



## Planning & Zoning Commission Meeting

### AGENDA

Tuesday, November 20, 2018

5:30 PM

215 N Broad St Monroe GA 30655

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - October 16, 2018

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Rezone - 215 Breedlove Drive

[2.](#) Request for COA - 2040 West Spring Street

[3.](#) Request for COA - 600 South Broad Street

[4.](#) Request for Rezone from PCD to PRD - 1600 East Church Street

[5.](#) Request for Variance - 1190 West Spring Street

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

[1.](#) Request for Variance - 409 Greenwood Drive

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION  
MINUTES  
October 16, 2018**

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

**Absent:** None

**Staff:** Debbie Adkinson – Code Department Assistant  
Logan Propes – City Administrator

**Visitors:** Hazel L. Prather, Bob Rosenthal, Tommy & Linda Aycok, Richard Roberts, Arthur & Jeannie Bowick, Ben York, Mary Jean & John Sloan, Steve & Susan Brown, Sandy & Bill Stacey, Mary Williams, Edith Weaver, Dr William A & Margaret Hartley, Jo & John Thompson, Ron & Joylou Mullis, Teresa Tanner, Lisa Vickery, Steven Siegan, Marsha & Bruce Millians, GiYoung Kim, Patrick Stanton, Jim Wilson, Suzanne Laseter, Thomas Hamilton, David Brown, Faye Witcher, Chuck Leathery, Xue Jin Wang, Wallace & Sherrie Beall, Faye Witcher, George Baker III, Kevin Wang.

**CALL TO ORDER –CHAIRMAN MIKE ECKLES**

Butler made a motion to amend the agenda to move the Old Business to the first item of business. Parks seconded. Motion carried unanimously.

Chairman Eckles asked for any changes, corrections or additions to the September 6, 2018 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Parks seconded. Motion carried. Minutes approved.

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

**Old Business:** Chairman Eckles moved to the Old Business of the tabled item for petition # 18-00386 at 409 Greenwood Drive for a variance.

Code Officer Report: Adkinson stated the applicant Paul Rosenthal has requested the item to be tabled again until the November 20, 2018 meeting due to his absence. He had a conflicting work duty for a client.

Chairman Eckles entertained a motion to table the item until the November 20, 2018 meeting. Harrison made the motion to table. Parks seconded. Motion carried unanimously.

Code Officer Report: None

**The first item of business:** is for petition # 18-00385 for a COA at 242 Martin Luther King Jr Blvd. The applicant Inarch LLC is requesting a COA for a new restaurant.

GiYoung Kim and Patrick Stanton of Foresite group spoke to the request. Patrick Stanton spoke to the site plan changes that have been made to meet Code. The asphalt parking travel lanes have been changed from 24' wide to 22" wide, they are currently working with DOT for approval for entrance but do not have a final approval at this time. The entrance will be a one lane in one lane out as determined at this time. They have on the new site plan the location where the storm water management system will be and the private septic system location. Currently there is no public sewer servicing this property. The owner has agreed and written a letter to the City of Monroe Sewer Department that once this is in place they will connect to the public sewer.

Harrison: where is this located?



Stanton: it is just south of the tractor supply across from Great Oaks Assisted Living location.

GiYoung Kim spoke to the building. The exterior will be stone, wood and stucco. There will be a patio in front of building. There are plans to have one restaurant and one dessert store to be designed at a later date. The color is natural. The rendering in the application is the correct more current elevation.

Propes: quick point of clarification for the commission based on statements with Mr. Kelley who is not here tonight. You said this is pending GDOT appropriateness for that curb cut and the storm water management issue was resolved.

Chairman Eckles asked for more questions. Being none he entertained a motion. Harrison made the recommendation to approve with the condition that the rendering submitted with the application be a stipulation.

Motion to approve with stipulation.

Motion made by Harrison. Seconded by Camp  
Passed unanimously

**The seconded item of business:** is for petition # 18-00429 for a Certificate of Appropriateness at 535 North Broad Street. The applicant Xue Jin Wang is asking for a COA to improve the exterior of the existing Susie's Wings.

Code Officer Report: Recommendation for approval as a long standing building which is in need of some upgrades and maintenance.

Kevin Wang spoke to the request. We are doing a minor update replacing front doors and windows and some painting. They will be replacing the awnings with the same style of the existing ones. They will not be using ceramic or Hardiplank.

Chairman Eckles entertained a motion.

Motion to approve with changes  
from original application to minor upgrades.

Motion made by Camp, seconded by Harrison  
Passed unanimously

**The third item of business:** is for petition # 18-00430 for a rezone at 215 Breedlove Drive. The applicant Mill Point Properties, LLC is requesting a rezone from R1, M1 and B3 to B3. The project has 175.10 ft of road frontage on Breedlove Drive. The property consists of 4.38 acs. The recommendation of the Code Department is for Approval.

Code officer report: recommendation for approval. The majority of this undeveloped property has had a split zoning comprised of M1 and B3. The applicant has acquired the adjoining property which is zoned R1 to the creek line. They wish to rezone the entire resulting parcel to B3 in order to make it congruous throughout, to eliminate M1 zoning in an inappropriate location and to allow development of the site for an approved use in B3 zoning.

Chairman Eckles asked for a representative to speak. There was none.  
Harrison stated he spoke with Patrick about this. The understanding he has is that it will be a development of storage units. The creek would be a natural buffer.

After some discussion it was decided without more information they would prefer to table the petition.

Motion to table until November 20, 2018 meeting.

Motion made by Harrison. Seconded by Parks  
Passed unanimously

**New Business:** none

Chairman Eckles entertained a motion to adjourn. Parks made the motion. Camp seconded. Meeting adjourned at 6:00 pm.



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 09-27-18  
**Description:** 215 Breedlove Dr. Rezone from R1,B3 & M1 to B3

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**Budget Account/Project Name:** NA

**Funding Source:** 2018 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

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**Recommendation:** Approval

**Background:** The majority of this undeveloped property has had a split zoning comprised of M1 and B3. The applicant has acquired the adjoining property which is zoned R1 to the creek line. They wish to rezone the entire resulting parcel to B3 in order to make it congruous throughout, to eliminate M1 zoning in an inappropriate location and to allow development of the site for an approved use in B3 zoning.

**Attachment(s):** Submittals attached.

**September 14, 2018**

**Petition Number:** 18-00430  
**Applicant:** Mill Point Properties, LLC  
**Location:** 215 Breedlove Drive  
**Proposed Zoning:** B3  
**Existing Zoning:** R1, B3, & M1  
**Acreage:** Total acreage 4.38 AC  
**Proposed Use:** Commercial Self Storage

**CODE ENFORCEMENT STAFF RECOMMENDATION**

☒ Approve  
☐ Deny  
☐ Approve with recommended conditions

- (a) The applicant, Mill Point Properties, LLC request a rezone for property located at 215 Breedlove Drive. The project has 175.10 ft of road frontage on Breedlove Drive. The property consists of 4.38 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned R1, M1 & B3
- (c) The requested zoning classification is B3
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Residential.

Recommended conditions:

# RE-ZONING REQUEST ALL TYPES



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00430	09/14/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION <b>215 Breedlove Dr</b> <b>Monroe, GA 30655</b>	USEZONE <b>B3/M1</b>	
		PIN <b>M0007-027-000</b>	FLOODZONE
		SUBDIVISION	
	CONTRACTOR <b>MILL POINT PROPERTIES, LLC</b>	LOT	
		BLOCK <b>0</b>	
	<b>1152 Rowe Rd</b> <b>Monroe GA 30655</b>	UTILITIES...	
	Electric		
	Sewer		
	Gas		
OWNER <b>MILL POINT PROPERTIES, LLC,</b>			
	<b>1152 Rowe Rd</b> <b>Monroe GA 30655</b>	PROJECTID# <b>215BreedloveDr-1809</b> <b>14-1</b>	
		EXPIRATIONDATE: <b>11/30/2018</b>	

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

**REQUEST FOR REZONE FROM R1,B3 & M1  
TO B3 - P&Z MTG 10/16/18 @ 5:30 PM -  
COUNCIL MTG 11/13/18 @ 6:00 PM - 215 N  
BROAD STREET**

### NATURE OF WORK

**Other**

### CENSUS REPORT CODE

**875 - \* Re-Zoning Request**

### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLE FAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	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

*Debbie Adkinson*

Approved By

Date

*9-14-18*

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

**18-00430**

PERMIT PIN

**57003**

7



REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION Breedlove drive Monroe, GA adjacent to 215 Breedlove dr  
COUNCIL DISTRICT 1  
MAPNUMBER 7  
PARCEL NUMBER A Portion of M0070027
- II. PRESENT ZONING R1, B3 & M1 REQUESTED ZONING B3
- III. ACREAGE 1.88 - 4.38 PROPOSED USE Self Storage
- IV. OWNER OF RECORD PP Property Management LLC  
ADDRESS 426 W. Highland Ave Monroe, GA 30655  
PHONE NUMBER 404 819 2520

The following information must be supplied by the applicant. (attach additional pages if needed)

V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property  
Adjacent to B3 & M1 zoned property. Across the creek there is vacant residential land
2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification  
Property is really unusable for residential land. Having a large portion of flood area and being adjacent to a shopping center
3. The existing value of the property contained in the petition for rezoning under the existing zoning classification  
\$30,000
4. The value of the property contained in the application for rezoning under the proposed zoning Classification  
\$30,000
5. A description of the suitability of the subject property under the existing zoning classification  
Not suitable for residential use due to flood area and topography.
6. A description of the suitability of the subject property under the proposed zoning classification of the property  
It will only help the yield of project that will be completed on the adjacent tract which is already zoned M1 & B3.

Rezoning/Annexation Application  
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property None, vacant land
8. The length of time the property has been vacant or unused as currently zoned 50+ years
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification working with land planner to incorporate this tract with adjoining tract known as 215 Breedlove dr.

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

**LEGAL DESCRIPTION OF PROPERTY**

\* See next page

## Legal Description

All that 1.880 acres tract or parcel of land in Land Lot 30 of the 3<sup>rd</sup> Land District of Walton County Georgia and being more particularly described as follows:

Commencing at a ½" rebar at the intersection of the northerly 60' right of way of McDaniel Street and the easterly 100' right of way of Breedlove Drive and running thence N 62°50'58" W a distance of 1,041.79' to a ½ inch open top, thence 451.58' along the arc of a 1445.63' radius curve to the right, said curve being subtended by a chord of N 48°21'26"W a distance of 449.74' to a ½" rebar, said ½" rebar being the **True Point of Beginning** thence 147.60' along the arc of a 1445.63' radius curve to the right, said curve being subtended by a chord of N 36°29'00"W a distance of 147.53' to a ½" rebar, thence leaving the aforesaid right of way N 60°23'41"E a distance of 694.75' to a ½" rebar, thence S 15°06'23"E a distance of 54.04' to a point in a creek, thence along said creek S 39°57'38"W a distance of 35.52' to a point, thence S 36°56'00"E a distance of 72.79' to a point, thence S 46°07'23"W a distance of 125.88' to a point, thence S 67°19'06"W a distance of 8.81' to a point, thence S 57°22'45"W a distance of 433.35' to a ½" rebar on the easterly 100' right of way of Breedlove Drive and the **True Point of Beginning**.

Said tract is more particularly shown as Tract 1B on a Boundary Survey for Nathan Purvis, dated 6/9/18, prepared by Alcovy Surveying & Engineering, Inc.



Rezoning/Annexation Application  
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) \_\_\_\_\_

Address 426 W. Highland Ave Monroe, GA 30655

Phone Number 404-819-2520

Attorney/Agent (signature) \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named NATHAN PERVIS who on oath says that he/she is the owner for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Susan Sykes (Notary Public) 9-7-18 (Date)

My Commission Expires 9-8-18



Rezoning/Annexation Application  
Page Four (4)

What method of sewage disposal is planned for the subject property?

☒ Sanitary Sewer ☐ Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from P-1 to B3 located at tract 1B Broadbore dr, containing 1.88 acre(s), property owner being PP Property Management LLC filed on 9-12-18.

CHECK LIST - APPLICATION MATERIAL

☒ Application Fee (\$100.00 Application Fee Single Family Rezoning)  
(\$300.00 Application Fee Multi Family Rezoning)  
(\$200.00 Application Fee Commercial Rezoning)  
(Application fee For Annexation is the same as a Rezone)

- ☒ The completed application form (one original with original signatures)
- ☒ Special Conditions made part of the rezoning/annexation request
- ☒ Legal Description
- ☒ Survey plat of property showing bearings and distances and:
- ☒ abutting property owners
  - ☒ the zoning of abutting property
  - ☒ the current zoning of the subject property
- ☒ Development Plan (two full size and one 11x17)
- ☒ Site plan of the property at an appropriate scale
- ☒ the proposed use
  - ☒ internal circulation and parking (proposed number of parking spaces)
  - ☒ landscaping minimum square footage of landscaped area
  - ☒ grading
  - ☒ lighting
  - ☒ drainage (storm water retention structures)
  - ☒ amenities (location of amenities)
  - ☒ buildings (maximum gross square footage and height of structures)
  - ☒ buffers
- ☐ Additional information that may be required by the Code Enforcement Officer:

☒ Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

Rezoning/Annexation Application  
Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- ☒ the maximum gross square footage of building area
- ☒ the maximum lot coverage of building area
- ☒ the minimum square footage of landscaped area
- ☒ the maximum height of any structure
- ☒ the minimum square footage of parking and drive areas
- ☐ the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- ☐ the maximum number of residential dwelling units
- ☐ the minimum square footage of heated floor area for any residential dwelling unit
- ☐ the maximum height of any structure
- ☐ the minimum square footage of landscaped area
- ☐ the maximum lot coverage of building area
- ☐ the proposed number of parking spaces
- ☐ on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- ☐ yes no Applicant site plan indicates a variance requested
- ☐ for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- ☐ any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:


- ☐ 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- ☐ 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- ☐ 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- ☐ 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- ☐ 5. Information that the special circumstances are not the result of the actions of the applicant.
- ☐ 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- ☐ 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

## COMMENTS

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature:  Date: 9-12-18



pg 115  
bk 13

**SURVEYOR CERTIFICATION**

As required by subsection (d) of O.C.G.A. section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Ga. R.L.S. no. 2921

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PARCEL FOR FILING:

CITY OF MONROE CODE DEPARTMENT

DATE:

**NOTE:**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

**NOTE:** BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND eGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

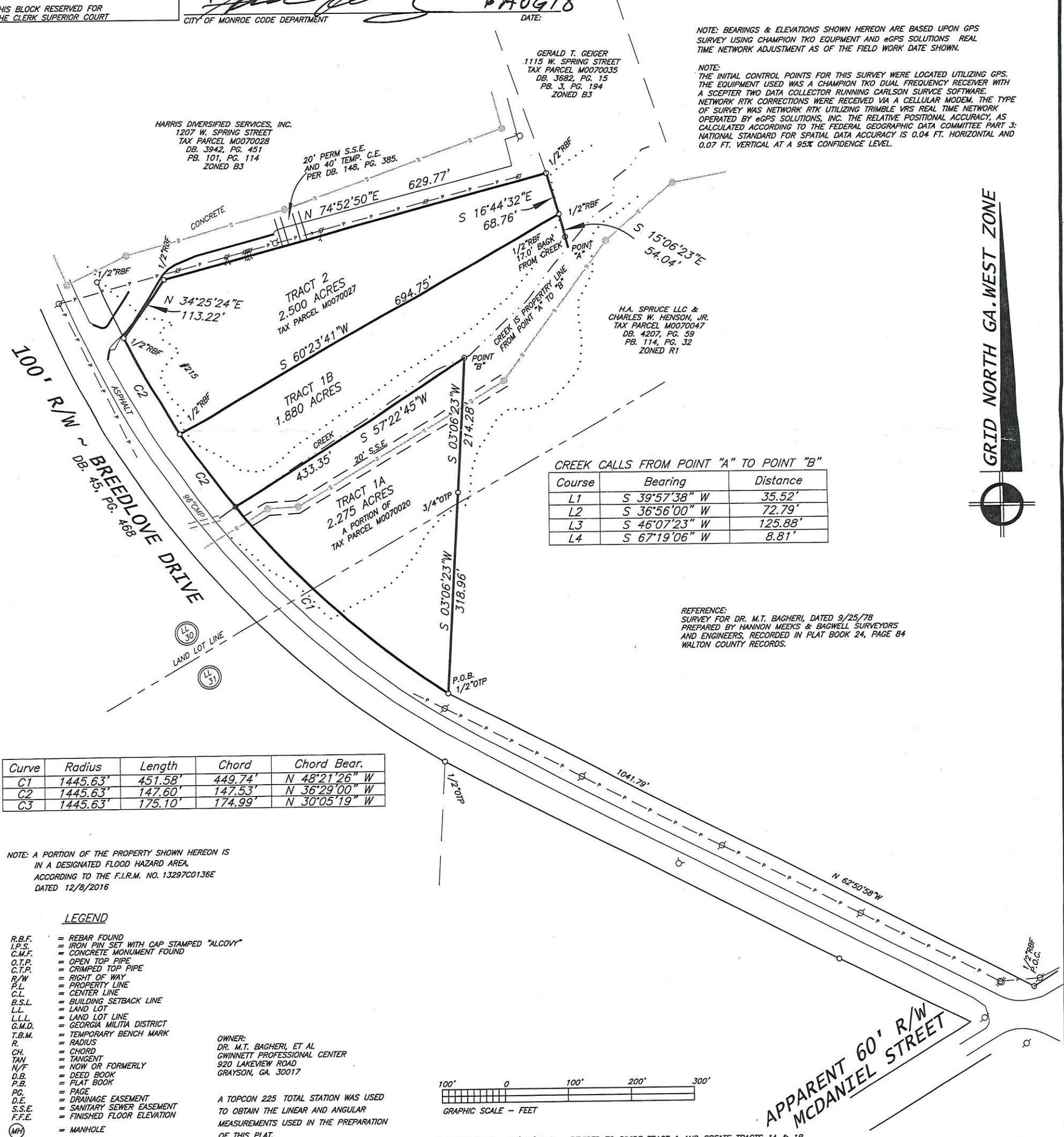
**NOTE:**

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCEPTER TWO DATA COLLECTOR RUNNING CARLSON SURVCE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

GRID NORTH GA. WEST ZONE



THIS BLOCK RESERVED FOR  
THE CLERK SUPERIOR COURT



CREEK CALLS FROM POINT "A" TO POINT "B"		
Course	Bearing	Distance
L1	S 39°57'38" W	35.52'
L2	S 36°56'00" W	72.79'
L3	S 46°07'23" W	125.88'
L4	S 67°19'06" W	8.81'

REFERENCE:  
SURVEY FOR DR. M.T. BAGHERI, DATED 9/25/78  
PREPARED BY HANNON MECKS & BAGWELL SURVEYORS  
AND ENGINEERS, RECORDED IN PLAT BOOK 24, PAGE 84  
WALTON COUNTY RECORDS.

Curve	Radius	Length	Chord	Chord Bear.
C1	1445.63'	451.58'	449.74'	N 48°21'26" W
C2	1445.63'	147.60'	147.53'	N 36°29'00" W
C3	1445.63'	175.10'	174.99'	N 30°05'19" W

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO. 13297C0136E  
DATED 12/8/2016

**LEGEND**

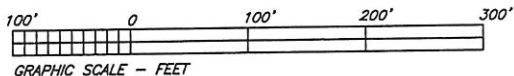
- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/O.F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- (MH) = MANHOLE
- (DI) = DRAIN INLET
- (FH) = FIRE HYDRANT
- (LP) = LIGHT POLE
- (PP) = POWER POLE
- (PL) = POWER LINE
- (FL) = FENCE LINE
- (WL) = WATER LINE
- (GL) = GAS LINE
- (V) = VALVE
- (W) = WELL
- (D) = DEED OR PLAT CALL
- (P.O.C.) = POINT OF COMMENCEMENT
- (P.O.B.) = POINT OF BEGINNING

OWNER:  
DR. M.T. BAGHERI, ET AL  
GWINNETT PROFESSIONAL CENTER  
920 LAKEVIEW ROAD  
GRAYSON, GA. 30017

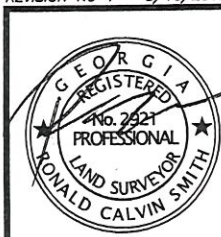
A TOPCON 225 TOTAL STATION WAS USED  
TO OBTAIN THE LINEAR AND ANGULAR  
MEASUREMENTS USED IN THE PREPARATION  
OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR  
PLAT IS BASED HAS A CLOSURE PRECISION  
OF ONE FOOT IN 56,827  
FEET AND AN ANGULAR ERROR OF 07"  
PER ANGLE POINT, AND WAS ADJUSTED USING  
LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURE AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 257,775 FEET.



REVISION NO 1 - 8/16/2018 - REVISED TO DIVIDE TRACT 1 AND CREATE TRACTS 1A & 1B.



BOUNDARY SURVEY FOR:

**NATHAN PURVIS**

IN THE CITY OF MONROE

FIELD WORK DATE: 6/6/18

DATE OF PLAT PREPARATION: 6/9/18

LAND LOT(S) 30 & 31

3rd DISTRICT

WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC.

SCALE: 1" = 15'

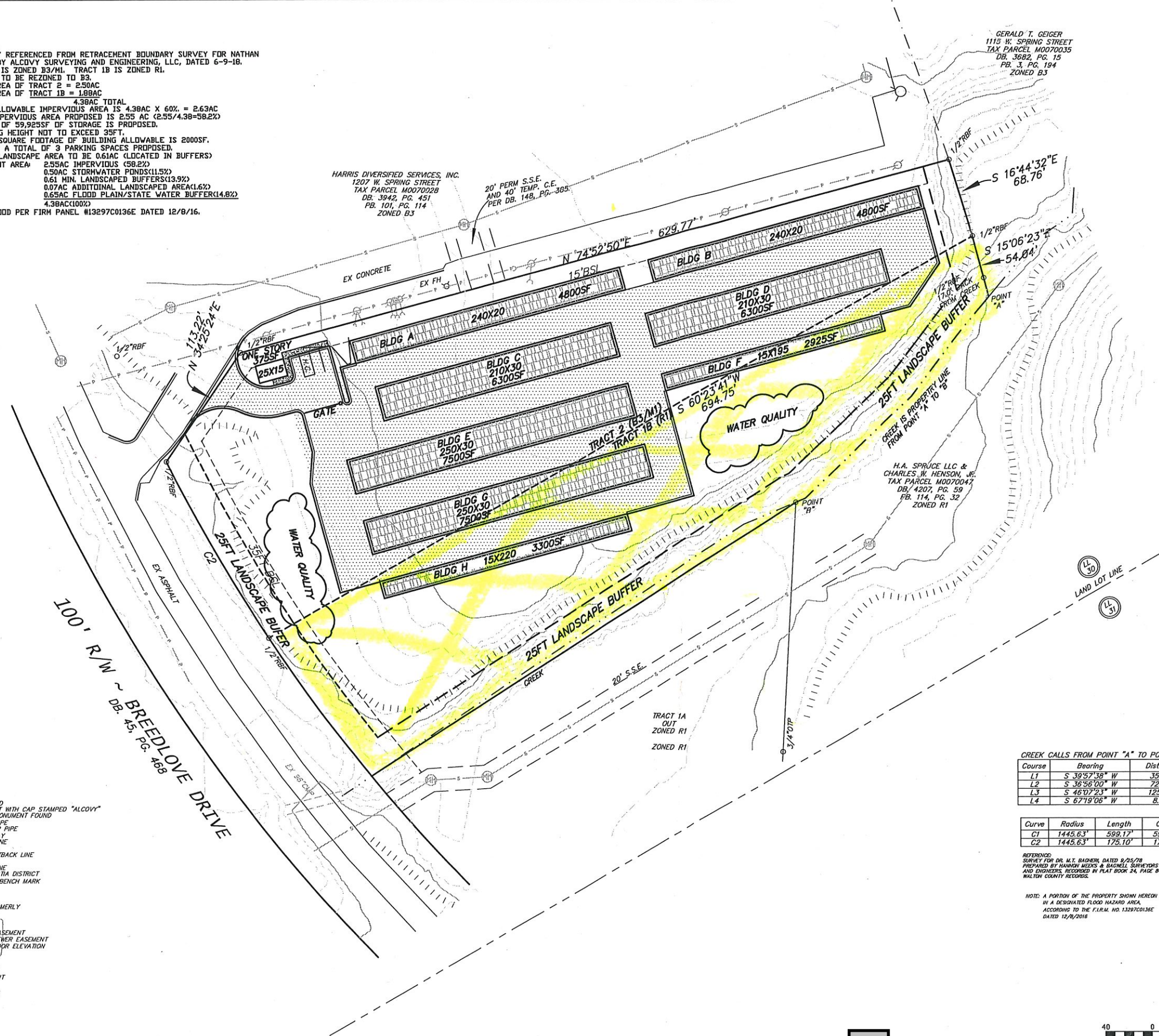
2205 HWY. 81 S., LOGANVILLE, GA. 30052  
Phone 770-466-4002 - LSF #000759

JOB NO. 16

15



- ## LEGEND
- = REBAR FOUND
  - = IRON PIN SET WITH CAP STAMPED "ALCOV"
  - = CONCRETE MONUMENT FOUND
  - = OPEN TOP PIPE
  - = CRIMPED TOP PIPE
  - = RIGHT OF WAY
  - = PROPERTY LINE
  - = CENTER LINE
  - = BUILDING SETBACK LINE
  - = LAND LOT
  - = LAND LOT LINE
  - = GEORGIA MILITIA DISTRICT
  - = TEMPORARY BENCH MARK
  - = RADIUS
  - = CHORD
  - = TANGENT
  - = NOW OR FORMERLY
  - = DEED BOOK
  - = PLAT BOOK
  - = PAGE
  - = DRAINAGE EASEMENT
  - = SANITARY SEWER EASEMENT
  - = FINISHED FLOOR ELEVATION
  - = MANHOLE
  - = DRAIN INLET
  - = FIRE HYDRANT
  - = LIGHT POLE
  - = POWER POLE
  - = POWER LINE
  - = FENCE LINE
  - = WATER LINE
  - = GAS LINE
  - = VALVE
  - = WELL
  - = DEED OR PLAT CALL
  - = POINT OF COMMENCEMENT
  - = POINT OF BEGINNING



Course	Bearing	Distance
L1	S 39°57'38" W	35.52'
L2	S 36°56'00" W	72.79'
L3	S 46°07'23" W	125.88'
L4	S 67°19'06" W	8.81'

Curve	Radius	Length	Chord	Chord Bear.
C1	1445.63'	599.17'	594.89'	N 45°25'56" W
C2	1445.63'	175.10'	174.99'	N 30°05'19" W

REFERENCE:  
SURVEY FOR DR. W.T. BAGNIERY, DATED 9/25/78  
PREPARED BY HANNON MEERS & BAGNELL SURVEYORS  
AND ENGINEERS, RECORDED IN PLAT BOOK 24, PAGE 8.  
WALTON COUNTY RECORDS.

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO. 13297C0135E  
DATED 12/8/2016

CONTACT: MATTHEW SULLINS  
SULLINS ENGINEERING, LLC.

# BREEDLOVE STORAGE

REZONE CONCEPT PLAT for  
**DLOVE ST**  
 WALTON COUNTY, GEORGIA  
 CITY OF MONROE  
 LL 30/31 ~ DIST 3RD



9/13/18

SHEET 1

Scale 1" = 40



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 215 Breedlove Drive to  
be rezoned from B3, M1 & R1 to B3  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on October 16, 2018  
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 215 Breedlove Drive to  
be rezoned from B3, M1 & R1 to B3  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on November 13, 2018  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**September 30, 2018**

# CERTIFICATE OF APPROPRIATENESS



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

PERMITNUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00481	10/19/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION 2040 W Spring St Monroe, GA 30655	USEZONE B3	
		PN M0001-021-B00	FLOODZONE Yes
	CONTRACTOR	SUBDMISION CORRIDOR DESIGN OVERLAY DISTRICT	
	MURPHY OIL USA, INC % Jillian Janovsky GreenbergFarrow	LOT BLOCK	
	200 Peach St El Dorado AR 71731-7000	UTILITIES... Electric Sewer Gas	
	OWNER MURPHY OIL USA, INC % Jillian Janovsky GreenbergFarrow, 200 Peach St El Dorado AR 71731-7000	PROJECTID# 2040WSpringSt-18101 9-1	
		EXPIRATIONDATE: 04/17/2019	

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR COA - P & Z MTG 11/20/18  
@ 5:30 PM 215 N BROAD STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

905 - Certificate of Appropriateness

### DIMENSIONS

#STORIES

SQUARE FOOTAGE

Sq. Ft.

#UNITS

SINGLE FAMILY ONLY

#BATHROOMS

#BEDROOMS

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

10/22/18

Approved By

Date

10-19-18

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00481

PERMIT PIN

57192

BP1-20040705-sf



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE PLANNING COMMISSION

**Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.**

DATE: 10/8/18

APPLICANT: Murphy Oil USA Inc c/o Jillian Janovsky GreenbergFarrow

APPLICANT'S ADDRESS: 3 Executive Drive, Suite 150, Somerset, NJ 08873

TELEPHONE NUMBER: 908-208-4328

PROPERTY OWNER: Murphy Oil USA Inc

OWNER'S ADDRESS: 300 Peach Street, El Dorado AR 71730

TELEPHONE NUMBER: \_\_\_\_\_

PROJECT ADDRESS: 2040 W Spring Street , Monroe GA 30655

Brief description of project: Redevelopment of the existing Murphy USA gas station and convenience store. The old site will be demolished. A new convenience store of 1400SF with associated canopy and fuel dispensers are proposed. New site amenities such as pavement, curbing, and landscaping, etc. are proposed as well.

