) parking and Sect 643A.4(2) landscape buffer of the Zoning Ordinance for 2130 W Spring St. A public hearing will be held on May 21, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 643A.3(2) parking and Sec 643A.4(2) landscape buffer of the Zoning Ordinance for 2130 W Spring St. A public hearing will be held on June 11, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

**Please run on the
following date:**

May 5, 2019

PROJECT DATA (010.012) QL-1b

2130 WEST SPRING STREET
MONROE (WALTON COUNTY), GA 30655

SITE DATA

TOTAL SITE AREA 0.86 ± AC

BUILDING DATA

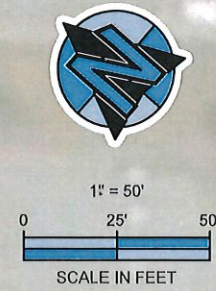
RETAIL AREA 7,500 SF

PARKING DATA

PARKING REQUIRED:
RETAIL: 1 SPACE / 500 SF AND 1 SPACE FOR EACH EMPLOYEE

PARKING PROVIDED 45 SPACES

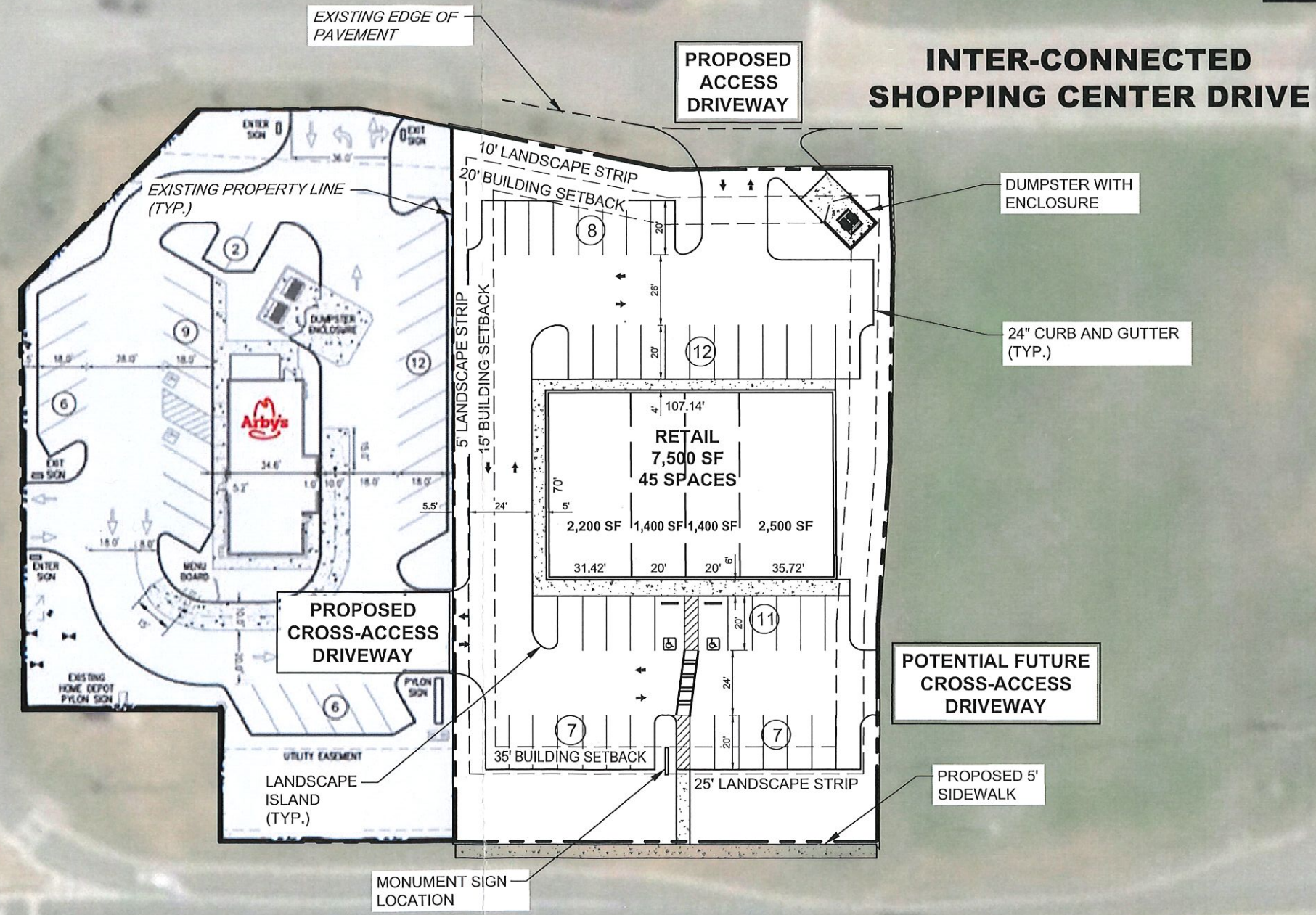
**HOME DEPOT
SHOPPING
PARKING**



D:\Projects\010.012 2100 Blk W Spring St - Monroe, GA\Drawing\QL-1b 2130 West Spring St - Monroe, GA.dwg, 4/9/2019 5:13:50 PM, 1:1

**HOME DEPOT
SHOPPING CENTER DRIVE**

**WALMART
SHOPPING CENTER DRIVE**



**WEST SPRING ST
HWY 10**



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 04-11-19
Description: Conditional use 216 unit apartment development

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Denial

The comprehensive plan shows this property to be commercial/retail.

Background: This land had a proposed apartment project which was withdrawn by the previous applicant in 2016. That original had 128 units. This iteration has 216. This plan does not indicate meeting zoning requirements recently passed related to aesthetics or materials to be utilized in construction. Planning and zoning recommended denial on the previous application on this parcel prior to its withdrawal.

Attachment(s):

- Application
- Site plan
- Survey



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

Plan Report

Plan NO.: LDU-00000 **116**

Plan Type: Land Use

Work Classification: Conditional Use

Plan Status: Issued

Apply Date: 04/05/2019

Expiration:

Location Address

1031 CHARLOTTE ROWELL BLVD, MONROE, GA 30656

Contacts

HILLPOINTE **Applicant**
 8830 MACON HWY BLDG 300, ATHENS, GA 30606
 (678)628-4678

Description: Request for Conditional Use - P&Z MTG 5/21/2019 @ 5:30 PM, COUNCIL
 MTG 6/11/2019 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Multifamily Rezone or Variance Fee	\$300.00
Total:	\$300.00

Payments	Amt Paid
Total Fees	\$300.00
Check # 9080	\$300.00
Amount Due:	\$0.00

Condition Name Description Comments

Issued By: Debbie Adkinson

Plan_Signature_1

Plan_Signature_2

April 05, 2019

Date

Date

Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: May 21st 2019

Your representative must be present at the meeting

Street address Charlotte Rowell Blvd Council District 1 / 7 Map and Parcel # M0050045
 Zoning B3 Acreage 16.495 Proposed Use Multi Family Road Frontage 722.29 ft. / on
Charlotte Rowell Blvd (street or streets)

Applicant

Name Hillpointe
 Address 8830 Macon hwy building 300
 Phone# (678)-628-4678

Owner

Name Rowell Family p'ship & Jane Still
 Address Po Box 1378 Monroe Georgia
 Phone# (770)-318-6153

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar

Create (9) 24 unit buildings with two-bedroom apartments with associated parking, infrastructure and landscaping. Amenities include: Clubhouse, Swimming Pool, Pool House, (2) Pavilions, Playground, Garage parking, Mail Kiosk, Trash / Recycling Service and Greenspace. Residential operation 24 hrs. Office and maintenance operation 9 to 5 with (3) employees. Vehicle trips per day: 1296, Water: 43,200 GPD, Sewer: 34,560 GPD

State relationship of structure and/or use to existing structures and uses on adjacent

There is currently no development on the adjacent lots. A portion of the lot in the floodplain is adjacent to an 8 acre tract owned by the Thompson Woods home owner's association at Hemingway drive which is zoned R-1.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-

- 1) the proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood;
- (2) the required number of applicable standards in Article X shall be met or exceeded;
- (3) the proposed use is compatible with the Comprehensive Plan due to its specific location, and the conditional use is compatible with the community's residential development pattern;
- (4) a rezoning to allow the requested use as a permitted use would not be appropriate;
- (5) the proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood;
- (6) off-street parking and loading, and access thereto, will be adequate;
- (7) public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability;
- (8) the use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem;
- (9) the use would not significantly increase congestion, noise, or traffic hazards; and,
- (10) granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:

Area of buildings:

Residential	79,038 square feet	Each building is 166 by 58 feet	Height approx. 40 feet
Clubhouse	4,711 square feet	93 x 65 feet	Height approx. 26 feet
Maintenance bld.	853 square feet	41 x 21 feet	Height approx. 18 feet
Garages	5,040 square feet	105 x 24 feet	Height approx. 18 feet

Parking: 330 Spaces with HC spaces per code
 Parking Design: 24 foot wide drive aisles with 9 x 20 foot parking spaces

Landscaping: landscaping shall meet or exceed all current code requirements.

Setbacks: Front 35 feet Side 15 feet Rear 20 feet

State the particular hardship that would result from strict application of this Ordinance:

No significant hardships exist regarding the development of this site other than the multifamily use being 100% consistent with the current comprehensive plan designation for the area as commercial.

We believe that the conditional use is appropriate and compatible for this site due to its specific location and its proximity to other residential land in the area. There will remain an abundant amount of land adjacent to the site that is better suited for commercial development than our site. Our residential development can blend with the steep terrain falling towards the floodplain with a series of terraces for building and parking areas that step down the hillside, reducing its visual impact from the Charlotte Rowell Boulevard corridor. And, additional residential density in the area will provide customers for future commercial uses as projected in the comprehensive plan.

Check all that apply: Public Water: X Well: Public Sewer: X Septic: Electrical: X Gas: X

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature [Handwritten Signature] Date: 4/5/19

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

*Property owners signature if not the applicant

Signature [Handwritten Signature] Date: 4/5/19

Deborah M Adkinson Date: 4/5/19

Notary Public
Commission Expires: Sept 8, 2020



I hereby withdraw the above application: Signature _____ Date _____

FILED AND RECORDED
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

00 MAR 22 PM 4: 24

BOOK 1070 PAGE _____
KATHY K. TROST, CLERK

WALTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 197.⁰⁰
DATE 3-22-00
Kathy K. Trost
CLERK SUPERIOR COURT

AFTER RECORDING RETURN TO:
WILLIAM C. MCFEE, JR.
SIMMONS, WARREN, SZCZECKO & MCFEE, P.A.
315 W. PONCE DE LEON AVENUE, SUITE 850
DECATUR, GEORGIA 30030

LIMITED WARRANTY DEED

THIS INDENTURE, made this 20 day of March, 2000, between EPS RETIREMENT PLAN, L.P., as Grantor, and MICHAEL LEE ROWELL, as Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of Ten Dollars and other valuable consideration, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, and the heirs, successors and assigns of Grantee, the following:

An undivided 16.2744% interest (such interest being the entire interest of the Grantor) in and to all those tracts or parcels of land lying and being Land Lots 7, 8, 27, 28, 29, 40, 41, 42, 62 and 63 of the 3rd District of Walton County, Georgia, and partially in the City of Monroe and shown on a survey of Breedlove Property prepared by Hannon Meeke & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988, including Tracts 1-6, and all right, title and interest of Grantor in Tracts 7, 8 and 9, as shown on such survey, less and except a sell-off from Tract 2, which sell-off contains approximately 9.7846 acres. Such property is more particularly described on Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, and the heirs, successors and assigns of Grantee, forever, in fee simple.

And the said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee, and the heirs, successors and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the permitted title exceptions attached hereto as Exhibit B.

(CONTINUED)

The terms "Grantor" and "Grantee", and any pronouns relating to Grantor and Grantee, shall be construed and interpreted with such changes in gender and number as the context requires.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be duly executed, sealed and delivered, the day and year first above written.

EPS Retirement Plan, L.P.

By: Eye Physicians & Surgeons, P.C., general partner

Signed, sealed and delivered in the presence of:

Ann Yearwood
Witness

By: *Peter A. Gordon*
Peter A. Gordon, President

William C. McFee, Jr.
Notary Public
My Commission Expires

Attest: *Charles W. McDowell, Jr.*
Charles W. McDowell, Jr., Secretary

(Corporate Seal)

Eye Physicians/EPS PS LWD



CONTINUED

TRACT NO. 1

All that tract or parcel of land lying and being in Land Lots 28, 29, 40, 41, 42, 62 and 63 of the 3rd Land District, Walton County, Georgia (partly in the City of Monroe) and being more particularly described as follows:

BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Georgia Highway No. 11 in a generally southeasterly direction an arc distance of 429.11 feet to a point, said arc having a radius of 5769.578 feet and being subtended by a chord length of 429.01 feet bearing South 29 degrees 08 minutes 10 seconds East; continuing along the aforesaid right of way line of Georgia Highway No. 11, proceed thence South 31 degrees 16 minutes 00 seconds East a distance of 336.04 feet to an iron pin set; leaving said right of way line, proceed thence South 84 degrees 14 minutes 28 seconds West a distance of 296.52 feet to an iron pin set; proceed thence South 02 degrees 26 minutes 48 seconds West a distance of 280.00 feet to a 1 inch hollow tube found; proceed thence South 86 degrees 23 minutes 48 seconds East a distance of 515.61 feet to an iron pin set on the aforementioned right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line, South 31 degrees 16 minutes 00 seconds East a distance of 287.28 feet to an iron pin set; leaving said right of way, proceed thence South 61 degrees 03 minutes 55 seconds West a distance of 293.98 feet to an axle found; proceed thence South 31 degrees 00 minutes 59 seconds East a distance of 305.34 feet to a 1 inch square rod found; proceed thence South 32 degrees 11 minutes 58 seconds East a distance of 212.48 feet to a 1 inch hollow tube found; proceed thence North 60 degrees 42 minutes 14 seconds East a distance of 291.78 feet to an iron pin set on the aforesaid right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line in a generally southeasterly direction an arc distance of 211.95 feet to a point, said arc having a radius of 21445.917 feet and being subtended by a chord length of 211.95 feet bearing South 30 degrees 57 minutes 43 seconds East; leaving said right of way line, proceed thence South 61 degrees 02 minutes 15 seconds West a distance of 1,111.05 feet to an axle found; proceed thence North 38 degrees 31 minutes 48 seconds West a distance of 101.97 feet to a 1 inch hollow tube found; proceed thence South 58 degrees 29 minutes 54 seconds West a distance of 448.45 feet to a 1 inch hollow tube found; proceed thence North 32 degrees 00 minutes 01 seconds West a distance of 63.14 feet to a 1 inch hollow tube found at fence corner in base of 8 inch oak; proceed thence South 59 degrees 45 minutes 27 seconds West a distance of 1,192.59 feet to an iron pin set; proceed thence North 20 degrees 51 minutes 38 seconds West a distance of 90.45 feet to a 1 inch pipe found; proceed thence South 61 degrees 11 minutes 35 seconds West a distance of 75.75 feet to a 1 inch pipe found; proceed thence North 31 degrees 02 minutes 29 seconds West a distance of 375.58 feet to a nail found in a post; proceed thence South 62 degrees 03 minutes 21 seconds West a distance of 735.08 feet to an iron pin set at bent 1 inch pipe; proceed thence South 30 degrees 56 minutes 25 seconds East a distance of 1800.63 feet to a point on the Northerly right of way line of By Pass Ramp "D"; proceed thence along the aforesaid right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 264.60 feet to a point, said arc having a radius of 1004.93 feet and being subtended by a chord length of 263.84 feet bearing South 71 degrees 08 minutes 13 seconds West; proceed thence North 26 degrees 24 minutes 22

(CONTINUED)

Exhibit A
Page 2 of 13

seconds West a distance of 20.00 feet; proceed thence along the Northerly right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 502.84 feet to a point, said arc having a radius of 1024.930 feet and being subtended by a chord length of 497.81 feet bearing South 49 degrees 32 minutes 20 seconds West; proceed thence South 54 degrees 30 minutes 58 seconds East a distance of 15.00 feet to a point; continuing along the aforesaid right of way line of Ramp "D", proceed thence in a generally southwesterly direction an arc distance of 24.98 feet to a point, said arc having a radius of 1009.930 feet and being subtended by a chord length of 24.98 feet bearing South 34 degrees 46 minutes 31 seconds West; continuing along the aforesaid right of way line of Ramp "D", proceed thence South 34 degrees 04 minutes 00 seconds West a distance of 144.77 feet to a point where the North right of way line of Ramp "D" intersects with the North right of way line of U. S. Highway No. 78; proceed thence along the aforesaid right of way line of U. S. Highway No. 78 in a generally southwesterly direction an arc distance of 371.34 feet to a point, said arc having a radius of 5639.578 feet and being subtended by a chord length of 371.27 feet bearing South 88 degrees 26 minutes 49 seconds West; proceed thence South 00 degrees 20 minutes 00 seconds West a distance of 5.00 feet to a point; proceed thence along the aforesaid right of way line of U. S. Highway No. 78, North 89 degrees 40 minutes 00 seconds West a distance of 330.40 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 30.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 150.00 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 55.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 247.07 feet to a point in the center of Mountain Creek (iron pin set 16.5 feet from centerline); proceed thence in a generally northerly direction along the centerline of Mountain Creek a distance of 2,850.00 feet, more or less, to a point (said points being joined by a traverse line of North 81 degrees 43 minutes 41 seconds West a distance of 163.89 feet; thence North 29 degrees 31 minutes 14 seconds West a distance of 143.41 feet to a point; thence North 24 degrees 44 minutes 22 seconds East a distance of 285.52 feet to a point; thence North 37 degrees 07 minutes 02 seconds East a distance of 326.09 feet to a point; thence North 13 degrees 05 minutes 09 seconds East a distance of 235.27 feet to a point; thence North 25 degrees 08 minutes 29 seconds East a distance of 169.39 feet to a point; thence North 13 degrees 43 minutes 34 seconds East a distance of 231.18 feet to a point; thence North 33 degrees 48 minutes 08 seconds East a distance of 138.95 feet to a point; thence North 03 degrees 12 minutes 10 seconds East a distance of 277.17 feet to a point; thence North 04 degrees 09 minutes 03 seconds East a distance of 264.35 feet to a point; thence North 03 degrees 37 minutes 26 seconds East a distance of 160.77 feet to a point; thence North 08 degrees 09 minutes 07 seconds West a distance of 184.55 feet to a point); leaving the said centerline of Mountain Creek, proceed thence North 32 degrees 03 minutes 21 seconds West a distance of 2,885.00 feet to a 1-1/2 inch solid rod found at Land Lot corner common to Land Lots 27, 28, 41 and 42; proceed

(CONTINUED)

Exhibit A
Page 3 of 13

thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 39 minutes 16 seconds West a distance of 767.40 feet to an iron pin set on the Easterly edge of the right of way of Cedar Ridge (apparent 70-foot right of way); proceed thence along the aforesaid right of way line of Cedar Ridge, North 10 degrees 20 minutes 00 seconds East a distance of 1,244.39 feet to a point marking the intersection of the aforesaid right of way line of Cedar Ridge with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle South 71 degrees 05 minutes 00 seconds East a distance of 149.78 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally Southeasterly direction an arc distance of 663.61 feet to a point, said arc having a radius of 1949.859 feet and being subtended by a chord length of 660.42 feet bearing South 80 degrees 50 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 25 minutes 00 seconds East a distance of 300.87 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 02 minutes 00 seconds East a distance of 322.82 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 40 minutes 00 seconds East a distance of 638.04 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 55 minutes 00 seconds East a distance of 421.98 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 35 minutes 00 seconds East a distance of 206.10 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 377.08 feet to a point, said arc having a radius of 2251.831 feet and being subtended by a chord length of 376.64 feet bearing South 85 degrees 37 minutes 10 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 538.01 feet to a point, said arc having a radius of 3779.719 feet and being subtended by a chord length of 537.56 feet bearing South 76 degrees 44 minutes 40 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 72 degrees 40 minutes 00 seconds East a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 374.76 feet to a point, said arc having a radius of 1472.394 feet and being subtended by a chord length of 373.75 feet bearing South 79 degrees 57 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 87 degrees 15 minutes 00 seconds East a distance of 522.89 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 1 containing 364.0389 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

(CONTINUED)

Exhibit A
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TRACT NO. 2

All that tract or parcel of land lying and being in Land Lots 41, 42, and 62 of the 3rd Land District, Walton County, Georgia and being more particularly described as follows:

BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Northerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle North 87 degrees 15 minutes 00 seconds West a distance of 478.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 354.40 feet to a point, said arc having a radius of 1,392.394 feet and being subtended by a chord length of 353.45 feet bearing North 79 degrees 57 minutes 30 seconds West; continuing along the aforesaid said right of way line of Breedlove Circle, proceed thence North 72 degrees 40 minutes 00 seconds West a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 549.40 feet to a point, said arc having a radius of 3859.719 feet and being subtended by a chord length of 548.93 feet bearing North 76 degrees 44 minutes 40 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 390.48 feet to a point, said arc having a radius of 2331.831 feet and being subtended by a chord length of 390.02 feet bearing North 85 degrees 37 minutes 10 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 35 minutes 00 seconds West a distance of 206.57 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 88 degrees 55 minutes 00 seconds West a distance of 422.62 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 88 degrees 40 minutes 00 seconds West a distance of 637.96 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 02 minutes 00 seconds West a distance of 322.30 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 25 minutes 00 seconds West a distance of 300.60 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 636.39 feet to a point, said arc having a radius of 1869.859 feet and being subtended by a chord length of 633.32 feet bearing North 80 degrees 50 minutes 00 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 71 degrees 05 minutes 00 seconds West a distance of 191.23 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 69 degrees 20 minutes 00 seconds West a distance of 161.89 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 266.46 feet to a point; said arc having a radius of 5689.578 feet and being subtended by a chord length of 266.44 feet bearing North 67 degrees 59 minutes 30 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 370.49 feet to a point, said arc having a radius of 778.511 feet and being subtended by a chord length of 367.00 feet bearing North 53 degrees 01 minutes 00 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 39 degrees 23 minutes 00 seconds West a distance of 312.39 feet to a 1/2 inch r-bar found; leaving said right of way line, proceed thence North 59 degrees 49 minutes 20 seconds East a distance of

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Exhibit A
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1040.32 feet to a 3/4 inch hollow tube found; proceed thence South 17 degrees 39 minutes 24 seconds East a distance of 206.80 feet to a 3/4 inch hollow tube found; proceed thence North 60 degrees 19 minutes 18 seconds East a distance of 669.15 feet to an iron pin set at a 1 inch pipe found; proceed thence North 64 degrees 05 minutes 35 seconds East a distance of 1,183.75 feet to a 1/2 inch r-bar found; proceed thence North 68 degrees 35 minutes 48 seconds East a distance of 92.70 feet to a 1 inch split top found; proceed thence South 60 degrees 42 minutes 10 seconds East a distance of 76.46 feet to a 1 inch C.T.F.; proceed thence South 00 degrees 29 minutes 30 seconds East a distance of 1160.75 feet to a 1 inch pipe found; proceed thence South 74 degrees 34 minutes 59 seconds East a distance of 770.10 feet to a 1/4 inch r-bar found; proceed thence North 80 degrees 42 minutes 28 seconds East a distance of 370.89 feet to a 5/8 inch galvanized tube found; proceed thence along the Land Lot line common to Land Lots 41 and 42, North 60 degrees 51 minutes 58 seconds East a distance of 568.82 feet to a 7/8 inch tube found at the Land Lot corner common to Land Lots 41, 42, 61 and 62; proceed thence along the Land Lot line common to Land Lots 41 and 62, South 29 degrees 40 minutes 50 seconds East a distance of 346.82 feet to a 1 inch pipe found; continuing along the aforesaid Land Lot line, proceed thence South 29 degrees 51 minutes 37 seconds East a distance of 410.70 feet to a 3/8 inch r-bar found in a tree; leaving said Land Lot line, proceed thence North 61 degrees 45 minutes 40 seconds East a distance of 603.04 feet to a corner on the Westerly right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line of Georgia Highway No. 11, South 24 degrees 20 minutes 00 seconds East a distance of 775.55 feet to a point; continuing along the aforesaid right of way line, proceed thence in a generally southeasterly direction an arc distance of 177.33 feet back to THE TRUE POINT OF BEGINNING, said arc having a radius of 5769.578 feet and being subtended by a chord length of 177.32 feet bearing South 25 degrees 12 minutes 50 seconds East.

Said tract or parcel of land is identified as Tract No. 2 containing 123.7482 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

TRACT NO. 3

All that tract or parcel of land lying and being in Land Lots 7, 8, 27 and 28 of the 3rd Land District, Walton County, Georgia, and being more particularly described as follows:

Commencing at a corner marking the intersection of the Westerly right of way line of Cedar Ridge (apparent 70-foot right of way) with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence from the aforesaid point of beginning along the aforesaid right of way line of Cedar Ridge, South 10 degrees 20 minutes 00 seconds West a distance of 1,313.88 feet to an iron pin set at the intersection of the Westerly right of way line of Cedar Ridge with the Land Lot line common to Land Lots 27 and 28; leaving said right of way, proceed

(CONTINUED)

Exhibit A
Page 6 of 13

thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 42 minutes 47 seconds West a distance of 1,018.51 feet to an r-bar found at a bent 1 inch hollow tube found; proceed thence South 30 degrees 05 minutes 18 seconds East a distance of 503.30 feet to the centerline of a branch and ditch; proceed thence in a generally northwesterly, southwesterly, northwesterly and southwesterly direction along the centerline of the branch and ditch a distance of 2,990 feet, more or less, to a point (said centerline between the two points following a traverse line of South 73 degrees 57 minutes 45 seconds West a distance of 152.10 feet to a point, thence North 82 degrees 48 minutes 11 seconds West a distance of 148.77 feet to a point, thence North 88 degrees 56 minutes 49 seconds West a distance of 182.42 feet to a point, thence South 61 degrees 16 minutes 42 seconds West a distance of 159.10 feet to a point, thence South 60 degrees 15 minutes 31 seconds West a distance of 298.82 feet to a point, thence South 48 degrees 16 minutes 01 seconds West a distance of 167.26 feet to a point, thence South 25 degrees 05 minutes 08 seconds West a distance of 167.12 feet to a point, thence South 46 degrees 26 minutes 41 seconds West a distance of 104.63 feet to a point, thence South 38 degrees 41 minutes 15 seconds West a distance of 103.98 feet to a point, thence South 69 degrees 38 minutes 15 seconds West a distance of 124.61 feet to a point, thence South 75 degrees 49 minutes 11 seconds West a distance of 144.73 feet to a point, thence South 69 degrees 19 minutes 38 seconds West a distance of 146.80 feet to a point, thence South 78 degrees 35 minutes 46 seconds West a distance of 128.79 feet to a point, thence South 70 minutes 18 seconds 37 seconds West a distance of 158.87 feet to a point, thence North 89 degrees 57 minutes 03 seconds West a distance of 175.93 feet to a point, thence South 46 degrees 50 minutes 24 seconds West a distance of 129.90 feet to a point, thence North 79 degrees 56 minutes 51 seconds West a distance of 121.27 feet to a point); leaving the centerline of said branch and ditch, proceed thence South 59 degrees 57 minutes 55 seconds West a distance of 245.00 feet to a 1-1/2 inch hollow tube found; proceed thence South 34 degrees 57 minutes 55 seconds West a distance of 133.97 feet to a nail found; proceed thence South 38 degrees 13 minutes 46 seconds West a distance of 142.08 feet to a 1-1/2 inch hollow tube found; proceed thence South 32 degrees 13 minutes 11 seconds West a distance of 175.09 feet to a 1-1/2 inch hollow tube found; proceed thence South 20 degrees 28 minutes 50 seconds West a distance of 131.14 feet to a 1-1/2 inch hollow tube found; proceed thence South 21 degrees 22 minutes 38 seconds West a distance of 105.03 feet to a point; proceed thence South 09 degrees 24 minutes 00 seconds West a distance of 131.50 feet to a point in the center of the Alcovy River; proceed thence in a generally Northwesterly direction along the centerline of Alcovy River a distance of 1,360 feet, more or less, to a point (said centerline following a traverse line between the two points of North 12 degrees 35 minutes 59 seconds West a distance of 192.46 feet to a point, thence North 26 degrees 51 minutes 34 seconds West a distance of 270.05 feet to a point, thence North 24 degrees 53 minutes 57 seconds West a distance of 285.90 feet to a point, thence North 25 degrees 47 minutes 47 seconds West a distance of 293.29 feet to a point, thence North 23 degrees 01 minutes 43 seconds West a distance of 176.56 feet to a point, thence North 49 degrees 01 minutes 13 seconds West a distance of 149.10 feet to a point); leaving centerline of the Alcovy River, proceed

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thence in a generally northeasterly direction along the centerline of a branch 310 feet, more or less, to a point (said centerline of the creek following a traverse line between the two points of North 35 degrees 17 minutes 23 seconds East a distance of 74.13 feet to a point, thence North 48 degrees 23 minutes 15 seconds East a distance of 199.59 feet to a point); proceed thence in a generally Northeasterly direction along the centerline of a branch 2100 feet, more or less, to a point (said creek following a traverse line between the two points of North 18 degrees 27 minutes 35 seconds East a distance of 131.42 feet to a point, thence North 25 minutes 56 seconds 46 seconds East a distance of 134.27 feet to a point, thence North 11 degrees 53 minutes 55 seconds East a distance of 196.87 feet to a point, thence North 28 degrees 37 minutes 44 seconds East a distance of 223.36 feet to a point, thence North 18 degrees 26 minutes 31 seconds East a distance of 328.96 feet to a point, thence North 46 degrees 05 minutes 25 seconds East a distance of 176.89 feet to a point, thence North 37 degrees 52 minutes 25 seconds East a distance of 156.28 feet to a point, thence North 31 degrees 16 minutes 03 seconds East a distance of 155.57 feet to a point, thence North 55 degrees 38 minutes 06 seconds East a distance of 201.64 feet to a point, thence North 77 degrees 57 minutes 52 seconds East a distance of 147.16 feet to a point, thence North 22 degrees 11 minutes 01 seconds East a distance of 101.91 feet to a point); leaving the centerline of said branch, proceed thence North 29 degrees 55 minutes 22 seconds West a distance of 150.00 feet to a 1-1/2 inch hollow tube found; proceed thence North 59 degrees 57 minutes 31 seconds East a distance of 2,488.33 feet to a 5/8 inch tube found; proceed thence North 58 degrees 04 minutes 28 seconds East a distance of 297.03 feet to a point on the Southerly right of way line of Breedlove Circle also known as Double Springs Road; proceed thence along the aforesaid right of way line of Breedlove Circle, South 39 degrees 23 minutes 00 seconds East a distance of 133.64 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 408.56 feet to a point, said arc having a radius of 858.511 feet and being subtended by a chord length of 404.72 feet bearing South 53 degrees 01 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed in a generally southeasterly direction an arc distance of 270.21 feet, said arc having a radius of 5769.578 feet and being subtended by a chord length of 270.18 feet bearing South 67 degrees 59 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 69 degrees 20 minutes 00 seconds East a distance of 134.86 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 3 containing 200.0439 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

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EXHIBIT "A"
Page 8 of 13
LEGAL DESCRIPTION
Tract 4

All that tract or parcel of land lying and being in Land Lot 8 of the 3rd Land District of Walton County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the southern right-of-way line of Breedlove Circle, also known as Double Springs Road (having an 80-foot right-of-way) with the western right-of-way of Cedar Ridge (having a 70-foot right-of-way); run thence in a generally northwesterly direction along said southern right-of-way line of Breedlove Circle the following courses and distances: North 69 degrees 20 minutes 00 seconds West a distance of 134.86 feet to a point; along the arc of a 5769.578-foot radius curve an arc distance of 270.21 feet to a point (said arc being subtended by a chord bearing North 69 degrees 59 minutes 30 seconds West an arc length of 270.18 feet); along the arc of an 858.511-foot radius curve an arc distance of 408.56 feet to a point (said arc being subtended by a chord bearing of North 53 degrees 01 minutes 00 seconds West and a length of 404.72 feet); North 39 degrees 23 minutes 00 seconds West a distance of 133.64 feet to a point; and leaving said southerly right-of-way line of Breedlove Circle, run thence South 58 degrees 04 minutes 28 seconds West a distance of 297.03 feet to a 5/8-inch tube found; run thence South 59 degrees 57 minutes 31 seconds West a distance of 2488.33 feet to a 1 1/2-inch hollow tube found; run thence South 29 degrees 55 minutes 22 seconds East a distance of 150.00 feet to a point in the center of a branch; run thence in a generally southwesterly direction along a traverse line the following courses and distances: South 22 degrees 11 minutes 01 seconds West a distance of 101.91 feet; South 77 degrees 57 minutes 52 seconds West a distance of 147.16 feet; South 55 degrees 38 minutes 06 seconds West a distance of 201.64 feet; South 31 degrees 16 minutes 03 seconds West a distance of 155.57 feet; South 37 degrees 52 minutes 25 seconds West a distance of 156.28 feet; South 46 degrees 05 minutes 25 seconds West a distance of 176.89 feet to the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, run thence along the centerline of a branch in a generally southwesterly direction 1050 feet, more or less, to a point where the centerline of said branch intersects with the centerline of Beaver Dam Creek (said branch runs along a traverse line the following courses and distances: South 18 degrees 26 minutes 31 seconds West, a distance of 328.96 feet; South 28 degrees 37 minutes 47 seconds West a distance of 223.36 feet; South 11 degrees 53 minutes 55 seconds West a distance of 196.87 feet; South 25 degrees 56 minutes 46 seconds West a distance of 134.27 feet; South 18 degrees 27 minutes 35 seconds West a distance of 131.42 feet); proceed thence in a generally northwesterly direction along the centerline of Beaver Dam Creek a distance of 600 feet, more or less, to a point (said centerline of Beaver Dam Creek runs along a traverse line the following courses and distances: North 17 degrees 50 minutes 58 seconds West a distance of 152.03 feet; North 11 degrees 14 minutes 38 seconds West a distance of 157.08 feet; North 01 degrees 46 minutes 06 seconds West a distance of 215.56 feet); leaving the centerline of Beaver Dam Creek, run thence North 45 degrees 15 minutes 50 seconds East a distance of 613.65 feet back to the TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 4 containing 3.8202 acres according to a plat of survey of Breedlove property dated October 31, 1986, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc.

(CONTINUED)

Exhibit A
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Tract 5

All that tract or parcel of land lying and being in Land Lot 40 of the 3rd Land District, Walton County, Georgia, being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a stone found marking the corner common to Land Lots 28, 29, 40 and 41; proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 30 minutes 26 seconds East a distance of 329.34 feet to an iron pin set at a bent 1 inch pipe found marking THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 03 minutes 21 seconds East a distance of 735.08 feet to a nail found in a post; proceed thence South 31 degrees 02 minutes 29 seconds East a distance of 375.58 feet to a 1 inch pipe found; proceed thence South 30 degrees 34 minutes 33 seconds East a distance of 1,817.81 feet to a point on the Northwesterly right of way line U. S. Hwy. No. 78 By Pass Ramp "D"; proceed thence in a generally Northwesterly direction along the aforesaid right of way line North 87 degrees 28 minutes 00 seconds West a distance of 582.73 feet to a point; proceed thence South 02 degrees 32 minutes 00 seconds West a distance of 10.00 feet to a point; continuing along the aforesaid right of way and proceeding in a generally Northwesterly direction, proceed thence North 87 degrees 28 minutes 00 seconds West a distance of 17.68 feet to a point; proceed thence in a generally Northwesterly direction an arc distance of 242.98 feet to a point, said arc having a radius of 1004.930 feet and being subtended by a chord length of 242.39 feet bearing South 85 degrees 36 minutes 24 seconds West; leaving said right of way line, proceed thence North 30 degrees 56 minutes 25 seconds West a distance of 1800.63 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 33.2308 acres and is identified as Tract No. 1 according to a plat of survey for Douglas Harden & J. O. Mayfield Properties, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 10, 1986.

(CONTINUED)

Exhibit A
Page 10 of 13
Tract 6

All that tract or parcel of land lying and being in Land Lot 40 of the 3rd Land District of Walton County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a stone marking the corner common to Land Lots 28, 29, 40 and 41, proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 30 minutes 26 seconds East a distance of 329.34 feet to an iron pin set at bent 1 inch pipe found; proceed thence along said common Land Lot line North 62 degrees 03 minutes 21 seconds East a distance of 735.08 feet to a nail in post found; leaving said common Land Lot line, proceed thence South 31 degrees 02 minutes 29 seconds East a distance of 375.58 feet to a 1 inch pipe found and the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, proceed thence North 61 degrees 11 minutes 35 seconds East a distance of 75.75 feet to a 1 inch pipe found; proceed thence South 20 degrees 51 minutes 38 seconds East a distance of 207.09 feet to a 1 inch pipe found; proceed thence South 71 degrees 38 minutes 11 seconds East a distance of 257.33 feet to a scrape blade found; proceed thence North 89 degrees 12 minutes 20 seconds East a distance of 218.69 feet to a 3/4 inch tube found; proceed thence South 76 degrees 21 minutes 29 seconds East a distance of 73.41 feet to an iron pin set; proceed thence South 45 degrees 00 minutes 59 seconds East a distance of 618.05 feet to an iron pin set; proceed thence South 43 degrees 15 minutes 17 seconds East a distance of 30.45 feet to an iron pin set; proceed thence South 45 degrees 09 minutes 19 seconds East a distance of 385.64 feet to a 3/4 inch pipe found; proceed thence South 34 degrees 21 minutes 50 seconds East a distance of 326.46 feet to a 1 inch rod found; proceed thence North 76 degrees 53 minutes 18 seconds East a distance of 425.89 feet to a R-bar found; proceed thence South 28 degrees 26 minutes 44 seconds East a distance of 107.26 feet to a point on the Northerly right of way of U. S. Hwy. No. 78; proceed thence along the aforesaid right of way line South 61 degrees 02 minutes 00 seconds West a distance of 340.96 feet to a right of way monument found; proceed thence North 28 degrees 58 minutes 00 seconds West a distance of 9.00 feet to a point; proceed thence along the Northerly right of way line of By Pass Ramp "D" in a generally Southwesterly direction an arc distance of 355.90 feet, said arc having a radius of 1382.394 feet and being subtended by a chord length of 354.92 feet bearing South 68 degrees 24 minutes 31 seconds West to a point; proceed thence North 14 degrees 12 minutes 57 seconds West a distance of 10.00 feet; continuing thence along the aforesaid right of way line an arc distance of 401.19 feet, said arc having a radius of 1,372.394 feet and being subtended by a chord length of 399.76 feet bearing South 84 degrees 09 minutes 31 seconds West to a point; continuing along the aforesaid right of way, proceed thence North 87 degrees 28 minutes 00 seconds West a distance of 98.54 feet to a point; leaving said right of way line, proceed thence North 30 degrees 34 minutes 33 seconds West a distance of 1,817.81 feet to a 1 inch pipe found and the TRUE POINT OF BEGINNING.

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Exhibit A Continued
Page 11 of 13
Additional Rights Conveyed

TOGETHER WITH all rights of Grantor to remove an existing metal building from property now or formerly owned by Ella B. Adams, as more particularly set forth in that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

ALSO TOGETHER WITH all rights of Grantor in and to a right of refusal contained in Exhibit D to that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

TOGETHER WITH all rights of Grantor in easement reserved in Exhibit E to that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

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Exhibit A
Tracts 7, 8 and 9
(Designated on prior plat as Tracts 3, 4 and 5)
Page 12 of 13

All that tract or parcel of land lying and being in Lot 40 of the 3rd District of Walton County, Georgia, being designated as Tract 3 containing 0.2491 acres, Tract 4 containing 0.1223 acres and Tract 5 containing 0.0045 acres, according to a plat of survey of Douglas Harden and J. O. Mayfield Properties, dated October 10, 1986, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., recorded in Plat Book 40, Page 116, Walton County, Georgia records.

(CONTINUED)

Exhibit A
Page 13 of 13

LESS AND EXCEPT THE FOLLOWING:

All that tract or parcel of land lying and being in Land Lots 27 and 42 of the 3rd District, Walton County, Georgia, containing 9.7846 acres as shown on boundary survey for Monroe 800MHz Tower Site prepared for Georgia Power Co., Atlanta, GA., Land Department, by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., being Drawing Number L-588-25 dated November 9, 1995, and more particularly described as follows:

To find the place or point of beginning, begin at a point in the center of Breedlove Circle (an 80-foot right of way) a/k/a Double Springs Road, which point is located 436.68 feet northwesterly as measured along said centerline and following the curvature thereof from its intersection with the centerline of Cedar Ridge; run thence North 30 degrees 50 minutes 46 seconds East 40.32 feet to an aluminum monument set on the northerly right of way line of Breedlove Circle, WHICH IS THE PLACE OR POINT OF BEGINNING; from said beginning point run thence along the northerly and northeasterly right of way line of Breedlove Circle and following the arc of a curve having a radius of 778.418 feet and a chord bearing and distance of North 53 degrees 01 minutes 00 seconds West 366.96 feet, an arc distance of 370.44 feet to a point; continue thence along said right of way line North 39 degrees 23 minutes 00 seconds West 312.35 feet to a 1/2" x-bar found; run thence North 59 degrees 49 minutes 20 seconds East 1040.20 feet to a 3/4" hollow tube found; run thence South 17 degrees 39 minutes 24 seconds East 206.78 feet to a 3/4" hollow tube found; run thence South 30 degrees 50 minutes 46 seconds West 917.87 feet to an aluminum monument set on the northerly right of way line of Breedlove Circle and the place or point of beginning.

ALSO LESS AND EXCEPT property conveyed to Ella B. Adams by deed recorded in Deed Book 272, Page 57, Walton County, Georgia records, which property is identified as Tract 11 containing 2.1261 acres on a survey of Breedlove Property prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988.

ALSO LESS AND EXCEPT property conveyed to Maxie Price Chevrolet Olds, Inc., by deed recorded in Deed Book 259, Page 70, Walton County, Georgia records, which property is identified as Tract 10 containing 5.3701 acres on a survey of Breedlove Property prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988.

