



Planning & Zoning Meeting

AGENDA

Tuesday, March 19, 2019

5:30 PM

215 N Broad Street, Monroe, GA 30655

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF PREVIOUS MEETING

[1.](#) Minutes of Previous Meeting - February 19, 2019

IV. REPORT FROM CODE ENFORCEMENT OFFICER

V. PUBLIC HEARINGS

[1.](#) Request for COA for Site Plan - Double Springs Church Road

[2.](#) An Ordinance to Amend the Official Zoning Ordinance - Infill Overlay District

VI. RECOMMENDATIONS ON REQUESTS

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**MONROE PLANNING COMMISSION
MINUTES
February 19, 2019**

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

Absent: None

Staff: Debbie Adkinson – Code Dept Assistant
Patrick Kelley – Director of Code & Development
Darrell Stone – Director of Planning and Development
Logan Propes – City Administrator
Jesse Couch – City Attorney
Mayor John Howard, Les Russell – Director of HR,

Visitors: Rick Huszagh, Lee Rowell, Roger Rowell, Charlie Massey, Robert Massey

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

Chairman Eckles asked for any changes, corrections or additions to the December 18, 2018 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Parks seconded. Motion carried. Minutes approved.

Code Officer Report: The Zoning Map will be heard tonight with some changes to update the City Limits, several projects going on in town, apartment complex on South Broad is started, several houses are being built, business is booming.

Public Hearing open 5:31 pm

The first item of business: is for petition # 19-00090 for a COA at Double Springs Church Road. The applicant is Robert Massey. He is requesting a COA to place a 48 unit assisted living home on 3.5+/- ac.

Chairman Eckles asked for a representative of the request.

Mr. Robert Massey the developer for the assisted living home spoke to the request. He stated he was there to basically answer any questions they may have.

Chairman Eckles asked if the site plan has all the requirements on it. Massey the setbacks and parking was placed on it by the engineer. Kelley commented on the site plan and stated that some of the requirements for the CDO were not included on the site plan. We recommend this be considered just for the building only since the site plan was not conforming. This would give them the opportunity to get that up to that section of the Zoning Ordinance and resubmit later for another COA for the site plan as well. Chairman Eckles with your permission we would like to continue on with the COA for the building and also continue for the height variance. The applicant would need to resubmit the site plan design to comply with the CDO.

Chairman Eckles asked if there were any questions concerning the building?

Harrison asked if the applicant/developer was experience in building these types of buildings

Massey stated he is building in Oconee and Barrow now.

Chairman Eckles asked what the time frame would be for resubmitting.

Kelley: It would be the third Tuesday of the month. The site plan would need to meet all criteria of the Corridor Design Overlay District. We will work with you to try to get this on the next month meeting.

Public Hearing closed 5:38

Chairman Eckles asked if there were any questions or comments. Being none he entertained a motion to approve for the building only.

Motion made by Harrison Seconded by Camp
Motion Carried. COA for building only granted!

Public Hearing opened at 5:39 pm

The seconded item of business: is for petition # 19-00089 for a Variance at Double Springs Church Road to increase the height of the building from 35' to 40'. The applicant is Robert Massey. The property consists of 3.5 +/- ac with 344.94 ft of road frontage on Double Springs Church Road. The Code Department recommends approval.

Chairman Eckles asked if there were any questions in reference to the building height.

Harrison asked if he understood correctly that the Code Dept recommends approval.

Kelley: yes

Chairman Eckles asked if anyone would like to speak for or against this recommendation.

Being none the Public Hearing was closed at 5:40

Chairman Eckles entertained a motion.

Motion to approve by Camp Seconded by Harrison
Motion Carried. Recommendation for Approval

Public Hearing opened at 5:41 pm

The third item of business: is for petition # 19-00093 for a rezone from M1-C/PCD to M1. The applicant Mountain Creek Enterprises, Inc. is requesting the rezone to M1 at 941 Monroe Jersey Road to allow for a truck shop. The property consists of 7.54 ac and has 304.64 ft of road frontage on Monroe Jersey Road. The recommendation of the Code Department is for approval.

Rick Huszagh with Mountain Creek Enterprises spoke to the request. The property was bought in 2006 and at that time it was in the county. It was later annexed into the City and zoned as M1-C/PCD. The PCD was not the right step to go with the needs of expansion in the business. A truck shop is needed and the request to rezone will allow for that. Neighbors are in agreement with the building of the truck shop.