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

#### DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

"Exterior architectural features" means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

"Landscaping/landscape area" means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]

  
Applicant

Date: 10/8/18

Effective July 1, 2014

Existing Murphy USA Photos  
At 2040 W Spring Street



















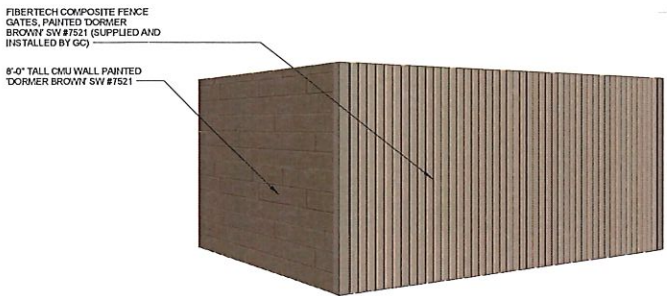
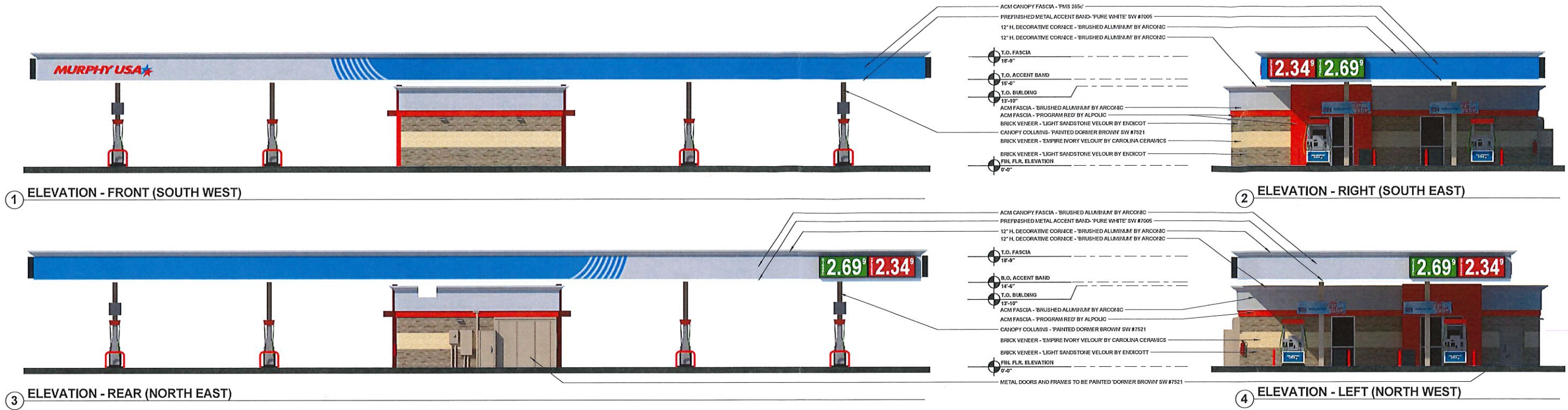




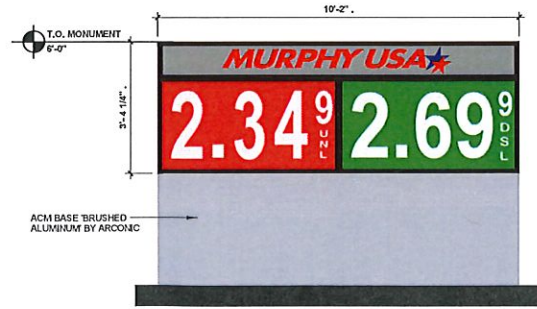








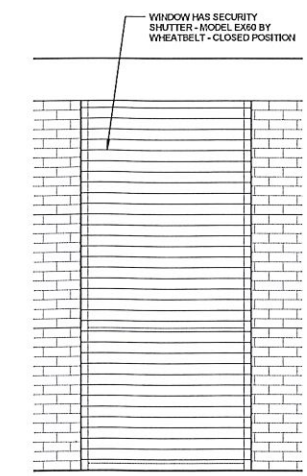
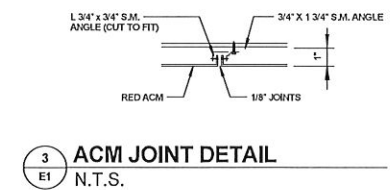
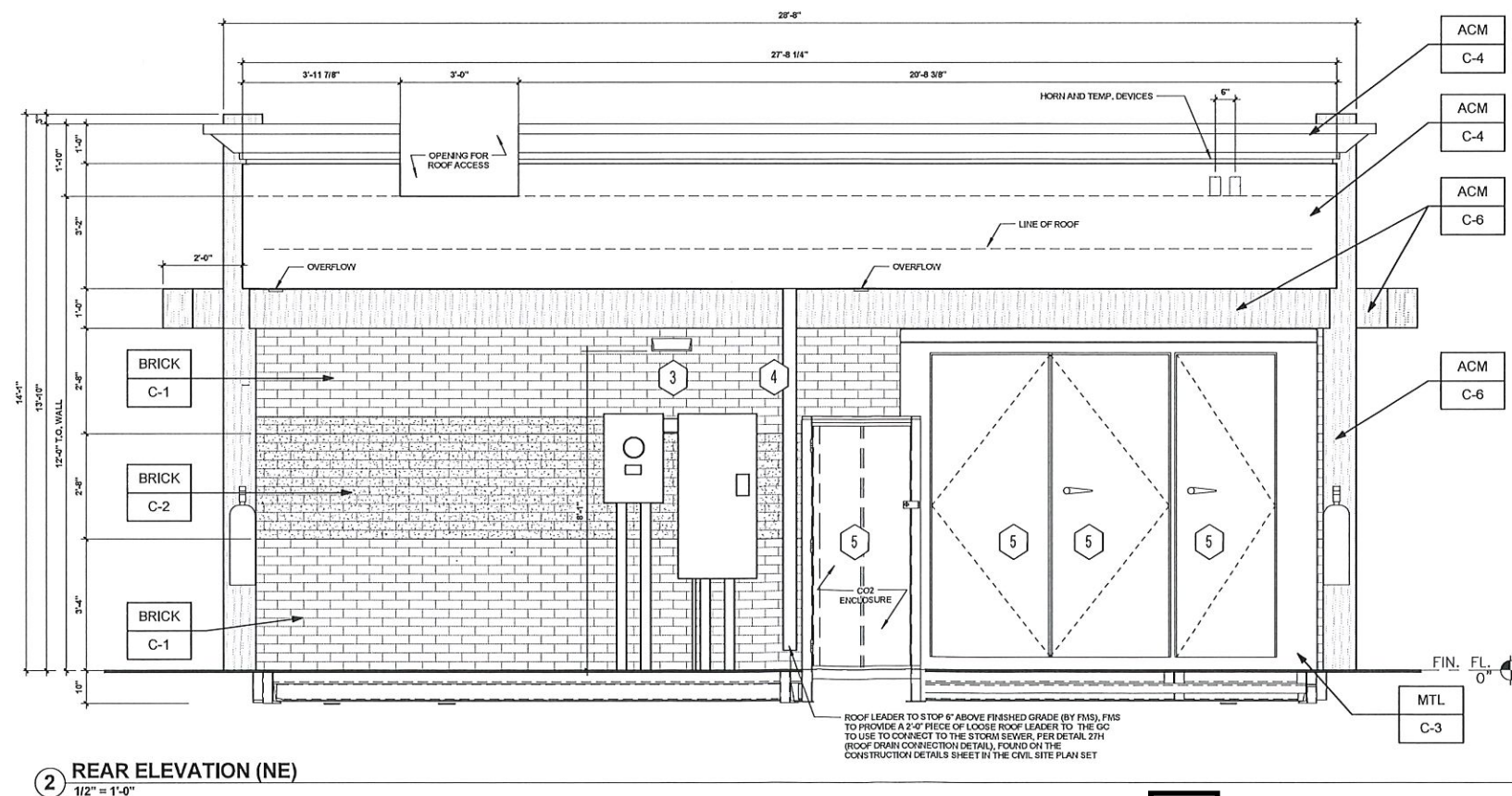
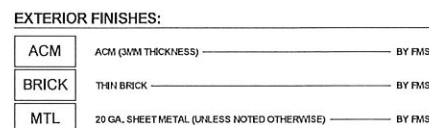
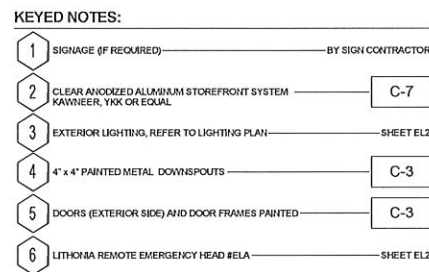
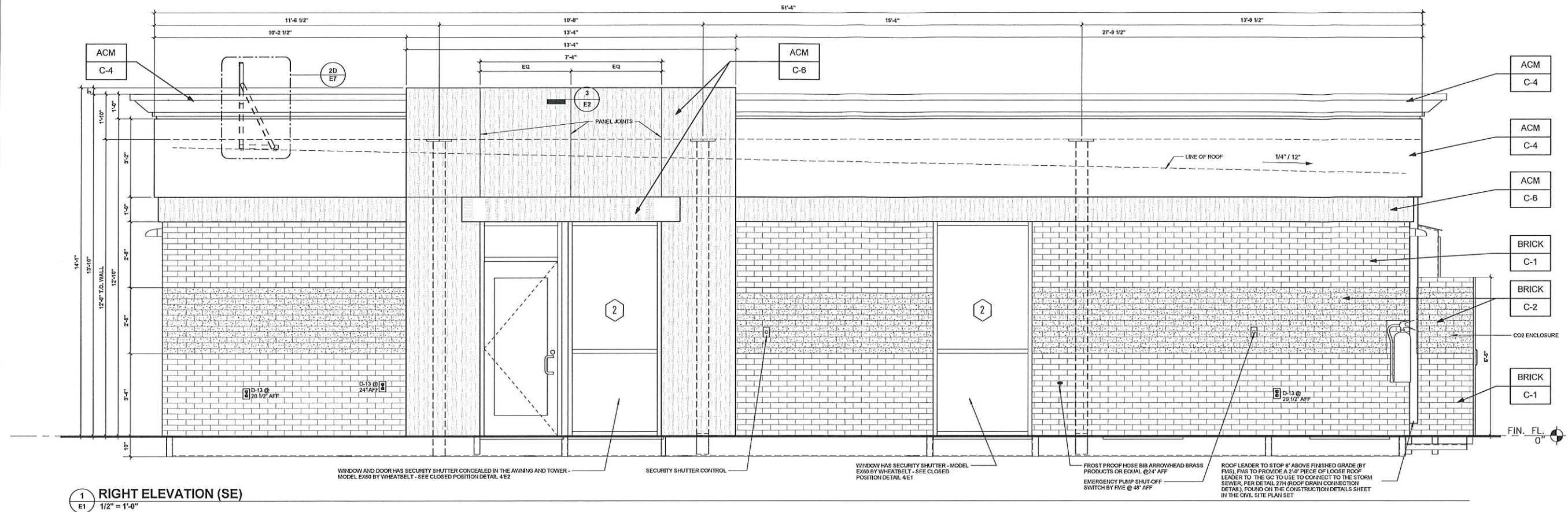
**5 TRASH ENCLOSURE**



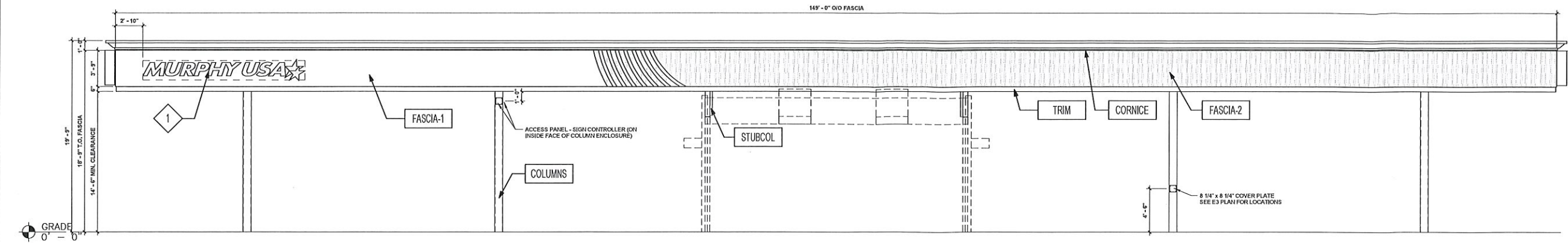
**6 MONUMENT SIGN**

SIGN	QTY.	HEIGHT	WIDTH	AREA	TOTAL
MEDIUM MURPHY USA CANOPY LOGO SIGN	1			33.54 SF	33.54 SF
MEDIUM COMBINED CANOPY PRICE SIGN	3	43.13'	193.50'	57.95 SF	173.85 SF
ISLAND SPANNER	4	28.25'	121.50'	17.00 SF	68.00 SF
MONUMENT SIGN	1	40.25'	122.00'	34.10 SF	34.10 SF
TOTAL:					309.49 SF

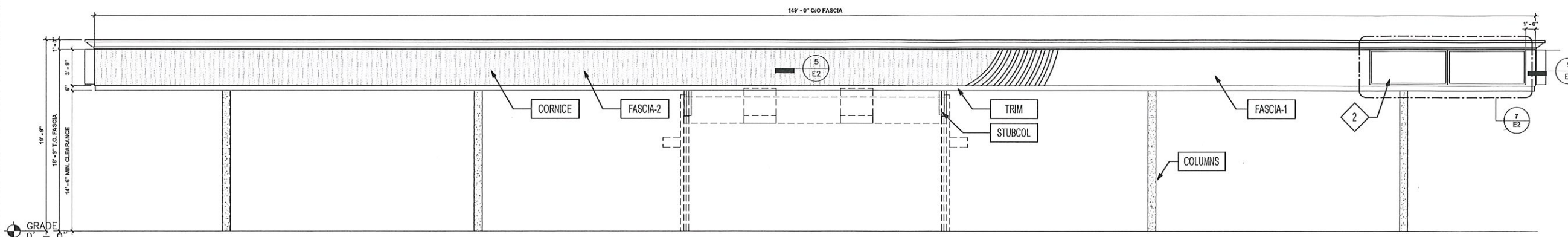




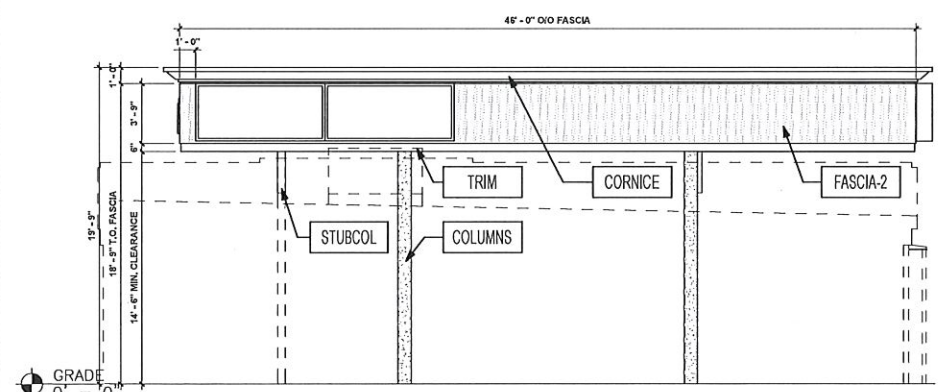




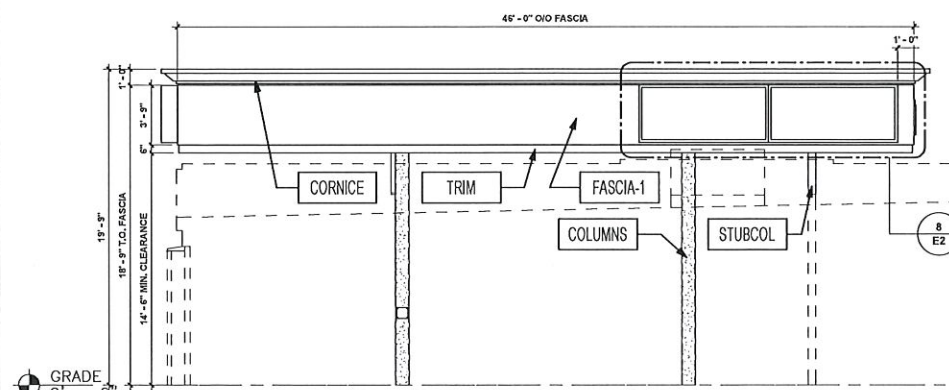
1 FRONT ELEVATION (SW)  
3/16" = 1'-0"



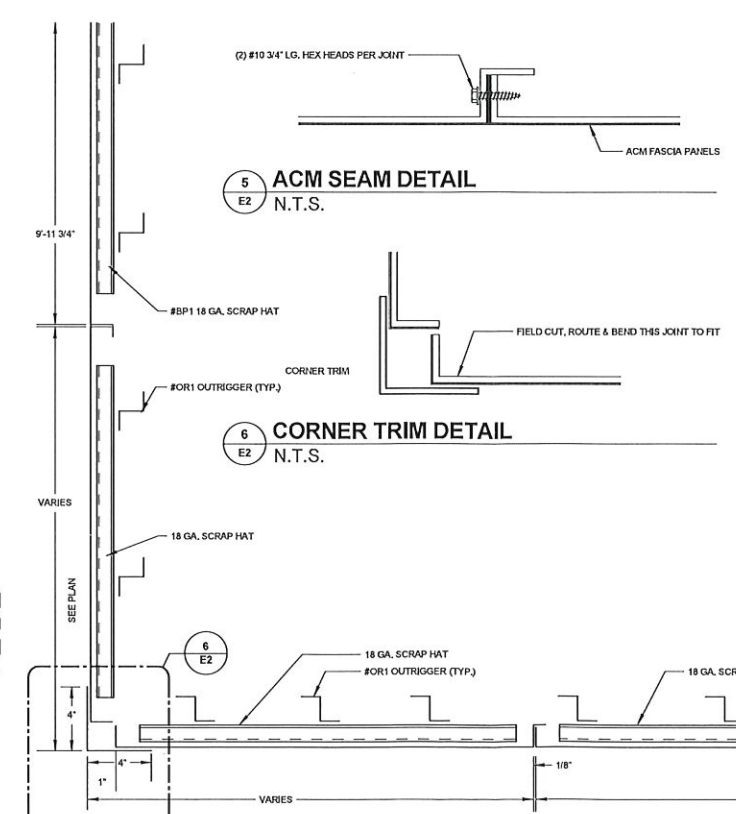
2 REAR ELEVATION (NE)  
3/16" = 1'-0"



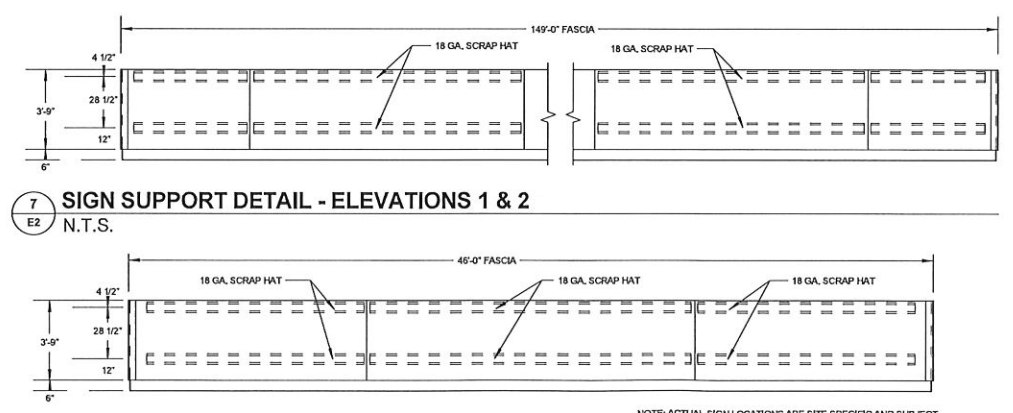
3 RIGHT ELEVATION (SE)  
3/16" = 1'-0"



4 LEFT ELEVATION (NW)  
3/16" = 1'-0"



9 SECTION 'E' - CORNER FASCIA DETAIL (TYP.)  
1/4" = 1'-0"



7 SIGN SUPPORT DETAIL - ELEVATIONS 1 & 2  
8 SIGN SUPPORT DETAIL - ELEVATIONS 3 & 4

- KEYED NOTES**
- 1 MURPHY LOGO SIGN FURNISHED BY FMS INSTALLED BY FMS, SIGNAGE = 33.5 SQ. FT.
  - 2 CANOPY PRICE SIGNS FURNISHED AND INSTALLED BY OTHERS IN THE FIELD. CANOPY DESIGNED TO SUPPORT SIGNAGE AT ALL CORNERS

FINISH SCHEDULE		
FASCIA-1	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "BRUSHED ALUMINUM"
FASCIA-2	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "FMS 285c"
TRIM	20 GA. SHEET METAL	6" HT PRE-FINISHED METAL ACCENT BAND "PURE WHITE" SW #7005
COLUMNS	SEE STRUCTURAL DRAWINGS	PAINTED DORMER BROWN SW #7521
STUBCOLUMNS	SEE STRUCTURAL DRAWINGS	PAINTED DORMER BROWN SW #7521
CORNICE	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "BRUSHED ALUMINUM"

## GreenbergFarrow

21 South Evergreen Avenue  
Suite 200  
Arlington Heights, Illinois 60005  
t: 847.788.9200

DISCLAIMER  
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional.

**ISSUE RECORD**

DATE	REV.	DESCRIPTION
04/18/2018		PERMIT SUBMISSION SET

**PROFESSIONAL SEAL**

*Susan Nelson Kougius*

SUSAN NELSON KOUGIUS  
REGISTERED ARCHITECT  
CORPORATE NO. 11455

SEP 18 2018

**PROFESSIONAL IN CHARGE**  
SUSAN NELSON KOUGIUS

**PROJECT MANAGER**  
NIGOLIA CHANWATHE

**QUALITY CONTROL**  
CHRIS CERBO

**DRAWN BY**  
NIGOLIA

**PROJECT NAME**  
**MURPHY OIL FUEL FACILITY CANOPY**

2040 SPRING ST. W.  
MONROE LA 70655

**PROJECT NUMBER**  
20180534.0

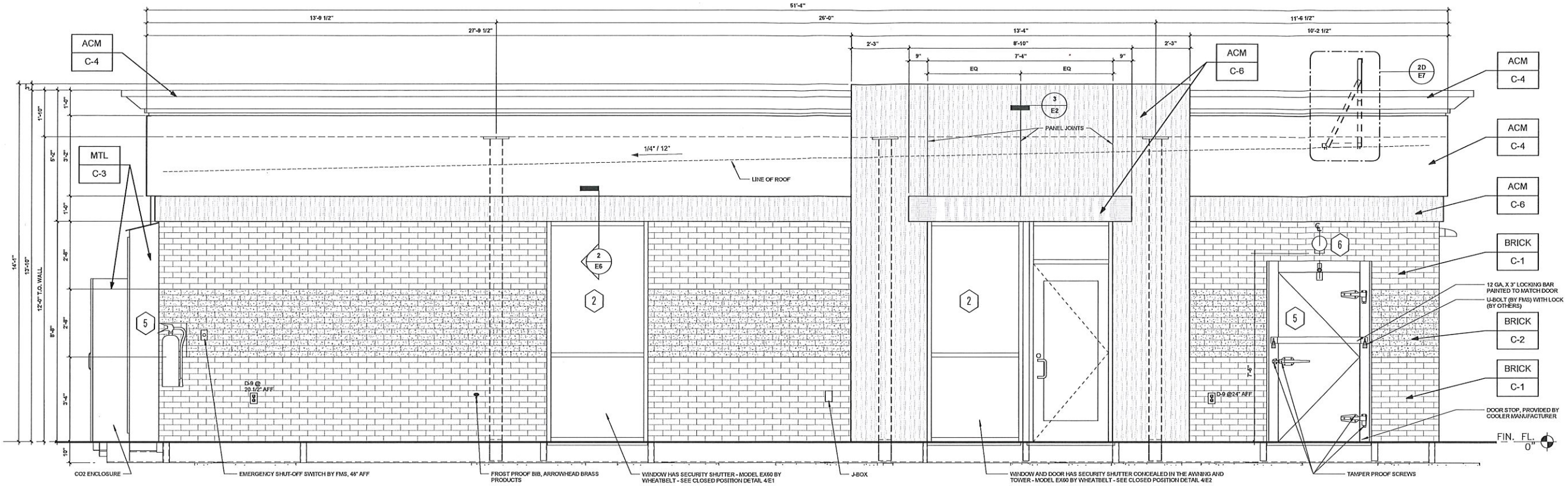
**SHEET TITLE**  
**ELEVATIONS**

**SHEET NUMBER**  
**E2**

1801 Rockdale Industrial Blvd.  
Conyers, Georgia 30012  
Voice: (800) 366-6395  
Fax: (770) 483-6037  
FMS JOB NUMBER  
G1801J000068  
FMS MODEL NUMBER  
XXXXXX

PROTO V4.0 06/04/2018



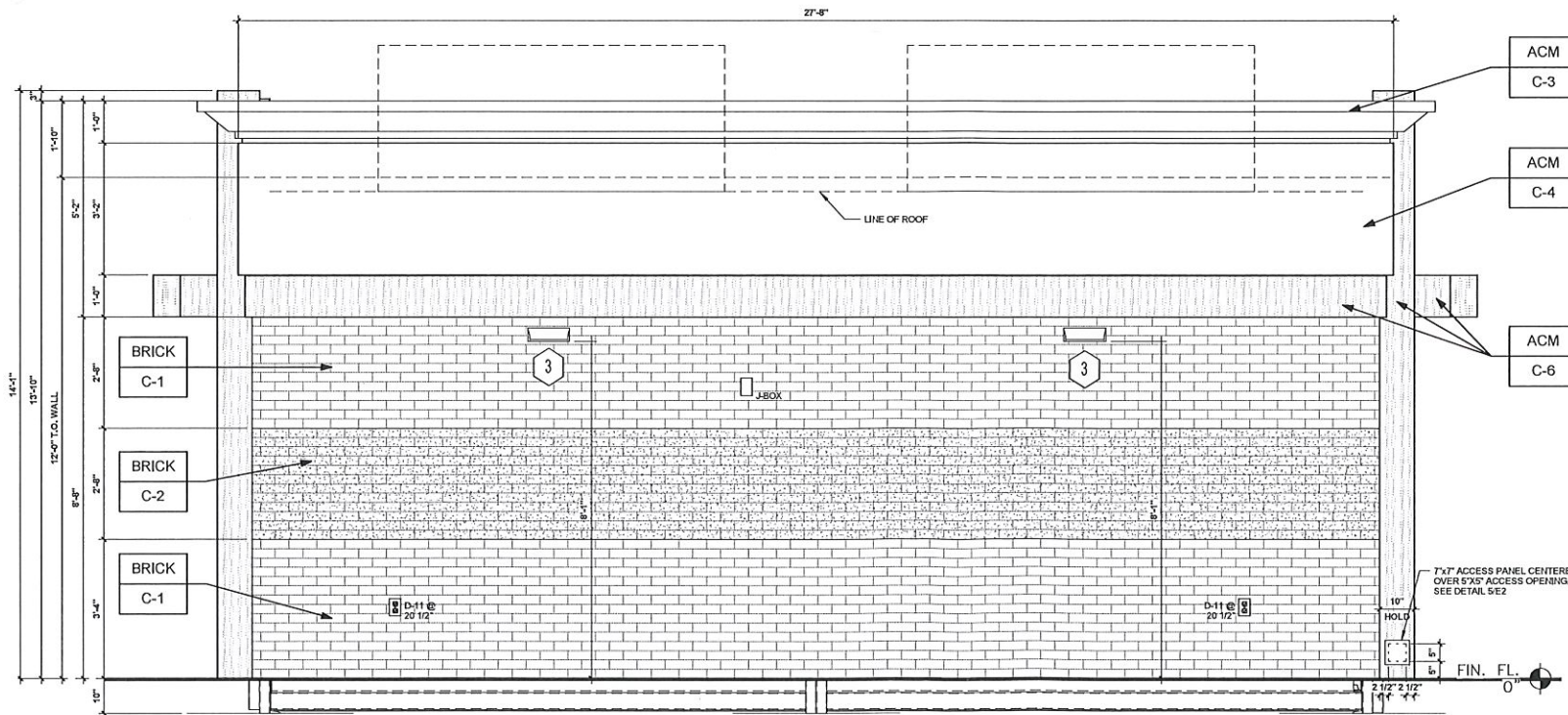


**1 LEFT ELEVATION (NW)**  
1/2" = 1'-0"

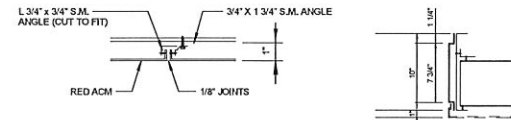
- KEYED NOTES:**
- 1 SIGNAGE (IF REQUIRED) ————— BY SIGN CONTRACTOR
  - 2 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM ————— C-7
  - 3 EXTERIOR LIGHTING, REFER TO LIGHTING PLAN ————— SHEET EL2
  - 4 4" x 4" PAINTED METAL DOWNSPOUTS ————— C-3
  - 5 DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED ————— C-3
  - 6 LITHONIA REMOTE EMERGENCY HEAD #ELA ————— SHEET EL2