(CONTINUED)

Exhibit B
Permitted Title Exceptions

1. Taxes for 2000 and subsequent years, not yet due and payable.
2. Rights of upper and lower riparian owners in and to the waters of any streams crossing the captioned property, and the natural flow thereof, free from diminution or pollution.
3. Right of Way Easement to City of Monroe recorded in Deed Book 87, Page 163, Walton County, Georgia records.
4. Right of Way Agreements in favor of Transcontinental Gas Pipeline Corporation recorded as follows:
 - (a) Deed Book 31, Page 96, aforesaid records;
 - (b) Deed Book 31, Page 218, aforesaid records;
 - (c) Deed Book 35, Page 64, aforesaid records;
 - (d) Deed Book 40, Page 145, aforesaid records;
 - (e) Deed Book 53, Page 18, aforesaid records;
 - (f) Deed Book 35, Page 67, aforesaid records.
5. Easement to City of Monroe recorded in Deed Book 87, Page 159, aforesaid records.
6. Right of Way Easements in favor of Walton Electric Membership Corporation recorded as follows:
 - (a) Deed Book 23, Page 128, aforesaid records;
 - (b) Deed Book 23, Page 467, aforesaid records;
 - (c) Deed Book 23, Page 408, aforesaid records;
 - (d) Deed Book 23, Page 407, aforesaid records.
7. Easement for Slope Maintenance in favor of State Highway Department of Georgia recorded in Deed Book 19, Page 248, and Deed Book 19, Page 553, aforesaid records.
8. Easement for Slope Maintenance and Drainage in favor of Walton County recorded in Deed Book 69, Page 297, aforesaid records.
9. Easements to Georgia Power Company recorded as follows:
 - (a) Deed Book 109, Page 224, aforesaid records;
 - (b) Deed Book 109, Page 335, aforesaid records;
 - (c) Deed Book 109, Page 222, aforesaid records.
10. Easement acquired by Order in judgment in condemnation, Civil Action File No. 95-0434 in favor of Municipal Gas Authority of Georgia and Consent Order and Final Judgment, which is recorded in Deed Book 976, Page 156, aforesaid records.

2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

ROWELL FAMILY
PARTNERSHIP &
STILL FAMILY REALTY LLC
MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total
2018-31306	11/15/2018	\$0.00	\$87474.59	\$0.00	Paid 01/07/2019

Map: M0050-00000-045-000
Location: 1125 N BROAD STREET
Account No: 626120 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: ROWELL FAMILY
Map Code: M0050-00000-045-000
Description: 447.26ACRES
Location: 1125 N BROAD STREET
Bill No: 2018-31306

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$5,484,400.00	11/15/2018	08/08/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.001979	\$4,341.45	\$0.00	\$4,341.45
CITY TAX	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.005298	\$20,562.11	-\$8,939.57	\$11,622.54
COUNTY	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.010905	\$29,187.97	-\$5,265.02	\$23,922.95
SCH BOND	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.0026	\$5,703.78	\$0.00	\$5,703.78
SCHOOL	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.0186	\$40,803.94	\$0.00	\$40,803.94
TOTALS					0.039382	\$100,599.25	-\$14,204.59	\$86,394.66

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$86,394.66
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$1,079.93
Previous Payments	\$87,474.59
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	01/07/2019

**NOTICE TO THE PUBLIC
CITY OF MONROE**

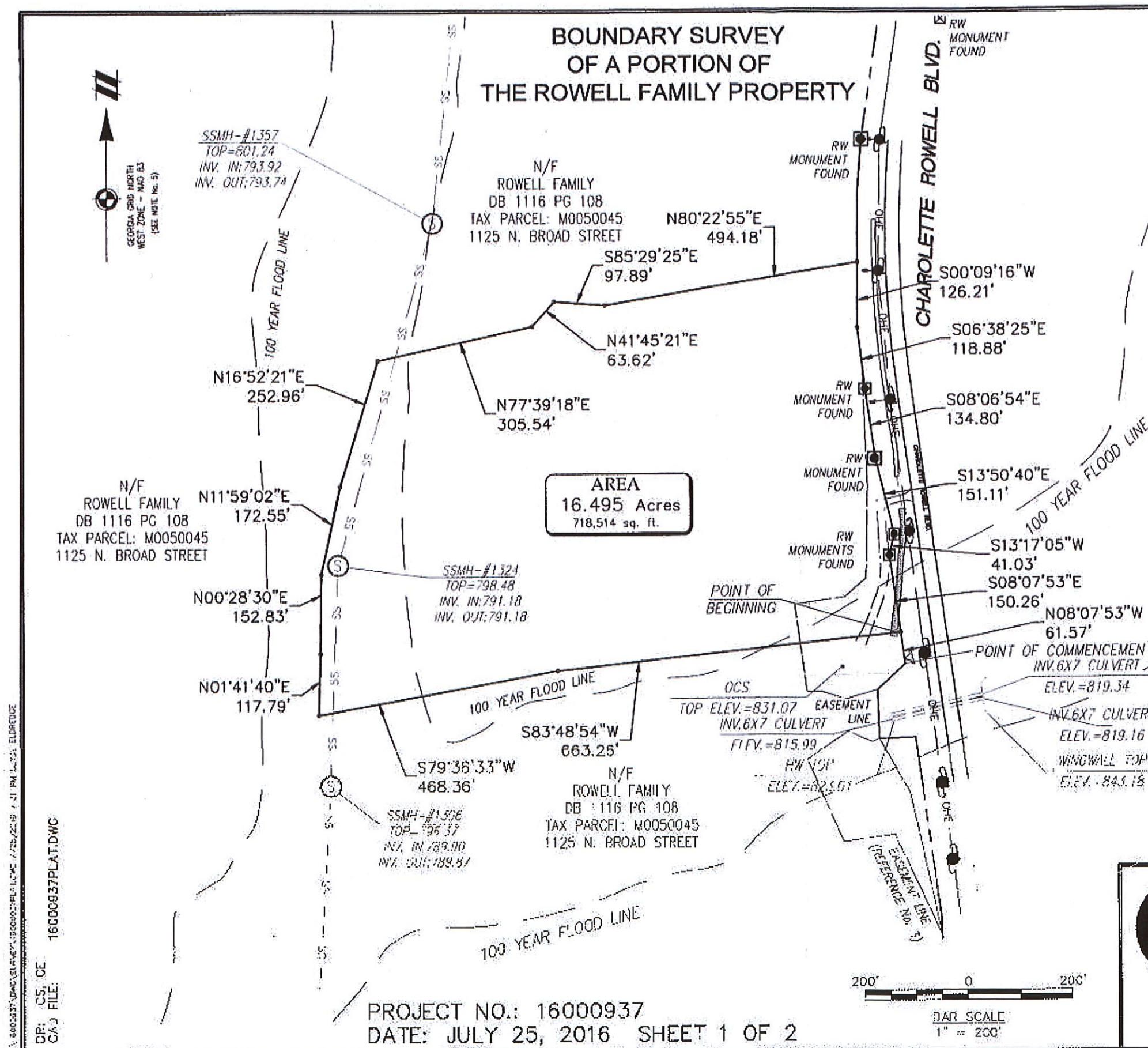
**A petition has been filed with the
City of Monroe requesting
the property at 1031 Charlotte Rowell Blvd
to be considered for a Conditional Use
to allow a Multi Family Complex in a B-3 Zoning.
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on May 21, 2019
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 1031 Charlotte Rowell Blvd to
be considered for a Conditional Use to
allow a Multi Family Complex in a B-3 Zoning.
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on June 11, 2019
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

May 5, 2019

**BOUNDARY SURVEY
OF A PORTION OF
THE ROWELL FAMILY PROPERTY**



AREA
16.495 Acres
718,514 sq. ft.

**CERTIFICATE OF EXEMPTION
FROM LOCAL APPROVAL PROCESS**

ACCORDING TO THE PROVISION WITHIN O.C.G.A. 15-6-67(d) FOR INSTANCES WHERE LOCAL APPROVAL IS NOT REQUIRED PRIOR TO RECORDING (SEE ALSO OPINIONS ISSUED BY THE GEORGIA ATTORNEY GENERAL'S OFFICE DATED MARCH 8, 2001 AND DECEMBER 20, 2005), THIS SURVEY IS NOT A "PLAT OF SUBDIVISION" AND IS ENTITLED TO BE RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT.

FLOOD NOTE

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF WALTON COUNTY, PANEL 136 OF 300, MAP NUMBER 13297C0136D, REVISED MAY 18, 2009.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



Clyde R. Eldredge
CLYDE R. ELDRIDGE

July 25, 2016
DATE

GEORGIA REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 2659

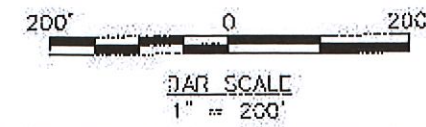
SURVEY FOR:
LEE COCHRAN
LAUREL STREET RESIDENTIAL

LOCATED IN
AND LOTS 28, 29, 40 & 41, 3RD DISTRICT,
TOWN G.M.D. 419, CITY OF MONROE
WALTON COUNTY, GEORGIA



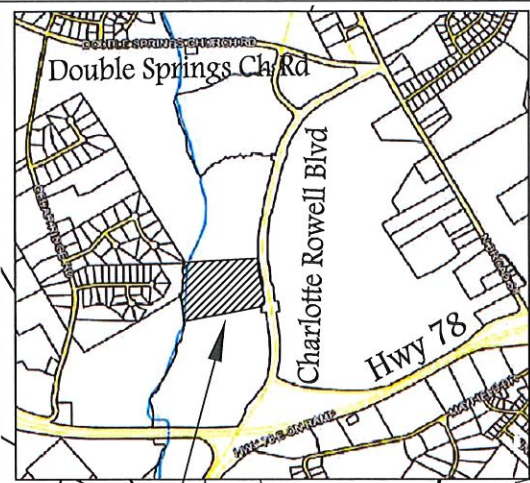
ATWELL
866.850.4200 www.atwell-group.com

1800 PARKWAY PLACE, SUITE 700
MARLETTA, GA 30067
770.423.0807
LSF 001218

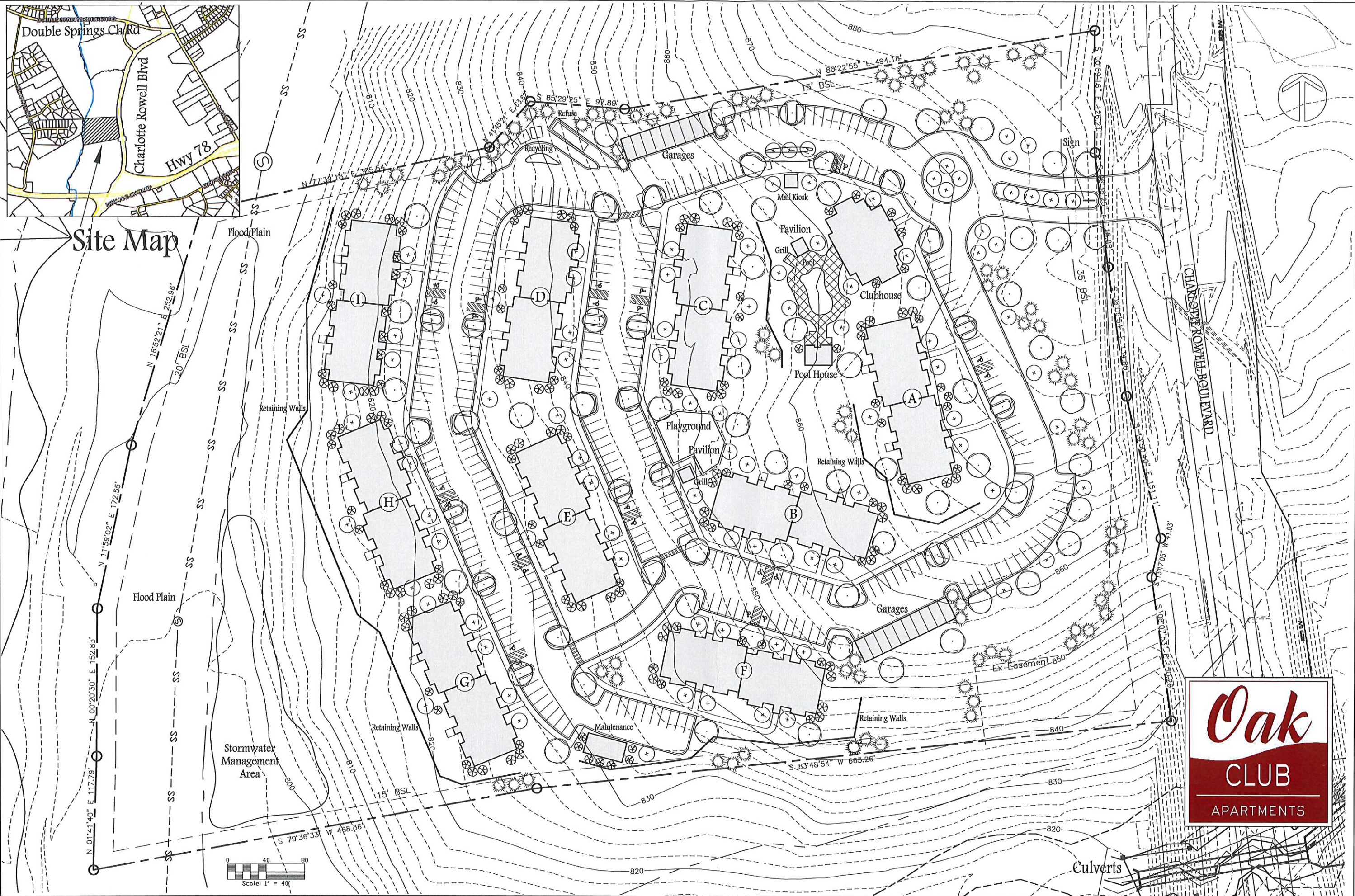


PROJECT NO.: 16000937
DATE: JULY 25, 2016 SHEET 1 OF 2

DP: CS, CE
 CA: FILE: 16C00937PLAT.DWG
 T:\16000937\DWG\ELDRIDGE\16000937.PLT.LDW 7/25/2016 7:41 PM LANCE ELDRIDGE



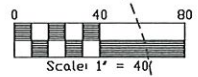
Site Map



Flood Plain

Flood Plain

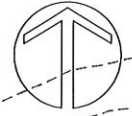
Stormwater Management Area



Oak
CLUB
 APARTMENTS

Culverts

CHARLOTTE ROWELL BOULEVARD



Oak CLUB APARTMENTS

CHARLOTTE ROWELL BOULEVARD



Flood Plain

Flood Plain

Stormwater Management Area

Retaining Walls

Retaining Walls

Retaining Walls

Refuse

Recycling

Garages

Mail Kiosk

Pavilion

Grill

Pool

Clubhouse

Pool House

Playground

Pavilion

Grill

Retaining Walls

Garages

Maintenance

Ex Easement

20' BSL

35' BSL

10' BSL

14' BSL

14' BSL

14' BSL

S 85' 04" W

S 06° 02' 58" E 150.28'

S 06° 02' 58" E 151.11'

S 08° 08' 58" E 134.80'

S 08° 08' 58" E 134.80'



OCCUPATION TAX APPLICATION

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

BUSINESS NAME Cotton Cafe TELEPHONE (678) 635-7225
 ADDRESS 134 N Broad Street TYPE OF BUSINESS
 MAILING ADDRESS 136 N Broad St. Cafe
 EMAIL ADDRESS debgoins@outlook.com
 OWNER'S NAME Deb Goins TELEPHONE (706) 819-0151
 EMERGENCY CONTACT PERSON: James Goins
 TELEPHONE (770) 851-8570

PROPERTY OWNER'S NAME: Alexis Burton
 TELEPHONE () _____

**NUMBER OF EMPLOYEES: FULL TIME 3
 PART TIME 4 *(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 CITY? 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: Deb Goins Date 5 / 3 / 19

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

PACKAGE:

LICENSE FEE:

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

MANUFACTURER

LICENSE FEE: 1 FEE ONLY

DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	<u> </u>
BREWERY OR MICRO-BREWRIES	\$1000.00	<u> </u>
BREW PUB	\$750.00	<u> </u>

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY

BEER/WINE

\$1500.00

DISTILLED SPIRITS

\$2000.00

PRINCIPAL PLACE OF BUSINESS – NOT IN CITY

\$100.00

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS

\$25.00 PER DAY

FOR PROFIT ORGANIZATIONS

\$150.00 PER DAY

SPECIAL EVENT VENUES

\$300.00

REGISTRATION

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. This administrative / investigative fee applies to new applications only-does not apply to renewals.

1. Full Name of Business Cotton Cafe LLC

Under what name is the Business to operate? Cotton Cafe

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

Corporation

2. Address: a) Physical: 136 N Broad St - Monroe La 70655

b) Mailing: 601 Quail Court Good Hope La 70641

3. Phone 97698-635-7225 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 83-2221965 Georgia Sales Tax Number Applied

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 Deb Goins

Full Name of Spouse, if Married James G Goins Jr

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

Birthplace Lawrence County Alabama

Current Address 601 Quail Court City Good Hope St Ga Zip 30641

Home Telephone 706-819-0151

Number of Years at present address 4

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

Number of years at previous address _____

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

If transfer or change of ownership, effective date of this change 4/21/19

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

Previous applicant & D/B/A Cotton Cat Alexis Burton

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 Deb Goins

601 Quail Court Good Hope Ga 30641

706-819-0151

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.

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? NO

12. Do you own the land and building on which this business is to be operated? NO

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.

Cotton's Cafe LLC
601 Quail Ct. York Hope Ga 3064
Deb Goins - Vice Pres, CFO

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.

Deb Goins 706-819-0151 700%
601 Quail Court York Hope Ga 30641

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.

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

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

No

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

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

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. Lee Dillard
Name
Pleasant Valley Rd
Address
Monroe Ga 30655 404 314-7535
City State Zip Telephone

2. Alexis Burton
Name
Highland Ave
Address
Monroe Ga 30655 678-414-8625
City State Zip Telephone

3. Nina Knight
Name
1124 Gene Bell Rd
Address
Monroe Ga 30655 678-410-4910
City State Zip Telephone

This the 9 day of May 2019.

Deb Gains (Signature Applicant)
Owner (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Deb Gains (Print Name)

Or: _____ (Signature of Corporate Officer)

(Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Deborah M Adkinson

Notary Public:

Executed: May 9, 2019





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

OCCUPATION TAX APPLICATION

BUSINESS NAME Murphy Oil USA, Inc. d/b/a Murphy USA #7734 TELEPHONE () TBD

ADDRESS 2040 W Spring Street, Monroe, GA 30655

TYPE OF BUSINESS

MAILING ADDRESS 200 E Peach Street, El Dorado, AR 71730

convenience store/ gas station

EMAIL ADDRESS permits_licensing@murphyusa.com

OWNER'S NAME Murphy Oil USA, Inc.

TELEPHONE (870) 881-6657

EMERGENCY CONTACT PERSON: Amy O'Hana

TELEPHONE (870) 315-0921

PROPERTY OWNER'S NAME: Murphy Oil USA, Inc.

TELEPHONE (870) 881-6657

**NUMBER OF EMPLOYEES: FULL TIME 3

PART TIME 1

** (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 CITY? 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: John A. Murphy

Date 5 / 10 / 2019

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

<u>CONSUMPTION ON PREMISE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$1000.00	_____
NON PROFIT PRIVATE CLUB	\$600.00	_____
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	_____
BEER/WINE AMENITIES LICENSE	\$100.00	_____
DISTILLED SPIRITS	\$3000.00	_____
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	_____
SUNDAY SALES	\$150.00	_____

<u>PACKAGE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$2000.00	<u> X </u>
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	_____
GROWLERS	\$2000.00	_____

<u>MANUFACTURER</u>	<u>LICENSE FEE: 1 FEE ONLY</u>	
DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	_____
BREWERY OR MICRO-BREWERY	\$1000.00	_____
BREW PUB	\$750.00	_____

<u>WHOLESALE DEALERS:</u>	<u>LICENSE FEE:</u>	
PRINCIPAL PLACE OF BUSINESS - CITY		
BEER/WINE	\$1500.00	_____
DISTILLED SPIRITS	\$2000.00	_____
PRINCIPAL PLACE OF BUSINESS – NOT IN CITY	\$100.00	_____

<u>TEMPORARY LICENSE:</u>	<u>LICENSE FEE:</u>	
NON PROFIT ORGANIZATIONS	\$25.00 PER DAY	_____
FOR PROFIT ORGANIZATIONS	\$150.00 PER DAY	_____
SPECIAL EVENT VENUES REGISTRATION	\$300.00	_____

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. This administrative / investigative fee applies to new applications only-does not apply to renewals.

1. Full Name of Business Murphy Oil USA, Inc. d/b/a Murphy USA #7734

Under what name is the Business to operate? Murphy USA #7734

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

2. Address: a) Physical: 2040 W Spring Street, Monroe, GA 30655

b) Mailing: 200 E Peach Street, El Dorado, AR 71730

3. Phone TBD Beginning Date of Business in City of Monroe July 10, 2019

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 71-0727492 Georgia Sales Tax Number Applied for

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 X

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

7. Full name of Applicant Jamie Renee McElreath on behalf of Murphy Oil USA, Inc.

Full Name of Spouse, if Married Sadie Green

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

Birthplace Gainesville, Florida

Current Address 426 Plaza Drive, Apartment C City Monroe St GA Zip 30655

Home Telephone (352) 598-1915

Number of Years at present address 3 years

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 July 10, 2019

If transfer or change of ownership, effective date of this change N/A

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

Previous applicant & D/B/A N/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 Jamie R. McElreath, 426 Plaza Drive, Apartment C, Monroe, Georgia 30655, Assistant Store Manager,

(352) 598-1915, Murphy Oil USA, Inc.