Chairman Eckles asked if the M1 was appropriate.

Kelley: Yes

Chairman Eckles asked for any other questions.

Harrison: confirming the Baccus Pest Control was the business ok with the rezone.

Huszagh: Yes

Harrison: Do I see here some proposed cedars for landscape barrier?

Kelley: Yes

Harrison: also is there no problem in the M1 zoning for a metal building?

Kelley: No

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

Public Hearing closed 5:45 pm

Chairman Eckles entertained a motion on the rezone.

Motion to approve by Harrison Seconded Camp
Motion Carried. Recommendation for approval

Public Hearing opened 5:46 pm

The fourth item of business: is for petition # 19-00094 for a variance of section 700.3 Table 13 at 941 Monroe Jersey Road. The applicant Mountain Creek Enterprises is requesting a variance to reduce the side setback from 50' to 25'. The property consists of 7.54 ac. It has approximately 304.64 ft of road frontage on Monroe Jersey Road. The Code Department recommends approval.

Rick Huszagh spoke to the variance request. The M1 zoning requires a building setback of 50' on the side and 100' front and 75' rear. Because the building will be close to the neighbors, Baccus Pest Control, they will need a setback of 25' in order to do a 50' X 80' building.

Kelley: There is no buffering required between industrial uses even though one is in the County and the other is in the City. They are willing to put in a buffer in that 25' setback.

Chairman Eckles asked for questions or comments. There were none.

Public hearing closed 5:48 pm

Chairman Eckles entertained a motion.

Motion to approve Butler Seconded Camp
Motion carried – Recommendation to approve.

Public hearing open 5:49 pm

The fifth item of business: is for the amendment of the Official Zoning Map.

Darrell Stone, Director of Planning & Development of the city of Monroe spoke to the amendment with an explanation of the changes that have been made since the last amendment. The changes included two annexations of properties on Good Hope Road and Vine Street along with a few rezones and basic clean up.

Chairman Eckles asked for any comments or questions. There were none

Public Hearing closed at 5:50 pm

Chairman Eckles entertained a motion.

Motion to accept Parks Seconded Harrison
Motion Carried - Recommendation for approval

Public Hearing opened 5:51 pm

The sixth item of business: is to amend the Zoning Ordinance Section 310.1 to update adoption date of the Official Zoning Map.

Jesse Couch of Preston & Malcom Law offices spoke to the amendment. This is to address the new map into the Zoning Ordinance. This is just a text amendment to show the new adoption date.

Chairman Eckles asked for any comments or questions. There were none.

Public Hearing closed at 5:52 pm

Chairman Eckles Entertained a motion.

Motion to accept Butler Seconded Parks
Motion carried – Recommendation for approval.

Old Business: none

New Business: Mayor John Howard spoke to the Commission with an appreciation for their sacrifices to serve the City.

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn Harrison Seconded Butler
Motion Carried – Meeting adjourned at 5:54 pm

CERTIFICATE OF APPROPRIATENESS



215 North Broad Street
Monroe, GA 30655
CALLFORINSPECTIONS
770-207-4674 ... Phone
dadkinson@monroega.gov

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|-----|-----------|
| 19-00276 | 03/12/2019 | \$ 0.00 | \$ | adkinson |

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LOCATION **DOUBLE SPRINGS CHURCH Rd**
Monroe, GA 30656

USEZONE **B3**
PIN **M0005-045-000**

FLOODZONE

CONTRACTOR

ROBERT MASSEY

SUBDIVISION

LOT
BLOCK

2881 MONROE Hwy Ste 501
Bogart GA 30622

UTILITIES...
Electric
Sewer
Gas

OWNER **Rowell Family Partnership & Still Family**
Realty LLC,
PO Box 1378
Monroe GA 30655

PROJECTID# **DOUBLE SPRINGS**
CHURCH Rd-190117-1

EXPIRATIONDATE: **09/08/2019**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA FOR SITE PLAN FOR
ASSISTED LIVING-P&Z MTG 3/19/19 @5:30
PM 215 N BROAD STREET