- EXTERIOR FINISHES:**
- ACM ACM (3MM THICKNESS) ————— BY FMS
  - BRICK THIN BRICK ————— BY FMS
  - MTL 20 GA. SHEET METAL (UNLESS NOTED OTHERWISE) ————— BY FMS

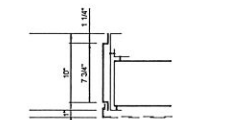
- EXTERIOR PAINT/COLORS:**
- C-1 THIN BRICK VENEER - LIGHT SANDSTONE VELOUR BY ENOCOTT (WIRE CUT FINISH) ————— BY FMS
  - C-2 THIN BRICK VENEER - EMPIRE IVORY VELOUR BY CAROLINA CERAMICS (WIRE CUT FINISH) ————— BY FMS
  - C-3 DORMER BROWN SW #7521 ————— BY FMS
  - C-4 REYNOLDS #4 NATURAL BRUSHED ALUMINUM BY ARCOBIC ————— BY FMS
  - C-5 OPEN ————— BY FMS
  - C-6 'PROGRAM RED' BY ALPOLIC ————— BY FMS
  - C-7 CLEAR ANODIZED ALUMINUM STOREFRONT ————— BY FMS



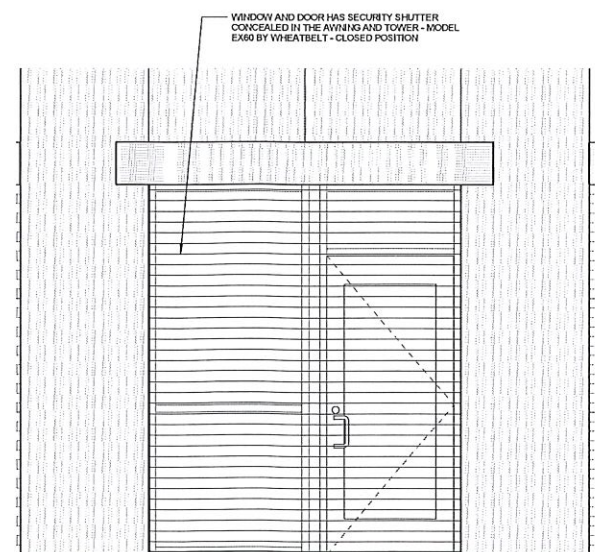
**2 FRONT ELEVATION (SW)**  
1/2" = 1'-0"



**3 ACM JOINT DETAIL**  
N.T.S.



**5 ACCESS PANEL**  
N.T.S.



**4 SECURITY SHUTTER @ ENTRY DOOR**  
1/2" = 1'-0"



**PROFESSIONAL IN CHARGE**  
SUSAN NELSON KOUGAS  
**PROJECT MANAGER**  
MURPHY CHAIWATHE  
**QUALITY CONTROL**  
CHRIS CEBBO  
**DRAWN BY**  
MVC

**PROJECT NAME**



**MURPHY OIL CONVENIENCE STORE**

2040 SPRING ST. W.  
MONROE GA 30655



1801 Rockdale Industrial Blvd.  
Conyers, Georgia 30012  
Voice: (800) 366-6385  
Fax: (770) 493-6037  
FMS JOB NUMBER  
G180400007  
FMS MODEL NUMBER  
XXXXXX

**PROJECT NUMBER**  
20180534.0

**SHEET TITLE**

**EXTERIOR ELEVATIONS**

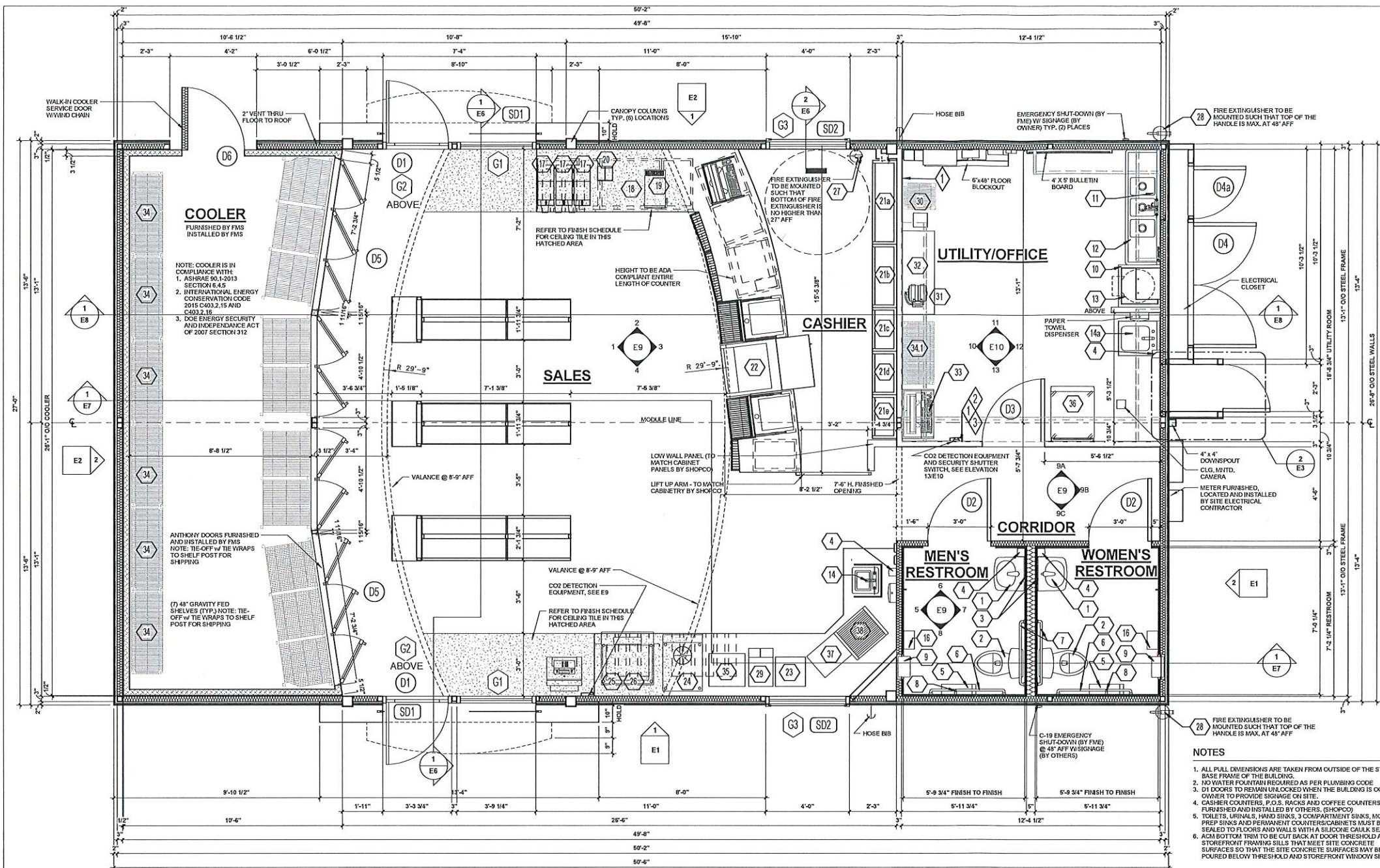
**SHEET NUMBER**

**E2**

PROTO V4.0 08/04/2018



## ISSUE RECORD

DATE REV. DESCRIPTION  
09/18/2018 PERMIT SUBMISSION SET1 FLOOR PLAN  
3/8" = 1'-0"

#	EQUIPMENT TAG	EQUIPMENT SCHEDULE		FURNISH	INSTALL
		MARK	ITEM		
1	LAVATORY - ADA COMPLIANT		LAVATORY - ZURN #5350 19" x 17" CHINA WALL MOUNTED W/ NO BACK-SPLASH COMPLAINT	FMP	FMP
2	WATER CLOSET - ADA COMPLIANT		WATER CLOSET - ZURN #2-5555-ELONGATED BOWL, TRAP WITH LOCKING LID - ZURN #220355-1500-1500	FMP	FMP
3	MIRROR		#8-1556 18" x 36" FRAMELESS (OR EQUAL) 40" AFF TO BOTTOM OF REFLECTIVE SURFACE	FMS	FMS
4	SOAP DISPENSER		GOJO VANGUARD DISPENSER	OTHERS	FMS
5	TOILET TISSUE DISPENSER		TSN #573001 3" TUB TISSUE DISPENSER, 9" ROLL	OTHERS	FMS
6	42" GRAB BAR		1 1/2" ROUND GRAB BAR, 34" A.F.F. TO CENTER OF BAR	FMS	FMS
7	36" GRAB BAR		1 1/2" ROUND GRAB BAR, 34" A.F.F. TO CENTER OF BAR	FMS	FMS
8	18" GRAB BAR		1 1/2" ROUND GRAB BAR, 34" A.F.F. TO CENTER OF BAR	FMS	FMS
9	ELECTRIC HAND DRYER		XLERATOR MODEL # XL-BW, THERMOSET RESIN	FMS	FMP
10	SERVICE MOP SINK		FIAT #MSB2424 ON FLOOR MOP SINK	FMP	FMP
11	WATER FILTERS		30 WATER FILTRATION SYSTEM AQUAPURE DP250	LEGACY	FMP
12	3-COMP SINK		ELKAY SSP-#3C10X142-16X, 66" GREENWORLD W/ ZURN, #2800X40-PR1, PRE-RINSE HOSE ASSEMBLY	FMP	FMP
13	WATER HEATER		20 GALLON RHEEM #E6X-12-12 POINT OF USE 240V SINGLE PHASE, 12000 WATTS WITH WATTS #LT-5, 2.1 GALLON EXPANSION TANK	FMP	FMP
14	HAND SINK		ADVANCED TAPCO D1-135 DROP-IN SINK WITH ASSE 1070 APPROVED MIXING VALVE - SLOAN #MX-135A @ BEVERAGE COUNTER WITH ADA COMPLIANT HANDLES	SHOPCO	GC
14a	HAND SINK		@ UTILITY ROOM WITH SPLASH MOUNT GOOSENECK FAUCET & BASKET TYPE DRAIN	FMP	FMP
16	PURSE SHELF		20 GA. BRUSHED STAINLESS STEEL SHELF 4" X 1'-0"	FMS	FMS
17	COFFEE BREWER		BURN BREWWISE SINGLE SOFT HEAT DBC BREWER - BLACK 120/240 V, 17.5 AMPS 9.3" W X 23.1" D X 36.8" H	MURPHY	LEGACY
19	CREAMER		BLACK & DECKER C211 SERIES LIQUID DISPENSER 22" L X 12" W X 25" H 120V/60 HZ/8A AMP	MURPHY	LEGACY
20	CONDIMENT RACK		CONDIMENTS RACK - THE LLB GROUP GSE-KGCRBK-CPT-61 WIRE AND SQUARE TUBE POWDER COATED 31" W X 7" D X 23" H	MURPHY	LEGACY
21a	48" CIGARETTE RACK		(1) 4" PACK PUSHER SHELVES, (1) ENHANCED LIT HEADER (2) BLACKOUT DOORS	MURPHY	LEGACY
21b	36-38" CIGARETTE RACK		(6) 2 STORAGE SHELVES, (1) 3" ENHANCED LIT HEADER, (2) 18" BLACKOUT DOORS	MURPHY	LEGACY
21c	25" E-CIG RACK		(1) 2 SOLID TOP PUSHER SHELVES, (1) 2 ENHANCED LIT HEADER	MURPHY	LEGACY
21d	25" SMOKELESS RACK		(4) 2 STORAGE SHELVES, (2) 2 CAN TRAY PUSHER SHELVES, (1) 2 ENHANCED LIT HEADER	MURPHY	LEGACY
21e	25" CIGAR RACK		(6) 2 STORAGE SHELVES, (1) 2 ENHANCED LIT HEADER	MURPHY	LEGACY
22	OPEN AIR COOLER		BEVERAGE AIR OPEN AIR CURTAIN MERCHANDISER MODEL BZ13 115V/60/1, 1/2 HP 15 AMP DEDICATED OUTLET @ 3" L X 3" D X 54" H	MURPHY	LEGACY
23	PASTRY RACK		PASTRY RACK - PRAIRIE COUNTRY BAKERY TIER RACK W/BRAKETS & HEADER #951 16.63" X 17" X 28"	MURPHY	LEGACY
24	ICEE MACHINE		VIPER 3 BARREL ICEE MACHINE 23" W X 32.5" D X 42" H 230V 14-18/60/60 HZ/30A	MURPHY	LEGACY
25	FOUNTAIN MACHINE & ICE BIN		LANXER CORP. FLAVOR SELECT F30NGT ICE BEVERAGE DISPENSER W/WATER, ADA COMPLIANT, 40 1/4" H X 30" W X 30.5" D, 115V/60/60/1, 1 AMP	MURPHY	LEGACY
26	ICE MACHINE		FOLLETT HORIZON REMOTE TOP MOUNT ICE MACHINE MODEL# HCD1000RHT - SEE MECHANICAL DRAWINGS FOR CONDENSER	MURPHY	LEGACY
27	FIRE EXTINGUISHER		WALL HUNG FIRE EXTINGUISHER #10 CLASS ABC WITH UL RATING 4A-60BC, LOCATION TO BE CONFIRMED IN FIELD WITH LOCAL FIRE INSPECTOR	MURPHY	GC
28	FIRE EXTINGUISHER		WALL HUNG FIRE EXTINGUISHER, ANSUL C20 #429017	MURPHY	GC
29	FRUIT RACK		FOOD CONCEPTS FRESH FRUIT DISPLAY W/GRAPHIC HEADER 14" H X 22" D X 19.25" H 825" BLACK ABS	MURPHY	GC
30	ICEE RACK		3 STACKED X ONE (1) BOX WIDE INCLUDED 15" W X 19" D X 12" H EA.	MURPHY	LEGACY
31	WATER BOOSTER		SHURFLO INTERMITTENT WATER BOOSTER 117 PSL 230V, 50 Hz, 1P 3-PC OUTLET VOLT 131 PF, 8 AMPS 10" L X 10" W X 13" H	MURPHY	OTHERS
32	BIB RACK		BIB RACK 3 X 5 INCLINE RACK, PART #8518033510PB1 FOR 10 FLOUET, PART #8518033510PB2 FOR 20 FLOUET	MURPHY	LEGACY
33	MANAGER'S WORKSTATION DESK		2'-4" W X 1'-6" D X 6'-8" H	MURPHY	GC
34	FOCUS WIRE SHELVING		18" D X 48" W X 63" H	MURPHY	LEGACY
34.1	FOCUS WIRE SHELVING		18" D X 36" W X 63" H	MURPHY	LEGACY
35	STARBUCKS COOLER		ATC GROUP COUNTER TOP FREEZER #GT-100F 20 7/8" L X 18 1/8" D X 33 1/4" H, 115V/60 Hz, 1.3 AMPS, 15 HP	MURPHY	GC
36	REFRIGERATOR		TURBO AIR MODEL #RFR-19	MURPHY	LEGACY
37	MICROWAVE		SHARP R21 LVF, R-21 LTV MEDIUM DUTY COMMERCIAL MICROWAVE OVENS	MURPHY	LEGACY
38	HOT DOG ROLLER		GRILLMAX EXPRESS ROLLER GRILLS BY STAR MANUFACTURING WITH NEMCO HEAT & HOLD RETHERVALIZATION DRAWER MODEL # 8430 AND NEMCO 5" HAND MODEL # 8430-SHT	MURPHY	LEGACY

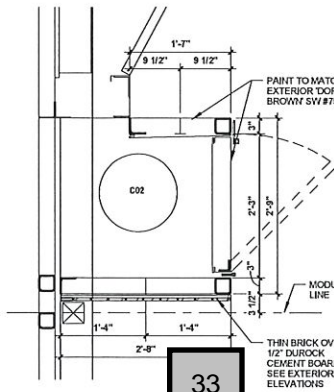
## CO2 ALARM

CO2 ENTRY - AIRGAS - THE ENTIRE SYSTEM MAIN, MONITOR, REMOTE UNIT, WIRING, ETC., IS FURNISHED AND INSTALLED BY AIRGAS.

## NOTES

- ALL PULL DIMENSIONS ARE TAKEN FROM OUTSIDE OF THE STEEL BASE FRAME OF THE BUILDING.
- NO WATER FOUNTAIN REQUIRED AS PER PLUMBING CODE
- D1 DOORS TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED. OWNER TO PROVIDE SIGNAGE ON SITE.
- CASHIER COUNTERS, P.O.S. RACKS AND COFFEE COUNTERS TO BE FURNISHED AND INSTALLED BY OTHERS, (SHOPCO)
- TOILETS, URINALS, HAND SINKS, 3 COMPARTMENT SINKS, MOP SINK, PREP SINKS AND PERMANENT COUNTERS/CABINETS MUST BE SEALED TO FLOORS AND WALLS WITH A SILICONE CAULK SEALANT
- ACM BOTTOM TRIM TO BE CUT BACK AT DOOR THRESHOLD AND STOREFRONT FRAMING SILLS THAT MEET SITE CONCRETE SURFACES SO THAT THE SITE CONCRETE SURFACES MAY BE POURED BELOW THRESHOLD AND STOREFRONT WINDOW SILLS.

- STATE LABEL LOCATION
- MFG. DATA PLATE LOCATION
- 3RD PARTY INSPECTION LABEL LOCATIONS

2 CO2 ENCLOSURE  
3/4" = 1'-0"

MARK	SIZE		DESCRIPTION	QTY.
	WIDTH	HEIGHT		
D1	3'-0"	7'-0"	3070 INSULATED NARROW STEEL ALUMINUM CLEAR ANODIZED FINISH WITH GRAY TINTED 1" SAFETY GLASS, 4" X 1 3/4" ALUMINUM CLEAR ANODIZED FINISH W/ ROUNDED PUSH BAR (INTERIOR) AND PULL HANDLE (EXTERIOR), ADAMS RITE #1250-A-S66 LOCK W/ BEST ACCESS CYLINDER EXTERIOR & ADA TURN LEVER RELEASE INTERIOR, REMCO #228A HALF SADDLE ALUMINUM THRESHOLD 1/2" X 36" X 5", 1 1/2 PAIR 4 1/2" X 1 1/2" B.B. BUTT HINGES W/ N.R.P., PUSH SIDE MOUNT CLOSURE - LCN #4021 & 4020-18 DROP PLATE (CLEAR FINISH, DOOR SWEEP @ BOTTOM, PAINT INTERIOR WHITE TO MATCH, & EXTERIOR TO MATCH (STORE FRONT GLASS DOOR WITH COOL GLASS ANOXYE DOOR) W/ WIND CHAINS, BOTTOM RAIL OF DOOR TO BE 10" HIGH, L-0-74, SHGC<0.15, VIT-0.13 MODEL: CPD ID # P-KAW-10923 - C-RACK-3550H - BY KAIBERER OR EQUAL	(2) 1 RH 1 LH
D2	3'-0"	7'-0"	3070 SOLID WOOD DOOR W/ FRAME - PAINT GRADE - PUSH/PULL W/ DEAD BOLT W/ ADA TURN LEVER LOCK (ON THE RESTROOM SIDE), 1 1/2 PAIR 4 1/2" X 1 1/2" B.B. PRIMED BUTT HINGES W/ N.R.P., 10" X 2'-8" STAINLESS STEEL KICK PLATE ON BOTH SIDES, LCN #421 PUSH SIDE MOUNT CLOSURE, FULL LENGTH ASTRAGAL, PAINTED SW SEMI-GLOSS WHITE ON BOTH SIDES.	(2) 2 RH
D3	3'-0"	7'-0"	3070 SOLID WOOD DOOR W/ FRAME - PAINT GRADE - PUSH/PULL W/ DEAD BOLT W/ ADA TURN LEVER LOCK (OFFICE SIDE), 1 1/2 PAIR 4 1/2" X 1 1/2" B.B. PRIMED BUTT HINGES W/ N.R.P., 10" X 2'-8" STAINLESS STEEL KICK PLATE ON BOTH SIDES, PAINTED SW SEMI-GLOSS WHITE ON BOTH SIDES.	1 RH
D4	3'-0"	8'-0"	(3680) 1 3/4" HOLLOW METAL DOORS - BEST LOCK #837K CS TUBULAR DEADBOLT (ON ACTIVE LEAF ONLY) SLIDE BOLT @ BOTTOM (INACTIVE LEAF ONLY), SPRING LOADED BARREL BOLT @ TOP & BOTTOM (ON INACTIVE LEAF) (2) 9" CONTINUOUS 1 1/2" X 1 1/2" STAINLESS STEEL HINGES (ONE PER DOOR), WIND CHAINS, PAINT INTERIOR AND EXTERIOR TO MATCH EXTERIOR, FULL LENGTH ASTRAGAL	(2) 1 RH 1 LH
D4a	2'-6"	8'-0"	(2680) 1 3/4" HOLLOW METAL DOOR, SEE D4 ABOVE FOR SPECIFICATIONS & HARDWARE W/ WIND CHAINS	1 RH
D5	28"	79"	ANTHONY REACHIN COOLER DOORS (BRUSHED CHROME) FURNISHED BY KAISER & INSTALLED BY FMS	10
D6	3'-0"	6'-6"	COOLER DOORS BY KAISER FURNISHED BY OTHERS & INSTALLED BY FMS W/ TAMPER PROOF SCREWS (R-VALUE = 32.4) DOOR HAS AN EXT MECHANISM FROM THE INTERIOR OF THE COOLER	1

ROOM FINISH SCHEDULE				
ROOM	FLOORING	INTERIOR WALLS	CEILING	CEILING HT.
CASHIER	PORCELAIN TILE-VERANDA LEATHER (#508) 20" X 20" W/ GROUT #185 NEW TAUPE BY CUSTOM BUILDING PRODUCTS, WITH JOHNSONITE 4" RUBBER COVE BASE #69 STERLING SILVER.	20 GA. STEEL PRE-FINISHED EMBOSSED WHITE ACRYLIC PANELS	WHITE ACRYLIC PLANE S/PREAD INDEX-0, SMOKE DEVELOPED-65	8'-0"
REST ROOM	MARAZITI COLOR BODY PORCELAIN RIFLESSI DE LEGNO, UD.M. 12" X 24" WALNUT TILE W/ LATICRETE SPECTRALOCK GROUT #66 CHESTNUT BROWN	DALTELE MODEL #LV01212HDIP# CATALINA CANYON 12" X 12" PORCELAIN TILE EPOXY GROUT TO UNDERSIDE OF CEILING - #185 NEW TAUPE	WHITE ACRYLIC PANELS 20 GA. STEEL PRE-FINISHED EMBOSSED (BY OTHERS) (FLAME SPREAD INDEX-0, SMOKE DEVELOPED-65)	9'-0"
UTILITY	12" X 12" CHESTNUT BLENDED SLATE VINYL TILE MODEL #SS1217 BY TRAFFIC MASTER WITH JOHNSONITE 4" RUBBER COVE BASE #69 STERLING SILVER	20 GA. STEEL PRE-FINISHED EMBOSSED WHITE ACRYLIC PANELS	SHEETROCK BRAND CLIMARLUS LAY-IN CEILING PANEL VINYL #3270 IN DOWN BRAND CE SUSPENDED CEILING 2" X 4" LAY-IN CEILING TILE WHITE GRID (FLAME SPREAD INDEX-25, SMOKE DEVELOPED-50)	9'-0"
CORRIDOR	PORCELAIN TILE-VERANDA LEATHER (#508) 20" X 20" W/ GROUT #185 NEW TAUPE BY CUSTOM BUILDING PRODUCTS, WITH JOHNSONITE 4" RUBBER COVE BASE #69 STERLING SILVER.	20 GA. STEEL PRE-FINISHED SMOOTH ACRYLIC PANELS	RADAR #2310 (CLASS-A FIRE RATED) IN SUSPENDED CEILING, WHITE ACM IN LOWER VALEACE (FLAME SPREAD INDEX-25, SMOKE DEVELOPED-50)	8'-0"
SALES	PORCELAIN TILE-VERANDA LEATHER (#508) 20" X 20" W/ GROUT #185 NEW TAUPE BY CUSTOM BUILDING PRODUCTS, WITH JOHNSONITE 4" RUBBER COVE BASE #69 STERLING SILVER.	20 GA. STEEL PRE-FINISHED SMOOTH ACRYLIC PANELS	RADAR #2310 (CLASS-A FIRE RATED) IN SUSPENDED CEILING, WHITE ACM IN LOWER VALEACE (FLAME SPREAD INDEX-25, SMOKE DEVELOPED-50)	8'-0"
COOLER	SWARMORSEAL 1000 HS (#67 & A001 AND B67 V 2002) DARK GREY SEALER CONCRETE	20 GA. STEEL PRE-FINISHED EMBOSSED WHITE ACRYLIC PANELS (FLAME SPREAD INDEX-0, SMOKE DEVELOPED-65)	WHITE ACRYLIC PANELS 20 GA. STEEL PRE-FINISHED EMBOSSED (BY OTHERS) (FLAME SPREAD INDEX-0, SMOKE DEVELOPED-65)	9'-0"

NOTE: THE CEILING GRID/TILES ARE TO BE INSTALLED PER ASTM C636, C636 AND E580 IN ACCORDANCE WITH THE SEISMIC DESIGN CATEGORY LISTED ON DWG S1.

ALL GLASS SUPPLIED AND INSTALLED BY  
FMS.

GLASS SCHEDULE				
MARK	SIZE		DESCRIPTION	QTY
	WIDTH	HEIGHT		
G1	3'-9 1/4"	8'-6"	1" TEMPERED, INSULATED GLASS W/2" X 4" CLEAR ANODIZED ALUMINUM SASH UNO-388, SHGC<0.28, VT=0.37 (MODEL: CPD ID # P-KAW-15354 BY KAWNEER - TRIFAB VG-451T - OR EQUAL)	2
G2	3'-3 3/4"	1'-6"	1" TEMPERED, INSULATED GLASS W/2" X 4" CLEAR ANODIZED ALUMINUM SASH UNO-388, SHGC<0.28, VT=0.37 (MODEL: CPD ID # P-KAW-15354 BY KAWNEER - TRIFAB VG-451T - OR EQUAL) WITH	2
G3	4'-0"	8'-6"	1" TEMPERED, INSULATED GLASS W/2" X 4" CLEAR ANODIZED ALUMINUM SASH UNO-388, SHGC<0.28, VT=0.37 (MODEL: CPD ID # P-KAW-15354 BY KAWNEER - TRIFAB VG-451T - OR EQUAL) WITH	2

SECURITY DOOR SCHEDULE				
MARK	SIZE		DESCRIPTION	QTY
	WIDTH	HEIGHT		
SD1	7'-5 3/4"	9'-10 1/4"	- MODEL EX69 BY WHEATBELT MOTORIZED COILING DOOR w/SURFACE MOUNTED GUIDE RAILS AND CLEAR ANODIZED ALUMINUM SLATS - (1) OUTSIDE KEY SWITCH & (1) INSIDE SWITCH - 9" SQUARE BOX (WHITE)	2
SD2	7'-11 3/4"	8'-10 1/4"	- MODEL EX69 BY WHEATBELT MOTORIZED COILING DOOR w/SURFACE MOUNTED GUIDE RAILS AND CLEAR ANODIZED ALUMINUM SLATS - (1) OUTSIDE KEY SWITCH & (1) INSIDE SWITCH - 9" SQUARE BOX (WHITE)	2

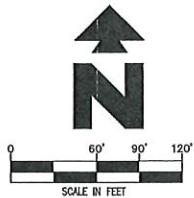
## SHEET TITLE

## FLOOR PLAN

## SHEET NUMBER

## E3





SHEET NO.  
**C-0.1**

REV-0  
10-11-18  
DATE  
JN  
PRN  
KH  
PM  
RS  
DES  
RS  
DRW

COMPOSITE SITE PLAN  
WALMART SUPERCENTER #780  
2040 WEST SPRING STREET  
MONROE GEORGIA 30655

NOTES

A. PROPOSED LOCATION IS AN  
☒ OUT PARCEL  
☐ EXISTING PARKING AREA  
☐ GRASSY AREA  
☐ FUTURE LEASE LOT

B. PARKING  
N/A EXISTING NUMBER OF PARKING SPACES / RATIO ON WAL-MART PARCEL  
0 TOTAL NUMBER OF SPACES TO BE REMOVED FROM WAL-MART PARCEL  
0 TOTAL NUMBER OF POST GAS SPACES REMAINING ON WAL-MART PARCEL  
N/A WAL-MART BUILDING SQUARE FOOTAGE- (GROSS SQ-FT)

C. TYPE OF STATION OPERATION:  
1,400 C-STORE 8 MPD 46'X149' CANOPY SIZE  
KIOSK MPD CANOPY SIZE

D. PROPOSED SQUARE FOOTAGE OF OUT PARCEL AREA:  
44,242 S.F. 1.016 ACREAGE  
PERCENTAGE OF OUTLOT USED: 100%

E. ZONING REQUIREMENTS:  
B-3 EXISTING ZONING  
B-3 ZONING REQUIREMENTS FOR STATION  
NO PROPOSED ZONING CHANGES  
NO RE-PLAT

F. PROPOSED UTILITY EASEMENTS: ANSWER "YES" OR "NO" AND PARTIES INVOLVED:

NO	WATER		
	N/A	PUBLIC WITH	N/A
	N/A	PRIVATE WITH WAL-MART	N/A
	N/A	PRIVATE WITH 3rd PARTY	N/A
NO	SEWER		
	N/A	PUBLIC WITH	N/A
	N/A	PRIVATE WITH WAL-MART	N/A
	N/A	PRIVATE WITH 3rd PARTY	N/A
NO	UNDERGROUND ELECTRIC		
	N/A	PUBLIC WITH	N/A
	N/A	PRIVATE WITH WAL-MART	N/A
	N/A	PRIVATE WITH 3rd PARTY	N/A
NO	UNDERGROUND TELEPHONE		
	N/A	PUBLIC WITH	N/A
	N/A	PRIVATE WITH WAL-MART	N/A
	N/A	PRIVATE WITH 3rd PARTY	N/A

G. OTHER NOTES:  
1. HEAVY DUTY PAVING HAS BEEN PROVIDED.  
2. TRUCK ROUTE WAS DETERMINED USING AUTO-TURN WITH A WB-50 AS ITS VEHICLE.  
3. BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BECHTLER GREENFIELD SURVEYING, LLC. ON JUNE 25, 2018.