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.

Yes. Please see attached Exhibit "A" for a list of alcohol violations of Murphy Oil USA, Inc.

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? 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 [X] 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.
Please see attached Exhibit "B"

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.
Murphy Oil USA, Inc. 200 E Peachtree Street, El Dorado, Arkansas 71730, 100% interest

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

Exhibit "A"

Violations of Murphy Oil USA, Inc. in Georgia

Murphy Oil USA, Inc. and its subsidiaries presently own and operate numerous convenience stores throughout the United States; including the State of Georgia, most of which are licensed to sell by the package. To its best knowledge, the following are Georgia alcoholic beverage regulations committed by employees of Murphy Oil USA, Inc.:

- 03/15/2007:** Murphy Oil USA #7220; Cobb County, GA
Cobb County Police Department Citation
Violation – Sale of alcoholic beverage to a minor
Entered Plea of No Contest; Local alcohol license suspended for fourteen (14) days;
- 04/28/2011:** Murphy USA #7200, Eastman, Georgia
Georgia Department of Revenue – Citation Number 24-9203
Violation – Sale of alcoholic beverage to a minor
Entered Plea of No Contest – Paid Administrative Penalty; License on probation for twelve (12) months. Probation successfully completed.
- 12/19/2011:** Murphy USA #8519, Macon, Georgia
Georgia Department of Revenue – Citation Number 24-9452
Violation – Sale of alcoholic beverage to a minor
Entered Plea of No Contest – Paid Administrative Penalty; License on probation for twelve (12) months;
- 3/26/2014:** Murphy USA #8567, Port Wentworth, Georgia
Georgia Department of Revenue – Citation Number 58138625605071
Violation – Sale of alcoholic beverage to a minor
Entered Plea of No Contest – Ordered to pay an administrative penalty; License on probation for twelve (12) months;
- 4/8/2014:** Murphy USA #8603, Pooler, Georgia
We understand that a citation was issued by the Georgia Department of Revenue, but we do not have any additional information;
- 4/18/2014:** Murphy USA #8519, Macon, Georgia
We understand that a citation was issued by the Georgia Department of Revenue, But we do not have any additional information;
- 11/29/2014:** Murphy USA #8567, Port Wentworth, Georgia
We understand that a citation was issued by the Georgia Department of Revenue, but we do not have any additional information;
- 09/28/2015:** Murphy USA #6544, Banks County, Georgia

Exhibit "A"**Violations of Murphy Oil USA, Inc. in Georgia**

Georgia Department of Revenue – Citation Number 0317443465878032
Violation – Sale of tobacco to a minor
Entered Plea of No Contest; ordered to pay an administrative penalty; License on probation for twelve (12) months.

06/14/2016: Murphy USA #8623, Lowndes County, Georgia
Georgia Department of Revenue – Citation Number 0241465926958767
Violation – Sale of tobacco to a minor
Entered Plea of No Contest; ordered to pay an administrative penalty; license on probation for twelve (12) months.

02/06/2017: Murphy Express #8603, Chatham County, Georgia
Georgia Department of Revenue – Citation Number 0201486378060942
Violation – Sale of alcohol to a minor
Entered Plea of No Contest; ordered to pay an administrative penalty; license on probation for twelve (12) months.

Exhibit "B"**List of Officers**

Murphy Oil USA, Inc.
200 E. Peach Street
El Dorado, AR 71730
Incorporated: Delaware; 01/02/1993

Murphy USA Inc., Sole Shareholder

P.O. Box 7300
El Dorado, AR 71731
03/01/2013 (Incorporation Date)

R. Andrew Clyde, President and CEO

520 E. 8th Street
El Dorado, AR 71730

200 E. Peach Street
El Dorado, AR 71730

John A. Moore, Senior Vice President and General Counsel

2316 Ridgewood Drive
El Dorado, AR 71730

200 E. Peach Street
El Dorado, AR 71730

Malynda K. West, Executive Vice President, CFO, and Treasurer

264 Rainwater Road
El Dorado, AR 71730

200 E. Peach Street
El Dorado, AR 71730

Gregory L. Smith, Secretary

247 Fawnwood Circle
El Dorado, AR 71730

200 E. Peach Street
El Dorado, AR 71730

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

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

No

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) Please see attached Exhibit "C" for a list of related businesses of Murphy Oil USA, Inc.

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

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

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: N/A

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.

EXHIBIT "C"

Related Businesses In Georgia of Murphy Oil USA, Inc.

Murphy Express #8623
3300 Inner Perimeter Road
Valdosta, Georgia 31602
Jurisdiction: City of Valdosta

Murphy Express #8568
2718 Watson Boulevard
Warner Robins, GA 37093
Jurisdiction: City of Warner Robins

Murphy USA #7317
501 Booth Road
Warner Robins, GA 31088
Jurisdiction: City of Warner Robins

Murphy Express #8567
100 Magellan Boulevard
Port Wentworth, GA 31407
Jurisdiction: City of Port Wentworth

Murphy Express #8578
4009 Gateway Boulevard
Grovetown, GA 30813
Jurisdiction: Columbia County

Murphy Express #8566
224 Bobby Jones Expressway, Suite 1
Martinez, GA 30907
Jurisdiction: Columbia County

Murphy Express #8603
1555 Pooler Parkway
Pooler, GA 31322
Jurisdiction: City of Pooler

Murphy Express #8577
4400 Lexington Road
Athens, GA 30605
Jurisdiction: Athens-Clarke County

Murphy Express #8695
111 V.F.W. Post Road
Cornelia, GA 30531
Jurisdiction: City of Cornelia

Murphy USA #8761
2920 Anvil Block Road
Ellenwood, GA 30294
Jurisdiction: Clayton County

Murphy Express #8742
1429 Sam Nunn Boulevard
Perry, GA 31069
Jurisdiction: City of Perry

Murphy USA #7642
302 Donald E. Thurmond Parkway
Cleveland, GA 30528
Jurisdiction: City of Cleveland

Murphy USA #7553
3853 Buford Drive
Buford, GA 30519
Jurisdiction: City of Buford

Murphy Express #8809
1011 Noah Drive
Jasper, GA 30143
Jurisdiction: City of Jasper

Murphy Express #8792
102 Lisa Street
Rincon, GA 31326
Jurisdiction: City of Rincon

Murphy Express #8802
377 Shallowford Road
Gainesville, GA 30504
Jurisdiction: City of Gainesville

EXHIBIT "C"**Related Businesses In Georgia of Murphy Oil USA, Inc.**

Murphy Express #8829
14080 Abercorn Street
Savannah, GA 31419
Jurisdiction: City of Savannah

EXHIBIT "C"

Related Businesses In Georgia of Murphy Oil USA, Inc.

Murphy USA #7495
 4969 Bill Garner Pkwy
 Locust Grove, GA 30248
Jurisdiction: City of Locust Grove

Murphy Oil USA
 445 Progress Circle
 Blue Ridge, GA 31021
Jurisdiction: City of Blue Ridge

Murphy USA #8662
 5415 Atlanta Hwy
 Alpharetta, GA 30004
Jurisdiction: Forsyth County

Murphy USA #7073
 2625 Pleasant Hill Road
 Duluth, GA 30096
Jurisdiction: City of Duluth

Murphy USA #7252
 3452 Centerville Hwy
 Snellville, GA 30039
Jurisdiction: Gwinnett County

Murphy Express #7548
 1098 Thornton Road
 Lithia Springs, GA 30122
Jurisdiction: City of Douglasville

Murphy USA #7200
 1545 Indian Drive
 Eastman, Georgia 31023
Jurisdiction: City of Eastman

Murphy USA #7221
 1410 Lawrenceville Hwy
 Lawrenceville, GA 30044
Jurisdiction: City of Lawrenceville

Murphy USA #7283
 1725 S. Highway 27
 Carrollton, GA 30117
Jurisdiction: City of Carrollton

Murphy USA #7389
 1440 Hudson Bridge Road
 Stockbridge, GA 30281
Jurisdiction: City of Stockbridge

Murphy USA #7413
 6135 Old National Highway
 College Park, GA 30349
Jurisdiction: Fulton County

Murphy Express #8512
 505 Veterans Parkway, South
 Moultrie, GA 31788
Jurisdiction: City of Moultrie

Murphy Express #8519
 1402 Gray Hwy.
 Macon, GA 31211
Jurisdiction: City of Macon

Murphy USA #7468
 2419 Hwy 80 West
 Dublin, GA 31021
Jurisdiction: City of Dublin

Murphy Express #8602
 1700 E. Lamar Street
 Americus, GA 31709
Jurisdiction: City of Americus

Murphy Express #8518
 277 Norman Drive
 Valdosta, GA 31601
Jurisdiction: City of Valdosta

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. N/A

24. Character References: (For the applicant)

1. Amy O'Hara
 Name
415 Walker Drive
 Address
Monroe Georgia 30655 (870) 315-0921
 City State Zip Telephone

2. Megan Evans
 Name
353 Mount Vernon Road, Lot 3
 Address
Monroe Georgia 30655 (470) 255-5782
 City State Zip Telephone

3. Sadie Green
 Name
1403 Kilchis Falls Way
 Address
Braselton Georgia 30517 (770) 881-4944
 City State Zip Telephone

This the 10th day of May 2019.

Jamie McElreath (Signature Applicant)

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

Jamie R. McElreath (Print Name)

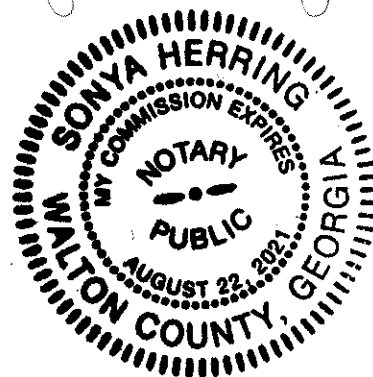
Or: _____ (Signature of Corporate Officer)

John A. Moore, Sr. VP & General Counsel (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Sonya Herring

Notary Public:

Executed: 10th May 2019



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. N/A

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 City State Zip Telephone

This the 10th day of May 2019.

_____ (Signature Applicant)

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

Jamie R. McElreath (Print Name)

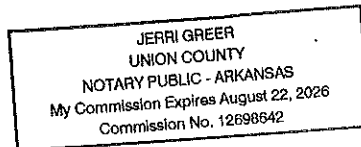
Or: John A. Moore (Signature of Corporate Officer)

John A. Moore; Sr. VP & General Counsel (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Jamie R. McElreath

Notary Public:

Executed: 5/13/19





To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 06/04/2019
Subject: Service Delivery Strategy Authorization and Resolution

Budget Account/Project Name:

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Purchase:** N/A

Description:

This request is for the approval of the 2019 Service Delivery Strategy with Walton County and its municipalities.

Staff requests a motion approving the Resolution and the subsequent SDS forms, 1-4 as presented.

Background:

A Service Delivery Strategy (SDS) is an agreement between Walton County and its municipalities to determine what services will be provided by which entity in order to provide efficient services to all citizens and avoid duplication of taxation to any. The last time the SDS was comprehensively updated was in 2009.

After months of negotiation the 2019 Service Delivery Strategy has been agreed upon by all parties and will be adopted by each before deadline if June 30, 2019 to keep qualified government status with the Georgia Department of Community Affairs. An original copy for DCA certification will be circulated for signatures.

Attachment(s):

Resolution
 SDS Preamble and Narrative of Services (May 8 2019 document)
 SDS Forms 1-4 with service area maps
 Letter to City Council

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY
OF MONROE, STATE OF GEORGIA, TO RE-ADOPT THE
WALTON COUNTY, GEORGIA SERVICE DELIVERY STRATEGY
PURSUANT TO CHAPTER 70 OF TITLE 36 OF THE OFFICIAL
CODE OF GEORGIA ANNOTATED**

WHEREAS, the Georgia General Assembly adopted legislation in 1997 known as House Bill 489 (the Service Delivery Strategy law) codified in Chapter 70 of Title 36 of the Official Code of Georgia Annotated; and,

WHEREAS, the intent of this Act was to minimize any inefficiencies resulting from duplication of services and competition between local governments and to provide a mechanism to resolve disputes over local government service delivery, funding equity, and land use; and,

WHEREAS, in compliance with Chapter 70 of Title 36 of the Official Code of Georgia, the County and all the municipalities located partially or wholly within Walton County developed and completed their latest Service Delivery Strategy plan, the May 2019 Service Delivery Strategy, attached hereto and incorporated fully herein as Exhibit A, to reflect their preferred arrangement for providing local services throughout the County; and,

WHEREAS, by its consent to the May 2019 Service Delivery Strategy, each municipality has agreed pursuant to Article IX, §2, ¶3 of the Georgia Constitution to the exercise by the County of its supplementary powers within the boundaries of the municipality as reflected in the May 2019 Service Delivery Strategy; and,

WHEREAS, any land use disputes between Walton County and any of the municipalities located partially or wholly within Walton County have been governed since July 1, 2007 by O.C.G.A. § 36-36-111 et seq., but if that law is determined to be inapplicable, any land use disputes between Walton County and any of the municipalities located partially or wholly within Walton County will be resolved in the Superior Court of Walton County; and,

WHEREAS, the Georgia Department of Community Affairs requires that the re-adoption of the Service Delivery Strategy be approved by resolution;

NOW, THEREFORE, BE IT RESOLVED, that the May 2019 Service Delivery Strategy is re-adopted and approved by the City of Monroe, Georgia, in compliance with Georgia law, effective through June 30, 2029. It is **FURTHER RESOLVED** that the Mayor of Monroe is hereby authorized to execute any documents or amendments necessary to fulfil the purposes of this Resolution, subject to approval of the City Attorney.

SO RESOLVED this 11th day of June, 2019.

John S. Howard, Mayor

Attest:

Debbie Kirk, City Clerk

Walton County

Service Delivery Strategy

Explanations and SDS Forms

May 2019

PREAMBLE TO AGREEMENT

Walton County hereby agrees that whenever a City within the County annexes an unincorporated area or areas of the County, that such area or areas shall there upon become a part of the service delivery area of the annexing City, with the exception of Water, Sewer, Gas, and Electric Utilities. Water, Sewer, Gas, and Electric Utilities service area shall be as defined in the maps attached hereto. Amendments in service delivery for these utilities may be negotiated as part of annexation or other change. The Service Delivery Strategy shall be amended accordingly at that time.

AIRPORT SERVICES:

A city-owned airport is located in Monroe. The geographic service area is county-wide. The city maintains a separate airport account. Funds for this account are derived from the Federal Aviation Administration, Georgia Department of Transportation, user fees, and through Walton County's tax levy on all real and personal property located at the Monroe-Walton Airport, which shall be paid to the City of Monroe through provision of an Intergovernmental Agreement. Additional in-kind support is provided by the City of Monroe to assist with maintenance and other capital improvements. Employees utilized in this effort are those of the city.

ANIMAL CONTROL

The County will provide animal control services county wide, and all cases will be brought in the County's Magistrate Court or other county court. Funding will be from the county general fund. Each City has adopted ordinances which authorize this service delivery. Any City animal control ordinances that are not consistent with the County animal control ordinance will be the City's responsibility to enforce.

BUILDING INSPECTION

The county operates a building inspection office for the unincorporated county. The county office will provide building inspection services and Development Plan review/Inspections, and Commercial Building Plan Review/Inspections for the Cities of Between and Good Hope, through intergovernmental agreements.

Loganville, Monroe, Social Circle, Jersey and Walnut Grove provide their own building inspections.

Loganville, Monroe, and Social Circle provide local Fire Marshal reviews, and will assist the Cities of Walnut Grove, Jersey, Good Hope and Between with Fire Marshal reviews if requested.

In all cases, building inspection services are designed to be paid for by user fees, supplemented by the general fund for each respective jurisdiction.

CODE ENFORCEMENT

Loganville, Monroe, Social Circle, and Walnut Grove provide Code Enforcement for nuisance and existing building code violations within their own jurisdictions.

The County provides code enforcement within the unincorporated County. The Cities may request assistance in Code enforcement issues.

Funding for code enforcement is from the general fund of each jurisdiction.

COOPERATIVE EXTENSION OFFICE

The Walton County office of the Cooperative Extension Service provides assistance in four distinct areas; Agriculture, Home Economics, 4-H, and Food and Nutrition. The University of Georgia employs staff and the geographic service area is county wide. The State provides funding with supplements from the county general funds.

CORONER

The Walton County Coroner signs death certificates, is responsible for the body of the deceased until it is claimed, and initiates an investigation if foul play is suspected in a death. The coroner is an elected position, thus the individual filling the position is a county employee. The service area of the coroner is county wide and the position is funded from the county general funds.

COURT SERVICES

The county operates a Magistrate Court that hears cases brought from the unincorporated county. Fines and fees levied by the court are used to offset costs. The balance of funding is provided from the County General fund.

The county provides funding and support for the county probate court. The service area is county wide and funding is from fines and fees and the county's general fund.

Walton County is in the Alcovy Judicial Circuit. The county provides funding and support services for the Superior Court. Funding comes from the general fund and the service area is county wide.

Loganville, Monroe, Social Circle, and Walnut Grove provide municipal courts for cases brought within the city limits. This is an enhancement of service to provide for hearing cases brought within the cities. Fines and fees levied by the court, and City general funds fund these courts.

In Between, Jersey, and Good Hope cases are brought to the appropriate County Court, since these Cities have no Municipal Court.

Fines and fees levied by the court are used to offset costs.

CULTURAL SERVICES

The Monroe-Walton Center for the Arts offers exhibits, lectures, and classes to the public. Working with the Walton County Arts Council, the Arts Center aims to increase public awareness of art in the community. The City of Monroe provides space for the Arts Center. Additionally, the City of Monroe

provides space for theatrical productions in the city-owned Playhouse. The City contributes from general funds for general maintenance to both the Arts Center and playhouse buildings. The geographic service area is county wide.

ECONOMIC DEVELOPMENT SERVICES

The Development Authority of Walton County serves an important role in expanding industrial development throughout Walton County. According to the Development Authority's mission statement, its purpose "is to promote trade, commerce, industry and employment opportunities of the public good and general welfare and to promote the economic welfare of Walton County and the State of Georgia." Nine members serve on the Authority Board and a full-time director employed by the Authority implements the program of work. A multi-year contract between the Development Authority and the Walton County Board of Commissioners provides the Authority with an annual operating budget. County funds for the purpose are derived from county general funds and the geographic service area is county wide.

In addition, the City of Social Circle has established the Social Circle Development Authority. This Authority was created for recruiting and retaining future industrial development.

The City of Loganville also has established a Loganville Development Authority.

In addition, downtown development authorities were created to serve the cities of Loganville, Monroe, Social Circle and Walnut Grove. These authorities, governed by Boards of directors, are authorized to promote revitalization and redevelopment of central business districts including the promotion of commercial, industrial, and employment opportunities. The downtown development authorities were created pursuant to Georgia law for public and non-profit purposes. The downtown development authorities are permitted to operate only within their specific cities and funding is provided from city general funds.

Loganville and Monroe have also established Urban Redevelopment Agencies to address redevelopment needs within their corporate limits.

The County and Cities may establish other authorities as their respective needs may dictate.

ELECTRICITY

The City of Monroe provides electrical service to an area in and near the City of Monroe. The service area is shown on the accompanying map. Funding is from user fees.

Georgia Power and Walton Electrical Membership Cooperative (WEMC) and the City of Covington also provide electrical service in Walton County.

EMERGENCY DISPATCH (E-911) SERVICES

Emergency dispatch services are provided by Walton County. The dispatch center is a County facility and the employees of the dispatch center are County employees. This service is county wide and funded through general funds and telephone e911 fees. All calls are dispatched through the county's Enhanced 911 Communications Center.

EMERGENCY MANAGEMENT AGENCY

The Walton County Emergency Management Agency is charged with developing mitigation activities that either prevent the occurrence of an emergency or reduce the community's vulnerability in ways that minimize the adverse impact of a disaster situation or other emergency. The agency is staffed by county employees and volunteers and the geographic service area is county wide. Funding for the agency is from the county general funds with some reimbursement from the Federal Emergency Management Agency through Georgia's Emergency Management Agency.

EMERGENCY MEDICAL SERVICES

Emergency medical service in Walton County is provided by Walton County. EMS personnel include the director and full-time paramedics and emergency medical technicians, supplemented by several part time paramedics and EMTs. Ambulances are located throughout the county at County Fire Stations and City Fire Stations in Monroe, Social Circle, and Loganville, and are available twenty-four hours per day. All ambulances are certified by the Georgia Department of Human Resources.

The geographic service area is county wide and the service is funded through user fees and the County general fund.

FIRE PROTECTION

The County has a professional fire department that serves the unincorporated County and the Cities of Between, Walnut Grove, Jersey, and Good Hope. A special fire service district was adopted in 2017 to include these areas. The County pays for fire services from County insurance franchise fees and a fire service tax district which includes only the unincorporated County and the Cities of Between, Walnut Grove, Jersey, and Good Hope, (the special fire service district).

The Cities of Loganville, Monroe, and Social Circle each have a professional fire department that serve the corporate limits of each city. Each City Fire Department is funded from City general funds.

Each Fire Department, although staffed with professional fire fighters, may also have volunteer fire fighters from time to time.