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

NATURE OF WORK

Other

SINGLE FAMILY ONLY

#BATHROOMS

CENSUS REPORT CODE

#BEDROOMS

905 - Certificate of Appropriateness

TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

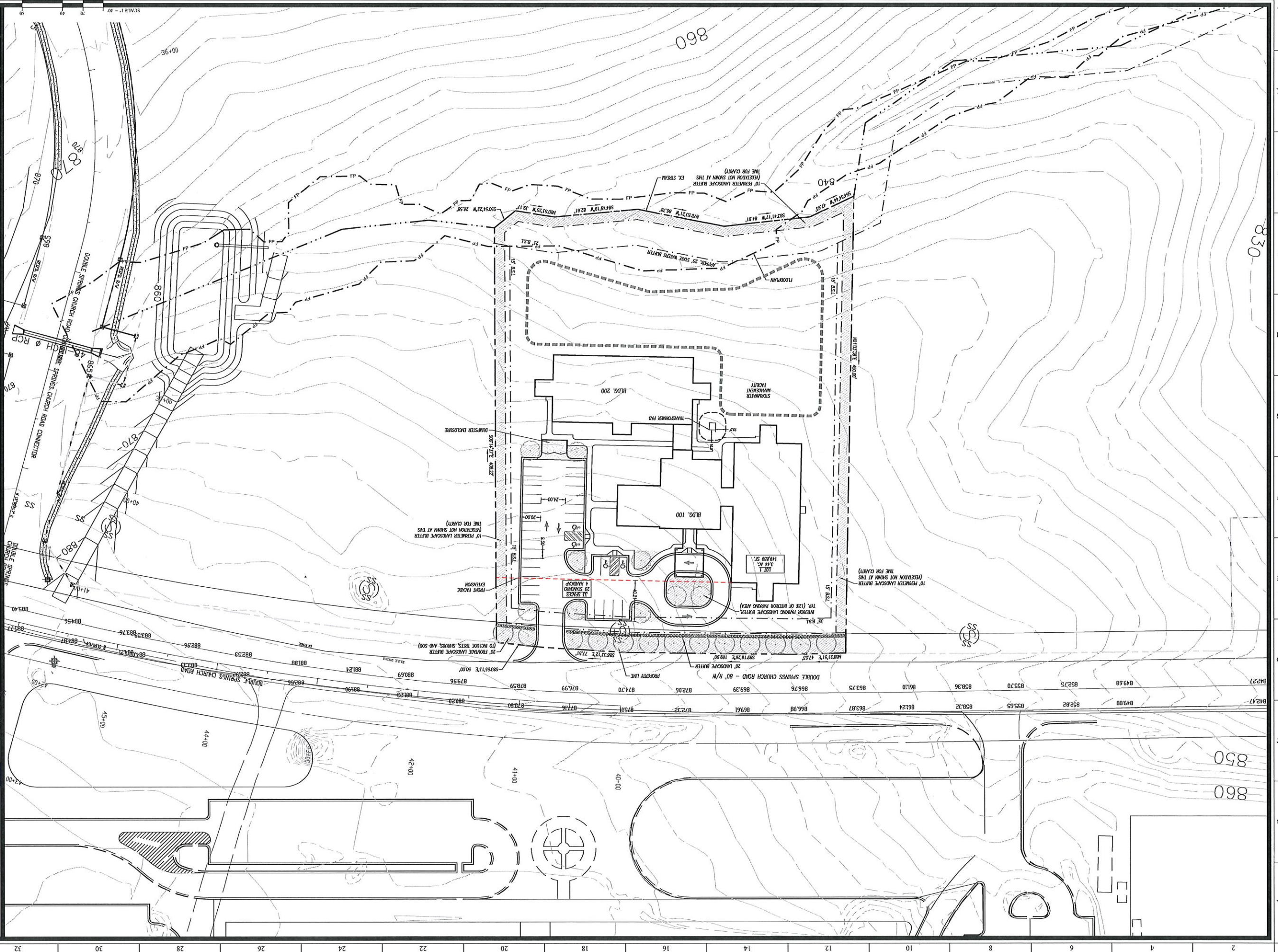
<http://BuildingDepartment.com/project>

PERMIT NUMBER

19-00276

PERMIT PIN

58314



CP03

CONCEPT PLAN

P18-128

FOR REVIEW ONLY

811

Call before you dig

Know what's below

W

E

N

S

DATE: 03/08/2019

REVISIONS

DATE: 03/08/2019

COMMENT

THE STANDARD,
SENIOR LIVING, LLC

WALTON COUNTY, GEORGIA

0 ACRES

W&A Engineering

3470 Dentelle Bridge Road, Suite 161
Alpharetta, GA 30606
P: (770) 310-0400 • F: (770) 310-0411
www.wandaengineering.com

W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
PLANNING - SITE AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

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**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on March 19, 2019 before the Planning & Zoning Commission, at 5:30 P. M. for the site plan for a new Assisted Living on Double Springs Church Road.