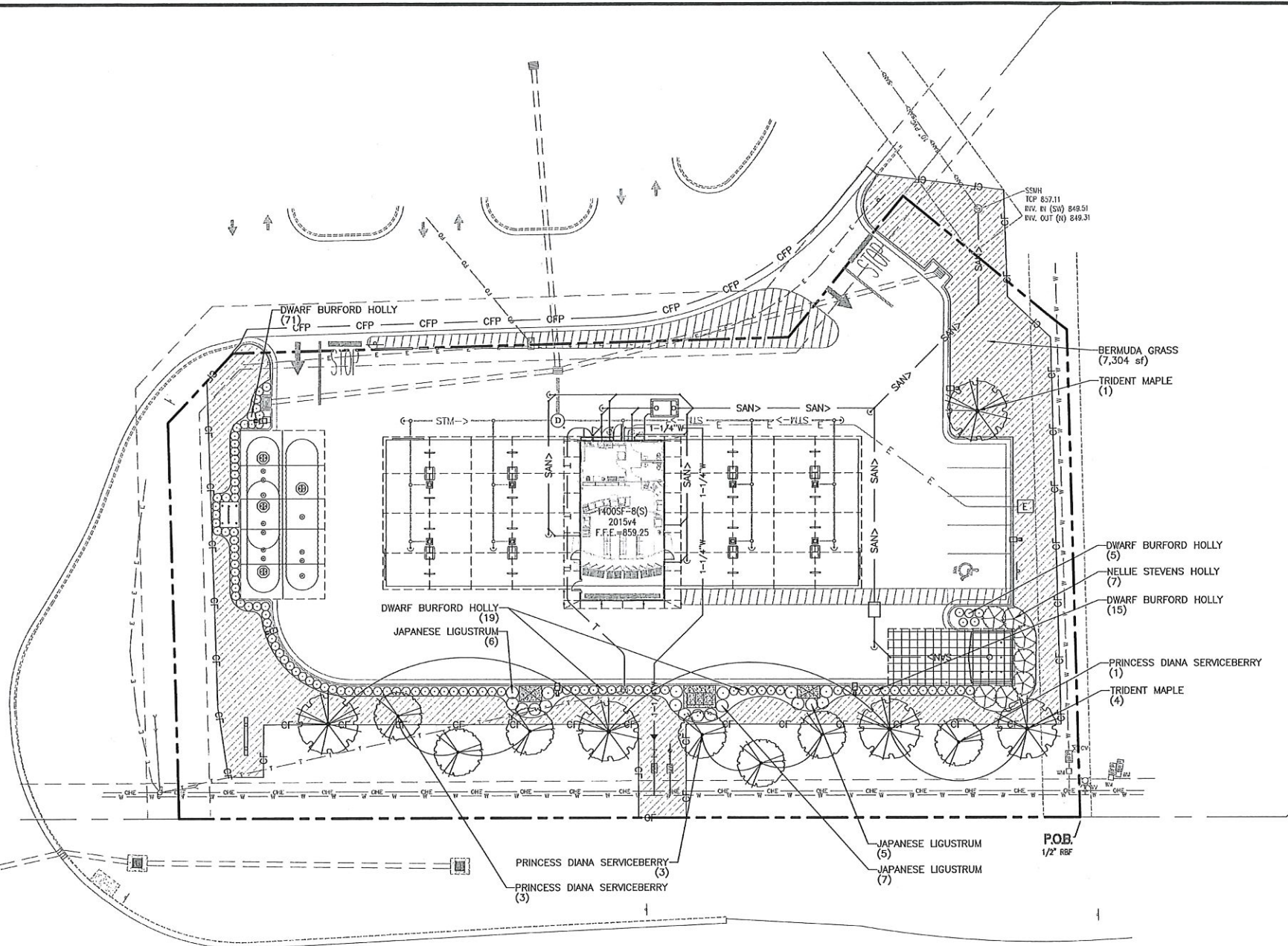
133 CORDAVILLE ROAD, SUITE 210  
SOUTH BOROUGHS, MA 01772  
PHONE: (978) 229-0032  
DWC NAME: MONROE, GEORGIA  
JOB NO.: 20180340

MURPHY OIL USA, INC.  
200 PEACH STREET  
P.O. BOX 7000  
EL DORADO, AR 71730-7000

MURPHY  
USA

GEORGIA 30655

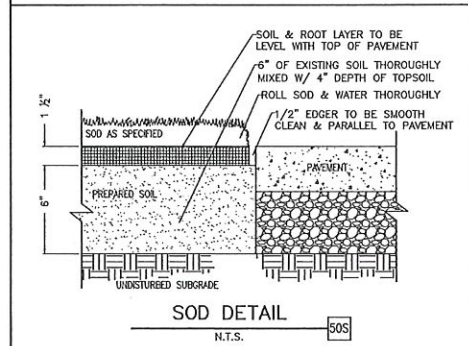
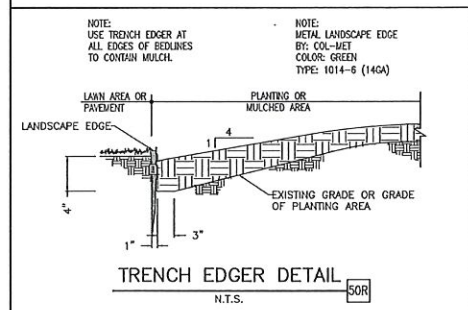
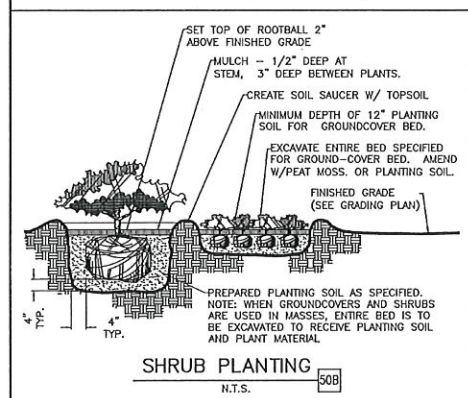
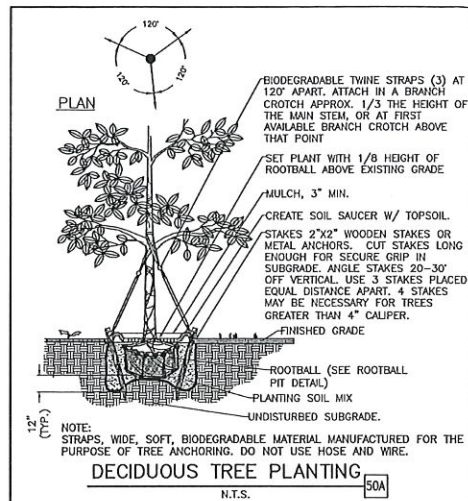




GEORGIA HIGHWAY BUSINESS 10  
A.K.A. SPRING STREET  
PUBLIC RIGHT-OF-WAY VARIES  
D.B. 40, PG. 432

#### PLANT SCHEDULE LANDSCAPE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	5	ACER BURGERIANUM 'STREETWISE' TM / TRIDENT MAPLE	B & B	3" CAL		FULL WELL BRANCHED
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	7	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' / PRINCESS DIANA SERVICEBERRY	B & B	2" CAL	8' H X 10' W	MULTI-TRUNK, FULL CANOPY
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT		REMARKS
	110	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL			FULL, DENSE, BUSHY
	7	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	B & B	8' MIN.		FULL TO GROUND, DENSE, BUSHY
	18	LIGUSTRUM JAPONICUM / JAPANESE LIGUSTRUM	7 GAL			FULL, WELL BRANCHED, DENSE
SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME	CONT			REMARKS
	7,304 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			CERTIFIED PURE, WEED FREE



EXISTING		PROPOSED	
	EXISTING BUILDING		PROPERTY LINE
	LAND LOT LINE (LL)		TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
	PROPERTY LINE		CONSTRUCTION FENCE (SEE CIVIL DETAILS)
	UTILITY POLE & OVERHEAD LINES		
	TREE LINE		
	SANITARY SEWER MANHOLE (SSMH)		
	FIBER OPTIC CABLE		
	SANITARY SEWER STUB OUT		
	TELEPHONE MANHOLE/PEDestal		
	STORM DRAIN PIPE WITH HEADWALL		
	JUNCTION BOX (JB)		
	DROP ON CURB INLET (DI OR CI)		
	DRAINAGE DITCH OR SWALE		
	EXISTING 5 FOOT CONTOUR		
	EXISTING 1 FOOT CONTOUR		
	EXISTING GRADE SPOT ELEVATION		
	DIRECTION OF SURFACE FLOW		
	RECORDED DATA		
	PARKING SPACE COUNT		
	LIGHT POLE (LP)		
	ELECTRICAL TRANSFORMER BOX		
	FIRE HYDRANT		
	WATER VALVE		
	GAS VALVE		
	WATER STUB OUT		
	GAS METER		
	ELECTRIC METER		
	WELL		
	MONITORING WELL		
	POST INDICATOR VALVE		
	MANHOLE		
	STREET SIGN		
	ELECTRICAL STUB OUT		
	UNKNOWN UTILITY STUB OUT		
	TRAFFIC SIGNAL POLE		
	TRAFFIC SIGNAL BOX		
	FIRE DEPT. CONNECTION		
	FIBER OPTIC BOX		
	BACKFLOW PREVENTER		
	IRRIGATION CONTROL VALVE		
	DRAINAGE MANHOLE		
	RIGHT-OF-WAY		
	REBAR PIN FOUND		
	OPEN TOP PIPE FOUND		
	CRIMP TOP PIPE FOUND		
	CONCRETE MONUMENT FOUND		
	BRASS DISK FOUND		
	AXLE FOUND		
	REBAR PIN SET		

#### GENERAL LANDSCAPE NOTES

- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986).
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL BE RE-SEEDDED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY AREAS NOT CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE MURPHY STATION WILL NOT DROP MASTER DEVELOPMENT'S GREEN SPACE BELOW CITY'S REQUIREMENTS.
- CONTRACTOR IS TO VERIFY LOCATION OF MASTER DEVELOPMENT IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
- CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
- ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDING LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDING LAWN AREA.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PROCEEDING THE WORK.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
- METAL LANDSCAPE EDGING IS TO BE INSTALLED BETWEEN SOD AND LANDSCAPE PLANTING BEDS.
- MULCH ALL PLANT BEDS AND TREE ROWS WITH FRESH, CLEAN RED CYPRESS MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT FILL MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEAT. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE MULCH FROM THE PLANTS.

#### LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
FRONTAGE LANDSCAPE		
1 TREE PER 25 L.F. (284 / 25 = 11.36)	11	11

GreenbergFarrow  
133 CORDAVILLE ROAD, SUITE 210  
SOUTH DORADO, AR 71372  
PHONE (501) 227-0102  
FAX (501) 227-0102

MURPHY OIL USA, INC.  
200 PEACH STREET  
P.O. BOX 7000  
EL DORADO, AR 71730-7000

MURPHY OIL USA  
200 PEACH STREET  
P.O. BOX 7000  
EL DORADO, AR 71730-7000

SHEET NO.

C-9

LANDSCAPE PLAN  
WALMART SUPERCENTER #780  
2040 WEST SPRING STREET  
MONROE, GEORGIA 30655

REVISED  
DATE  
10-11-18  
REV-0  
DATE  
10-11-18  
REV-0

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10-11-18  
REV-0









THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.



STEEL POLE SUPPLIED BY THE OWNER. SEE SCHEDULE FOR POLE HEIGHT.

**DETAIL C**

4" HOLE BASE WITH COVER  
1" FROM BASE OF POLE  
4" x 8" MIN.

LIGHT POLE BASE TO BE PAINTED TRAFFIC YELLOW

CONDUIT AS REQUIRED (3/4" MIN.)

VERTICAL AND HORIZONTAL BRACES SHALL BE FIELD BOLTED. WELDING NOT PERMITTED. SUPPORT FOUNDATION LOCATED IN ITS PROPER LOCATION FROM FOUNDATION TO CONCRETE OPERATION.

**FOUNDATIONS NOTES:**

**REFERENCE CODES AND ADOPTIONS**

- INTERNATIONAL BUILDING CODE (IBC) 2012 EDITION, SECTION 1807.3 "EMBEDDED POSTS AND POLES"
- ASCE 310-17 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
- ASCE 310-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
- ASCE 318-11 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"

**WIND DESIGN DATA**

- BASIC WIND SPEED (30 MPH, ULTIMATE DESIGN WIND SPEED)
- EXPOSURE CATEGORY
- GROUND SURFACE

**FOUNDATION DESIGN DATA**

- MINIMUM LATERAL BEARING CAPACITY
- CONCRETE MIN. DESIGN REQUIREMENTS
- COMPRESSIVE STRENGTH, 28 DAY
- WIND AREA
- ACCRETEE SPEC. WINDING
- AN CORREL. FACTOR
- SLEWP, MINIMUM

CONNECT ALL EQUIPMENT GROUNDING CONDUCTORS TO GROUNDING LUG IN POLE TEMPORARY CAGE (TEMPORARY AN CONDUIT)

5/8" x 1" CORRUGATED GROUND ROD CONNECTED TO EQUIPMENT GROUNDING WARE AT GROUND LUG MIN.

(4) ANCHOR BOLTS 3/4" DIA. x 30" LONG x 6" HOOK WITH 2 ANCHOR FLAT WASHERS AND 1 LOCK WASHES EACH.

7'-6 1/2" (11' MIN.) LONG BASE EQUALS SPOULDED

6-#318(14) DIA. TIES WITH 1"-8" LUG (TYP.) @ 17" O.C.

POLE-TO-BASE PLATE WELD SHALL COMPLY WITH ALL SPECS. AT TOP AND BOTTOM OF BASE PLATE

INSTALLATION IN CONCRETE PERFORMED BY CONCRETE EXPERTS 1/2" CONCRETE ENCASED MATERIAL, ALL AROUND THE FOUNDATION. SEAL WITH ANCHOR SEALER FOR SPECIFICATIONS.

PROVIDE TWO 3/8" x 3/8" THROUGH CORRUPTOR FLUSH WITH CONCRETE BASE CONCRETE LUG CONDENSATION LUG

BOLT COVER

HOLE

BOLT COVER

BOLT PATTERN

POLE BASE TO BE MANUFACTURED RECOMMENDED

NOTE: SEE SITE PLAN FOR ORIENTATION TO BUILDING

SEE PLAN "A"

N.T.S.

GROUNDING LUG WOULD BE LOCATED INSIDE OF POLE

HANDHOLE W/ LOCK W/ KEY

BURIED CONDUIT

CONCRETE BASE

POLE BASE COVER SUPPLIED BY OWNER

LOCKING WASHER

4" BOLT PROJECTION

WELDING NUT

ANCHOR BOLT

1/4" SHANK






1-1/4" MIN. THICKNESS

3" MIN. SLOPE

45°

37

**TYPICAL LIGHT POLE BASE DETAIL**

 <b>Galloway</b> Planning, Architecture, Engineering 8165 S. Willow Drive, Suite 320 Greenwood Village, CO 80111 303.770.9834 O 303.770.3538 F www.galloway.us com <small>©2018, Galloway &amp; Company, Inc. All Rights Reserved</small>																																																																																																																																																												</
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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 November 20, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for a redevelopment of the existing gas station. COA is for 2040 West Spring Street.**

**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:**

**November 4, 2018**

# CERTIFICATE OF APPROPRIATENESS



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

PERMITNUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00480	10/19/2018	\$ 0.00	\$ 50.00	adkinson

N  
A  
M  
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+  
A  
D  
D  
R  
E  
S  
S

LOCATION **600 S Broad St**  
**Monroe, GA 30655**

USEZONE **PCD**

PIN **M0018-124-000**

FLOODZONE **Yes**

CONTRACTOR

**Pleasant Valley Assets LLC**

SUBDIVISION **CORRIDOR DESIGN OVERLAY  
DISTRICT**

LOT  
BLOCK **0**

**120 Second St Ste 101**  
**Monroe GA 30655**

UTILITIES...  
Electric  
Sewer  
Gas

OWNER **Pleasant Valley Assets LLC,**

**120 Second St Ste 101**  
**Monroe GA 30655**

PROJECTID# **600SBroadSt-181019-  
1**

EXPIRATIONDATE: **04/17/2019**

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

**REQUEST FOR COA FOR PARKING - P&Z**  
**MTG 11/20/18 @ 5:30 PM 215 N BROAD**  
**STREET**

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

NATURE OF WORK

**Other**

SINGLE FAMILY ONLY

#BATHROOMS

CENSUS REPORT CODE

**905 - Certificate of Appropriateness**

#BEDROOMS

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

**18-00480**

PERMIT PIN

**57189**

39

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE PLANNING COMMISSION

**Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.**

DATE: 10-19-18

APPLICANT: Rick Holder

APPLICANT'S ADDRESS: 345 Hwy 11 South  
Monroe, GA 30655

TELEPHONE NUMBER: 678 246 9185

PROPERTY OWNER: Pleasant Valley Assets LLC

OWNER'S ADDRESS: 600 S Broad ST  
Bldg 3 Suite 1B, Monroe, GA 30655

TELEPHONE NUMBER: 678 520 8718

PROJECT ADDRESS: 600 S Broad ST  
Monroe, GA 30655

Brief description of project: Requesting a COA to re-locate  
gravel parking spaces at main entrance of  
Walton Mill to a less visible, screened  
area 200' to the north.  
Photos and drawings attached.

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.



Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

#### DEFINITIONS:

A “material change in appearance” means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

Nov. 20<sup>th</sup>

## REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 44 through 58 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3<sup>rd</sup> Tuesday of every month), the fee is \$100.00.
4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]



Applicant

Date: 10-19-2018

Effective July 1, 2014



**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 November 20, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for new parking lot. COA is for 600 S Broad Street.**

**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:**

**November 4, 2018**



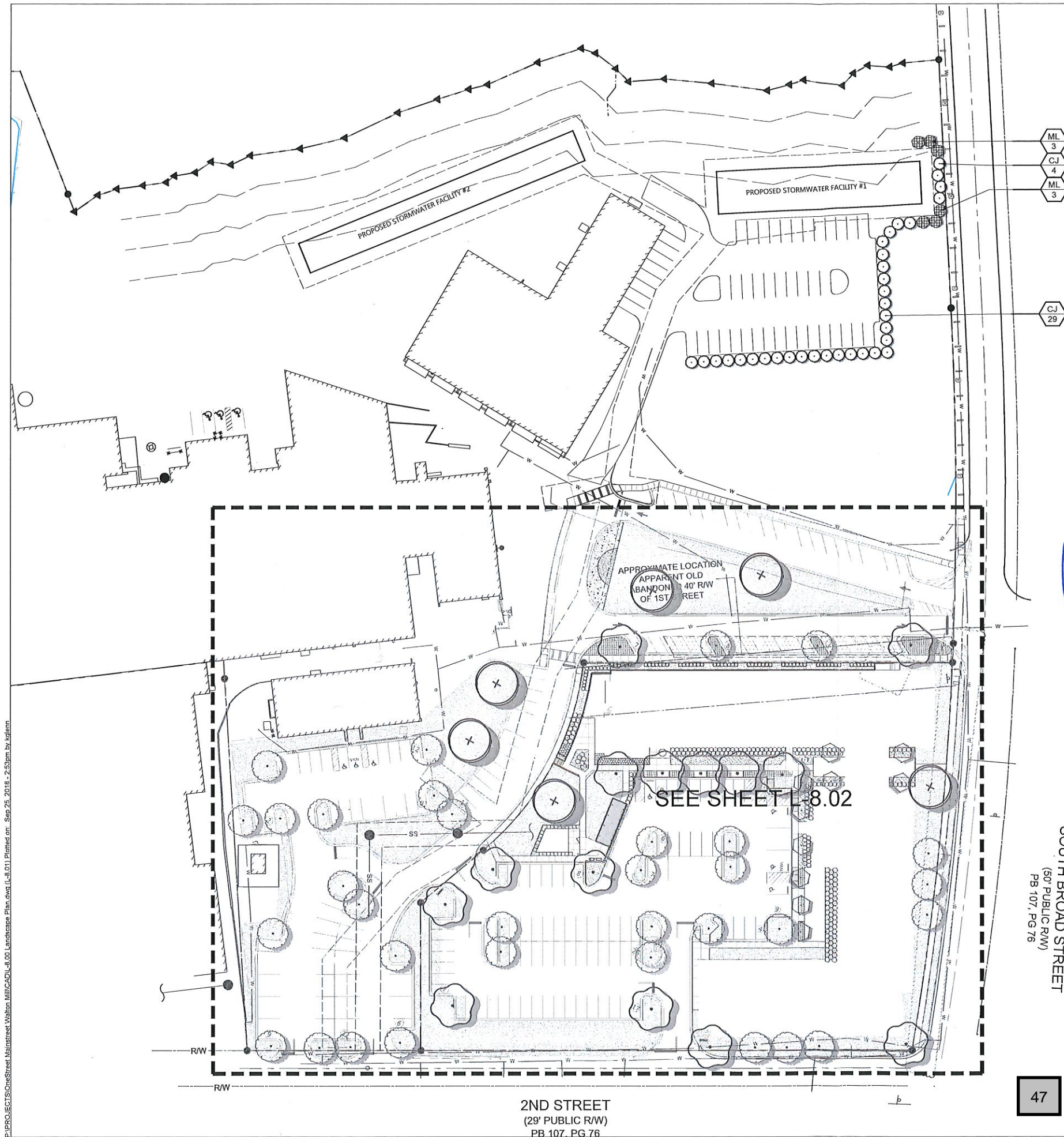








P:\PROJECTS\OneStreetWalton Mill\CAD\L-8.01 Landscape Plan.dwg (L-8.01) Plotted on: Sep 25, 2018 - 2:53pm by kdelm



SCREENING NOTES:  
REQUIRED VEGETATIVE SCREENING AROUND STORMWATER FACILITY AND TEMPORARY PARKING LOT SHALL BE A TIGHT EVERGREEN HEDGE OR MIXTURE OF EVERGREEN TREES AND SHRUBS, PROVIDING A ONE HUNDRED PERCENT (100%) VISUAL BARRIER TO A HEIGHT OF SIX (6) FEET WITHIN TWO (2) YEARS OF PLANTING.

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE
	CJ	Cryptomeria japonica / Japanese Cedar	15 gal		4'-5' HT. MIN.
	ML	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	15 gal		4'-5' HT. MIN.

Not all of the displaced parking is currently gravel.  
520.4(1) requires hard surface parking

(Definition 153) Max. Gravel parking lot size is 10 spaces  
(Small parking lot)

520.4(6) No interior Landscaping 15% minimum

643A.1(1)(d) Irrigation required for Landscaping

520.4(10) No ~~sidewalks~~ indicated to public R/W or building entrances

643A.3 Pavement Large parking areas adjacent to roadway, without landscaping is not permitted.

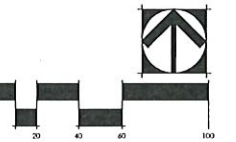


1389 Peachtree Street NE, Suite 200  
Atlanta, Georgia 30309  
phone: 404.873.6730  
www.tsw-design.com

Location

MAINSTREET  
WALTON MILL  
MONROE, GEORGIA

Scale + North



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Issued  
08.03.18 ISSUED FOR BLDG PERMIT

Project title  
Mainstreet Walton Mill

OneStreet Residential  
2000 RiverEdge Pkwy  
Atlanta, GA 30328

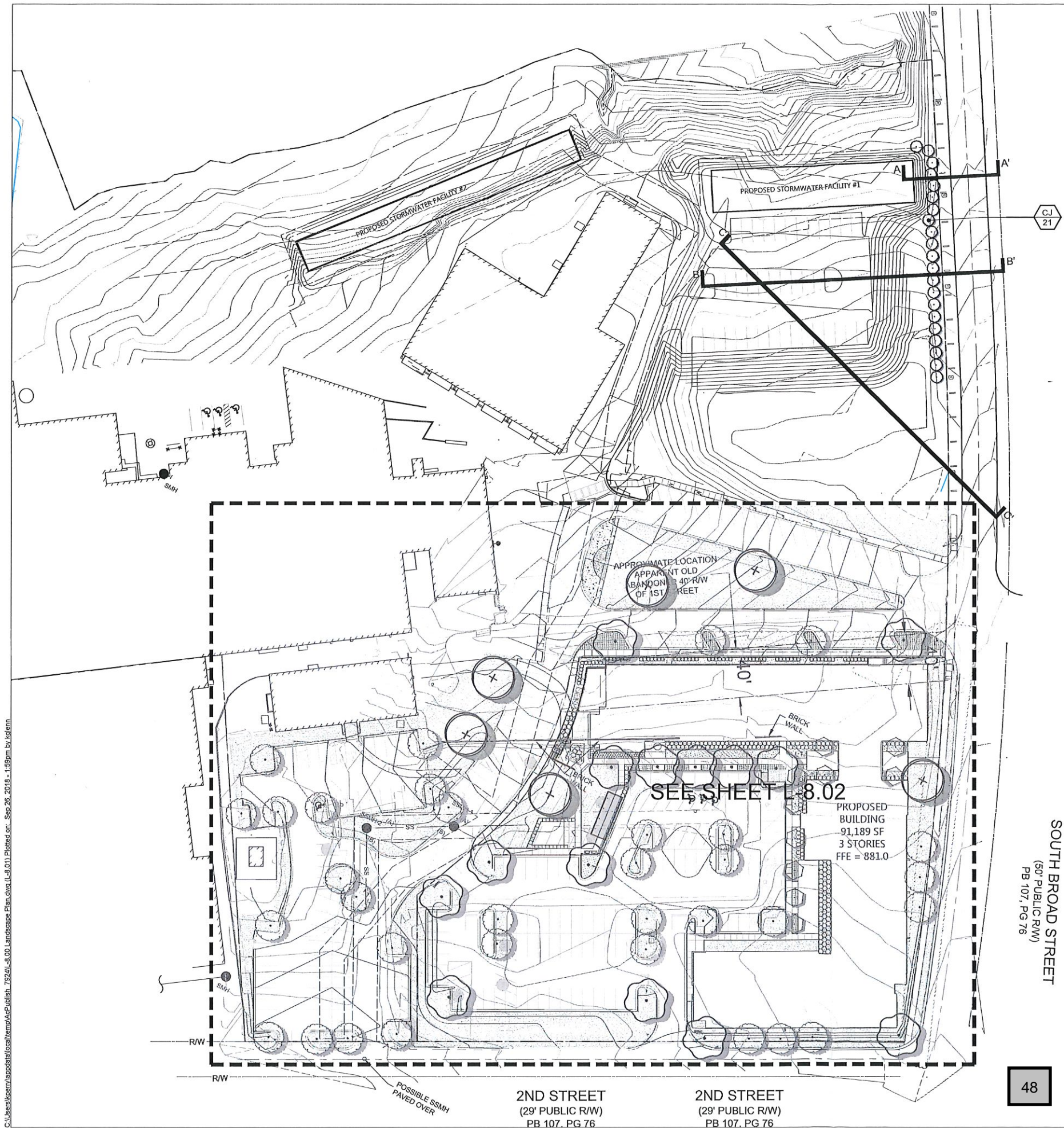
Drawing information  
Project number: 17155  
Contact: Bryan Bays  
Drawn by: Katherine Glenn  
Checked by: Bryan Bays  
Scale: 1" = 40'-0"

Drawing date  
SEPTEMBER 25, 2018  
Sheet title  
LANDSCAPE PLAN

Sheet number  
L-8.01



C:\Users\jcohen\appdata\local\temp\acPublish\_79241\8-00\_Landscape\_Plan.dwg (48.01) Plotted on: Sep 26, 2018 - 1:59pm by jcohen



**SCREENING NOTES:**  
REQUIRED VEGETATIVE SCREENING AROUND STORMWATER FACILITY AND TEMPORARY PARKING LOT SHALL BE A TIGHT EVERGREEN HEDGE OR MIXTURE OF EVERGREEN TREES AND SHRUBS, PROVIDING A ONE HUNDRED PERCENT (100%) VISUAL BARRIER TO A HEIGHT OF SIX (6) FEET WITHIN TWO (2) YEARS OF PLANTING.

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	CJ	Cryptomeria japonica / Japanese Cedar	15 gal		4'-5' HT. MIN.