Auto Aid and Mutual Aid agreements are maintained between the County and each City. The City of Social Circle also has an Auto Aid and Mutual Aid agreement with Newton county.

HOSPITAL/MEDICAL SERVICES

The Walton County Hospital Authority sold the County Hospital to a private entity in 2005. Currently, Piedmont Healthcare operates an acute and long-term care facility in Walton County.

Walton County Hospital Authority holds the proceeds from the sale of the County Hospital in a trust. The corpus of the trust remains intact to enable future public hospital investments if necessary. The trust gains are distributed by the Walton Healthcare Foundation as grants for the betterment of the community.

INDIGENT DEFENSE

The county provides its share of costs for indigent defense and the solicitor's office for the Superior Court within the Alcovy Judicial Circuit through the Public Defender's Office.

The County Magistrate Courts do not provide indigent defense or prosecution.

The City of Monroe has an Intergovernmental Agreement with the Alcovy Judicial Circuit's Public Defender's Office to provide for indigent defense in the Monroe Municipal Court. The cities of Loganville, Social Circle and Walnut Grove provide indigent defense for their municipal courts.

Each jurisdiction funds indigent defense costs from their general fund.

JAILS

The County operates the only jail. The county will pay costs associated with prisoners charged under state law in all cases, regardless of the arresting entity.

Loganville, Monroe, Walnut Grove, and Social Circle pay 10% of all their municipal courts' fines to compensate the county for housing prisoners brought there charged in Municipal Court.

In order to avoid duplication of tax support the County assesses 10% of fines from Magistrates' Court to go toward the jail, so cities and the county will be on an equal footing.

The County Jail is additionally funded from general funds derived from all of Walton County tax payers including those in the incorporated cities.

LAW ENFORCEMENT

The Sheriff's department enforces all state and county ordinances. All deputies patrol in the unincorporated area of the County and all the cities and make arrests, issue citations, and serve warrants. Violations of local ordinances are turned over to local police when necessary. This service is funded from the County General Fund.

Any citations are written based on the uniform criminal code and local ordinances and brought in the municipal court for the jurisdiction in which such citations are written for Social Circle, Loganville, Walnut Grove, and Monroe, unless required by law to be brought in another court. Citations written in the Cities of Between Good Hope, and Jersey are brought in Magistrate or Probate Court, since these Cities have no Municipal Court.

There are three City police departments, Loganville, Monroe, and Social Circle, that enforce all applicable laws inside the cities. They are independent, stand alone departments. They provide an enhanced level of service for those cities. The City Police Departments are funded through each City's general fund.

LIBRARIES

Walton County has libraries in Monroe, Social Circle, Loganville, and Walnut Grove. These libraries are part of the Uncle Remus Regional Library System. The cities provide the buildings and have input on services and policies.

The county provides an equal amount of funding for each of the four libraries from the County General Fund. The Cities of Loganville, Social Circle, Monroe, and Walnut Grove are providing additional services and funds to the library within their City in order to have four libraries instead of one and to have a higher quality of service than would be available if the libraries relied entirely on county funding. Funding from each City is derived from its general fund. It is agreed that the current policies and arrangements will continue in the future.

NATURAL GAS

Natural gas is supplied by eight different governments. The cities of Monroe, Winder, Buford, Lawrenceville, Covington, Atlanta, Madison, and Social Circle have assigned territories in the county. They are shown on the accompanying map. Funding is from user fees in all instances.

PARKS AND RECREATION

The County operates a county wide recreation program. The county will provide funding as feasible for construction and renovation of facilities in or near population centers both in cities and in unincorporated areas.

Recreation Centers, which will include Senior Center and Gyms and be similar to the existing County Recreation Centers located in Loganville and Monroe, will be constructed by Walton County in the population centers of Social Circle and Walnut Grove and serve these areas of the County. The 2019 SPLOST included County Recreation Funding intended for this construction.

A splash pad and adaptive ballfield park are being constructed in Between to serve the County wide population.

Funding for parks and recreation will come from the County general funds and from user fees.

The Cities may provide for and maintain additional parks within their corporate limits as an enhancement of service. These services will be funded by the respective City general fund.

The City of Monroe will regain ownership and management of its parks that the County has previously had on lease from the City. The City of Monroe and Walton County shall enter into intergovernmental contracts for the maintenance of the county-leased City parks as full ownership and responsibility is shifted back to the City of Monroe. Such city parks include, Coker Park, E.C. Kidd Park, Pilot Park, Matthews Park, and Hammond Park.

PLANNING AND ZONING

Each jurisdiction provides its own planning and zoning. (Final decisions regarding zoning must be made by city councils within City limits, and by the county commission in the unincorporated area of the County, and cannot be delegated.)

The county has a planning and zoning department. The County planning and zoning services are funded through user fees and general fund.

Cities fund planning, zoning and development services through user fees and general fund.

PUBLIC CEMETERIES

Public cemeteries are located in the cities of Loganville, Monroe, and Social Circle. Proceeds from lot sales and the general funds of the three cities are used to maintain these cemeteries. Staff for this purpose are employed by the three cities and the geographic service area is county wide.

PUBLIC HEALTH SERVICES

Walton County supports a public health department clinic. The Health Department is staffed by State employees, and funding is provided by the State with assistance from the county general fund. The geographic service area is county wide. Loganville provides a building for health services to be located within their City limits. This is an enhanced service by Loganville funded by City general funds.

PUBLIC HOUSING

Public housing is provided in the cities of Loganville, Monroe, and Social Circle. Each city has a housing authority with a board of directors. However, the three authorities share a single staff and are housed at a single location. Public housing in each of the three cities is funded by the federal Department of Housing and Urban Development. Conventional public housing is provided in each city. Staff members are employed by the housing authorities and the geographic service area is county wide.

PUBLIC TRANSPORTATION

The city of Social Circle provides transportation services for city residents under Section 18 of the Urban Mass Transportation Act. (UMTA). Services include transporting senior citizens to and from the Social Circle City community room for meals and other services, transportation for doctor, dentist, health department and Department of Family and Children Services appointments. This program also provides transportation for shopping, work, and school within the city.

In addition, round trips to the Monroe medical area and Covington medical area, Stanton Springs Industrial Park, and Georgia State University (at I20) from Social Circle are offered daily. Future route and service area may expand as supported by user fees and UMTA and GDOT regulations.

The geographic service area is city wide and staffed by city employees. Funding is derived from federal transit funds administered through the Georgia Department of Transportation, fare box revenue, and city general fund.

ROAD CONSTRUCTION AND MAINTENANCE

Walton County will construct and maintain roads in the unincorporated county. The cities will construct and maintain roads in the incorporated city limits. Walton County will assist the Cities with road construction and maintenance, within the limits of Walton County, as provided below.

County general funds support the labor and equipment used by the County for road construction and maintenance. The County and Cities agree that the county will provide labor and equipment for paving for LMIG and SPLOST projects within the Cities, when the City requests the work and pays for the cost of materials. This work will be prioritized annually by the County and completed as time allows with LMIG

projects accomplished first. For all other City projects, paving with County assistance will be completed as time and season allows. Individual project IGAs between each City and the County will set forth the scope of work and material cost to the City.

LMIG and SPLOST related road maintenance services that may be bid by the county, such as patching, striping, and shoulder maintenance, will be advertised by the County such that each City may use the contract costs for work within the City. These items would be fully funded and administered by the City.

The cities and county agree that they will work together to pave roads that service both the county and city through mutual agreement.

The County and Cities use general funds, LMIG allocations, and SPLOST funds for roadway construction and maintenance.

GDOT operates and maintains all state roads and federal highways.

SENIOR CITIZENS SERVICES

The Walton County Senior Citizens Council is located in Monroe and provides a variety of services for individuals aged 60 or over. Staff members are employed by the council and the geographic service area is county wide. Funding is received via Title III of the Older Americans Act, United Way, and local donations. In addition, funding is supplemented by the Walton County Board of Commissioners from its general fund.

The Senior Citizens Council operates satellite senior centers in Social Circle and Loganville. In Social Circle operating expenses are funded by the Walton County Board of Commissioners and the building is provided by the city.

In Loganville, operating expenses are funded by and the building is provided by the city.

The geographic service area for the satellite centers is county wide and staff members are employed by the Senior Citizens Council.

SOLID WASTE

The county provides convenience centers for solid waste disposal and recycling drop off throughout the County. This service is provided countywide and funded by user fees, through consumer purchase of special solid waste bags at area stores.

The county operates a Clean and Beautiful office for education and solid waste coordination, among other items. The service area is county wide and funding is from the general fund.

The county is a member of the Northeast Georgia Regional Solid Waste Management Authority which provides planning and other solid waste services under contract with the county. This service is Countywide and funded from the general fund.

Loganville provides curbside solid waste and recyclable collection through a private vendor and provides leaf and limb service. These services are enhancements and supplement to the county collection program.

Monroe collects waste and recyclables curbside and provides leaf and limb service. These services are enhancements and supplement to the county collection program.

Social Circle provides curbside solid waste and recyclable collection through a private vendor and provides leaf and limb service. These services are enhancements and supplement to the county collection program.

Walnut Grove provides curbside solid waste and recyclable collection through a private vendor and provides leaf and limb service. These services are enhancements and supplement to the county collection program.

Between, Good Hope and Jersey residents use the county solid waste program or contract individually with private vendors.

All cities rely on the county Clean and Beautiful program for solid waste education.

STORMWATER

The control and treatment of storm water is presently left to each jurisdiction within their corporate limits, and the County within the unincorporated area.

Loganville has an actively managed storm water control program in place. Loganville funds this program through user fees from the Enterprise Fund (stormwater utility).

Since non-structural controls fall under the province of land use and design regulation, they will be the responsibility of each separate jurisdiction in the county to implement under its local land use and development ordinances.

Structural controls designed for controlling storm water wholly from within municipalities will be the responsibility of the individual jurisdictions. The county will be responsible for storm water control and treatment county wide with respect to structural controls whose area of treatment spans more than one jurisdiction and for the general pollution reduction activities (e.g. educational programs) that affect the whole county. The county or any municipality within the county may contract with the Walton County or any city to provide storm water control and treatment services on its behalf.

STREETLIGHTS

Street lights are provided in each municipality within Walton County and in portions of the unincorporated county.

The street lights in the county which are located near major intersections for the purposes of traffic safety, even if within City limits, are funded from the county general funds. The geographic service area for this service is county wide.

Street lights that are provided in some single family dwelling subdivisions in the unincorporated County and some subdivisions within the City of Good Hope are funded through a special assessment on the County tax bill.

In Loganville, Social Circle, and Walnut Grove costs associated with street lights are paid from the respective city general fund.

In Monroe, street lights are provided by the City of Monroe and funded through the utility fund.

In Jersey, streetlights are paid for by the adjacent property owner

In Between, some streetlights are provided by the City and paid from the general fund, and some streetlights are paid for by the adjacent property owner.

Persons utilized in the maintenance of the street lights are employees of the various utility companies.

TELECOMMUNICATIONS

The City of Monroe and City of Loganville provide telecommunications service. The service area is regional and extends beyond the county, and funding is from user fees.

In addition, Walton County and each City have franchise agreements with private companies for telecommunications and internet service carriers, who provide service directly to customers and pay franchise fees to the respective jurisdiction.

VOTER REGISTRATION

The county provides voter registration services. The voter registration office ensures that county voter registration is carried out in compliance with applicable laws and regulations and maintains liaison with the Georgia Secretary of State's office. The service is carried out by county employees and the service area is county wide. Funding is provided from the county general funds with assistance from the State.

WASTEWATER AND SEWERAGE

Wastewater is treated by Loganville, Monroe, Walnut Grove, and Social Circle. Sewage collection is provided by Loganville, Monroe, and Social Circle, and Walnut Grove. Within the Stanton Springs Industrial Park, Wastewater and Sewerage is provided by the Newton County Water and Sewer Authority through the Joint Development Authority of Jasper, Morgan, Newton and Walton County.

The sewerage service areas are delineated in Maps attached.

The City of Loganville may provide infrastructure for sewer lines to a development outside its city limits subject to feasibility in meeting availability and capacity requirements. The City of Loganville will meter all customers within the development for all customer service charges.

Any development where the City of Loganville provides infrastructure related to sewer services, the City of Loganville will also serve as the provider of water. In instances when these services are provided outside the city limits, the City of Loganville will be responsible for the maintenance and billing services required for providing water and sewer service within the development.

The City of Loganville will provide water services through purchasing water for development from the service area provider. See water service map.

The development applicant shall be responsible for payment of fees to City of Loganville to assure all financial commitments are met for all providers' bond requirements, ensuring that such extension of water and sewer service does not adversely affect or have impact from a financial perspective.

Wastewater and sewerage services are supported by user fees and other sources. Capital improvements to City water and wastewater services receive supplemental SPLOST funding.

WATER SUPPLY AND DISTRIBUTION:

The water supply providers in the county are the Walton County Water and Sewerage Department (WCWSD); the City of Social Circle; and the City of Monroe. Interconnections between the systems, governed by existing IGAs, make it possible for excess capacity to be transferred among all users. This arrangement will continue regardless of the delineation of geographic areas of customer service, since it is not the provision of a service directly to customers.

Water distributors include all of the suppliers plus the City of Loganville and the Town of Jersey. Within the Stanton Springs Industrial Park, water supply and distribution is provided by the Newton County Water and Sewer Authority through the Joint Development Authority of Jasper, Morgan, Newton and Walton County.

The distribution areas for each provider are shown on the attached map.

Costs of water supply and distribution are from user fees. Capital improvements may receive supplemental SPLOST funding from each respective City jurisdiction. Cities may supplement their water distribution costs from general fund, however the County water supply and distribution costs are not supplemented from the county general fund since this enterprise service is not provided county wide.

If any water service provider is unwilling or unable to serve an area located within their service territory on the attached map; another water service provider may propose to serve the area if the customers are currently unserved. Approval of the transfer of a service area from a provider unable or unwilling to provide the service to a provider that is able and willing shall not be unreasonably withheld, and will be negotiated and reflected in an amendment to this SDS and the service territory map.

Bond requirements for Walton County, or City service provider, will be considered in such service area transfer requests. If an area is annexed by a City that is in the county service area, and the County is not currently providing service, the service area transfer approval shall not be unreasonably withheld and may be subject to an IGA whereby the County retains the ability to charge tap fees for the taps permitted prior to the annexation, and the annexing City agrees to pay wholesale water rates to the County.

This provision shall not apply to the taking of any other system's existing customer, unless both service providers are agreeable and subject to an amendment to this SDS and the service territory map.

Loganville provides reuse water to customers for irrigation purposes at reduced tap fee and distribution fee rates. All funding for this service are paid by user fees.



SERVICE DELIVERY STRATEGY

FORM 1

COUNTY: **WALTON**

I. GENERAL INSTRUCTIONS:

1. FORM 1 is required for **ALL** SDS submittals. Only one set of these forms should be submitted per county. The completed forms shall clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and/or authority within the county that are continuing *without change* in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)

<p>OPTION A <i>Revising or Adding to the SDS</i></p>	<p>OPTION B <i>Extending the Existing SDS</i></p>
<ol style="list-style-type: none"> 4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.) 5. For each service or service component listed in Section IV, complete a separate, updated <i>Summary of Service Delivery Arrangements</i> form (FORM 2). 6. Complete one copy of the <i>Certifications</i> form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).] 	<ol style="list-style-type: none"> 4. In Section IV type, "NONE." 5. Complete one copy of the <i>Certifications for Extension of Existing SDS</i> form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).] 6. Proceed to step 7, below. <div data-bbox="841 1180 1539 1417" style="background-color: #000080; color: white; padding: 10px; text-align: center;"> <p>For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servicedelivery.asp, or call the Office of Planning and Quality Growth at (404) 679-5279.</p> </div>

7. If any of the conditions described in the existing *Summary of Land Use Agreements* form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.
8. Provide the completed forms and any attachments to your regional commission. The regional commission will upload digital copies of the SDS documents to the Department's password-protected web-server.

NOTE: ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED, ABOVE.

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the delivery strategy.

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Between, Buford, Covington, Economic Development Authority of Walton County, Good Hope, Jersey, Joint Dev Auth of Jasper Morgan Newton and Walton, Lawrenceville, Loganville, Loganville Development Authority, Loganville DDA, Loganville URA, Loganville Housing Authority, Madison, Monroe, Monroe DDA, Monroe URA, Monroe Housing Authority, NCWSA, Northeast GA Regional Solid Waste Mgmt. Authority, Social Circle, Social Circle DA, Social Circle DDA, Social Circle Housing Authority, Walnut Grove, Walnut Grove DDA, Walton County, Walton County Hospital Authority, Winder

III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGE:

In this section, list each service or service component already included in the existing SDS which will continue as previously agreed with no need for modification.

Cooperative Extension, Coroner, Cultural Services, Electricity, Emergency Management Agency, Emergency Medical Services, Hospital/Medical Services, Indigent Defense, Jails, Law Enforcement, Libraries, Natural Gas, Planning and Zoning, Public Cemeteries, Public Health Services, Public Housing, Public Transportation, Senior Citizens Services, Solid Waste, Stormwater, Voter Registration

IV. SERVICES THAT ARE BEING REVISED OR ADDED IN THIS SUBMITTAL:

In this section, list each new service or new service component which is being added and each service or service component which is being revised in this submittal. For each item listed here, a separate Summary of Service Delivery Arrangements form (FORM 2) must be completed.

Airport Services, Animal Control, Building Inspection, Code Enforcement, Court Services, Economic Development Services, Emergency Dispatch Services, Fire Protection, Parks and Recreation, Road Construction and Maintenance, Streetlights, Telecommunications, Wastewater and Sewerage, Water Supply and Distribution



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: Airport Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **City of Monroe**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
City of Monroe	User Fees, Federal Aviation Administration, Georgia DOT, General Fund
Walton County	Co Property Tax on Personal Property located at Airport

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Additional funding will be provided by Walton County to the City of Monroe for the purposes of Airport operations through the allocation of County property taxes collected on personal property located at the Airport.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery	Monroe and Walton County	July 2019 - July 2029

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

None

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS -770-267-1301
LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: *Animal Control*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Walton County**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	General Fund and Court Fines and Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Previously Animal Control citations in the Cities of Monroe, Loganville and Social Circle were handled in the respective Municipal Courts, and each jurisdiction Animal Control ordinance was unique.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Animal Control Contract	Walton County / Between / Good Hope / Jersey	
Intergovernmental Agreement	Loganville / Monroe / Social Circle / Walnut Grove	

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

Each City has adopted a resolution adopting the County Animal Control ordinance and agreeing that Animal Control citations will be handled in Magistrate Court, where all fines and fees are payable to the County .

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301
MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687
JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577
RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404
DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165
LOGAN PROPES, MONROE CITY ADMINISTRATOR -770-267-3429
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY: WALTON COUNTY

Service: *Building Inspections*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Walton County - unincorporated areas**

Loganville, Monroe, Social Circle, Jersey and Walnut Grove within their incorporated areas.

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.): **Walton County provides building Inspections for the Cities of Between and Good Hope**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County, Between, Good Hope	Building Inspection Fees supplemented by General Fund
Loganville	Building Inspection Fees supplemented by General Fund
Monroe	Building Inspection Fees supplemented by General Fund
Walnut Grove	Building Inspection Fees supplemented by General Fund
Social Circle	Building Inspection Fees supplemented by General Fund
Jersey	Building Inspection Fees supplemented by General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery		
Agreements		
Intergovernmental Agreement	Walton County / Between/ Good Hope	

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301
MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687
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RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404
DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165
LOGAN PROPES, MONROE CITY ADMINISTRATOR -770-267-3429
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901



SERVICE DELIVERY STRATEGY

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COUNTY: WALTON COUNTY

Service: Code Enforcement

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Walton County - unincorporated areas Between , Jersey, Good Hope, Loganville, Monroe, Social Circle and Walnut Grove within their incorporated areas.**

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	general fund.
Between, Good Hope, Jersey	general fund.
Loganville, Monroe, Social Circle	general fund
Walnut Grove	general fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

- KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301**
- MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687**
- JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577**
- RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404**
- DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165**
- LOGAN PROPES, MONROE CITY ADMINISTRATOR -770-267-3429**
- ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901**

LAMAR LEE, WALNUT GROVE MAYOR - 770-787-0046



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: Cooperative Extension Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Walton County**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	State Funds supplemented with County General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

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COUNTY: **WALTON COUNTY**

Service: **Coroner**

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Walton County**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

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COUNTY: WALTON COUNTY

Service: *Court Services*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Walton County provides Magistrate Court, Probate Court and Superior Court within the Alcovy Judicial District**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: **Municipal Court is provided within the Cities of Loganville, Monroe, Social Circle and Walnut Grove for City ordinance violations.**

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	Fines and Fees levied by the Courts, supplemented with General Fund
City of Loganville	Fines and Fees levied by the Municipal Court, supplemented with General Fund
City of Monroe	Fines and Fees levied by the Municipal Court, supplemented with General Fund
City of Social Circle	Fines and Fees levied by the Municipal Court, supplemented with General Fund
City of Walnut Grove	Fines and Fees levied by the Municipal Court, supplemented with General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301
LAMAR LEE, MAYOR, CITY OF WALNUT GROVE, 770-787-0046
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE; 770-466-1165
LOGAN PROPPES, CITY MANAGER, CITY OF ADMINISTRATOR, 770-267-3429
ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: *Cultural Services*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Monroe Walton Center for the Arts, City of Monroe**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
City of Monroe	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
LOGAN PROPES, MONROE CITY ADMINISTRATOR - 770-267-3429



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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COUNTY:WALTON COUNTY

Service:*Economic Development Services*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):**Economic Development Authority of Walton County**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: **Loganville Development Authority and Loganville Downtown Development Authority and Loganville Urban Redevelopment Agency, Monroe Downtown Development Authority and Monroe Redevelopment Agency, Social Circle Development Authority and Social Circle Downtown Development Authority, Walnut Grove Downtown Development Authority**

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Economic Dev. Auth of Walton Co	Walton County Board of Commissioners Contract
City of Loganville	General Fund
City of Monroe	General Fund
City of Social Circle	General Fund
City of Walnut Grove	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Economic Development	Economic Development Authority of Walton County	
	Walton County Board of Commissioners	

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

- KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301**
- MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687**
- JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577**
- RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404**
- DANNY ROBERTS, LOGANVILLE CITY MANAGER - 770-466-1165**
- LOGAN PROPE, MONROE CITY ADMINISTRATOR - 770-267-3429**
- ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901**



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY:WALTON COUNTY

Service:Electricity

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **City of Monroe**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)
- No**

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
City of Monroe	User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change.