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 3, 2019



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 03-04-19
Description: Zoning ordinance Text Amendment –Infill Overlay District (IOD)

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval*

Background: This is an effort to provide for and encourage infill development, to apply aesthetic controls to ensure the desired development pattern and quality, while allowing for affordability and sustainable development.

Attachment(s): Text amendment below

TEXT AMENDMENT ZONING CODE



215 North Broad Street
Monroe, GA 30655
CALLFORINSPECTIONS
770-207-4674 ... Phone
dadkinson@monroega.gov

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|-----|-----------|
| 19-00257 | 03/04/2019 | \$ 0.00 | \$ | adkinson |

| | | | | | | |
|----------------|------------|------------------------------------|-----------------|---------------------------|-----------|-----|
| NAME + ADDRESS | LOCATION | 215 N Broad St Monroe, GA 30655 | USEZONE | B2 | FLOODZONE | Yes |
| | | | PIN | M0014-026-000 | | |
| | CONTRACTOR | City Of Monroe | SUBDIVISION | CORRIDOR OVERLAY DISTRICT | | |
| | | | LOT | | | |
| | | | BLOCK | 0 | | |
| | | | UTILITIES... | | | |
| | | Monroe GA 30655 | Electric | | | |
| | OWNER | City Of Monroe () | Sewer | | | |
| | | | Gas | | | |
| | | Monroe GA 30655 | PROJECTID# | 215NBroadSt-190304-1 | | |
| | | | EXPIRATIONDATE: | 08/31/2019 | | |

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

**ZONING ORDINANCE TEXT AMEND - INFILL
OVERLAY DISTRICT**

NATURE OF WORK

Other

CENSUS REPORT CODE

886 - ZONING CODE TEXT AMENDMENT

DIMENSIONS

| | | |
|-------------------|------------|---------|
| | #STORIES | |
| SQUAREFOOTAGE | | Sq. Ft. |
| | #UNITS | |
| SINGLEFAMILY ONLY | | |
| | #BATHROOMS | |
| | #BEDROOMS | |
| | TOTALROOMS | |

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Hebri Adkinsen

3-4-19

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

19-00257

PERMIT PIN

58245

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

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

Article I.

The following Sections of the Official Zoning Ordinance of the City of Monroe, Georgia are hereby amended with Amendment # 7 of said zoning ordinance by deleting said Sections in their entirety and substituting the following in lieu thereof:

Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings.

SEE THE ATTACHED “**EXHIBIT A**” FOR THE COMPLETE TEXT OF THE ABOVE-
REFERENCED SECTIONS OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF
MONROE, GEORGIA

Article II.

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

Article III.

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

FIRST READING. This 2nd day of April, 2019.

SECOND READING AND ADOPTED. This 2nd day of April, 2019.

CITY OF MONROE, GEORGIA

By:_____ (SEAL)

John S. Howard, Mayor

Attest:_____ (SEAL)

Debbie Kirk, City Clerk

EXHIBIT A

OFFICIAL ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA, SEVENTH AMENDMENT APRIL 9, 2019

Section 300 Districts.

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

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

Section 610.3 Residential Land Use Regulations. (R1, R1A, MH, R2).

The residential zoning districts referenced below correspond to the districts listed in Section 610 and intent statements as found in Section 610.2 above. In **Table 6 - Residential Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in residential zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “See Section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

[Existing Table 6 – Residential Zoning District Land Use Regulations to remain.]

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

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

Section 643.3 Boundaries of the Corridor.

The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:

- (1) Highway 11/Broad Street
- (2) East and West Spring Street (Hwy 10 Bus)
- (3) Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
- (4) Highway 78

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

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

645.2 Applicability.

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

645.3 Permitted Uses.

Within a IOD development the following uses are permitted:

- (1) Single-family detached dwellings.