SEE REPRESENTATIVE SECTIONS ON SHEET L-8.01S



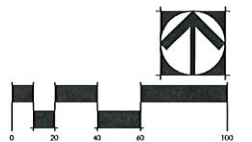
1389 Peachtree Street NE, Suite 200  
Atlanta, Georgia 30309  
phone: 404.873.6730  
www.tsw-design1.com

seal

location

MAINSTREET  
WALTON MILL  
MONROE, GEORGIA

scale+north



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ISSUED  
08.03.18 ISSUED FOR BLDG PERMIT

project title  
Mainstreet Walton Mill

for  
OneStreet Residential  
2000 RiverEdge Pkwy  
Atlanta, GA 30328

drawing information  
project number: 17155  
contact: Bryan Bays  
drawn by: Katherine Glenn  
checked by: Bryan Bays  
scale: 1"=40'-0"

drawing date  
SEPTEMBER 25, 2018  
sheet title  
LANDSCAPE PLAN

sheet number  
L-8.01

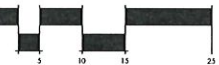


seal

location

MAINSTREET  
WALTON MILL  
MONROE, GEORGIA

scale + north



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issued

project title  
Mainstreet Walton Mill

for  
OneStreet Residential  
2000 RiverEdge Pkwy  
Atlanta, GA 30328

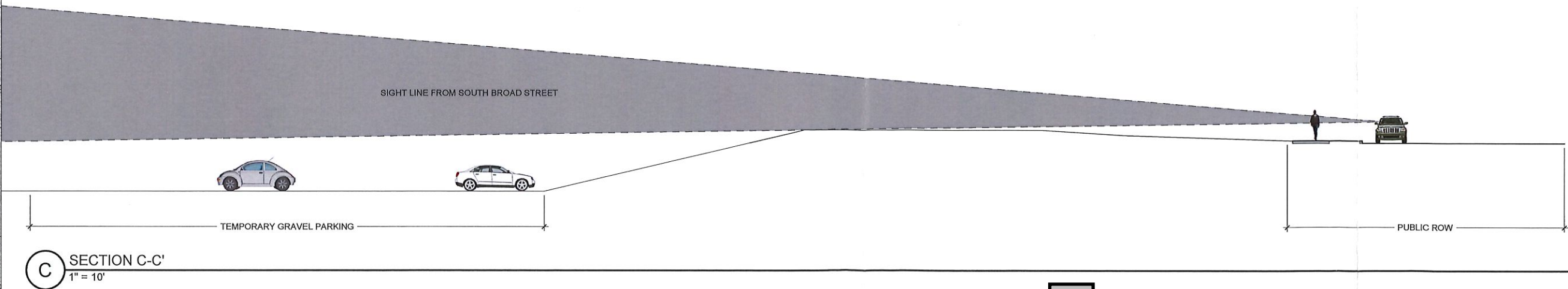
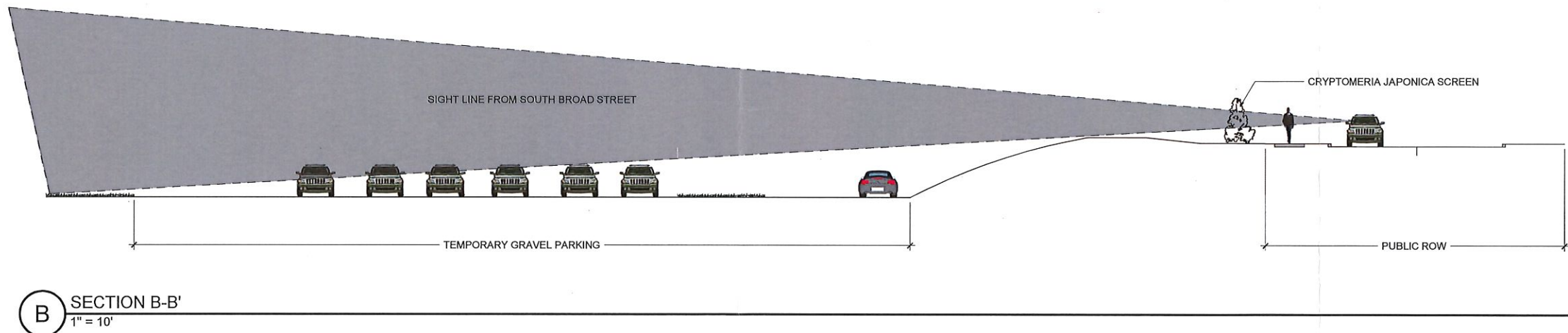
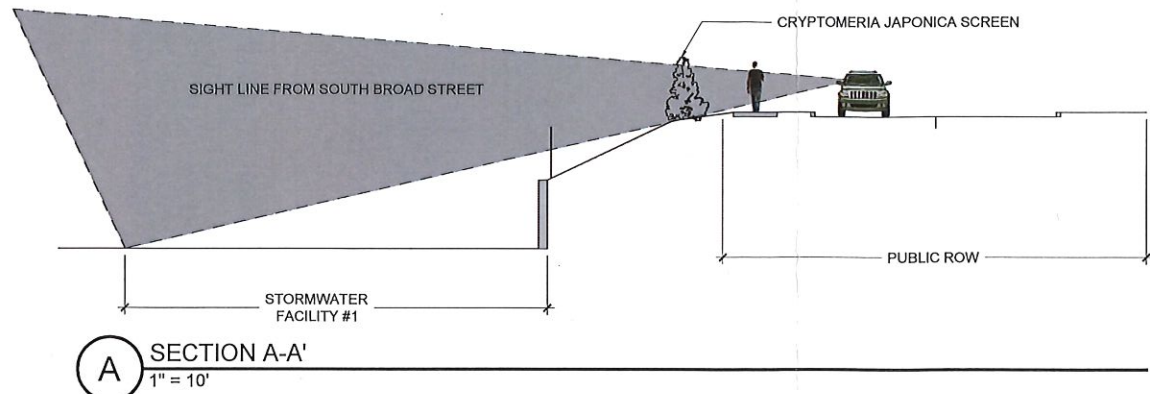
drawing information  
project number: 17155  
contact: Bryan Bays  
drawn by: Katherine Glenn  
checked by: Bryan Bays  
scale: 1" = 40'-0"

drawing date  
SEPTEMBER 25, 2018

sheet title  
REPRESENTATIVE SECTIONS

sheet number

L-8.01S







**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 10-30-18

**Description:** Rezone request for 1600 E. Church St. from PCD to PRD  
FKA: Brookland Commons / Currently known as Charleston Manor.  
The developer desires to reconfigure the Commercial office space infrastructure to accommodate single family home development in the same manner as the original single family parameters from the original design. They also wish to include an amenities package with green space, a clubhouse, swimming pool, tennis courts, half-court basketball, a pickle ball court and a playground. This area will also house the Cluster box unit for mail for the entire project. Example elevations are included with the request.

---

**Budget Account/Project Name:** NA

**Funding Source:** 2018 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

***Recommendation: Approval***

**Background:** This property is a long standing defunct planned development with infrastructure in place. This property was originally rezoned to a planned commercial district but would have more readily conformed to planned residential. In order to encourage the buildout of this property the owners are requesting a rezone to allow for reconfiguration of the area which was previously designed for a combination of retail/ office and single family attached townhomes.

**Attachment(s):** See remainder of this file below.

**October 23, 2018**

**Petition Number:** 18-00479  
**Applicant:** KFB Enterprises  
**Location:** 1600 East Church Street  
**Proposed Zoning:** PRD  
**Existing Zoning:** PCD  
**Acreage:** Total acreage 43.42 AC  
**Proposed Use:** Residential

**CODE ENFORCEMENT STAFF RECOMMENDATION**

☒ Approve  
☐ Deny  
☐ Approve with recommended conditions

- (a) The applicant, KFB Enterprises, Inc. request a rezone for property located at 1600 East Church Street. The project has approximately 794.6 ft of road frontage on East Church Street. The property consists of 43.42 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned PCD
- (c) The requested zoning classification is PRD
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Residential.

Recommended conditions:



# RE-ZONING REQUEST ALL TYPES



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00479	10/19/2018	\$ 0.00	\$ 100.00	adkinson

N  
A  
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S  
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LOCATION **1600 E Church St**  
**Monroe, GA 30655**

USEZONE **PCD**

PN **M0024-154-000**

FLOODZONE **No**

SUBDIVISION

CONTRACTOR

**K F B ENTERPRISES**

LOT

BLOCK **0**

**P O Box 122**  
**Conyers GA 30012**

UTILITIES...

Electric

Sewer

Gas

OWNER **K F B ENTERPRISES,**

**P O Box 122**  
**Conyers GA 30012**

PROJECTID# **1600EChurchSt-18101**  
**9-1**

EXPIRATIONDATE: **12/31/2018**

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

**REQUEST FOR REZONE FROM PCD TO**  
**PRD-P&Z MTG 11/20/18 @ 5:30**  
**PM-COUNCIL MTG 12/11/18 @ 6:00 PM 215**  
**N BROAD STREET**

### NATURE OF WORK

**Other**

### CENSUS REPORT CODE

**875 - \* Re-Zoning Request**

### DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

SINGLE FAMILY ONLY

#BATHROOMS

#BEDROOMS

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

**18-00479**

PERMIT PIN

**57186**

52



## REZONE APPLICATION FORM

PERMIT NUMBER \_\_\_\_\_

LOCATION 1600 East Church St. Monroe, GA 30655

COUNCIL DISTRICT: District 5 and 8

MAP NUMBER: M24

PARCEL NUMBER: 154

PRESENT ZONING: PCD REQUESTED ZONING: PRD

ACREAGE 43.42 PROPOSED USE Single Family Residential

OWNER OF RECORD: KFB Enterprises, Inc.

ADDRESS: P.O. Box 122 Conyers, GA 30012

PHONE NUMBER 770-922-5445

The following information must be supplied by the applicant. (attach additional pages if needed)

### ANALYSIS:

**1. A description of all existing uses and zoning of nearby property:**

The 43.42-acre subject property is located on the south side of Church Street (Georgia Highway 83). It is bordered on the west by the Carver Middle School campus and an undeveloped tract owned by Jack Sockwell III. It is bound on the south by Grubby Creek and on the east by the future home of Browns Hill Baptist Church. The subject property slopes gently to the south and is covered with a mix of pine and hardwood secondary growth.

The parcel is currently zoned PCD and lies within the city limits of Monroe.

Surrounding uses and zones are as follows:

North: R-1 and A-1 (County); Residential uses and Walker Baptist Church nearby  
East: A-1 (County), Carver Middle School A-1  
South: R-1 and A-1 (County), Undeveloped/ Housing  
West: R-1; Future home of American Red Cross and Browns Hill Baptist Church

**2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification**

As it stands today, there is a very limited market for the commercial portion of the Planned Commercial Development. As a PCD, the commercial and residential are tied together in construction. Unfortunately, without rezoning the commercial to residential, it is highly unlikely this property would be developed due to the low demand for commercial at this property.



**3. The existing value of the property contained in the petition for rezoning under the existing zoning classification:**

It's our estimate, that with it's currently zoning, the value of the PCD would be \$3,200,000.

**4. The value of the property contained in the application for rezoning under the proposed zoning Classification:**

It's our estimate, that with the proposed zoning, the value of the PRD would be closer to \$4,300,000.

**5. A description of the suitability of the subject property under the existing zoning classification:**

The intent and overall design of the original PCD zoning was exciting. However, the timing of the original development, as well as the market conditions since that time have informed us that while the residential demand is rapidly expanding now, the commercial market is not for this location. With the PCD zoning requirements of concurrent construction, the building and carrying costs for commercial property with no foreseeable income are high hurdles to overcome for any builder and developer. As such, we believe that while the property is suitable for the existing zoning, the community and this property would be better served if this were re-zoned as a PRD.

**6. A description of the suitability of the subject property under the proposed zoning classification of the property:**

As a PRD, the only changes to the actual property would take place within two areas:

1. What is currently zoned as commercial, and
2. The townhouses just to the south of the commercial area

As such, everything south of the large open green space proposed in the property will remain the same.

Some changes will be required to the property if the rezoning request is approved.

The commercial site would be re-developed into two portions; an amenity package for the residents as well as converting the northeastern most portion of the property into single family houses. Due to the layout, the PRD would be the highest and best use as it allows construction of new homes that provide a great community while meeting all zoning and architectural requirements as put forth by the city.

**7. A description of any existing use of property including a description of all structures presently occupying the property:**

Currently, the property is unused, but does have roads, as well as water and sewer inlaid.



**8. The length of time the property has been vacant or unused as currently zoned:**

The property has sat vacant since it was foreclosed on in January of 2006.

**9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification:**

The property has been marketed for sale through various brokers with limited interest up until the past year and a half. During that time, we have received various inquiries, but none that were at market.

As recent as 3 months ago, we reached a deal with LGI, a national home builder expanding into this market. The property is currently under contract with LGI, pending certain conditions – including the successful re-zoning of this property to PRD from PCD.



## **LEGAL DESCRIPTION OF PROPERTY**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 102, 103 & 107 OF THE 3<sup>RD</sup> DISTRICT OF WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE CENTERLINE OF YOUNG STREET AND THE SOUTHERN RIGHT-OF-WAY LINE OF GOOD HOPE ROAD (HAVING AN 80' RIGHT-OF-WAY), AKA CHURCH STREET, RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 77 DEGREES 04 MINUTES 21 SECONDS EAST A DISTANCE OF 735.78 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING.

RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 73 DEGREES 09 MINUTES 28 SECONDS EAST A DISTANCE OF 51.65 FEET TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 71 DEGREES 51 MINUTES 17 SECONDS EAST A DISTANCE OF 207.41 FEET TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 71 DEGREES 23 MINUTES 27 SECONDS EAST A DISTANCE OF 210.84 FEET TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 71 DEGREES 06 MINUTES 56 SECONDS EAST A DISTANCE OF 107.09 FEET TO A POINT ON SAID RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 70 DEGREES 39 MINUTES 16 SECONDS EAST A DISTANCE OF 224.18 FEET TO A 1/2" REBAR ON THE SOUTHERN RIGHT-OF-WAY; RUN THENCE (LEAVING SAID RIGHT-OF-WAY) SOUTH 18 DEGREES 21 MINUTES 23 SECONDS EAST A DISTANCE OF 349.73 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 86.21 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 94.11 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 22 MINUTES 01 SECONDS A DISTANCE OF 113.92 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 50.20 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 17 MINUTES 47 SECONDS EAST A DISTANCE OF 99.87 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 20 MINUTES 20 SECONDS EAST A DISTANCE OF 50.12 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 49.88 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 17 MINUTES 22 SECONDS EAST A DISTANCE OF 49.95 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 30 MINUTES 49 SECONDS EAST A DISTANCE OF 50.14 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 11 MINUTES 06 SECONDS EAST A DISTANCE OF 49.88 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 25 MINUTES 13 SECONDS EAST A DISTANCE OF 49.98 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 14 MINUTES 26 SECONDS EAST A DISTANCE OF 50.13 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 17 DEGREES 43 MINUTES 01 SECONDS EAST A DISTANCE OF 6.65 FEET TO A 1/2" REBAR; RUN THENCE 18 DEGREES 29 MINUTES 44 SECONDS EAST A DISTANCE OF 48.32 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 21 MINUTES 13 SECONDS EAST A DISTANCE OF 54.99 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 23 MINUTES 00 SECONDS A DISTANCE OF 49.88 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 04 MINUTES 55 SECONDS EAST A DISTANCE OF 33.81 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 25 MINUTES 52 SECONDS EAST A DISTANCE OF 90.38 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 22 MINUTES 18 SECONDS EAST A DISTANCE OF 118.08 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 15 MINUTES 30 SECONDS EAST A DISTANCE OF 68.69 FEET TO A 3/4" REBAR; RUN THENCE SOUTH 18 DEGREES 19 MINUTES 56 SECONDS EAST A DISTANCE OF 104.53 FEET A DISTANCE OF 104.53 FEET TO AN AXEL; RUN THENCE SOUTH 18 DEGREES 19 MINUTES 56 SECONDS EAST A DISTANCE OF 140.27 FEET TO A POINT ON THE CENTERLINE OF GRUBBY CREEK, THE CENTER LINE OF SAID CREEK IS THE PROPERTY LINE; RUN THENCE THE FOLLOWING DISTANCES AND COURSES ALONG SAID CREEK:



SOUTH 79 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 15.61 FEET;  
SOUTH 80 DEGREES 55 MINUTES 53 SECONDS WEST A DISTANCE OF 61.66 FEET;  
NORTH 54 DEGREES 07 MINUTES 58 SECONDS WEST A DISTANCE OF 67.42 FEET;  
NORTH 65 DEGREES 59 MINUTES 31 SECONDS WEST A DISTANCE OF 38.60 FEET;  
NORTH 80 DEGREES 51 MINUTES 48 SECONDS WEST A DISTANCE OF 42.83 FEET;  
NORTH 86 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 38.40 FEET;  
SOUTH 48 DEGREES 55 MINUTES 37 SECONDS WEST A DISTANCE OF 47.62 FEET;  
NORTH 43 DEGREES 15 MINUTES 19 SECONDS WEST A DISTANCE OF 52.33 FEET;  
SOUTH 85 DEGREES 50 MINUTES 44 SECONDS WEST A DISTANCE OF 41.57 FEET;  
NORTH 43 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 31.33 FEET;  
SOUTH 84 DEGREES 40 MINUTES 42 SECONDS WEST A DISTANCE OF 80.97 FEET;  
SOUTH 68 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 44.77 FEET;  
SOUTH 53 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 57.63 FEET;  
NORTH 68 DEGREES 20 MINUTES 05 SECONDS WEST A DISTANCE OF 49.32 FEET;  
SOUTH 82 DEGREES 09 MINUTES 37 SECONDS WEST A DISTANCE OF 53.64 FEET;  
SOUTH 63 DEGREES 03 MINUTES 28 SECONDS WEST A DISTANCE OF 52.05 FEET;  
SOUTH 23 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 63.58 FEET;  
SOUTH 77 DEGREES 04 MINUTES 59 SECONDS WEST A DISTANCE OF 88.82 FEET;  
NORTH 86 DEGREES 42 MINUTES 52 SECONDS WEST A DISTANCE OF 29.85 FEET;  
SOUTH 73 DEGREES 15 MINUTES 31 SECONDS WEST A DISTANCE OF 60.75 FEET;  
SOUTH 44 DEGREES 13 MINUTES 29 SECONDS WEST A DISTANCE OF 28.31 FEET;  
SOUTH 30 DEGREES 54 MINUTES 22 SECONDS EAST A DISTANCE OF 49.61 FEET;  
SOUTH 43 DEGREES 26 MINUTES 20 SECONDS WEST A DISTANCE OF 38.32 FEET;  
SOUTH 18 DEGREES 29 MINUTES 43 SECONDS WEST A DISTANCE OF 27.48 FEET;  
SOUTH 05 DEGREES 07 MINUTES 26 SECONDS WEST A DISTANCE OF 56.00 FEET;  
SOUTH 49 DEGREES 34 MINUTES 54 SECONDS WEST A DISTANCE OF 81.81 FEET;



SOUTH 88 DEGREES 38 MINUTES 36 SECONDS WEST A DISTANCE OF 45.10 FEET;

SOUTH 32 DEGREES 03 MINUTES 08 SECONDS WEST A DISTANCE OF 45.03 FEET;

SOUTH 47 DEGREES 41 MINUTES 16 SECONDS WEST A DISTANCE OF 65.20 FEET;

TO A POINT; RUN THENCE NORTH 30 DEGREES 25 MINUTES 02 SECONDS WEST A DISTANCE OF 642.75 FEET TO A POINT; RUN THENCE NORTH 60 DEGREES 13 MINUTES 33 SECONDS EAST A DISTANCE OF 142.75 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 13 MINUTES 51 SECONDS WEST A DISTANCE 30.05 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 16 MINUTES 53 SECONDS WEST A DISTANCE OF 63.19 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 16 MINUTES 22 SECONDS WEST A DISTANCE OF 69.20 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 11 MINUTES 42 SECONDS WEST A DISTANCE OF 71.61 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 21 MINUTES 13 SECONDS WEST A DISTANCE OF 69.90 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 16 MINUTES 49 SECONDS WEST A DISTANCE OF 64.24 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 14 MINUTES 52 SECONDS WEST A DISTANCE OF 64.35 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 19 MINUTES 50 SECONDS WEST A DISTANCE OF 65.33 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 17 MINUTES 23 SECONDS WEST A DISTANCE OF 42.82 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 18 MINUTES 22 SECONDS WEST A DISTANCE OF 116.97 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 12 MINUTES 49 SECONDS WEST A DISTANCE OF 66.15 FEET TO A ½" REBAR; RUN THENCE NORTH 52 DEGREES 39 MINUTES 45 SECONDS EAST A DISTANCE OF 115.25 FEET TO A ½" REBAR; RUN THENCE NORTH 52 DEGREES 36 MINUTES 24 SECONDS EAST A DISTANCE OF 122.01 FEET TO A ½" REBAR; RUN THENCE NORTH 51 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 17.55 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 22 MINUTES 15 SECONDS EAST A DISTANCE OF 65.88 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 25 MINUTES 32 SECONDS EAST A DISTANCE OF 50.10 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 32 MINUTES 48 SECONDS EAST A DISTANCE OF 50.07 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 35.61 FEET TO A ½" REBAR; RUN THENCE NORTH 03 DEGREES 12 MINUTES 16 SECONDS WEST A DISTANCE OF 109.29 FEET TO A ½" REBAR; RUN THENCE NORTH 17 DEGREES 28 MINUTES 21 SECONDS WEST A DISTANCE OF 9.96 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 14 MINUTES 08 SECONDS WEST A DISTANCE OF 110.06 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 39.02 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 26 MINUTES 48 SECONDS WEST A DISTANCE OF 11.00 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 21 MINUTES 55 SECONDS WEST A DISTANCE OF 26.31 FEET TO A ½" REBAR; RUN THENCE NORTH 25 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 23.85 FEET TO A ½" REBAR; RUN THENCE NORTH 25 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 50.48 FEET TO A ½" REBAR; RUN THENCE NORTH 26 DEGREES 06 MINUTES 10 SECONDS WEST A DISTANCE OF 88.64 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING.

**THAT TRACT BEING 43.418 ACRES AS SHOWN ON A PLAT OF SURVEY PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC., RONALD CALVIN SMITH REGISTERED LAND SURVEYOR LICENSE NO. 2921, DATED JULY 28, 2017, FOR KFB ENTERPRISES.**



Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property: KFB Enterprises, Inc.

Address: 1003 Institute St. Conyers, GA 30012

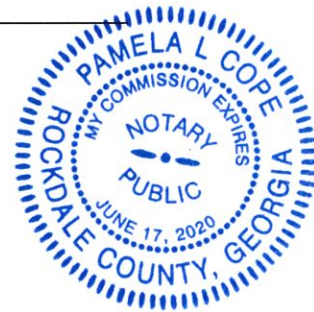
Phone Number: 770-922-5445

Attorney/Agent Walter F. Barksdale  
Address P.O. Box 122, Conyers GA 30012  
Phone Number 404 310 6933 / 770 483 1407

Personally appeared before me the above applicant named Walter F. Barksdale who on oath says that he/she is the Agent for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Pamela L. Cope (Notary Public) 10.19.18 (Date)

My Commission Expires June 17, 2020





Rezoning Application  
Page Four (4)

What method of sewage disposal is planned for the subject property?

X Sanitary Sewer

           Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from PCD to PRD located at 1600 East Church St., Monroe GA 30655, containing 43.42 acre(s), property owner being KFB Enterprises, Inc. filed on October 19, 2018.

CHECK LIST - APPLICATION MATERIAL

- x Application Fee (\$100.00 Application Fee Single Family Rezoning)  
(\$300.00 Application Fee Multi Family Rezoning)  
(\$200.00 Application Fee Commercial Rezoning)  
(Application fee For Annexation is the same as a Rezone)
  - x The completed application form (one original with original signatures)
  - x Special Conditions made part of the rezoning/annexation request
  - x Legal Description
  - x Survey plat of property showing bearings and distances and:
    - x abutting property owners
    - x the zoning of abutting property
    - x the current zoning of the subject property
  - x Development Plan (two full size 24 x 36 digital pdf – not cad, and one 11x17)
  - x Site plan of the property at an appropriate scale the proposed use
    - x internal circulation and parking (proposed number of parking spaces)
    - x landscaping minimum square footage of landscaped area
    - x grading
    - x lighting
    - x drainage (storm water retention structures)
    - x amenities (location of amenities)
    - x buildings (maximum gross square footage and height of structures)
    - x buffers
    - Additional information that may be required by the Code Enforcement Officer:
- 
- 

x Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:



## Rezoning Application

Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- ☐ the maximum gross square footage of building area
- ☐ the maximum lot coverage of building area
- ☐ the minimum square footage of landscaped area
- ☐ the maximum height of any structure
- ☐ the minimum square footage of parking and drive areas
- ☐ the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for) PRD

- ☒ the maximum number of residential dwelling units
- ☒ the minimum square footage of heated floor area for any residential dwelling unit
- ☒ the maximum height of any structure
- ☒ the minimum square footage of landscaped area
- ☒ the maximum lot coverage of building area
- ☒ the proposed number of parking spaces
- ☐ on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- ☐ yes ☒ no Applicant site plan indicates a variance requested
- ☐ for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- ☐ any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

- ☐ 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- ☐ 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- ☐ 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- ☐ 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- ☐ 5. Information that the special circumstances are not the result of the actions of the applicant.
- ☐ 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- ☐ 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application

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COMMENTS:

Thank you for taking the time to review our request for re-zoning. We believe that this course of action will be beneficial for the city of Monroe as it creates another desirable community within the city limits for future residents.

Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 11/27/17



# Charleston Manor

## A Master Planned Residential Development

### General Description

The rezoning request for the subdivision f/k/a Brookside Commons, parcel number M0240154 will include rezoning the Planned Commercial Development to a Planned Residential Development, whereby the commercial land abutting Church Street, will be rezoned to accommodate single family detached homes as well as the amenities for the subdivision. Additionally, the attached homes (townhomes) would be rezoned for single family detached homes as well. Both the commercial and former townhouse areas would be built under the same guidelines as required in the existing single family detached zoning portion of the existing Planned Commercial Development.

The 43.418-acre subject property is located on the south side of Church Street Georgia Highway 83). It is bordered on the west by the Carver Middle School campus and an undeveloped tract owned by Jack Sockwell, III. It is bound on the south by Grubby Creek and on the east by the future home of Browns Hill Baptist Church. The subject property slopes gently to the south and is covered with a mix of pine and hardwood secondary growth.

### Existing Zoning and Surroundings

The parcel is currently zoned PCD and lies within the city limits of Monroe.

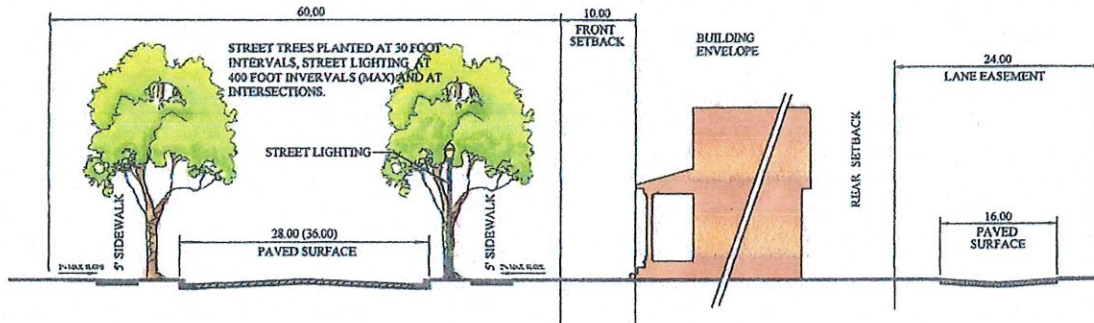
Surrounding uses and zones are as follows:

North:	R-1 and A-1 (County); Residential uses and Walker Baptist Church nearby
East:	A-1 (County), Carver Middle School A-1
South:	R-1 and A-1 (County), Undeveloped/ Housing
West:	R-1; Future home of American Red Cross and Browns Hill Baptist Church

### Proposed Zoning and Use

The petitioner proposes to develop this parcel under the PRD (Planned Residential Development) zoning classification. The plan consists of a traditional neighborhood development with two entrances into the development from Church Street. Amenities will be located at the northern most portion of the development abutting Church Street. A green space is proposed between the amenities and the houses south of the amenities.

Residential buildings consist of single-family detached homes (see plan for locations). The minimum livable area of each home will be in accordance with Article VII of the City of Monroe Zoning Ordinance. The style of all structures will be similar to the local southern vernacular architecture. Building materials will consist of brick, stone, stucco, wooden or (Hardi-Plank) siding, and trim. An exterior color palette for all buildings will be included in the development documents and covenants to ensure a cohesive and pleasing color scheme.



**STREET CROSS SECTION (60' R/W)**

NOT TO SCALE

Streets within the development have been designed for the pedestrian as well as for the automobile. All streets include a 5-foot-wide concrete sidewalk on both sides of the street.

Street trees are proposed to be planted at 30-foot intervals and will be planted between the curb and the sidewalk. The variety of the trees will be chosen at the construction plan stage of the development, but only shade trees suitable for this use will be specified.

Garages and parking areas for many homes will be accessed by a 16-foot wide paved service lane located behind the homes. The configuration prevents numerous driveway curb-cuts and front entry garages.

### **Open Space and Buffers**

A village green and park are located in the central portion of the development behind and adjacent to the amenities. Surrounded by houses overlooking the village green, this park will serve as the centerpiece and unifying element of the development. Uses permitted within the park include passive recreation areas with paved walking paths and benches.