Electric service is also provided by Georgia Power, Walton Eletrical Membership Cooperative (WEMC) and the City of Covington within Walton County.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Franchise Agreements		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

Electric Service Area Territories

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
LOGAN PROPES, MONROE CITY ADMINISTRATOR - 770-267-3429



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY:WALTON COUNTY

Service:Emergency Dispatch (E-911) Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):Walton County

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund, telephone E911 fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY:WALTON COUNTY

Service:Emergency Management Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):**Walton County**
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes (if "Yes," you must attach additional documentation as described, below)
- No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund, Georgia Emergency Management Agency

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY:WALTON COUNTY

Service:Emergency Medical Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):Walton County

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund, User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY: **WALTON COUNTY**

Service: **Fire Protection**

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Walton County, City of Loganville, City of Monroe and City of Social Circle**

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **City of Loganville, City of Monroe, and City of Social Circle will provide this service within their incorporated boundaries. Walton County will provide this service within the unincorporated area and the Cities of Between, Good Hope, Walnut Grove, and Jersey through a Special Service District, A Fire Service District.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	County Insurance Taxes supplemented w/ Fire SSD Revenue
Loganville	General Fund
Monroe	General Fund
Social Circle	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The Special Service District was established by Walton County in 2017, and Fire SSD Tax collected in 2017 and 2018. The SSD was adopted by Walton County, and the Cities of Jersey, Between, Good Hope, and Walnut Grove in 2017.

The agreement between Walton County and Social Circle for Social Circle to provide Fire Service to an area outside the corporate boundaries of Social Circle, for an annual fee, has been terminated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
SSD- Fire Services	Walton County , Good Hope, Between, Walnut Grove, Jersey	April 4, 2017

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301
MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687
JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577
RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404
DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165
LOGAN PROPES, MONROE CITY ADMINISTRATOR -770-267-3429
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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COUNTY: WALTON COUNTY

Service: Hospital Medical Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The Walton county Hospital Authority sold the County Hosital to a private entity in 2005. Currently, Piedmont Healthcares operates an acute and longterm care facility in Walton County.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY:WALTON COUNTY

Service:Indigent Defense

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):**Walton County for County Courts**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: **For Municipal Courts, the City of Monroe, City of Loganville, City of Social Circle, and City of Walnut Grove respectively.**

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund
City of Monroe	General Fund
City of Loganville	General Fund
City of Social Circle	General Fund
City of Walnut Grove	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

- KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301**
- LAMAR LEE, MAYOR, CITY OF WALNUT GROVE, 770-787-0046**
- LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429**
- DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165**
- ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901**



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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COUNTY:WALTON COUNTY

Service:Jail

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):**Walton County**
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)
- No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund / User Fees
Loganville	User Fees / Fines
Monroe	User Fees / Fines
Social Circle	User Fees / Fines
Walnut Grove	User Fees / Fines

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY:WALTON COUNTY

Service:Law Enforcement

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Walton County, City of Loganville, City of Monroe and City of Social Circle**

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund / Fee, Fines & Forfeitures
Loganville	General Fund
Monroe	General Fund
Social Circle	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165
LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429
ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: *Libraries*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Service provided by Uncle Remus Regional Library System. Funding and in-kind services are obtained by the regional library from the state, county, and four cities.**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	General Fund
Loganville	General Fund
Monroe	General Fund
Social Circle	General Fund
Walnut Grove	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		
Uncle Remus Library System Agreement	URRLS, Greene, Hancock, Jasper, Morgan, Putnam,	12/20/2010 - Open ended
	Walton Co.'s, White Plains, Siloam, Union Point,	
	Woodville, Greensboro, sparta, Eatonton, Loganville	
	Monroe, Social Circle, Walnut Grove	

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 404-403-5687
LAMAR LEE, MAYOR, CITY OF WALNUT GROVE, 770-787-0046
LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165
ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: *Natural Gas*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **City of Monroe, City of Winder (Barrow County), City of Madison (Morgan County), City of Lawrenceville (Gwinnett County), City of Social Circle, City of Buford (Gwinnett County), City of Covington (Newton County) and City of Atlanta.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
All Cities	User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

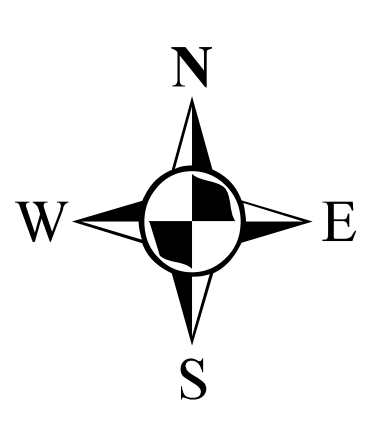
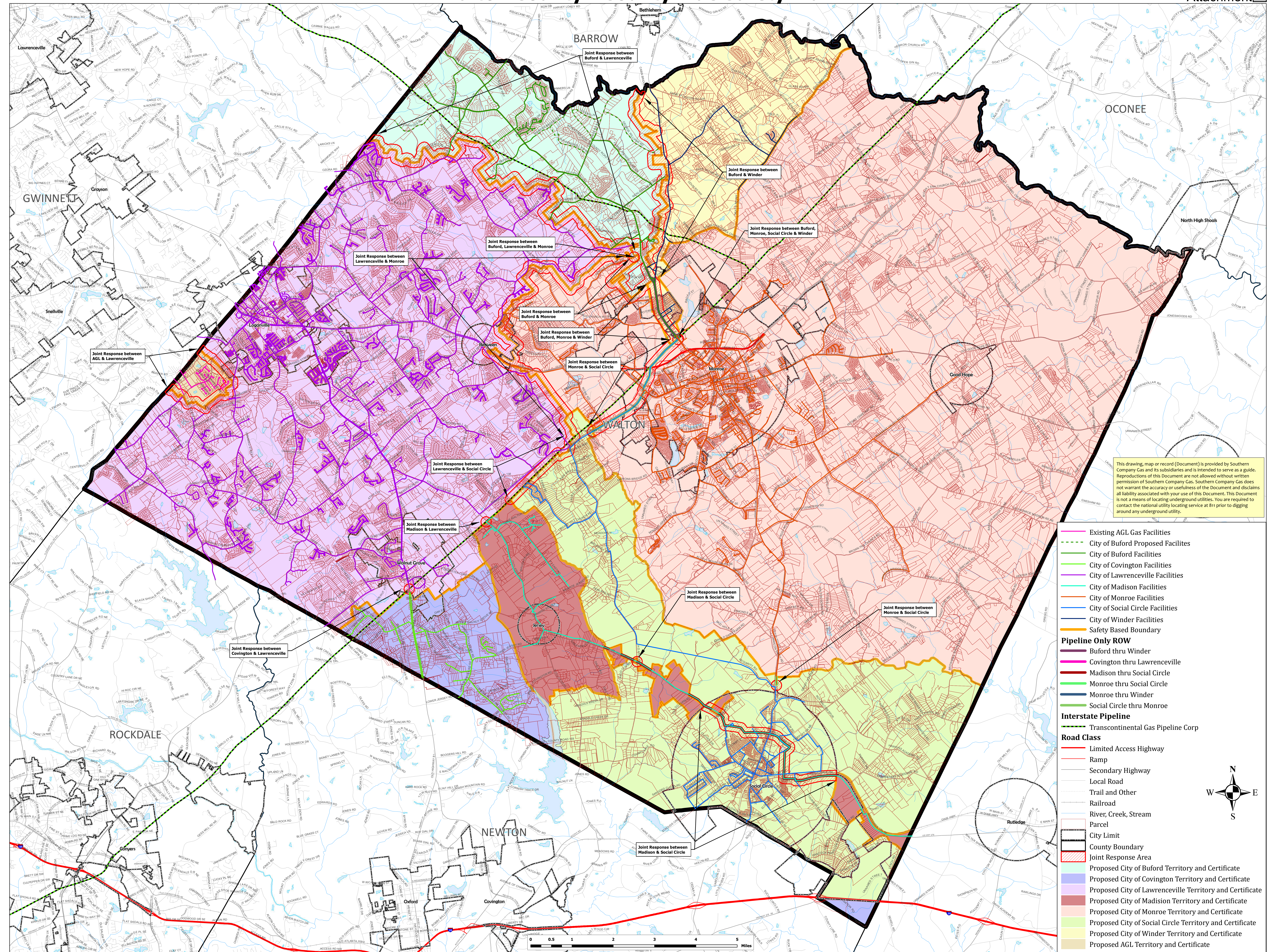
7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

LOGAN PROPE, MONROE CITY ADMINISTRATOR - 770-267-3429
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901
DONALD TOMS, WINDER CITY MANAGER - 678-425-6806
DAVID NUNN, MADISON CITY MANAGER - 706-342-1251
CHUCK WARBINGTON, LAWRENCEVILLE CITY MANAGER - 678-407-6577
LEIGH ANNE KNIGHT, COVINGTON CITY MANAGER - 770-385-2000
BRYAN KERLIN, BUFORD CITY MANAGER - 770-945-6761





SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY:WALTON COUNTY

Service:Parks & Recreation

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):**Walton County**
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **Cities may provide for and maintain parks within their corporate limits as an enhancement of service.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)
- No**

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	General Fund / User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

2013 SPLOST funds (County Recreation) will be used by Walton County to construct a splash pad and adaptive ballfield park. These will be constructed in 2020. 2019 SPLOST funds (County Recreation) will be used by Walton County to construct Recreation Centers in Social Circle and Walnut Grove. These Centers will be under construction in 2021.

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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COUNTY:WALTON COUNTY

Service: *Planning & Zoning*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Walton County, City of Loganville, City of Monroe, City of Social Circle, City of Walnut Grove, City of Jersey, City of Good Hope, City of Between**

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	User Fees, Business Licenses, Franchise Taxes, Financial Inst. Taxes
Loganville	User Fees and General Fund
Monroe	User Fees and General Fund
Walnut Grove	User Fees and General Fund
Social Circle	User Fees and General Fund
Jersey, Good Hope, Between	User Fees and General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

County fund source is from unincorporated area revenues.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

- KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301**
- MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687**
- JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577**
- RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404**
- DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165**
- LOGAN PROPES, MONROE CITY ADMINISTRATOR -770-267-3429**
- ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901**

LAMAR LEE, WALNUT GROVE MAYOR - 770-787-0046



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY:WALTON COUNTY

Service:Public Cemeteries

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **City of Loganville, City of Monroe and City of Social Circle**

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Loganville	General Fund / User Fees
Monroe	General Fund / User Fees
Social Circle	General Fund / User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165
LOGAN PROPES, MONROE CITY ADMINISTRATOR - 770-267-3429
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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COUNTY:WALTON COUNTY

Service:Public Health Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):**Walton County**
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.): **Loganville provides a building for health services to be located within their City limits as an enhanced service.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes (if "Yes," you must attach additional documentation as described, below)
- No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	General Fund, Georgia Department of Human Resources

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Loganville provides a building for health services to be located within their City limits as an enhanced service.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: Public Housing

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:
City of Loganville, City of Monroe and City of Social Circle

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Loganville	U.S. Department of Housing and Urban Development Contract
Monroe	U.S. Department of Housing and Urban Development Contract
Social Circle	U.S. Department of Housing and Urban Development Contract

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
DANNY ROBERTS, LOGANVILLE CITY MANAGER - 770-466-1165
LOGAN PROPES, MONROE CITY ADMINISTRATOR - 770-267-3429
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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COUNTY:WALTON COUNTY

Service:Public Transportation

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:
City of Social Circle

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
City of Social Circle	General Fund, UMTA Section 18, Farebox Revenue

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY: WALTON COUNTY

Service: Road Construction & Maintenance

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Walton County will provide labor and equipment for pavement overlay Countywide for LMIG and SPLOST projects, each jurisdiction will pay the cost of materials used within their corporate boundaries.**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Roadway construction and maintenance other than LMIG and SPLOST overlay projects will be provided by the County in the unincorporated area and each City within their corporate boundaries.**

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **The cities and county agree that they will work together to pave roads that service both the county and city through mutual agreement.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund & LMIG funds
All Cities	General Fund & LMIG funds

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

County will provide labor and equipment for City SPLOST and LMIG projects as a countywide service, supported by County general funds. For other City paving projects for which County assistance is requested, County will provide labor and equipment as time and season allows.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		
Project IGA's	Specific City/County IGA's will be executed for each Project defining scope and material costs	Annually

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

LMIG and SPLOST related road maintenance services that may be bid by the county, such as patching striping, and shoulder maintenance will be advertised by the County such that each City may use the contract costs for work within the City. These items will be fully funded and administered by the respective City.

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301
MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687
JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577
RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404
DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165
LOGAN PROPE, MONROE CITY ADMINISTRATOR -770-267-3429
ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY: WALTON COUNTY

Service: Senior Citizen Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Walton County Senior Citizen Council**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **Loganville provides a Building and operating expenses for a satellite center in Loganville as an enhanced service. Social Circle provides a building and Walton County provides operating expenses for a satellite center in Social Circle as an enhanced service.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	General Fund, Title III Older Americans Act, United Way, donations
City of Loganville	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301

DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165

ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY: WALTON COUNTY

Service: Solid Waste

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Walton County provides convenience centers for solid waste disposal and recycling drop off, and operates a Clean and Beautiful office for education and solid waste coordination.**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service: **Cities of Loganville, Monroe, Social Circle, and Walnut Grove provide curbside solid waste, recycling, and leaf and limb collection as an enhanced service.**

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund / User Fees
Loganville	Enterprise Fund / User Fees
Monroe	Enterprise Fund / User Fees
Social Circle	Enterprise Fund / User Fees
Walnut Grove	Enterprise Fund / User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No change

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**
 Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301
LAMAR LEE, MAYOR, CITY OF WALNUT GROVE, 770-787-0046
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165
LOGAN PROPE, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429
ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901



SERVICE DELIVERY STRATEGY

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COUNTY: WALTON COUNTY

Service: Storm Water

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Walton County, City of Between, City of Good Hope, City of Jersey, City of Loganville, City of Monroe, City of Social Circle and City of Walnut Grove**
- Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes (if "Yes," you must attach additional documentation as described, below)
- No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	Financial Institution Tax, Franchise Taxes, Alcohol Excise Tax
Between, Good Hope, Jersey	General Fund
Walnut Grove, Monroe, Social Circle	General Fund
Loganville	Stormwater Utility Fee Enterprise Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

County funding source is from unincorporated areas.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301

MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687

JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577

RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404

DANNY ROBERTS, LOGANVILLE CITY MANAGER -770-466-1165

LOGAN PROPES, MONROE CITY ADMINISTRATOR -770-267-3429

ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901

LAMAR LEE, WALNUT GROVE MAYOR - 770-787-0046



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: Street Lights

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Street lights located near major intersections for the purposes of traffic safety are provided by Walton County.**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Walton County, City of Between, City of Good Hope, City of Loganville, City of Monroe, City of Social Circle and City of Walnut Grove**

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Walton County	General Fund / Special Assessment
Good Hope	Special Assessment
Loganville,	General Fund
Between, and Walnut Grove	General Fund
Social Circle	General Fund
Monroe	Utility Enterprise Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

- KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN, 770-267-1301**
- MARLA MCGUFFEY, BETWEEN MAYOR - 404-403-5687**
- JIMMY GUTHRIE, GOOD HOPE MAYOR - 770-266-6577**
- RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404**
- DANNY ROBERTS, LOGANVILLE CITY MANAGER - 770-466-1165**
- LOGAN PROPES, MONROE CITY ADMINISTRATOR - 770-267-3429**
- ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901**



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: Telecommunications

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **City of Monroe and City of Loganville provide telecommunications service. The service area is regional and extends beyond the county. Walton County and each City have non-exclusive franchise agreements with private companies who provide telecommunications and internet service directly to customers and pay franchise fees to the jurisdiction.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)
- No**

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
City of Monroe	User Fees
City of Loganville	User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This is a new service for the City of Loganville.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY:WALTON COUNTY

Service:Voter Registration

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):**Walton County**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Agreement		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section III. Use exactly the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: WALTON COUNTY

Service: *Waste Water Collection and Treatment*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **City of Loganville, City of Monroe, City of Social Circle and City of Walnut Grove, and JDA of Jasper, Morgan, Newton, and Walton through NCWSA.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
City of Loganville	User Fees
City of Monroe	User Fees
City of Social Circle	User Fees
City of Walnut Grove	User Fees
JDA of Jasper, Morgan, Newton, Walt	User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Walton County is not providing sewer service. Service area mapping is updated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Strategy		
Intergovernment contract	Jasper County, Morgan county, Newton County, Walton County, Cityof Social Circle, and JDA of Jasper, Morgan Newton and Walton	7/23/2002-7/23/2052

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

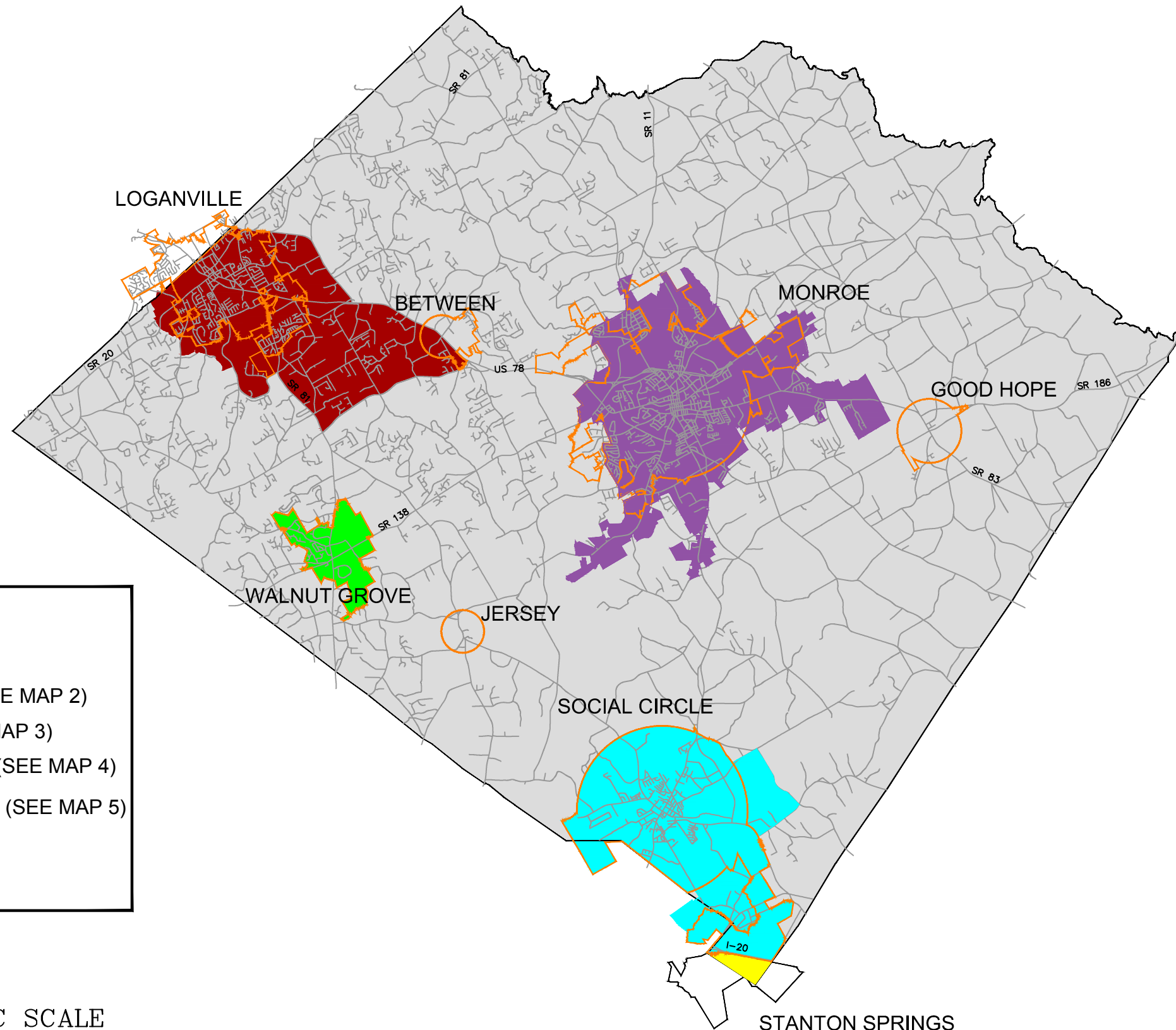
7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