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

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 9 for lot dimensional requirements.

Infill Overlay District (IOD) Dimensional Requirements
Table 9

| | |
|--|----------|
| Lot area, minimum | 4,000 sf |
| Lot density, maximum | 10.0 upa |
| Lot coverage, max | 50% |
| Lot width, min at building line | 50 ft |
| Lot frontage, min | 50 ft. |
| Lot depth, min. | 80 ft. |
| | |
| Setback, front yard (minimum) | 10 ft. |
| Setback, side yard (minimum) | 6 ft. |
| Setback, rear yard (minimum) | 20 ft |
| Building height, maximum | 35 ft. |
| Building area, minimum Square footage | 1,300 sf |
| Building width, minimum | 24 ft. |

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

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded four (4) foot sidewalks on all streets.
- (8) Four (4) Overstory Trees (2.5" caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique

site conditions, however, they must be more or less evenly distributed across the front lot line.

- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

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

- (1) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (2) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (3) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (4) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (5) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (6) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (7) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.
- (8) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (9) All roof overhangs shall be a minimum of 12 inches.
- (10) No chain link fencing of any type shall be permitted in an IOD development.
- (11) All utilities serving the IOD development and its dwelling units shall be underground.
- (12) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.7 Roads and Streets Connectivity.

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

645.8 Homeowner Association.

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

Section 700.1 R1, R1A, R2, MH Dimensional Requirements.

The following chart delineates dimensional requirements for the specified residential zoning districts. For the chart of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X.

Section 700.1: Table 11-Residential Zoning District Dimensional Requirements

| | R1 | R1A | R2 | MH |
|---|-----------------------------|-----------------------------|----------------------------|---------------------------|
| LOT | See Note (8) | See Note (8) | See Note (8) | See Notes(2), (8) |
| Lot area, min (1) | 14,000 sf See note(7) | 10,000 sf See note(7) | 5 acres See note (9) | 10 acres |
| Lot density, maximum | 3.0 upa | 4.0 upa | 6.0 upa See note (6) | 4.0 upa |
| Lot coverage, max | 40% | 40% | 40% | 40% |
| Lot width, min at building line | 100 ft. | 75 ft. | 150 ft. | 200 ft. |
| Lot frontage, min | 75 ft. | 50 ft. | 150 ft. | 200 ft. |
| YARD | | | | |
| Setback, front yard(min) highways and arterials | 40 ft. min See note(3) | 40 ft. min See note(3) | 40 ft. min See note(3) | 50 ft. min See note(3) |
| Setback, front yard (min) collectors and other streets | 30 ft. min See note (3) | 10 ft. min See note (3) | 30 ft. | 50 ft. |
| Setback, side yard (min) | 10 ft. min | 10 ft. min | 25 ft. See note (4) | 50 ft. See note (4) |

| | | | | |
|-----------------------------------|----------|-----------|---|---|
| Setback, rear yard (min) | 25 ft | 25 ft. | 50 ft. | 50 ft. |
| BUILDING | | | | |
| Building height, max See note(5) | 35 ft. | 35ft. | 35 ft. | 35 ft. |
| Building area, min square footage | 1,600 sf | 1,500 sf. | 800 sf-1-bedroom 1000 sf-2-bedroom 1,200 sf-3 | 800 sf. 1 bedroom 1000 sf. 2 bedroom 1200 sf. 3 bedroom |
| Building width, min | 24ft. | 24ft. | 16ft. | 16ft. |