Community open space located along Grubby Creek will be accessed from two points from the street running parallel to the creek. A nature trail is proposed to run along the creek. No vehicular traffic will be permitted in this area. Total open space consists of 12.026 acres or 28% of the tract.

### **Water Use**

Water service will be provided by the City of Monroe.

### **Sewage Disposal**

Sewage disposal will be provided by the City of Monroe.



### **Storm Water Detention**

Stormwater runoff will travel as sheet flow until it is collected in natural and improved swales and/or drainage structures and directed to the flood plain along Grubby Creek.

### **Trash Disposal**

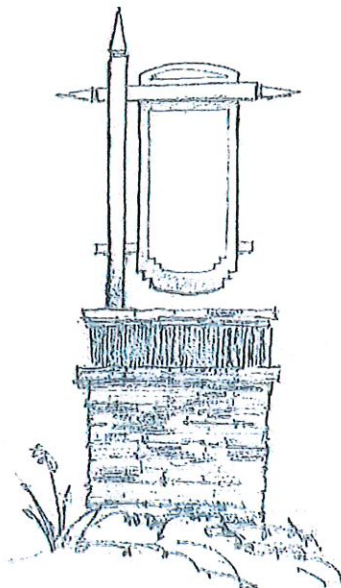
Trash receptacles will be provided in the amenity area of the development. These receptacles will be screened from view by a combination of masonry and wooden walls as well as landscape screening.

### **Development Standards**

All development shall be in accordance with City of Monroe standards unless specifically addressed on the plan and this narrative. Protective covenants governing construction standards and maintenance will be recorded at a later date.

### **Signs**

Two project identity signs are proposed at the entry points into the project. The signs, including the structure on which it is mounted will be no taller than 12 feet with a surface area of no more than 36 sq. ft. and will be in accordance with Article XII of the City of Monroe Zoning Ordinance.



## Appendix A

### **Project Data, Notes and Development Standards**

#### **Total Land Area**

43.418 Acres

Land Designated as Public or Community Use

Common Areas	8.390 Acres, (19.3%)
Amenity Area	2.408 Acres, (4.7%)
Village Green	1.228 Acres, (2.8%)
Street Rights-of-Way	7.701 Acres, (17.7%)
Total:	19.727 Acres, (45.4%)

Note: There is a total of 0.783 acres of proposed public property to be encumbered by proposed utility easements.

Total Single Family Detached Lots: 122

#### **Parking Provisions**

Each Single-family residence will have a minimum of 2 off-street parking spaces. In addition, residential streets will provide parallel parking on one side.

Amenity Parking, proposed: 55 Spaces

#### **Development Standards for Single Family Lots**

Number of Single Family Detached Lots:	122
Front Entry Lots -	20
Rear Entry Lots -	102
Maximum Lot Coverage:	65%
Frontage (excluding inside curve lots):	50 feet
Setback:	
Front -	10 feet
Side -	4 feet
Rear, typical -	12 feet
Rear, Lots that back up the property perimeter -	24 feet
Minimum Heated Area (square feet):	1,600
Maximum Height:	30 feet
Lot Size Minimum (square feet):	4,500
Minimum Landscaping per lot (sq. ft.)	2,000

#### **Lot Distribution, Blocks**

Block A:	22
Note: Prior Townhome Lots A1-A7 are now Lots A1-A4	
Block B:	14
Block C:	29
Note: Prior Townhome Lots C21-C26 are now Lots C21-C23	
Block D:	23
Block E:	28
Note: Prior Townhome Lots E1-E11 are now Lots E1-E6	
Block H (Prior Commercial Lot H1):	6
TOTAL:	122





Date: October 18, 2018

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers five different utilities in our service territory. The five utilities are: electricity, natural gas, water, wastewater and telecommunication.

The utilities checked below are available at 1600 E Church Street, in the City of Monroe, Georgia.

- ☒ ELECTRICITY
- ☒ NATURAL GAS
- ☒ WATER
- ☒ WASTEWATER
- ☒ TELECOMMUNICATION

Please contact our office for any additional information needed. We look forward to serving your utility needs.

Vashon T. Hill  
City of Monroe

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

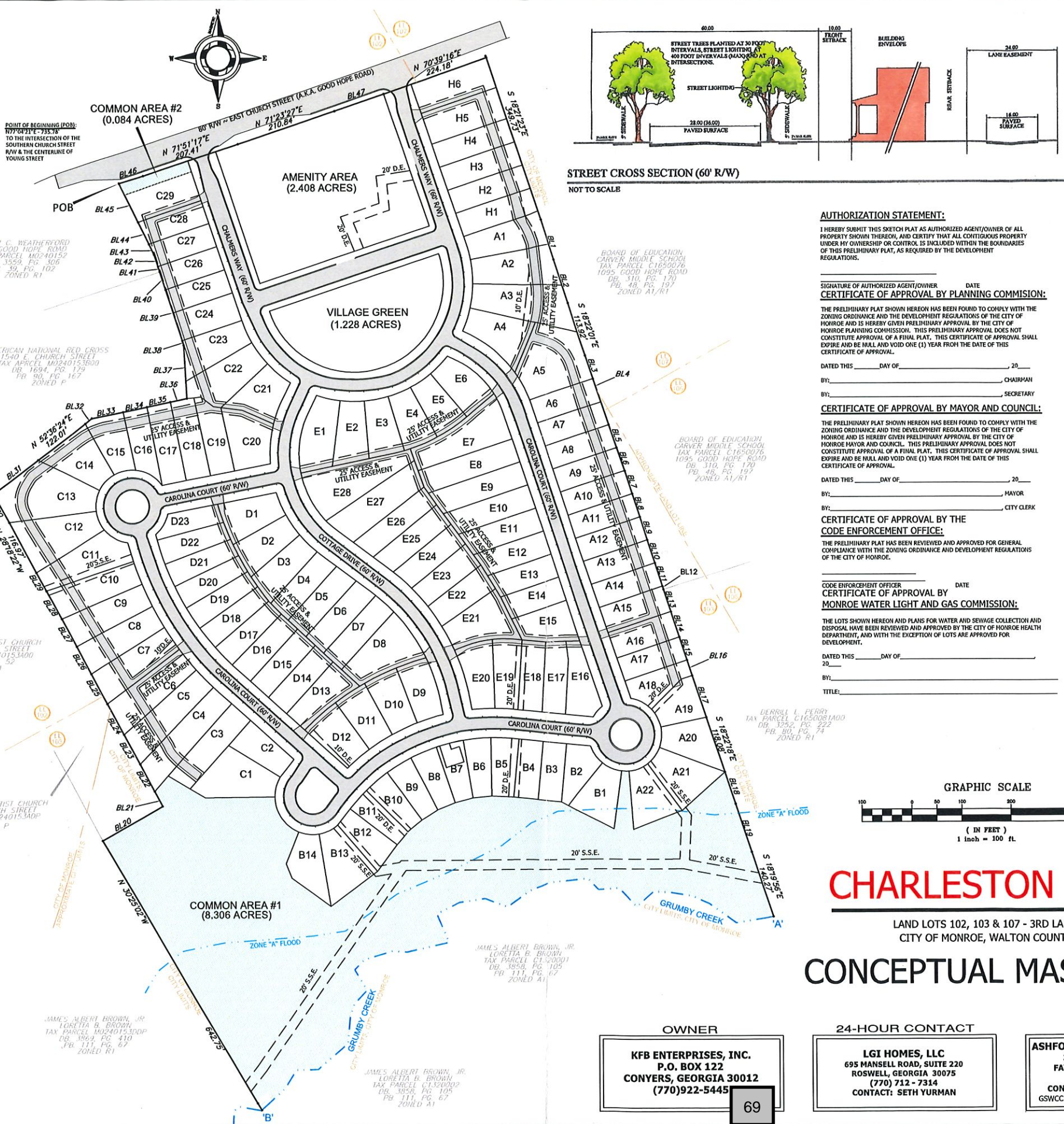
**A petition has been filed with the  
City of Monroe requesting the  
property at 1600 East Church Street,  
to be rezoned from PCD to PRD  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall at 215 N. Broad  
Street on November 20, 2018  
at 5:30 P.M. All 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 1600 East Church Street  
to be rezoned from PCD to PRD  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall at 215 N. Broad Street  
on December 11, 2018  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**November 4, 2018**





# GENERAL NOTES:

**EXISTING ZONING:** PCD PLANNED COMMERCIAL DISTRICT

**PROPOSED ZONING:** PRD PLANNED RESIDENTIAL DISTRICT

**BOUNDARY DATA:**  
PROPERTY CONTAINS 43.418 ACRES WITH CITY OF LANDGOTS 10.103,  
CITY OF WATKINS COUNTY 1.000 ACRES, WATKINS COUNTY,  
GEORGIA. BOUNDARY AND RIGHT-OF-WAY INFORMATION OBTAINED FROM A  
BOUNDARY SURVEY PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC.  
FOR JTB ENTERPRISES (DATED JULY 26, 2017).

**TAX ID NUMBER:** M0240154

**PROPERTY ADDRESS:** 1600 E CHURCH STREET

**DEVELOPMENT STANDARDS:**

FRONT SETBACK: TEN FEET (10') FROM PUBLIC R/W  
SIDE SETBACK: SIX FEET (6')  
REAR SETBACK: TWENTY FEET (20')  
BOUNDARY SETBACK: TWENTY-FOUR FEET (24')  
FRONTAGE (MINIMUM): FIFTY FEET (50')

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: 122  
FRONT ENTRY LOTS: 20  
REAR ENTRY LOTS: 10  
MAXIMUM DWELLING SIZE, HEATED: 1,600 SQUARE FEET  
MAXIMUM LOT COVERAGE: 65%  
STRUCTURE HEIGHT, MAXIMUM: 12 FEET (12')  
LOT SIZE, MINIMUM (SQUARE FEET): 4,500 SQUARE FEET

**DENSITY:**  
122 UNITS / 43.418 ACRES = 2.81 UNITS / ACRE

**LAND AREA:** LAND DESIGNATED AS PUBLIC OR COMMUNITY USE

COMMON AREAS: 8.406 ACRES (19.3%)  
PARKING AREAS: 4.408 ACRES (4.7%)  
VILLAGE GREEN: 1.228 ACRES (2.8%)  
STREET RIGHTS-OF-WAY: 7.781 ACRES

TOTAL OPEN SPACE: 19.766 ACRES (45.4%)  
TOTAL PARKING/COMMUNITY AREAS: 12.727 ACRES (29.7%)

NOTE: THERE IS A TOTAL OF 0.783 ACRES OF PROPOSED PUBLIC PROPERTY TO BE ENCUMBERED BY PROPOSED UTILITY EASEMENTS.

**PARKING PROVISIONS**

MINIMUM PARKING RESIDENCE WILL BE REQUIRED TO PROVIDE A MINIMUM OF 2 OFF-STREET PARKING SPACES. IN ADDITION, RESIDENTIAL STRUCTIONS WILL PROVIDE PARALLEL PARKING ON ONE SIDE.

**AMENITY PARKING, PROPOSED:** 55 SPACES

**ADDITIONAL PROPERTY CONDITIONS:**

1. A TEN FOOT (10') WIDE DRAINAGE EASEMENT IS CENTERED ON ALL INTERIOR PROPERTY LINES.

2. A PORTION OF THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEDERAL ENGINEERING MANAGEMENT AGENCY MAP PANEL NO. 13297C01450, DATED 5/18/2005.

3. ALL GREEN SPACE AND STORMWATER DETENTION FACILITIES ARE TO BE DEDICATED TO THE FUTURE HOMEOWNERS ASSOCIATION.

4. ALL STORM DRAINS AND RELATED FACILITIES WITHIN THE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE CITY OF MONROE. ALL OTHERS SHALL BE MAINTAINED BY THE APPLICABLE PROPERTY OWNER WHOSE PROPERTY IS TRAVERSED BY THE STORM DRAIN SYSTEM.

**PUBLIC UTILITIES:**

WATER: CITY OF MONROE  
SEWER: CITY OF MONROE  
ELECTRIC & GAS: MONROE WATER, LIGHT & GAS  
TELEPHONE: MONROE WATER, LIGHT & GAS

THE DEVELOPER SHALL BE RESPONSIBLE TO ACCOMMODATE THE IMPENDING DEVELOPER'S AGREEMENT.

7. THERE ARE NO KNOWN LANDFILLS ON THE SUBJECT PROPERTY.

8. THERE ARE NO KNOWN CHARGE AREAS ON THE SUBJECT PROPERTY.

9. INTERIOR CIRCULATION - ALL STREETS INCLUDE A FIVE FOOT (5') CONCRETE SIDEWALK ON BOTH SIDES OF THE STREET.

10. LANDSCAPING - STREET TREES ARE PROPOSED TO BE PLANTED AT BOTH SIDES OF INTERSECTIONS BETWEEN THE CURB AND SIDEWALK ON THIRTY SIDES OF THE STREETS. TWO (2) TWO INCH (2") CALIPER TREES WILL BE INSTALLED ON EACH LOT. FURTHER, A MINIMUM OF TWO THOUSAND (2,000) SQUARE FEET OF LANDSCAPE ARE REQUIRED FRONT & SIDE YARDS (DISTURBED AREAS ONLY) WILL BE REQUIRED FOR EACH LOT.

11. GRADING - THE SITE HAS BEEN PRE-GRADDED BY THE ORIGINAL DEVELOPER. THE PROPOSED GRADING WILL BE MODIFIED TO ACCOMMODATE THE PROPOSED HOUSE FOUNDATIONS AND THE REQUIRED CRAWL SPACE. SOIL.

12. LIGHTING - STREET LIGHTS WILL BE REQUIRED WITHIN THIS SUBDIVISION.


13. DRAINAGE - THERE HAS BEEN PROPOSED AT THE FRONT OF THE PROPERTY IS COLLECTED IN DRAINAGE AND IMPROVED SLABS AND/OR DRAINAGE STRUCTURES AND DIRECTED TO THE FLOOD PLAIN ALONG GRUBBY CREEK.

14. AMENITY AREA - THERE HAS BEEN PROPOSED AT THE FRONT OF THE PROPERTY SUBJECT PROPERTY, ADJACENT TO CHURCH STREET. THE AMENITY AREA WILL INCLUDE A POOL, CLOUDBY, TENNIS COURTS, BASKETBALL HALF COURT, A FIDDLE BACK ARCHITECTURE. BUILDING MATERIALS WILL BE PARKED IN THE CENTRAL PORTION OF THE DEVELOPMENT, LOCATED BEHIND AND ADJACENT TO THE AMENITY AREA.

15. BUILDINGS - THE STYLE OF ALL STRUCTURES WILL BE SIMILAR TO LOCAL ARCHITECTURE. BUILDING MATERIALS WILL BE LIMITED TO CONCRETE, BRICK, STUCCO, WOODEN (HARD-PLANK) SIDING AND TRIM. EXTERIOR COLOR PALETTE FOR ALL BUILDINGS WILL BE INCLUDED IN THE COVENANTS TO ENSURE A COHESIVE AND PLEASANT COLOR SCHEME.

**LOT DISTRIBUTION, BLOCKS**

BLOCK: 22  
NOTE: PRIOR TOWNHOME LOTS A1-A7 ARE NOW LOTS A1-A4  
BLOCK B: 19  
NOTE: PRIOR TOWNHOME LOTS C21-C26 ARE NOW LOTS C21-C23  
BLOCK D: 23  
NOTE: PRIOR TOWNHOME LOTS E1-E11 ARE NOW LOTS E1-E6  
BLOCK H (PRIOR COMMERCIAL LOT H1): 6  
TOTAL LOTS: 6

		<p>THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE ENGINEER'S PERMISSION</p>		<p>LOCATED IN LANDLOTS 102, 103 &amp; 107, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA</p>	
<p><b>ashford engineers south, llc.</b>          350 Virginia Highlands          Fayetteville, Georgia 30215          Tel. (678) 817-6956 Fax. (678) 817-6777</p>		<p>DESIGNED BY: D. GREENE          DRAWN BY: A. DILAZZARO          CHECKED BY: D. GREENE          APPROVED BY: D. GREENE          REGISTRATION NO. GA 27049</p>		<p>SCALE: 1" = 100'          DATE: 10/19/18          JOB NO. 18-L7048</p>	
<p><b>ashford engineers south, llc.</b>          350 Virginia Highlands          Fayetteville, Georgia 30215          Tel. (678) 817-6956 Fax. (678) 817-6777</p>		<p>DESIGNED BY: D. GREENE          DRAWN BY: A. DILAZZARO          CHECKED BY: D. GREENE          APPROVED BY: D. GREENE          REGISTRATION NO. GA 27049</p>		<p>SCALE: 1" = 100'          DATE: 10/19/18          JOB NO. 18-L7048</p>	
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# AREA CHART BLOCK "A"

LOT NO.	AREA
A1	9,814 SF
A2	11,758 SF
A3	14,519 SF
A4	13,796 SF
A5	12,930 SF
A6	7,044 SF
A7	6,938 SF
A8	6,980 SF
A9	6,964 SF
A10	6,950 SF
A11	6,955 SF
A12	6,922 SF
A13	6,909 SF
A14	6,923 SF
A15	7,572 SF
A16	7,570 SF
A17	6,864 SF
A18	6,732 SF
A19	6,958 SF
A20	8,456 SF
A21	9,867 SF
A22	8,651 SF

# AREA CHART BLOCK "D"

LOT NO.	AREA
D1	8,549 SF
D2	8,048 SF
D3	8,056 SF
D4	7,331 SF
D5	7,627 SF
D6	7,883 SF
D7	8,041 SF
D8	12,268 SF
D9	7,683 SF
D10	7,718 SF
D11	7,662 SF
D12	8,592 SF
D13	8,461 SF
D14	7,216 SF
D15	7,244 SF
D16	6,930 SF
D17	6,375 SF
D18	8,289 SF
D19	6,411 SF
D20	6,393 SF
D21	6,363 SF
D22	6,438 SF
D23	5,416 SF

# AREA CHART BLOCK "B"

LOT NO.	AREA
B1	8,124 SF
B2	6,358 SF
B3	5,998 SF
B4	5,994 SF
B5	6,217 SF
B6	5,763 SF
B7	5,775 SF
B8	5,782 SF
B9	5,790 SF
B10	5,760 SF
B11	5,136 SF
B12	6,733 SF
B13	10,604 SF
B14	8,053 SF

# AREA CHART BLOCK "E"

LOT NO.	AREA
E1	9,957 SF
E2	7,922 SF
E3	7,216 SF
E4	7,177 SF
E5	7,177 SF
E6	7,999 SF
E7	13,728 SF
E8	10,163 SF
E9	9,566 SF
E10	8,781 SF
E11	7,999 SF
E12	7,234 SF
E13	6,634 SF
E14	6,187 SF
E15	8,184 SF
E16	7,979 SF
E17	7,243 SF
E18	7,123 SF
E19	7,751 SF
E20	8,290 SF
E21	10,695 SF
E22	7,310 SF
E23	7,261 SF
E24	7,375 SF
E25	8,041 SF
E26	8,319 SF
E27	12,614 SF
E28	15,375 SF

# AREA CHART BLOCK "C"

LOT NO.	AREA
C1	12,273 SF
C2	6,981 SF
C3	10,021 SF
C4	12,642 SF
C5	12,246 SF
C6	12,099 SF
C7	11,356 SF
C8	11,158 SF
C9	10,211 SF
C10	10,595 SF
C11	11,753 SF
C12	13,207 SF
C13	17,419 SF
C14	10,137 SF
C15	7,716 SF
C16	6,678 SF
C17	8,397 SF
C18	8,289 SF
C19	6,889 SF
C20	8,072 SF
C21	8,479 SF
C22	10,955 SF
C23	9,944 SF
C24	7,750 SF
C25	6,441 SF
C26	6,444 SF
C27	6,454 SF
C28	6,752 SF
C29	8,840 SF

# AREA CHART BLOCK "H"

LOT NO.	AREA
H1	8,076 SF
H2	8,110 SF
H3	8,126 SF
H4	8,146 SF
H5	10,947 SF
H6	10,467 SF

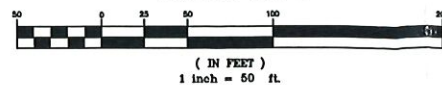
# AS-BUILT SSMH TOPS

MH #	TOP ELEV
1	845.32
2	831.66
3	826.49
4	823.41
5	824.47
6	826.46
7	836.10
8	817.02
9	815.03
10	808.22
11	794.04
12	812.36
13	812.60
14	804.36
15	UNKNOWN
16	800.19
17	804.78
18	811.22
19	814.43
20	818.49
21	820.48
22	817.45
23	812.52
24	808.87

# SHEET LEGEND:

--- DEVOTES A YARD SETBACK REQUIREMENT  
REFER TO SHEET 1 FOR STANDARDS

# GRAPHIC SCALE



NOTE:  
TOPOGRAPHIC CONTOUR  
INTERVAL: 1'

# SETBACKS

FRONT SETBACK: 10' FROM R/W  
SIDE SETBACK: 6'  
REAR SETBACK (TYPICAL): 12'  
REAR SETBACK (ADJACENT TO PERIMETER BOUNDARY): 24'

# KEY MAP N.T.S.

© 2018 ASHFORD ENGINEERS SOUTH, LLC.

THIS PLAN IS NOT CERTIFIED UNLESS AN EMBOSSED SEAL APPEARS  
THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE ENGINEER'S PERMISSION

ACTIVITY	NAME
DESIGNED BY:	D. GREENE
DRAWN BY:	A. DILAZZARO
CHECKED BY:	D. GREENE
APPROVED BY:	D. GREENE
REGISTRATION NO. GA 27049	



**ashford engineers south, llc.**  
350 Virginia Highlands  
Fayetteville, Georgia 30215  
Tel. (678) 817-6956 Fax. (678) 817-6777  
civil engineers - land planning - development services

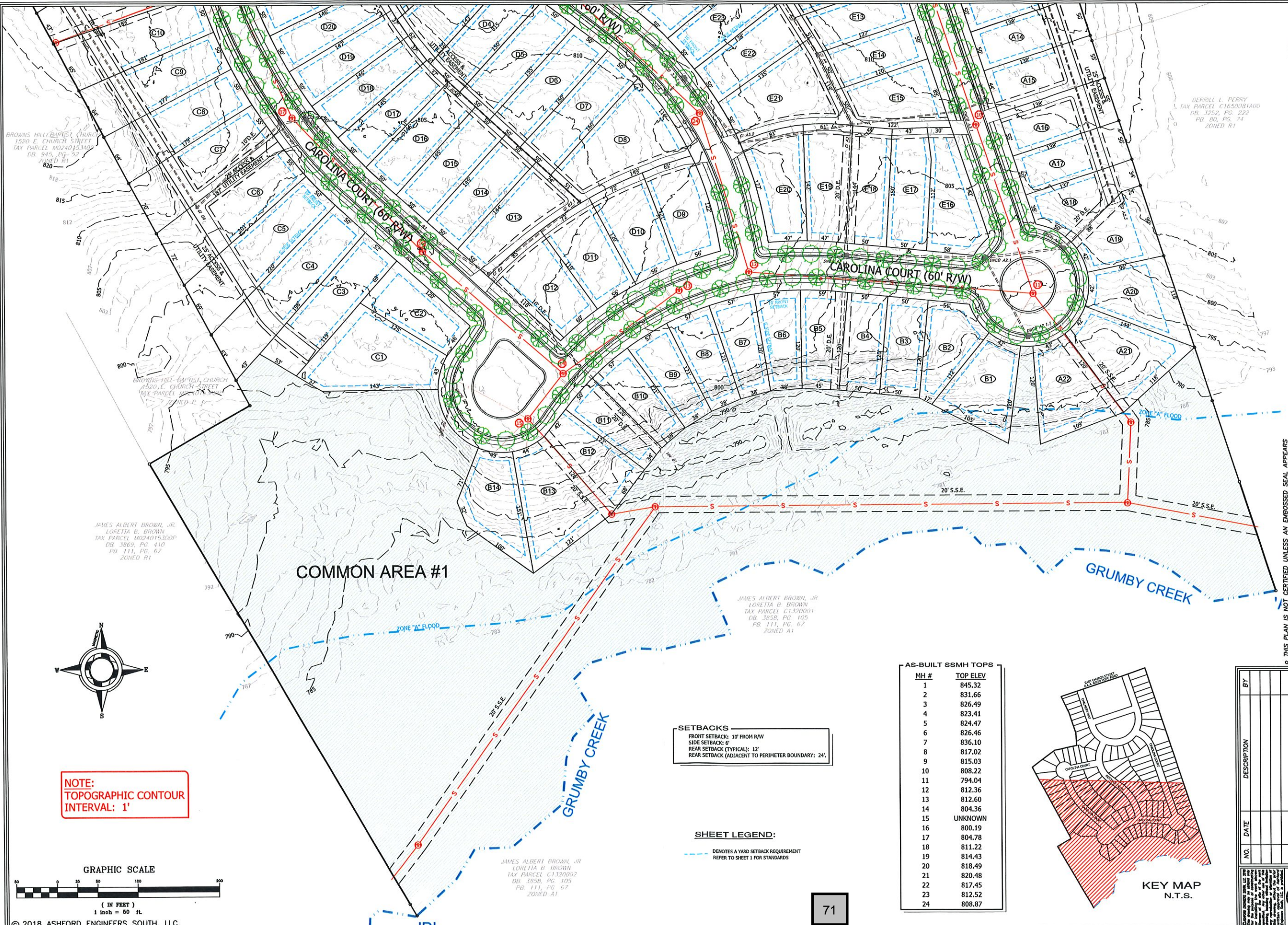
SHEET  
2 OF 3  
CONCEPTUAL MASTER PLAN

CHARLESTON MANOR  
SUBDIVISION

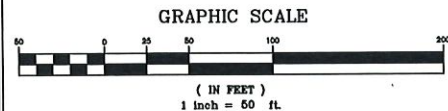
LOCATED IN LANDLOTS 102, 103 & 107, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION





NOTE:  
TOPOGRAPHIC CONTOUR  
INTERVAL: 1'

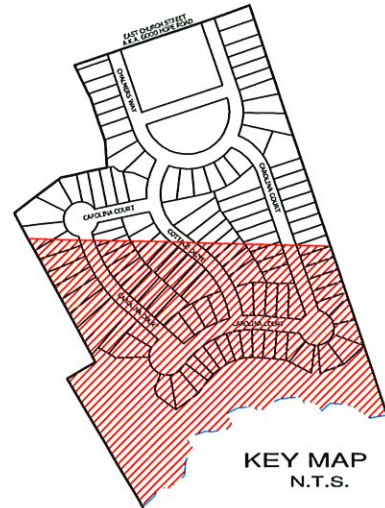


SETBACKS  
FRONT SETBACK: 10' FROM R/W  
SIDE SETBACK: 6'  
REAR SETBACK (TYPICAL): 12'  
REAR SETBACK (ADJACENT TO PERIMETER BOUNDARY): 24'

SHEET LEGEND:

--- DENOTES A YARD SETBACK REQUIREMENT  
REFER TO SHEET 1 FOR STANDARDS

AS-BUILT SSMH TOPS	
MH #	TOP ELEV
1	845.32
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6	826.46
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15	UNKNOWN
16	800.19
17	804.78
18	811.22
19	814.43
20	818.49
21	820.48
22	817.45
23	812.52
24	808.87



NO.	DATE	DESCRIPTION	BY

ashford engineers south, llc.  
350 Virginia Highlands  
Fayetteville, Georgia 30215  
Tel. (678) 817-6956 Fax. (678) 817-6777  
civil engineers - land planning - development services



ACTIVITY	NAME
DESIGNED BY:	D. GREENE
DRAWN BY:	A. DILAZZARO
CHECKED BY:	D. GREENE
APPROVED BY:	D. GREENE
REGISTRATION NO. GA	27049

SCALE: 1" = 50'  
DATE: 9/20/18  
JOB NO. 18-L7048

CHARLESTON MANOR  
SUBDIVISION

CONCEPTUAL MASTER PLAN

LOCATED IN LANDLOTS 102, 103 & 107, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