LAMAR LEE, MAYOR, CITY OF WALNUT GROVE, 770-787-0046
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165
LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429
ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901



- CITY LIMITS
- WALTON COUNTY
- CITY OF LOGANVILLE (SEE MAP 2)
- CITY OF MONROE (SEE MAP 3)
- CITY OF SOCIAL CIRCLE (SEE MAP 4)
- CITY OF WALNUT GROVE (SEE MAP 5)
- STANTON SPRINGS
RESEARCH PARK (JDA)
[NCWSA SEWER]

GRAPHIC SCALE

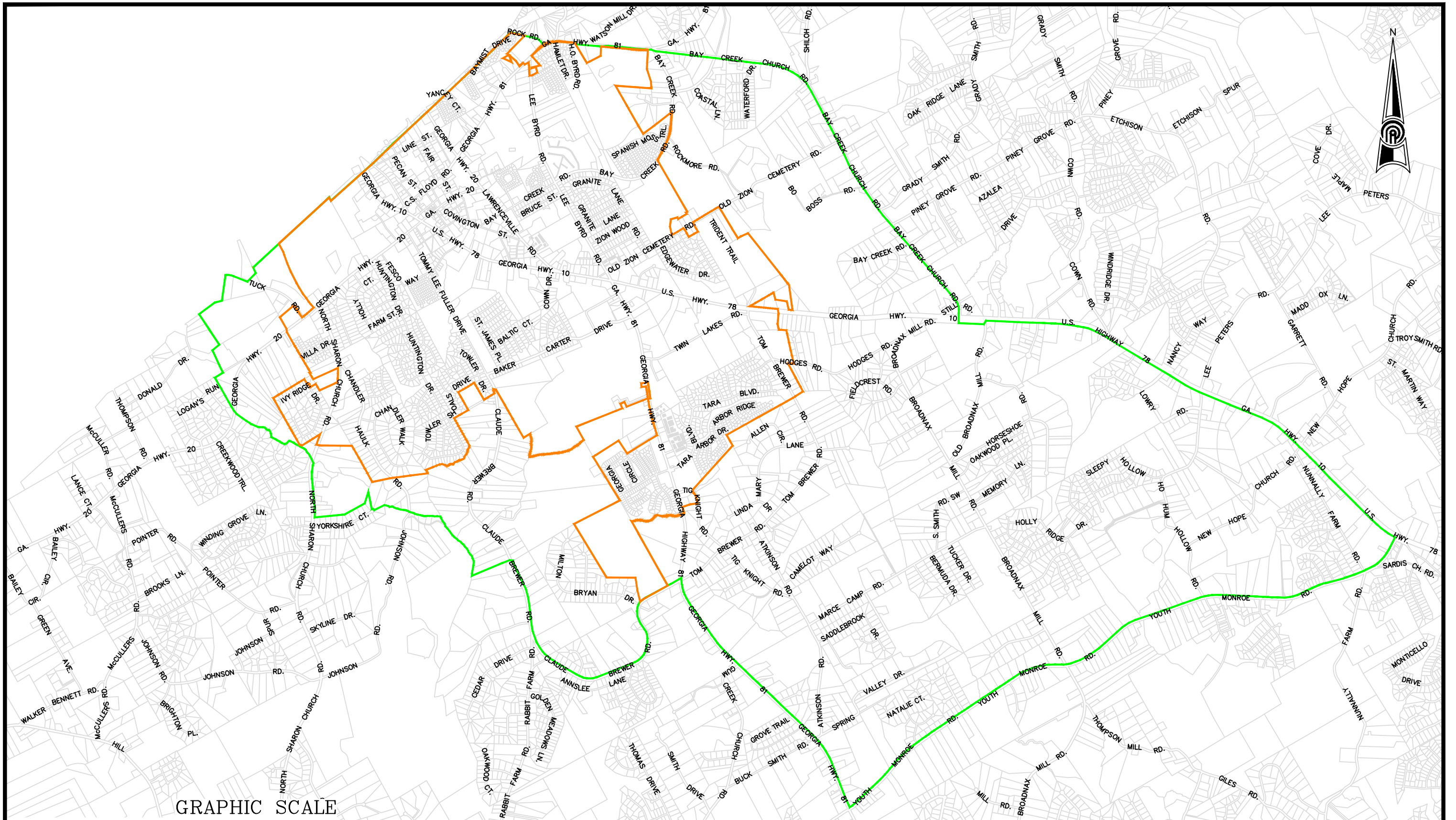


(IN FEET)
1 inch = 15000 ft.

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

WALTON COUNTY
SEWER SERVICE AREAS

SERVICE DELIVERY STRATEGY		
Land lot:	District:	Date:
County:		1
Drawn By:	Field By:	
Checked By:		
Job #:	Scale:	



GRAPHIC SCALE



(IN FEET)
1 inch = 3000 ft.

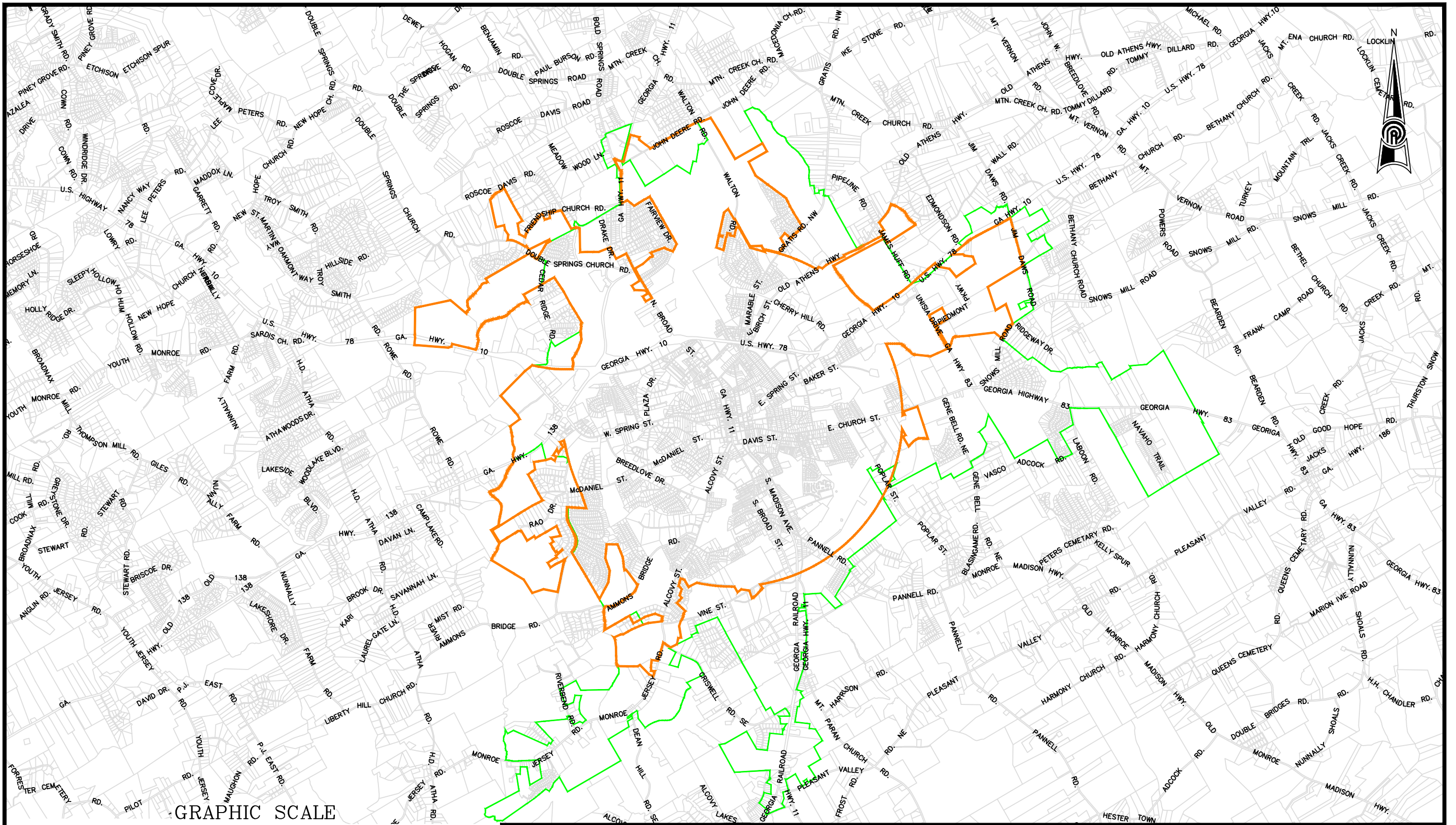
- CITY LIMITS
- SEWER SERVICE AREA

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

CITY OF LOGANVILLE
SEWER SERVICE AREA

SERVICE AREA MAP

Land lot:	District:	Date:
County:	Field By:	
Drawn By:	Checked By:	
Job #:	Scale:	



GRAPHIC SCALE



(IN FEET)
1 inch = 5000 ft.

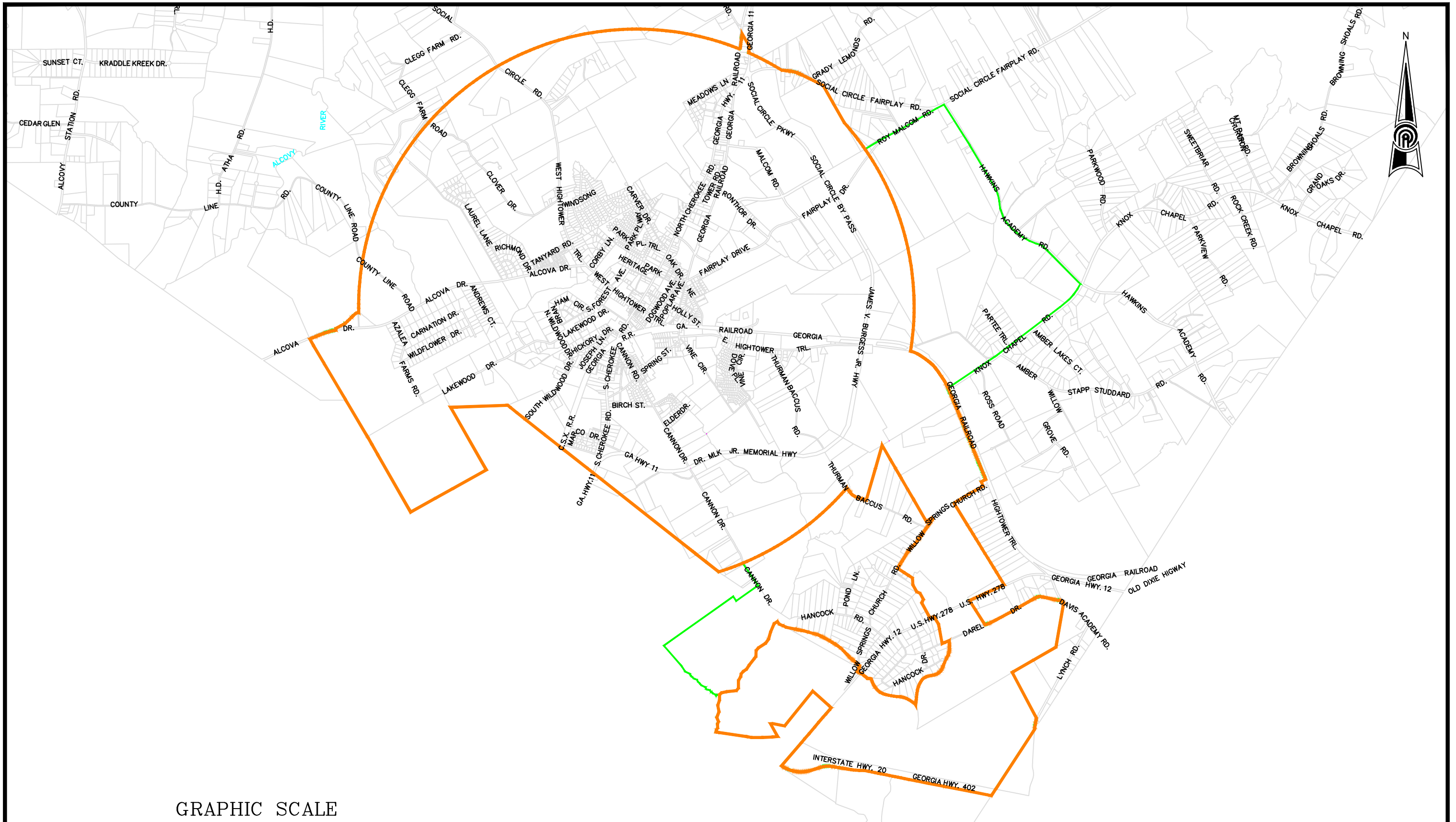
- CITY LIMITS
- SEWER SERVICE AREA

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

CITY OF MONROE
SEWER SERVICE AREA

SERVICE AREA MAP

Land lot:	District:	Date:
County:	Field By:	
Drawn By:	Checked By:	
Job #:	Scale:	



GRAPHIC SCALE



(IN FEET)
1 inch = 3500 ft.

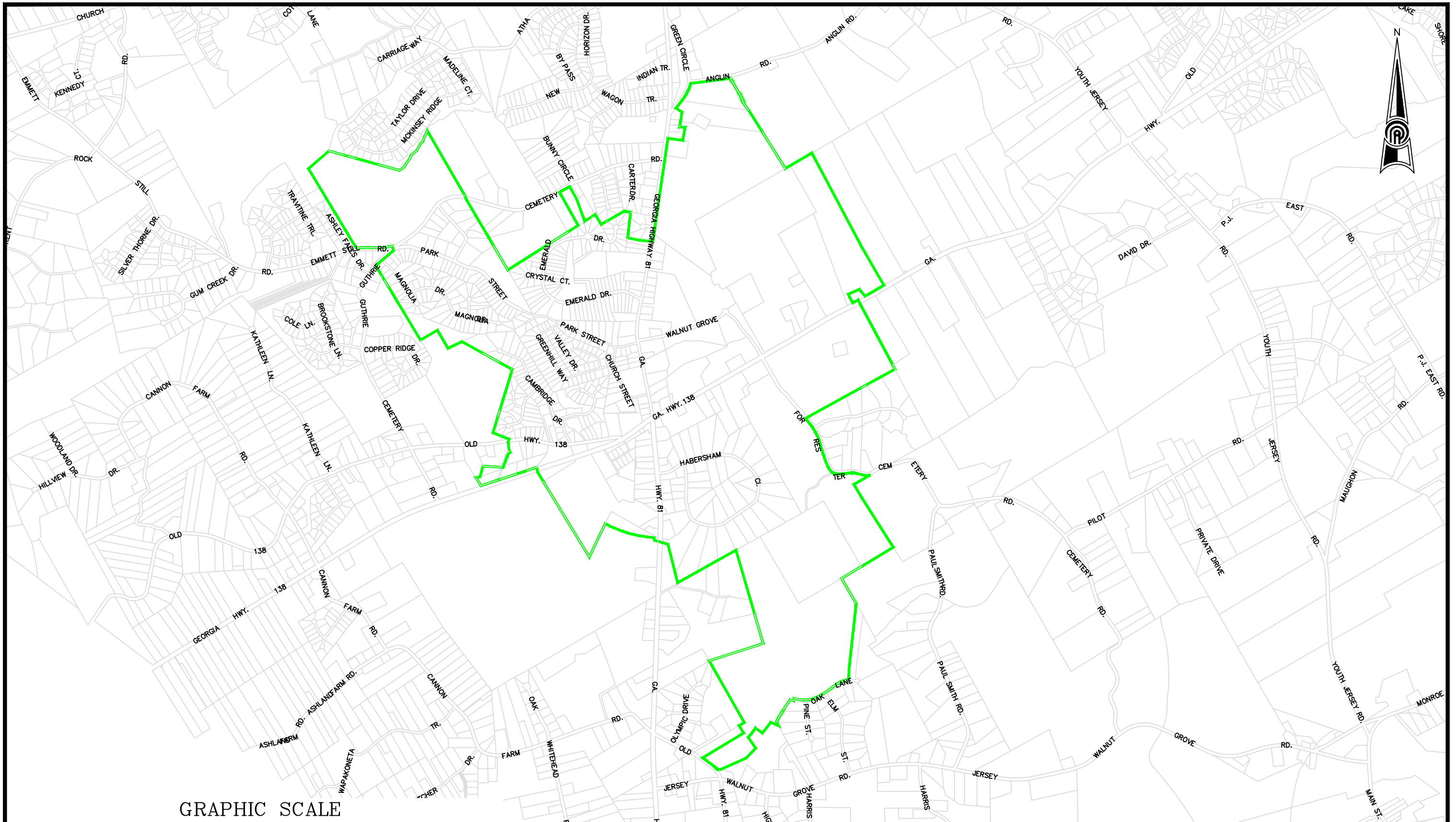
- CITY LIMITS
- SEWER SERVICE AREA

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

CITY OF SOCIAL CIRCLE
SEWER SERVICE AREA

SERVICE AREA MAP

Land lot:	District:	Date:
County:		
Drawn By:	Field By:	
Checked By:		
Job #:	Scale:	



GRAPHIC SCALE



(IN FEET)
1 inch = 2000 ft.

CITY LIMITS AND SEWER SERVICE AREA

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

CITY OF WALNUT GROVE
SEWER SERVICE AREA

SERVICE AREA MAP

Land lot:	District:	Date:
County:	Field By:	
Drawn By:	Checked By:	
Job #:	Scale:	

5



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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COUNTY: WALTON COUNTY

Service: *Waste Water Collection and Treatment*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **City of Loganville, City of Monroe, City of Social Circle and City of Walnut Grove, and JDA of Jasper, Morgan, Newton, and Walton through NCWSA.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
City of Loganville	User Fees
City of Monroe	User Fees
City of Social Circle	User Fees
City of Walnut Grove	User Fees
JDA of Jasper, Morgan, Newton, Walt	User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Walton County is not providing sewer service. Service area mapping is updated.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Master Service Delivery Strategy		
Intergovernment contract	Jasper County, Morgan county, Newton County, Walton County, Cityof Social Circle, and JDA of Jasper, Morgan Newton and Walton	7/23/2002-7/23/2052

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

LAMAR LEE, MAYOR, CITY OF WALNUT GROVE, 770-787-0046
DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165
LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429
ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

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COUNTY: WALTON COUNTY

Service: *Water Supply & Distribution*

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **Walton County, City of Loganville, City of Monroe, City of Jersey, and City of Social Circle, and JDA of Jasper, Morgan, Newton, and Walton through NCWSA.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Walton County	User Fees
Loganville	User Fees
Monroe	User Fees
Social Circle	User Fees
Jersey	User Fees
JDA of Jasper, Morgan, Newton, Walt	User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

No changes

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Water & Sewer Service	Walton County has separate agreement with each	
Contract	city individually.	
Intergovernmental Agreement	Jasper County, Morgan county, Newton County, Walton	7/23/2002-7/23/2052
	County, Cityof Social Circle, and JDA of Jasper, Morgan	
	Newton and Walton	

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, WALTON COUNTY BOARD OF COMMISSIONERS CHAIRMAN - 770-267-1301

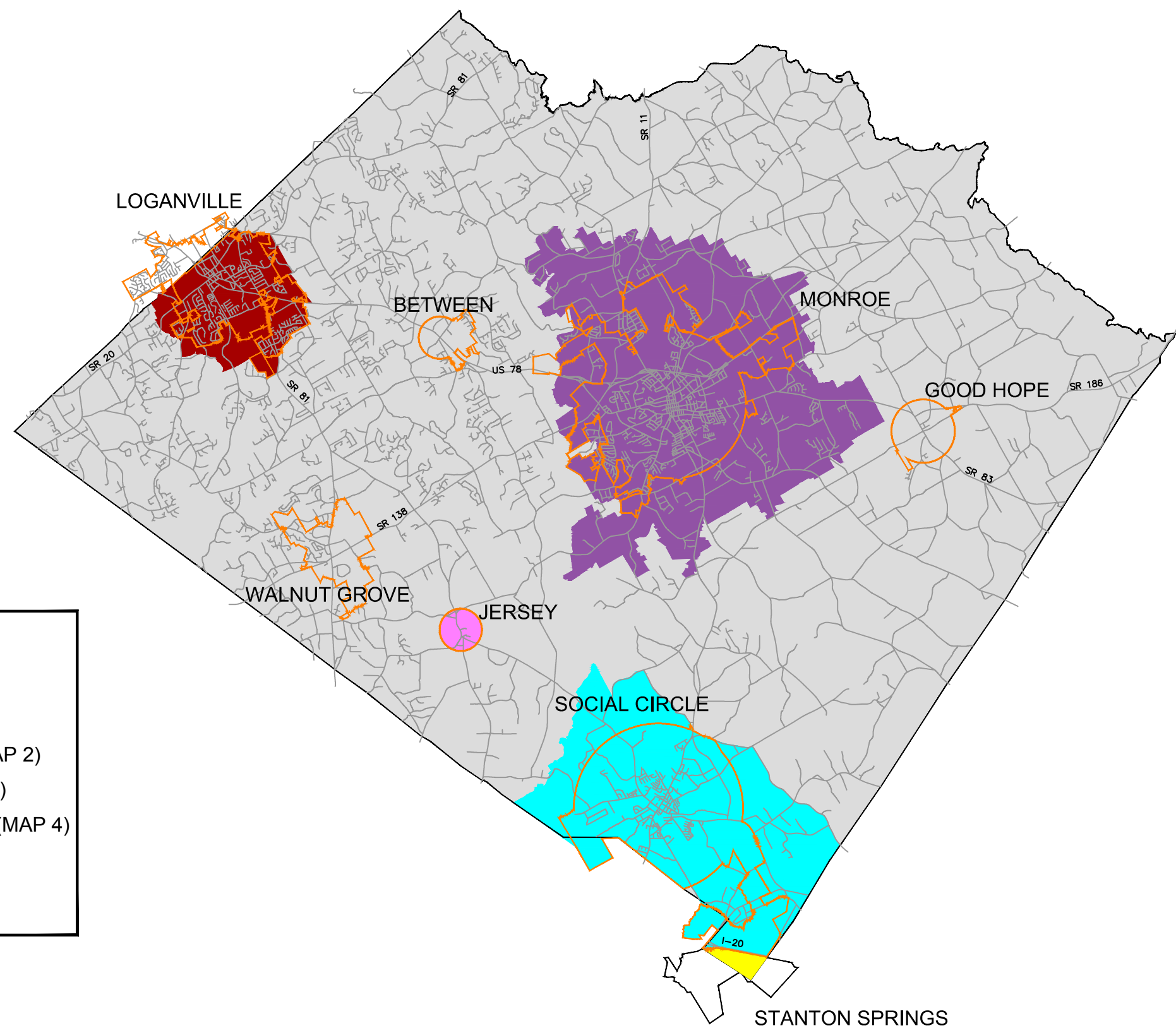
RANDY CARRITHERS, JERSEY MAYOR - 770-464-2404