Notes for Table 11, Section 700.1

- (1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.
- (2) Area requirements for manufactured home parks and individual manufactured home spaces within parks are set forth in Section 1045.
- (3) Front building line shall conform to the mean building line established by existing buildings along a developed block. For properties located with overlay districts (HPO and CDO), the frontage setbacks are established by the designated design review board to maintain the most compatible building line along a historic block or design corridor.
- (4) Attached dwelling unit buildings must also have a twenty (20) foot setback between buildings on the property; for townhouses the twenty (20) foot setback is applied between buildings and not between individual dwelling units.
- (5) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (6) The maximum lot density may be increased to 10 upa for multi-family dwelling developments at the discretion of and after submission of site review and approval by the Planning Commission. In addition, the maximum number of dwelling units per building may be increased from 8 to 24 units per building. In order for a multi-family dwelling development to be granted said increase in maximum lot density and per building capacity, the development should contain a minimum of five of the following site and use features:
 - (a) Approved comprehensive landscape plan including the use of significant ornamental landscaping materials.
 - (b) Increased side and rear landscaped buffers to minimize impact of the development on any single family residential uses adjacent to the development.
 - (c) Onsite Property Management providing a minimum of 20 hours per week of onsite management
 - (d) Use of the services of a POST certified law enforcement officer to serve as a "Courtesy Officer" for the development.
 - (e) Controlled access gates at all entrances to the development.

- (f) Common trash refuse compactor for resident use only properly blinded from view.
- (g) Common central mail receptacle for the development approved by the Postmaster.

Further, the development should provide for the installation and continued maintenance and upkeep of six of the following amenities for use by residents of the development:

- (a) Swimming Pool
- (b) Children's Playground
- (c) Pavilion at least 100 sq ft in size and a grassed picnic area at least 1,000 sq ft in size
- (d) Tennis Court(s)
- (e) Onsite Laundry Facility
- (f) Onsite Indoor Fitness Center
- (g) Indoor Community Center/Clubhouse
- (h) Indoor Theater Room
- (i) Business Center

Further, the development should incorporate at least four of the following architectural design standards and guidelines:

- (a) Brick, wood or masonry siding on all sides of all building. Vinyl and/or metal siding shall not be permitted.
 - (b) Varied shading of brick and siding colors to provide pleasing aesthetics.
 - (c) Varied fenestration and elevations and roof pitches.
 - (d) Three Dimensional Architectural Asphalt Roof Shingles.
 - (e) Wood and No Rot Composite trim boards only for corner boards, frieze boards and soffit trim (No vinyl siding components on exterior)
 - (f) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements.
- (7) All R1 and R1A proposed developments that exceed 100 dwelling units shall be required to have a minimum of 15% gross acreage dedicated to common area open space with a minimum of three (3) of the following amenities for recreation; pool, playground, pavilion, clubhouse/fitness center, Play courts such as but not limited to tennis, volleyball, or basketball.
 - (8) All proposed developments (R1, R1A, R2 and MH) over thirty (30) dwelling units shall be required to complete an "Impact Study" as prescribed by the Code Enforcement Officer to address the proposed development's impact on the community including its impact on vehicular traffic, utilities, and school system capacity.
 - (9) The minimum lot size for all single-family homes located in R2 zoned property shall comply with all dimensional requirements of the R1A district.

ARTICLE IX: BUILDING DESIGN

Section 900 General.

This Article is established to ensure that building design standards are developed for certain zoning districts within the City. These building design standards are implemented to promote and encourage quality building construction and design elements consistent with the desired construction styles that promote the best interests of the residents of Monroe.

Section 910 Residential Building Design Standards.

910.1 Single and Two Family Dwellings.

The following building design standards shall apply to all single and two family dwelling units constructed in the City, regardless of their zoning district:

- (1) All dwellings shall be constructed of brick, stone or other masonry type product. Cement based siding such as Hardiplank or other similar material is permitted. Vinyl and aluminum siding is prohibited. Vinyl or aluminum may be utilized on a limited basis in the soffit and eave trim areas.
- (2) All primary roofs shall have a minimum 5/12 pitch. Dormer and porch roofs may have lower slopes.
- (3) No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- (4) All garage doors must be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry.

910.2 Multi Family Dwellings.

All multi-family dwellings located in the City shall be constructed with brick veneers.

NOTICE TO THE PUBLIC

CITY OF MONROE

The City of Monroe Planning and Zoning Commission will hold a public hearing for Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the Planning and Zoning Commission on March 19, 2019, at 5:30 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655 concerning the same.

The City Council of the City of Monroe, Georgia will hold a public hearing for the same Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the City Council on April 9, 2019, at 6:00 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655.

A copy of these proposed Zoning Ordinance text amendments are available for review and inspection at the City of Monroe, Code Department Office located at City Hall, 215 N. Broad Street, Monroe, Georgia 30655.

All those having an interest concerning these Zoning Ordinance text amendments should be present.

Please run on the following date: March 3, 2019