DETRILL L. PERRY  
TAX PARCEL C1650031A00  
DB 3252, PG. 222  
PB 80, PG. 74  
ZONED R1

BROWNS HILL BAPTIST CHURCH  
1520 E. CHURCH STREET  
TAX PARCEL M0240153A00  
DB 945, PG. 52  
ZONED R1

JAMES ALBERT BROWN, JR.  
LORETTA B. BROWN  
TAX PARCEL M024015300P  
DB 3869, PG. 410  
PB 111, PG. 67  
ZONED R1

JAMES ALBERT BROWN, JR.  
LORETTA B. BROWN  
TAX PARCEL C1320001  
DB 3858, PG. 105  
PB 111, PG. 67  
ZONED A1

JAMES ALBERT BROWN, JR.  
LORETTA B. BROWN  
TAX PARCEL C1320002  
DB 3858, PG. 105  
PB 111, PG. 67  
ZONED A1

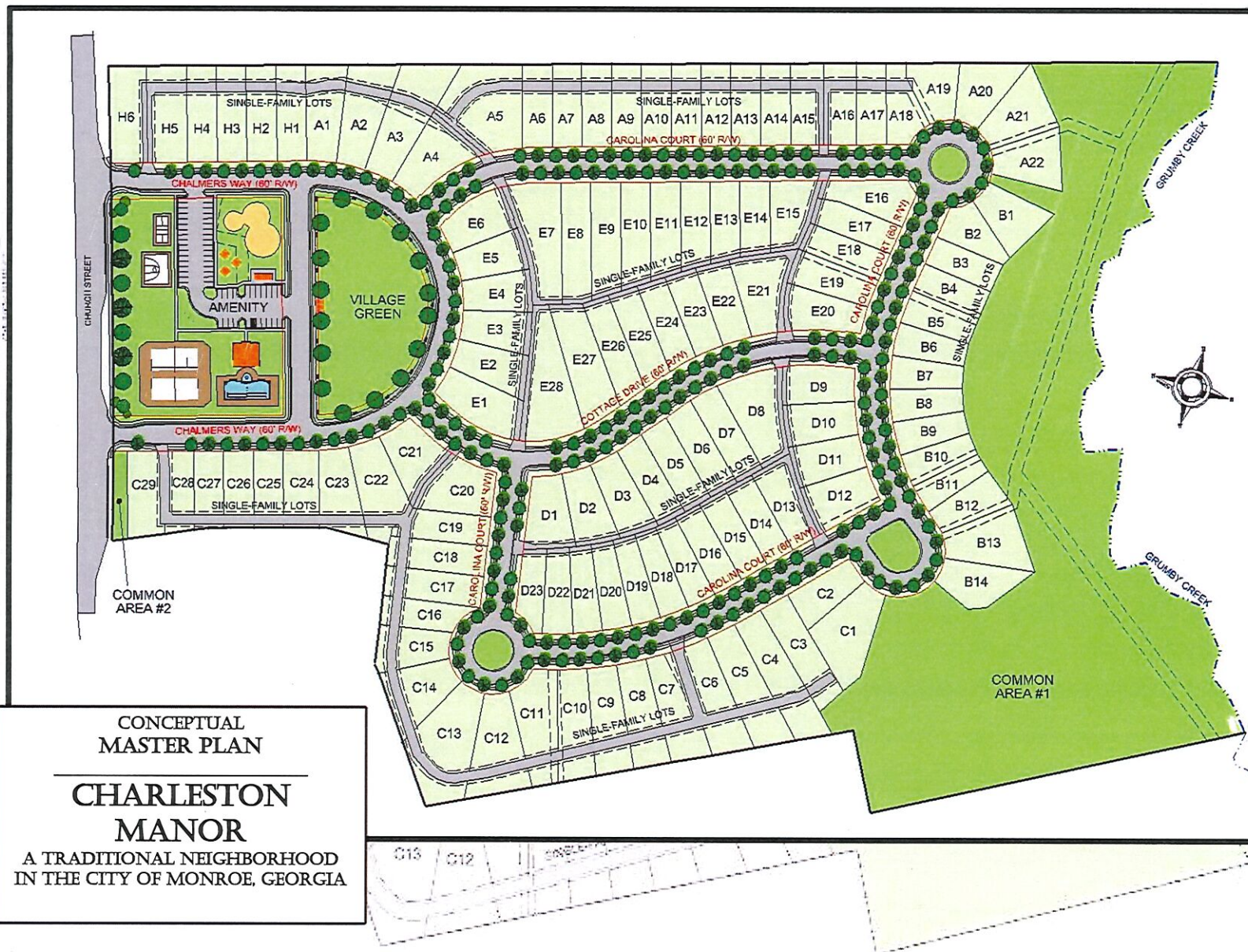


# CHARLESTON MANOR



A TRADITIONAL NEIGHBORHOOD IN THE CITY OF MONROE, GEORGIA





CONCEPTUAL  
MASTER PLAN

**CHARLESTON  
MANOR**

A TRADITIONAL NEIGHBORHOOD  
IN THE CITY OF MONROE, GEORGIA





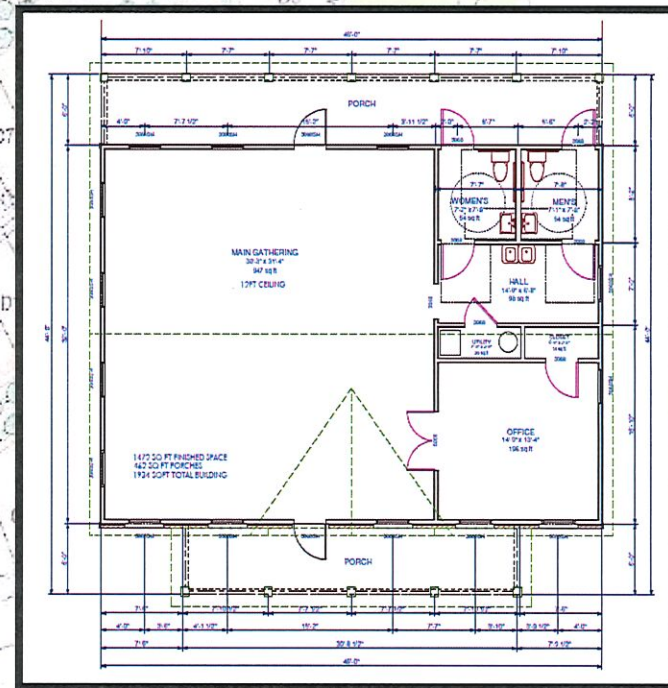
STREETSCAPE

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**CHARLESTON  
MANOR**

A TRADITIONAL NEIGHBORHOOD  
IN THE CITY OF MONROE, GEORGIA



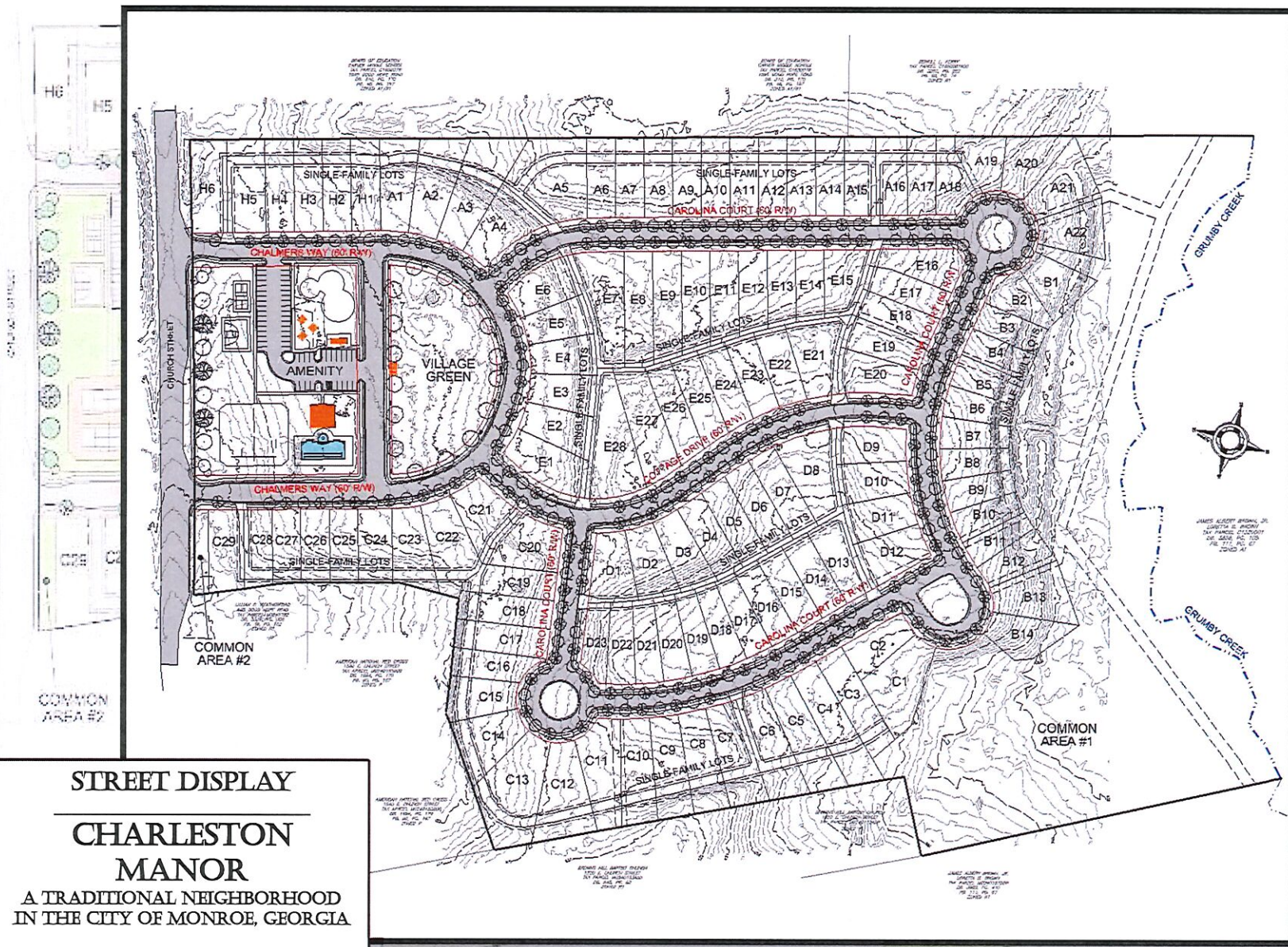


AMENITY

**CHARLESTON  
MANOR**

A TRADITIONAL NEIGHBORHOOD  
IN THE CITY OF MONROE, GEORGIA

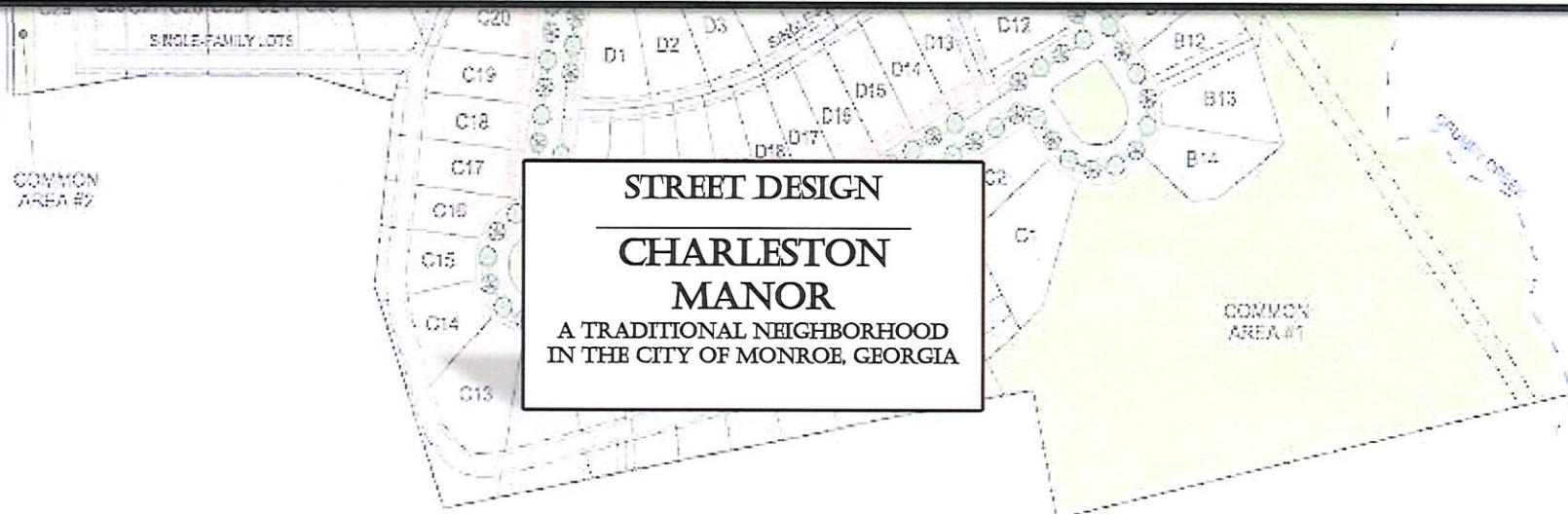
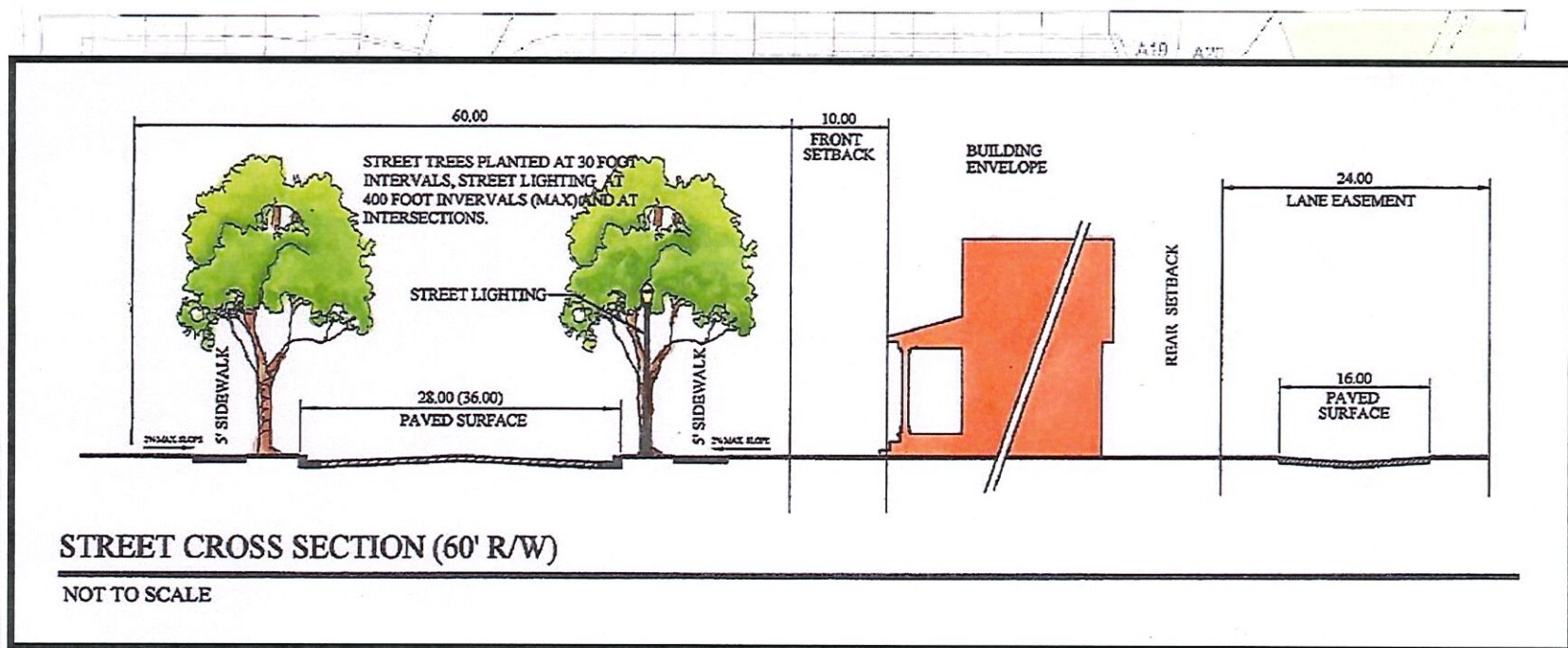
















## PEDESTRIAN & STREET DESIGNS

### CHARLESTON MANOR

A TRADITIONAL NEIGHBORHOOD  
IN THE CITY OF MONROE, GEORGIA





**SINGLE-FAMILY  
HOUSES**

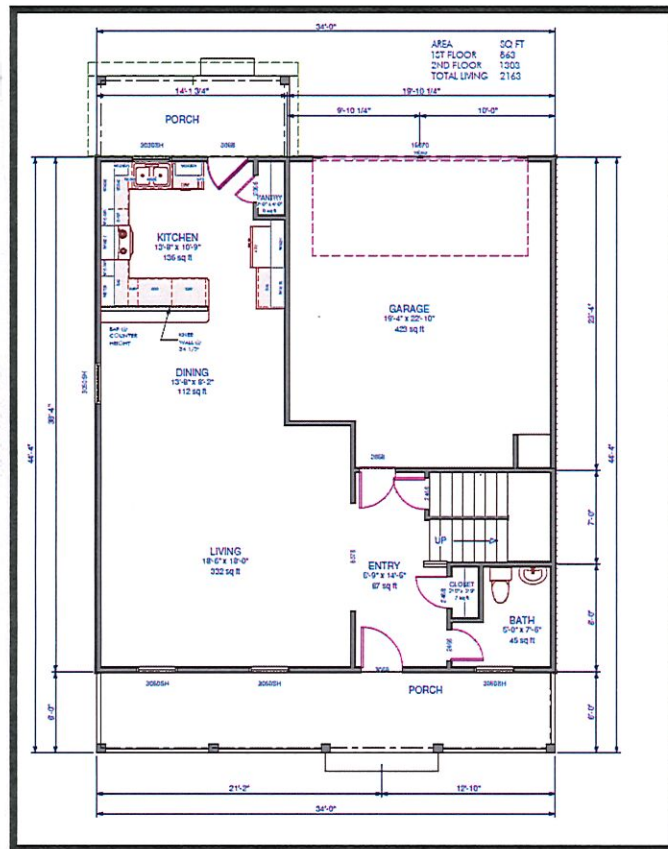
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**CHARLESTON  
MANOR**

A TRADITIONAL NEIGHBORHOOD  
IN THE CITY OF MONROE, GEORGIA

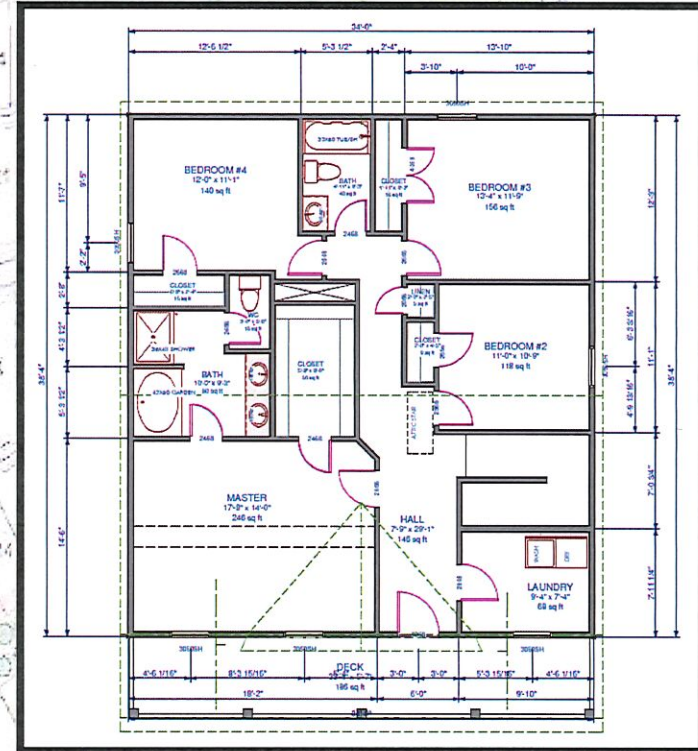
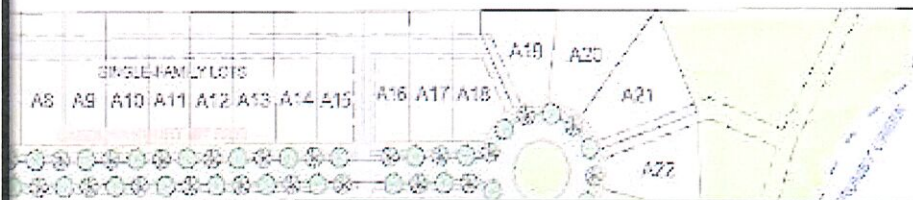






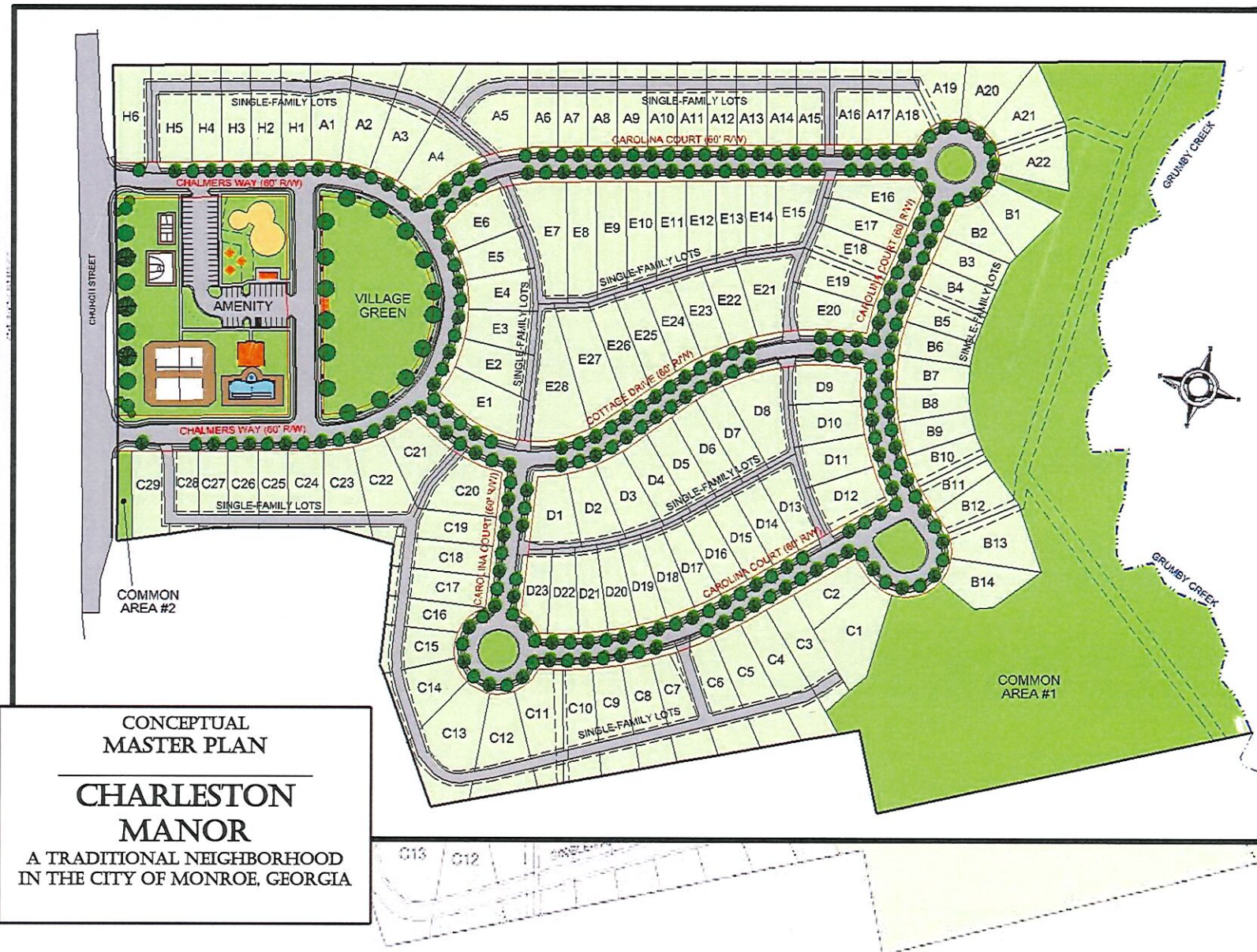
COMMON  
AREA #2

# FLOORPLANS CHARLESTON MANOR A TRADITIONAL NEIGHBORHOOD IN THE CITY OF MONROE, GEORGIA



COMMON  
AREA #1







# CHARLESTON MANOR



A TRADITIONAL NEIGHBORHOOD IN THE CITY OF MONROE, GEORGIA





**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 10-31-18  
**Description:** Variance request for relief from the CDO District development guideline related to parking.  
Specifically Section 643A.3 (1) (a)

---

**Budget Account/Project Name:** NA

**Funding Source:** 2018 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** not required for CDO COA application

**Background:**

- This is previously undeveloped property which is fully capable of being designed to meet the CDO requirements.
- There are no site specific conditions which would prevent compliance with the ordinance.
- All CDO district requirements apply to this property.
- The plan submitted does not indicate any attempt to achieve compliance with the remainder of the CDO specific requirements at this time.

**Attachment(s):**

See submittals below.



# ZONING VARIANCE REQUEST



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00490	10/29/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	1190 W Spring St Monroe, GA 30655	USEZONE	B3	FLOODZONE	
			PIN	M0006-095-000		
	CONTRACTOR	DMD PARTNERS ENTERPRISES, LLC	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	DMD PARTNERS ENTERPRISES, LLC, 404 405 5179 289 Nunnally Farm Rd Monroe GA 30655	PROJECTID#	1190WSpringSt-18102 9-1		
		EXPIRATIONDATE:	12/31/2018			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR VARIANCE OF ARTICLE VI,  
SECT 643A.3, 1A-P&Z MTG 11/20/18 @5:30  
PM-COUNCIL MTG 12/11/18 @ 6:00 PM 215  
N BROAD ST

### NATURE OF WORK

Other

### CENSUS REPORT CODE

880 - \* Zoning Variance Request

### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLE FAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	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.

*Marsha H. Hodges*  
Signature of Contractor or Authorized Agent

*10-29-18*  
Date

*Adrian Adkinson*  
Approved By

*10-29-18*  
Date

## MANAGE YOUR PERMIT ONLINE

### WEB ADDRESS

<http://BuildingDepartment.com/project>

### PERMIT NUMBER

18-00490

### PERMIT PIN

57225

85





### 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 1190 West Spring Street Council District \_\_\_\_\_ Map and Parcel # \_\_\_\_\_  
Zoning B3 Acreage .736 Proposed Use Dental/Medical Road Frontage 124.95 ft. / on  
West Spring (street or streets)

Applicant  
Name Daniel A. Hodges  
Address 289 Nunnally Farm Rd  
Phone # 404-405-5179

Monroe, Ga 30655

Request Type: (check one) Variance ☒ Conditional Use \_\_\_\_\_

Owner Daniel A. Hodges  
Name DMD Partners Enterprises, LLC  
Address 289 Nunnally Farm Rd  
Phone # 404-405-5179

Monroe, Ga 30655

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:

Dental/Medical Office - Occupants 14-20 Employees 18, Hours of  
Operation: 7:00 am - 6:00 pm (M-F) 8:00 am - 12 pm (SAT)  
Vehicle Trips: 274/day Water and Sewage Usage 1800 gallon/day

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

Both east/west established businesses are nonconforming to the present  
zoning ordinance. Our structure will be considered an improvement to the present.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

We need two rows of parking vs. one row of parking as the zoning  
ordinance requires. This request is in keeping with the current  
parking pattern and setback of the adjacent properties.

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;

See Attached Drawings. Setbacks TBD -

Building Height 25'

Parking Spaces: 18 Front 22 Back

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

Patients can best be served by front door parking because we  
serve persons of elderly age ill of health disabled and special  
needs. It would be difficult for them to enter from the back.

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, Orin A. Hodge Date: 10-19-18

**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 \_\_\_\_\_



5-1  
cl

BK: 4294 PG: 388-392  
Filed and Recorded  
Oct-17-2018 08:37:15AM  
DOC#: D2018-011937  
Real Estate Transfer Tax Paid \$220.00  
1472018003880

KATHY K TROST  
CLERK OF SUPERIOR COURT Walton County GA.

STATE OF GEORGIA

COUNTY OF

Bryan

RETURN TO:

Joel M. Haber  
2365 Wall Street  
Suite 120  
Conyers, GA 30013  
38-0531

**LIMITED WARRANTY DEED**

This Indenture effective this 15<sup>th</sup> day of October, 2018 and between

**HENSON, INC.**  
a Georgia corporation

party or parties of the first part, hereinafter referred to as "Grantor", and

**DMD PARTNERS ENTERPRISES, LLC**  
a Georgia limited liability company

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and plural.

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, has and hereby does grant bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all of Grantor's interest in and to the following described property, to-wit:


ALL THAT TRACT or parcel of land lying and being in Land Lot 30 of the 3<sup>rd</sup> District, City of Monroe, Walton County, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference



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

Signed, sealed and delivered  
in the presence of:

HENSON, INC.  
a Georgia corporation

  
UNOFFICIAL WITNESS

By  (SEAL)  
SUSAN H. FROST, Secretary


  
NOTARY PUBLIC





Exhibit "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 30 of the 3<sup>rd</sup> District, City of Monroe, Walton County, Georgia, containing 0.736 acres according to a certain Retracement Boundary Survey for Henson, Inc. by Alcovy Surveying and Engineering, Inc. dated June 13, 2018 and recorded in Plat Book 114, Page 142, Walton County, Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto. Said property being known as 1190 West Spring Street according to the present system of numbering in Walton County, Georgia records.

TOGETHER WITH the rights and privileges contained in the following:

- (a) Access Drive Easement from James N. West and J. Dan Lott to Henson, Inc. dated August 5, 1993, filed August 9, 1993 in Deed Book 474, page 125, Walton County, Georgia records.
- (b) Reciprocal Easement Agreement from James N. West and J. Dan Lott to Henson, Inc. dated August 5, 1993, filed August 9, 1993 in Deed Book 474, page 130, aforesaid



## Exhibit B to Warranty Deed

### Permitted Exceptions

1. All taxes and assessments subsequent to the year 2018, which are not due.
2. Zoning and other regulatory laws and ordinances affecting the Property.
3. Matters which would be disclosed by a current survey.
4. Easements, rights of way, limitations, conditions, covenants, restrictions, and all other matters of record.



and being known as 1190 West Spring Street according to present system of numbering in Walton County, Georgia.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in fee simple.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons owning, holding or claiming by, through or under Grantor, subject to the matters set forth in Exhibit "B" attached hereto.