DANNY ROBERTS, LOGANVILLE CITY MANAGER - 770-466-1165

LOGAN PROPES, MONROE CITY ADMINISTRATOR - 770-464-6901

ADELE SCHIRMER, SOCIAL CIRCLE CITY MANAGER - 770-464-6901

LAMAR LEE, WALNUT GROVE MAYOR -770-787-0046



- CITY LIMITS
- WALTON COUNTY
- CITY OF JERSEY
- CITY OF LOGANVILLE (MAP 2)
- CITY OF MONROE (MAP 3)
- CITY OF SOCIAL CIRCLE (MAP 4)
- STANTON SPRINGS
RESEARCH PARK (JDA)
[NCWSA WATER]

GRAPHIC SCALE

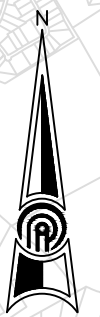
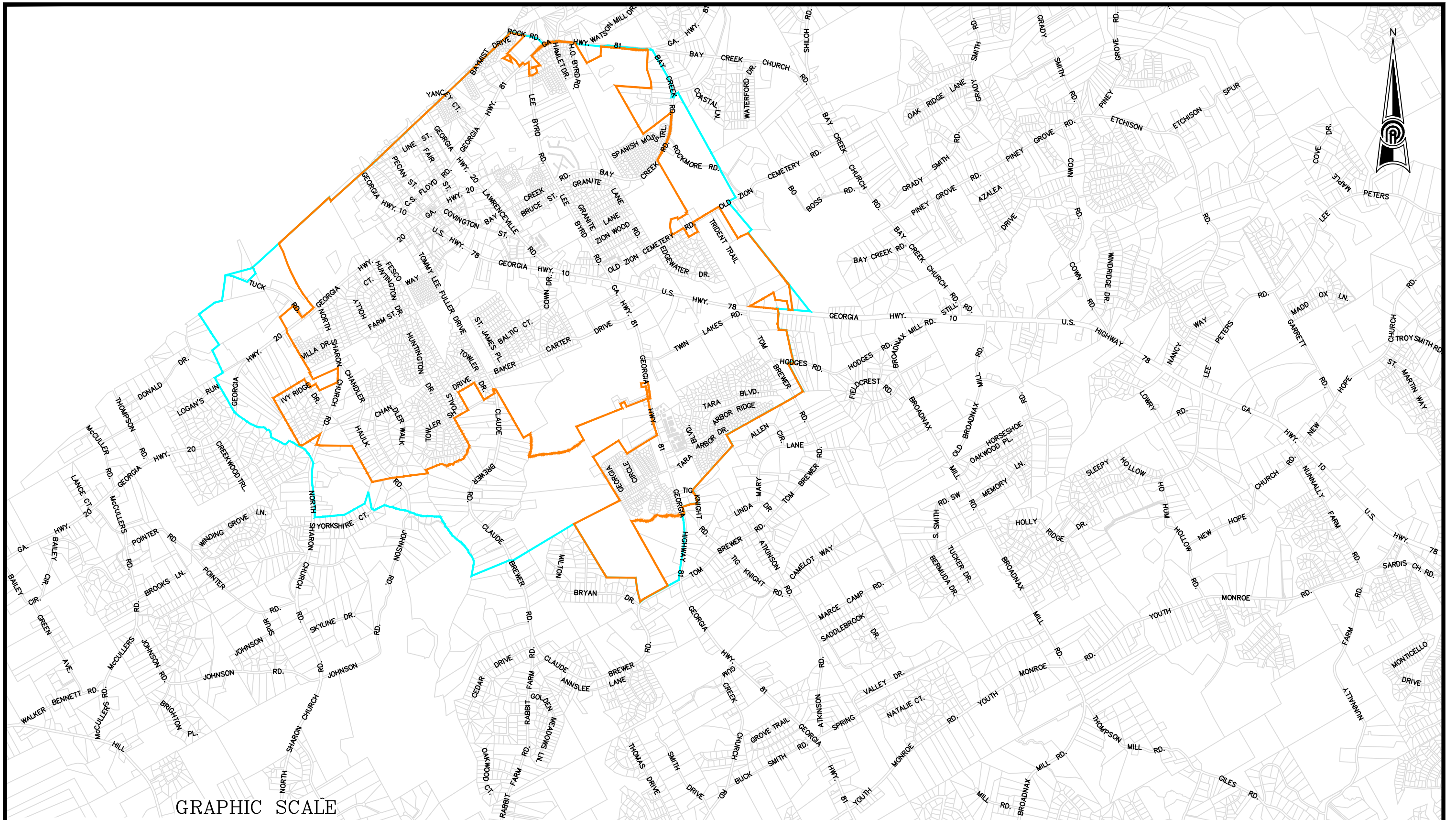


(IN FEET)
1 inch = 15000 ft.

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WALTON COUNTY
WATER SERVICE AREAS

SERVICE DELIVERY STRATEGY		
Land lot:	District:	Date:
County:		1
Drawn By:	Field By:	
Checked By:		
Job #:	Scale:	



GRAPHIC SCALE



(IN FEET)
1 inch = 3000 ft.

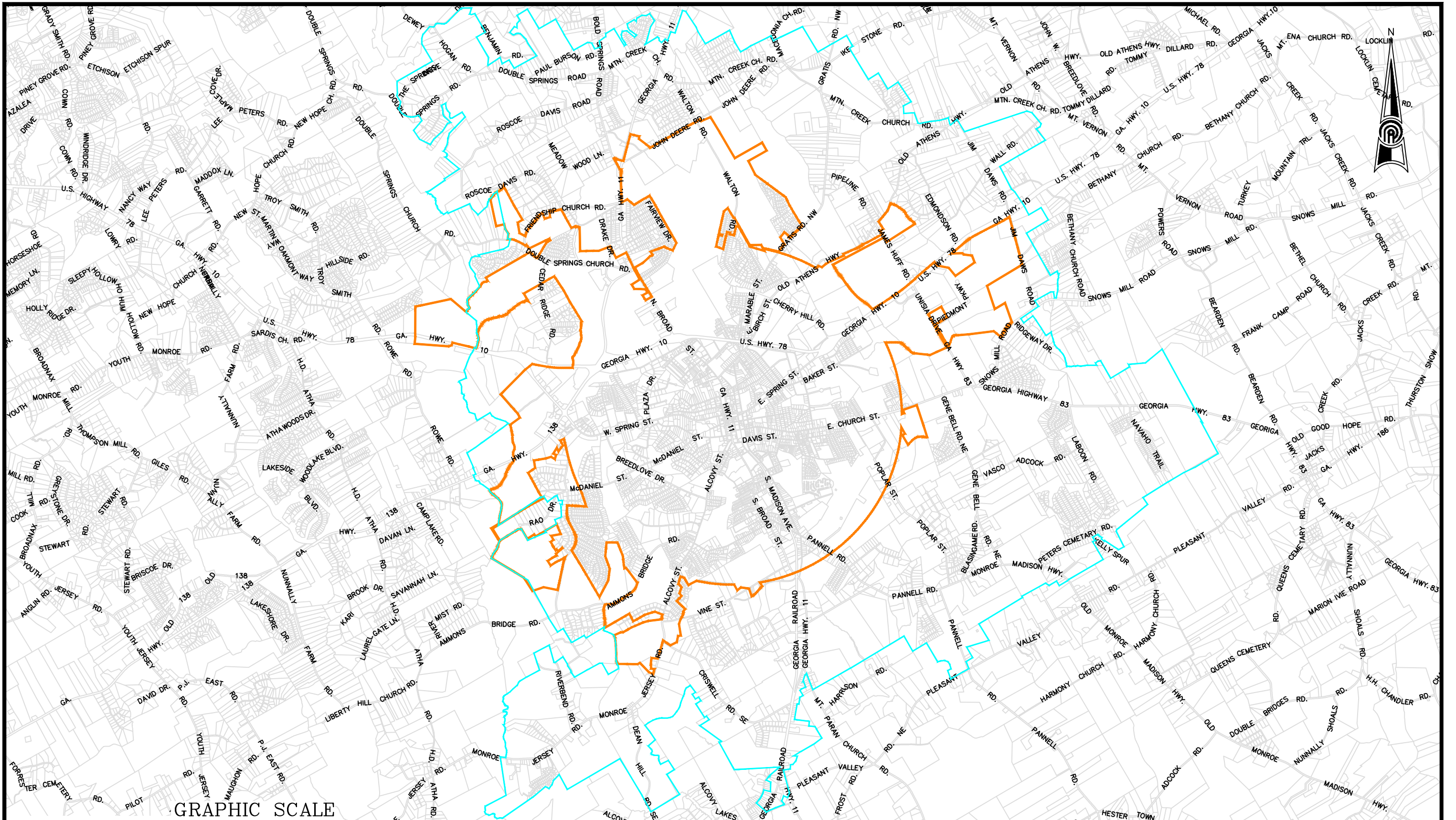
- CITY LIMITS
- WATER SERVICE AREA

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CITY OF LOGANVILLE
WATER SERVICE AREA

SERVICE AREA MAP

Land lot:	District:	Date:
County:	Field By:	
Drawn By:	Checked By:	
Job #:	Scale:	



GRAPHIC SCALE



(IN FEET)
1 inch = 5000 ft.

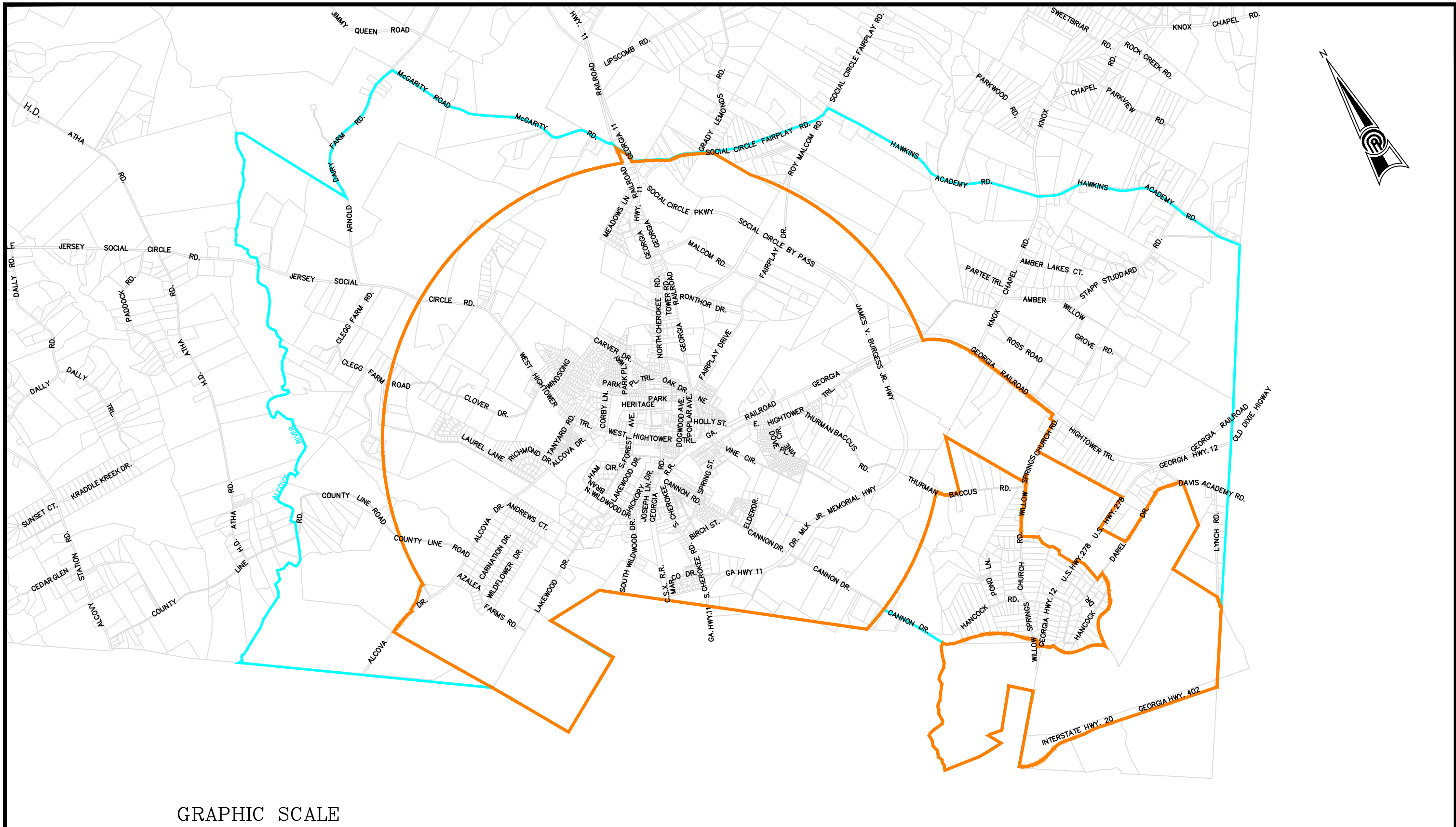
- CITY LIMITS
- WATER SERVICE AREA

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CITY OF MONROE
WATER SERVICE AREA

SERVICE AREA MAP

Land lot:	District:	Date:
County:	Field By:	3
Drawn By:	Checked By:	
Job #:	Scale:	



GRAPHIC SCALE



(IN FEET)
1 inch = 3500 ft.

- CITY LIMITS
- WATER SERVICE AREA

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CITY OF SOCIAL CIRCLE
WATER SERVICE AREA

SERVICE AREA MAP

Land lot:	District:	Date:
County:		4
Drawn By:	Field By:	
Checked By:		
Job #:	Scale:	



SERVICE DELIVERY STRATEGY

FORM 3: Summary of Land Use Agreements

Instructions:

Answer each question below, attaching additional pages as necessary. Please note that any changes to the answers provided will require an update of the service delivery strategy. If the contact person for this service (listed at the bottom of this page) changes, this should be reported to the Department of Community Affairs.

COUNTY:WALTON COUNTY

1. What incompatibilities or conflicts between the land use plans of local governments were identified in the process of developing the service delivery strategy?
None.

2. Check the boxes indicating how these incompatibilities or conflicts were addressed:

- Amendments to existing comprehensive plans
- Adoption of a joint comprehensive plan
- Other measures (amend zoning ordinances, add environmental regulations, etc.)

If "other measures" was checked, describe these measures:
Coordinated Comprehensive Plans were adopted in 2017

NOTE:

If the necessary plan amendments, regulations, ordinances, etc. have not yet been formally adopted, indicate when each of the affected local governments will adopt them.

3. What policies, procedures and/or processes have been established by local governments (and water and sewer authorities) to ensure that new extraterritorial water and sewer service will be consistent with all applicable land use plans and ordinances? Service Delivery Strategy provides boundaries for extraterritorial water and sewer service, and a process for amendment consideration.

4. Person completing form: **Adele Schirmer**

Phone number: **770-464-6901** Date completed: May 7, 2019

5. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

KEVIN LITTLE, CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS, 770-267-1301

LAMAR LEE, MAYOR, CITY OF WALNUT GROVE, 770-787-0046

282

RANDY CARRITHERS, MAYOR, CITY OF JERSEY, 770-464-2404

MARLA MCGUFFEY, MAYOR, CITY OF BETWEEN, 404-403-5687

JIMMY GUTHRIE, MAYOR, CITY OF GOOD HOPE, 770-266,6577

DANNY ROBERTS, CITY MANAGER, CITY OF LOGANVILLE, 770-466-1165

LOGAN PROPES, CITY ADMINISTRATOR, CITY OF MONROE, 770-267-3429

ADELE SCHIRMER, CITY MANAGER, CITY OF SOCIAL CIRCLE, 770-464-6901



SERVICE DELIVERY STRATEGY

FORM 4: Certifications

Instructions:

This form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2010 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2010 population of between 500 and 9,000 residing within the county. Cities with a 2010 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

COUNTY: WALTON COUNTY

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have executed agreements for implementation of our service delivery strategy and the attached forms provide an accurate depiction of our agreed upon strategy (O.C.G.A 36-70-21);
2. Our service delivery strategy promotes the delivery of local government services in the most efficient, effective, and responsive manner (O.C.G.A. 36-70-24 (1));
3. Our service delivery strategy provides that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2)); and
4. Our service delivery strategy ensures that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3)).

JURISDICTION	TITLE	NAME	SIGNATURE	DATE
<u>CITY OF BETWEEN</u>	Mayor	Marla McGuffey		
<u>CITY OF GOOD HOPE</u>	Mayor	Jimmy Guthrie		
<u>CITY OF JERSEY</u>	Mayor	Randy Carrithers		
<u>CITY OF LOGANVILLE</u>	Mayor	Rey Martinez		
<u>CITY OF MONROE</u>	Mayor	John Howard		
<u>CITY OF SOCIAL CIRCLE</u>	Mayor	Hal Dally		
<u>CITY OF WALNUT GROVE</u>	Mayor	Lamar Lee		
<u>WALTON COUNTY</u>	BOC Chairman	Kevin Little		

May 10, 2019

Dear Mayor and Council,

Negotiations have taken place over the past 12 months related to the future of Walton County as outlined by the Service Delivery Strategy agreement and it is our pleasure to say that these talks have proven to be both amicable and beneficial for not only our residents but all of Walton County.

A Service Delivery Strategy (SDS) is an agreement between Walton County and its municipalities to determine what services will be provided by which entity in order to provide efficient services to all citizens and avoid duplication of taxation to any. The last time the SDS was comprehensively updated was in 2009.

The County and its seven Cities focused on a few significant topics to address in this update, as most of the public services provided are appropriately described and needed no major changes in this update of the SDS. This time around, following in the spirit of the united front we put together for SPLOST, we as city managers wanted to focus on transportation, where we felt more specific partnering would provide increased value and impact to the County and each City and, correspondingly, be a win for all County residents - both in the Cities and in the unincorporated area.

With Road Construction and Maintenance being the most significant focus of the negotiations, the end result is that Walton County agrees to provide paving services for all LMIG and SPLOST projects throughout the county – including inside municipal boundaries. Through the diligent work again of all the participants in this process, we feel that this step will offer a more efficient use of these funds and to allow for more work to be accomplished on one of the most important issues facing not only our cities but our county as a whole.

Other Intergovernmental Agreement issues were also addressed which included the County fire special service tax district that was established in 2017, County tax allocation associated with Airplanes at the Monroe Airport for Monroe Airport improvements, and further definition of County Recreation Facilities and passive Park maintenance by Cities.

In addition, other changes to the Service Delivery Strategy Agreement included the county agreeing to provide additional funding toward the necessary upgrades to the airport in the City of Monroe, as well as, the expansion of sewer service areas for the City of Loganville and the City of Social Circle. The City of Loganville was also recognized for beginning to provide fiber options inside its city limits in partnership with Monroe.

-Page 2-
Mayor and Council
May 10, 2019

The negotiations began initially with the County Chairman and the city managers from Loganville, Monroe and Social Circle, and over the past five months, incorporated representatives from each of the Cities in the County.

We certainly want to commend everyone involved, as each representative was there to provide perspective from their jurisdiction, but also with the knowledge that all Walton County citizens have an interest in efficient provision of services - whether it is a countywide service, a City service, or a service to only the unincorporated area. We were all able to come out of these negotiations in the end with a united front toward the betterment of all residents of Walton County.

The hard work of so many people – from the county chairman and clerk, to each mayor, city manager and city representative – we feel resulted in negotiations that strengthened not only our own relationships but that of Walton County as a whole for the years to come.

Sincerely,



Logan Propes
City Administrator