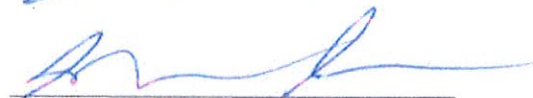
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

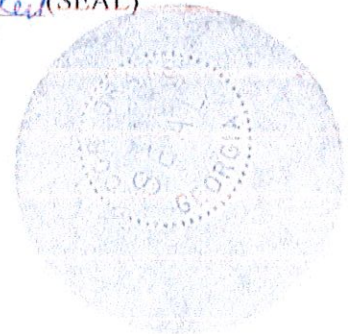
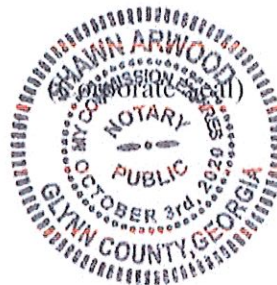
Signed, sealed and delivered  
in the presence of:

HENSON, INC.  
a Georgia corporation

  
UNOFFICIAL WITNESS

By:  (SEAL)  
ELLEN H. ROGERS, President

  
NOTARY PUBLIC



Additional Signature Page Attached



H90 W. Spring St.

PAID Tax Bill

COUNTY OF WALTON

CASHIER 02 10/17/2018

2018 PROP. TAX BILL 0000016680 08:41

ADV TAX	3,988.61
BILL TOTAL	3,988.61
PAYMENT TO BE APPLIED	3,988.61
TO BE PAID IN FULL	.00

TOTAL PAYMENTS 3,988.61

AMOUNT TENDERED 3,988.61

CHECK NUMBER 18589 3,988.61  
PAID BY LAW OFFC OF JOEL HABER

THANK YOU DERRY M BOYD



## 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

HENSON INC  
949 HOLLY HILL RD

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*
2018-16680	11/15/2018	\$3,988.61	\$0.00	\$0.00	\$3,988.61

Map: M0060-00000-095-000

Location: 1190 W SPRING STREET

Account No: 333600 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: HENSON INC  
Map Code: M0060-00000-095-000  
Description: .87AC  
Location: 1190 W SPRING STREET  
Bill No: 2018-16680

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$253,200.00	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	\$101,280.00	\$0.00	\$101,280.00	0.001979	\$200.43	\$0.00	\$200.43
CITY TAX	\$0.00	\$101,280.00	\$0.00	\$101,280.00	0.005298	\$949.30	-\$412.72	\$536.58
COUNTY	\$0.00	\$101,280.00	\$0.00	\$101,280.00	0.010905	\$1,347.53	-\$243.07	\$1,104.46
SCH BOND	\$0.00	\$101,280.00	\$0.00	\$101,280.00	0.0026	\$263.33	\$0.00	\$263.33
SCHOOL	\$0.00	\$101,280.00	\$0.00	\$101,280.00	0.0186	\$1,883.81	\$0.00	\$1,883.81
TOTALS					0.039382	\$4,644.40	-\$655.79	\$3,988.61

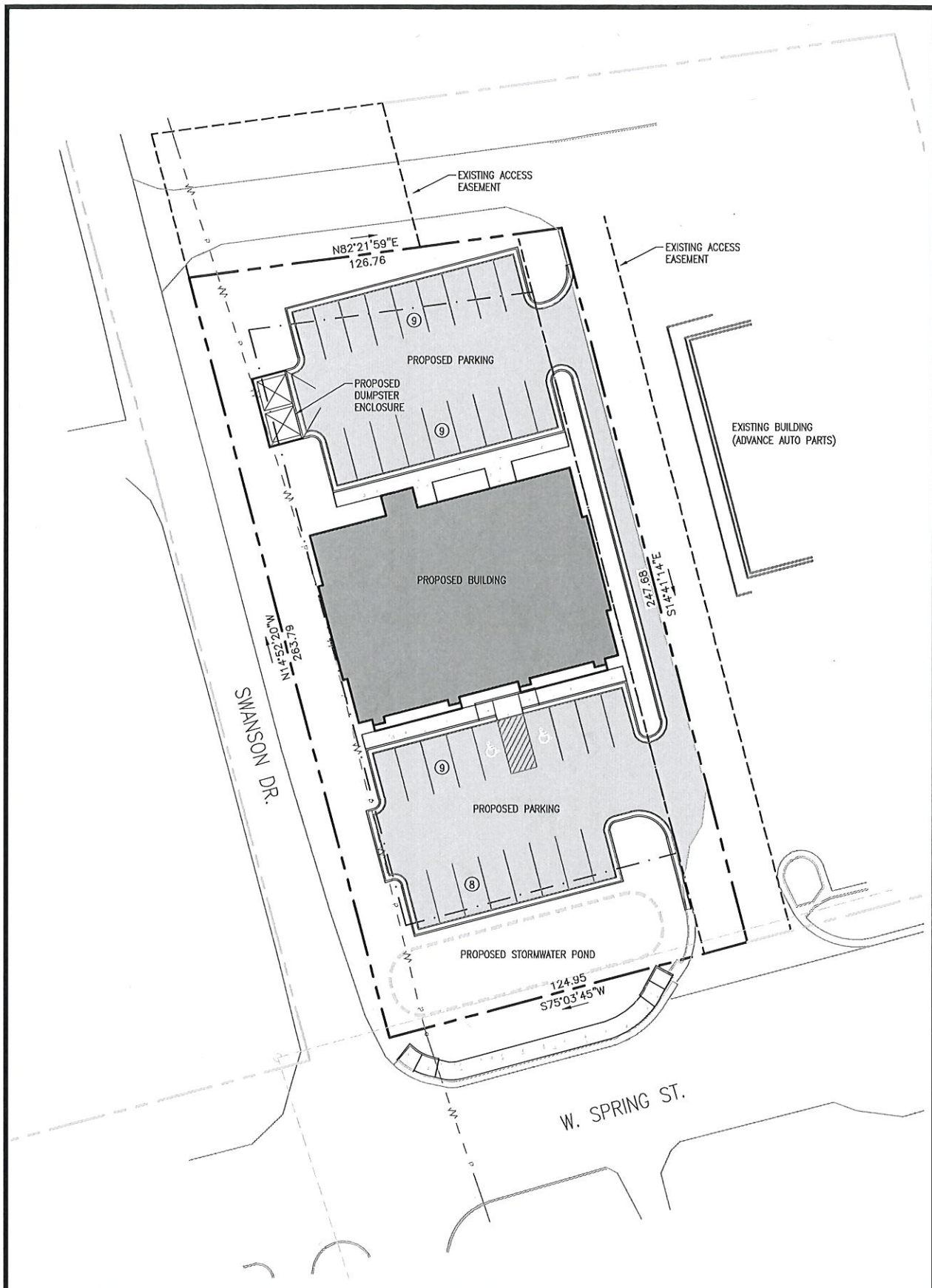
State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

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](http://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	\$3,988.61
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$3,988.61</b>



**W&A  
Engineering**

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING  
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161, Athens, GA 30606  
P: (706) 310-0400 • F: (706) 310-0411  
www.engineering.com

## MONROE DENTIST OFFICE

1190 WEST SPRING STREET - MONROE, GA  
0.74 ACRES

PLAN TYPE: CONCEPT PLAN

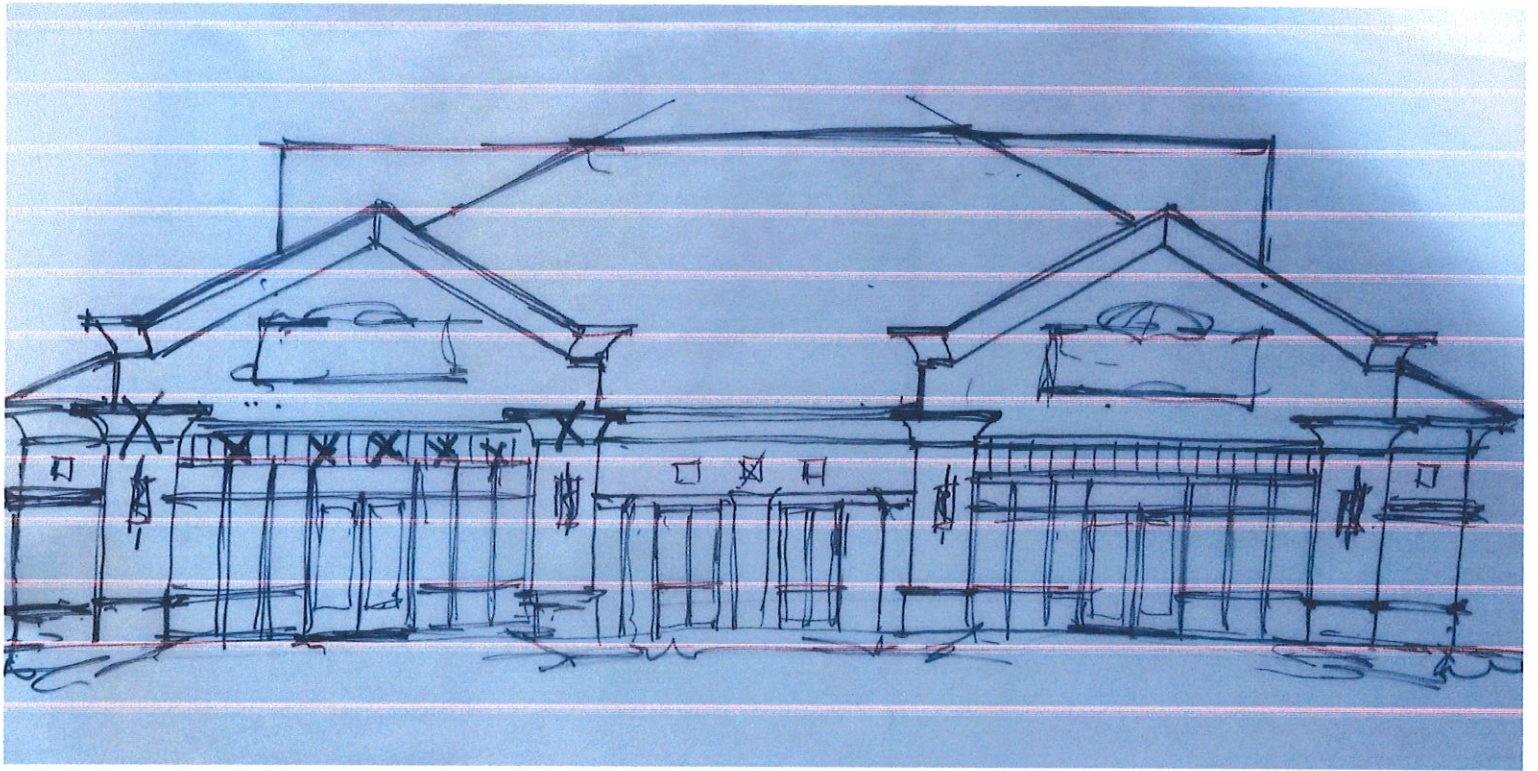
PROJECT NO: 18305

SCALE: 1"=30'

DATE: 10/31/2018







**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section 643A.3 Pavement of the Zoning Ordinance for 1190 West Spring Street. A public hearing will be held on November 20, 2018 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 Pavement of the Zoning Ordinance for 1190 West Spring Street. A public hearing will be held on December 11, 2018 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:**

**November 4, 2018**





**To:** City Council / Planning Commission  
**From:** Patrick Kelley  
**Department:** Code Department  
**Date:** 08-29-18  
**Subject:** 409 Greenwood Dr. / Variance of R1 Minimum Street frontage.

---

**Budget Account/Project Name:** NA

**Funding Source:** NA

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00

**Company of Purchase:**

---

**Description:** *The applicant wishes to construct 4 Single family residences on 1.852 Ac. The square footage of the parcel could potentially yield 5.76 units based on 14,000 Sq. Ft minimum lot ares.. The applicant request a reduction of required street frontage from 100' to 77' to accommodate subdivision into 4 lots.*

**Background:** This land is currently undeveloped land within the Pollack S/D. It is sub dividable and currently zoned R1. Current street frontage would permit 3- 100' street frontages.

**Attachment(s):**

See Below

August 17, 2018

**Petition Number: 18-00386**  
**Applicant: MUL Properties LLC**  
**Location: 409 Greenwood Drive**  
**Existing Zoning: R1**  
**Acreage: 1.852 ac**  
**Proposed Use: Residential**

**CODE ENFORCEMENT STAFF RECOMMENDATION**

☐ Approve  
☐ Deny  
☒ Approve with recommended conditions

1. The applicant, MUL Properties, LLC, request a variance of Article VII, Sect 700.1 table 11 of the Zoning Ordinance for lot width minimum. The request is for 409 Greenwood Drive. The property consists of a total of 1.852 acres. The property has a total of approximately 310.49 ft of road frontage on Greenwood Drive. Code Department recommends Approval.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any: None
3. The literal application of this ordinance does not create an unnecessary hardship.
4. The variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does confer upon the property of the applicant a special privilege denied to other properties in the district.
6. The special circumstances surrounding the request for the variances are the result of acts by the applicant.
7. The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district.
8. The zoning proposal is not consistent with the construction and design standards and design criteria adopted by the City of Monroe.
9. The variance is not the minimum variance that will make possible an economically viable use of the land, building, or structure.

Please Note:

Conditions as proposed.



# ZONING VARIANCE REQUEST



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

PERMITNUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00386	08/17/2018	\$ 0.00	\$ 100.00	adkinson

N  
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S

LOCATION **409 Greenwood Dr**  
**Monroe, GA 30655**

USEZONE **R1**

PIN **M0018-005-000**

FLOODZONE **No**

SUBDIVISION

CONTRACTOR

**MUL Properties LLC**

LOT

BLOCK **0**

**PO BOX 1588**  
**Monroe GA 30655**

UTILITIES...

Electric

Sewer

Gas

OWNER **Carol S Dew ()**

PROJECTID# **409GreenwoodDr-180**  
**817-1**

**Monroe GA 30655**

EXPIRATIONDATE: **10/31/2018**

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

**REQUEST FOR VARIANCE- P&Z MTG**  
**9/18/18 @ 5:30 PM - COUNCIL MTG 10/9/18**  
**@ 6:00 PM 215 N BROAD STREET**

### DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

### NATURE OF WORK

**Other**

SINGLE FAMILY ONLY

#BATHROOMS

### CENSUS REPORT CODE

#BEDROOMS

**880 - \* Zoning Variance Request**

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

WEBADDRESS

<http://BuildingDepartment.com/project>

PERMITNUMBER

**18-00386**

PERMITPIN

**56850**

100

## Greenwood Drive Variance Request

### Final Proposed Conditions

October 3, 2018

MUL Properties, LLC seeks to reduce the Lot width requirement from 100' to 77' to allow for 4 homes to be built on the 1.853 Greenwood Drive tract with the following added conditions:

1. Minimum heated living space of 1,800 sq ft.
  2. No vinyl of any type on the exterior; only wood, hardi-type siding, brick, stone, stucco, including all eaves and soffits.
  3. Minimum of 25% of front façade in brick or stone.
  4. Wood doors only on the exterior of the homes.
  5. Sodded Front Yards
  6. Install a Minimum of 2 front yard trees per lot, min 2" Caliper
  7. PLUS ONE OF EITHER OF THE FOLLOWING TWO OPTIONS:
    - A. Two Shared Driveways to allow for all garages to be located in the third layer of the lots (3rd layer is defined as that area a minimum of 20' behind the front edge of the principal building structure).
- OR
- B. Four separate driveways with all garages side facing, not front facing, but they will be located in the front of the homes. See below rendering for an exemplary home with a side loaded, front located garage.







**Variance/Conditional Use Application**

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

**Meeting of: 9/18 (P/Z) & 10/9 (Council)**

***Your representative must be present at the meeting***

Street address 0 Greenwood Road Council District 4 / 8 Map and Parcel # M18/5  
Zoning R-1 Acreage 1.852 acres Proposed Use 4 SFR Lots Road Frontage 310.49 ft. / on  
Greenwood Road (street or streets)

Applicant  
Name MUL Properties, LLC  
Address P.O. Box 1588, Monroe  
Phone # 770-267-2503

Owner  
Name Carol S. Dew  
Address P.O. Box 788, Monroe  
Phone # 770-267-9700

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:

See Exhibit "A", Item #1

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

See Exhibit "A", Item #2

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

See Exhibit "A", Item #3

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:

See Exhibit "A", Item #4

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

See Exhibit "A", Item #5

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  Date: 8/17/18  
mm.

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

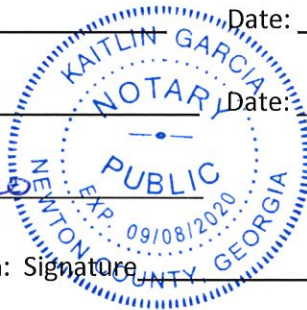
**\*Property owners signature if not the applicant**

Signature Carol A. Deed Date: 8-16-18

Kaitlin Garcia Date: 8/16/18

Notary Public

Commission Expires: 09/08/2020



I hereby withdraw the above application: Signature \_\_\_\_\_ Date \_\_\_\_\_



**The City of Monroe**  
**Variance/Conditional Use Application**  
**MUL Properties, LLC**  
**P.O. Box 1588, Monroe, Georgia 30655**

**Exhibit "A"**

**Item #1:**

Proposal calls for 4 single family residential lots to be subdivided on the 1.852 acre portion of Parcel M18/5 that fronts Greenwood Road. The lots will remain R-1 for Single Family Residential Detached homes. The lots will comply with all current zoning and code requirements. The only variance requested is that the lot width minimum of 100' be reduced to 77' to allow for the parcel to be split into 4 single family lots.

**Item #2:**

The proposed single family residences to be built will be in keeping with the quiet residential nature of the area immediately surrounding the parcel. The parcel is completely surrounded by detached single family residential homes in the Pollock Subdivision area of Greenwood Road, Plantation Drive, et al.

**Item #3:**

The request for the lot width reduction complies with the standards of the City of Monroe Zoning Ordinance, meeting many of the standards outlined in Section 1430.6(1)-(8). Specifically the standards in that section of the zoning ordinance that are relevant to this parcel are as follows:

1. The extraordinary and exceptional condition of this parcel is the creek to the rear of the property. The large required buffers limit a lot of the property being able to be used for building purposes.
2. This variance will not create a substantial detriment to the surrounding neighbors, especially given the added conditions that we are willing to place on the property outlined below. The homes will be in keeping with or of better quality than the other homes found throughout the Pollock Subdivision.
3. The requested variance is not the result of any act of the applicant.
4. The request is consistent with the design standards of in-fill home lots in downtown Monroe and the design standards generally adopted by the City.
5. This is the minimum variance needed to make this project economically viable for the applicant.

**Item #4:**

The variance will allow for 4 single family residences to be built on 4 new lots, all of which are much larger lots than the minimum R-1 size. The only variance reduction requested is to narrow the width of the lots from 100' to 77'. The 4 lots will share only 2 driveways to cut down on curb cuts along Greenwood Road. Additionally, the applicant is willing to add the following additional conditions to the variance to ensure that the homes built are quality in nature and in keeping with the Pollock Subdivision community:

1. Minimum heated living space of 1,700 sq ft.
2. No vinyl of any type on the exterior; only wood, hardi-type siding, brick, stone, stucco, including all eaves and soffits.
3. Wood doors only on the exterior of the homes.
4. Two Shared driveways for the 4 lots.
5. All garages will be located only in the 3<sup>rd</sup> layer of the lots (the 3<sup>rd</sup> layer is defined as that area a minimum of 20' behind the front edge of the principal building structure).

**Item #5:**

If the variance is not granted, the hardship will result in the applicant not being able to ensure better quality built homes on the sites because the financial yield of the project will be significantly less.





Deed Doc: WD

Recorded 02/23/2005 03:17PM

Georgia Transfer Tax Paid : \$80.00

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

KATHY K. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 02149 Pg 0378-0379

THIS INDENTURE, made the 22<sup>nd</sup> day of February in the year Two Thousand Five, between **GREGORY P. THOMPSON** of the County of WALTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CAROL S. DEW** 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 dollars (\$10.00) and other 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 hereby grant, bargain, sell, alien, convey and confirm unto the said grantee,

See Exhibit "A"

This deed is given subject to all easements and restrictions of record, if any.

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 Grantees 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 Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*Lisa J. Reynolds* (Seal)  
(Unofficial Witness) **GREGORY P. THOMPSON** Grantor  
*Lisa Jean Mayer* (Seal)  
Notary Public



3/7/2006

**EXHIBIT "A"****Tract 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3<sup>rd</sup> District, being designated as Tract One containing 1.885 acres as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

**Tract 2:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3<sup>rd</sup> District, being designated as Tract Two containing 0.887 acres as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

**Tract 3:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3<sup>rd</sup> District, being designated as that certain tract of land known as Sherwood Road - Not Open (0.331 acres) as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

This tract was deeded to Grantor pursuant to a Resolution of the City Council of the City of Monroe, Georgia dated August 3, 2004.



# LEGEND

I.P.S. = IRON PIN SET (1/2" RE-BAR)  
 R.B.F. = RE-BAR FOUND  
 O.T.P. = OPEN TOP PIPE  
 C.T.P. = CRIMPED TOP PIPE  
 R/W = RIGHT OF WAY  
 P.L. = PROPERTY LINE  
 C.L. = CENTER LINE  
 B.L. = BUILDING LINE  
 L.L. = LAND LOT  
 L.L.L. = LAND LOT LINE  
 G.M.D. = GEORGIA MILITARY DISTRICT  
 P. = POWER POLE  
 F. = FENCE LINE  
 R. = RADIUS  
 C.H. = CHORD  
 N/F. = NOW OR FORMERLY  
 D.B. = DEED BOOK  
 P.B. = PLAT BOOK  
 P.G. = PAGE  
 D.E. = DRAINAGE EASEMENT  
 S.E. = SEWER EASEMENT  
 A.E. = ACCESS EASEMENT  
 M. = MANHOLE  
 C.B. = CATCH BASIN  
 F.F.E. = FINISHED FLOOR ELEVATION  
 -> = DIRECTION OF SURFACE DRAINAGE

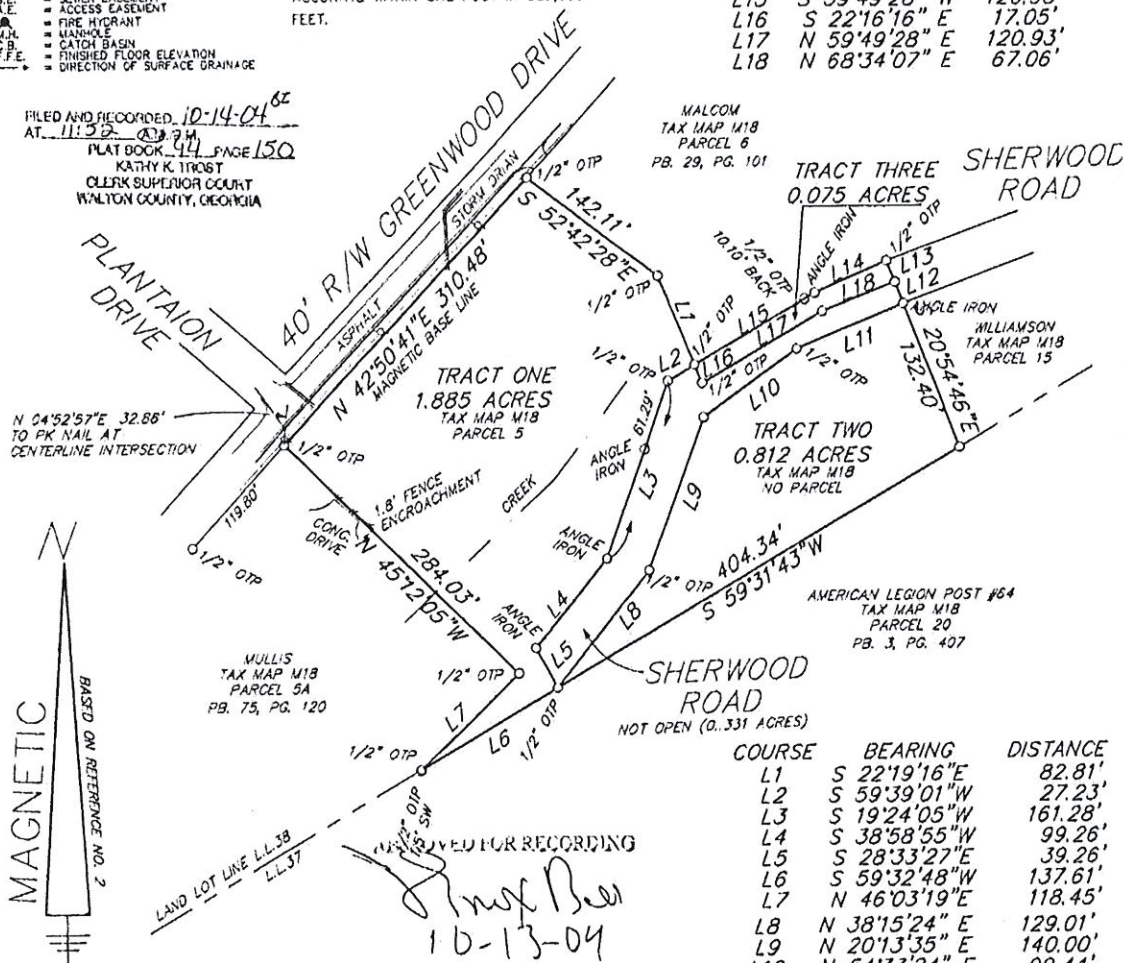
A TRIMBLE 5605 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,746 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 222,696 FEET.

Course	Bearing	Distance
L12	N 21°03'58" W	19.63'
L13	N 21°03'58" W	19.63'
L14	S 66°22'24" W	67.48'
L15	S 59°49'28" W	120.93'
L16	S 22°16'16" E	17.05'
L17	N 59°49'28" E	120.93'
L18	N 68°34'07" E	67.06'

FILED AND RECORDED 10-14-04  
 AT 11:22 AM  
 PLAT BOOK 44 PAGE 150  
 KATHY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA



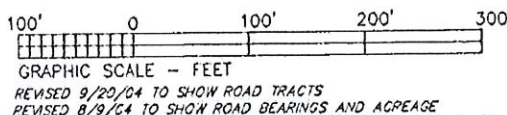
COURSE	BEARING	DISTANCE
L1	S 22°19'16" E	82.81'
L2	S 59°39'01" W	27.23'
L3	S 19°24'05" W	161.28'
L4	S 38°58'55" W	99.26'
L5	S 28°33'27" E	39.26'
L6	S 59°32'48" W	137.61'
L7	N 46°03'19" E	118.45'
L8	N 38°15'24" E	129.01'
L9	N 20°13'35" E	140.00'
L10	N 54°33'24" E	99.44'
L11	N 67°20'30" E	99.63'

## REFERENCES:

- 1) PLAT OF SURVEY PREPARED FOR FLORENCE P. CARROLLTON, CONSTANCE P. ECKLES AND ELIZABETH P. BOSWELL, BY BACHELOR AND ASSOCIATES, DATED 1/4/01, LAST REVISED 1/18/01.
- 2) SURVEY FOR FLORENCE P. CARROLLTON, CONSTANCE P. ECKLES AND ELIZABETH P. BOSWELL, BY SIMS SURVEYING CO., DATED 9/8/97.

2.772 ACRES TOTAL

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C 0112 B DATED 2/16/90



BOUNDARY SURVEY FOR:

GREG THOMPSON & RENE THOMPSON

LAND LOT: 38

DISTRICT: 3rd

COUNTY: WALTON

SCALE: 1" = 100'

DATE: 6/24/04

CITY: MONROE

ALCOVY SURVEYING COMPANY, INC.  
 P.O. BOX 506 MONROE, GA. 30655  
 770-207-6234

JOB NUMBER:

36-04

## 2017 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

DEW CAROL S  
P O BOX 788

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*
2017-9930	11/15/2017	\$0.00	\$570.14	\$0.00	Paid 11/06/2017

Map: M0180-00000-005-000

Location: GREENWOOD DRIVE

Account No: 198600 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: DEW CAROL S

Map Code: M0180-00000-005-000

Description: V/3.03AC

Location: GREENWOOD DRIVE

Bill No: 2017-9930

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
0.00	0.00	0.0000	\$35,700.00	11/15/2017	08/10/2017			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	0.00	\$14,280.00	\$0.00	\$14,280.00	0.002003	\$28.60	\$0.00	\$28.60
CITY TAX	0.00	\$14,280.00	\$0.00	\$14,280.00	0.005418	\$134.13	-\$56.76	\$77.37
COUNTY	0.00	\$14,280.00	\$0.00	\$14,280.00	0.010905	\$189.73	-\$34.01	\$155.72
SCH BOND	0.00	\$14,280.00	\$0.00	\$14,280.00	0.0029	\$41.41	\$0.00	\$41.41
SCHOOL	0.00	\$14,280.00	\$0.00	\$14,280.00	0.0187	\$267.04	\$0.00	\$267.04
TOTALS					0.039926	\$660.91	-\$90.77	\$570.14

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](http://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	\$570.14
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$570.14
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Paid Date	11/06/2017





Date: 8-14-18

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers electricity, natural gas, water, wastewater, cable television, telephone, and internet services.

The utilities checked below are available at Greenwood Drive in the City of Monroe, Georgia.

- ☒ ELECTRICITY
- ☒ NATURAL GAS
- ☒ WATER
- ☒ WASTEWATER
- ☒ CABLE TV
- ☒ TELEPHONE
- ☒ INTERNET

Please contact our office for any additional information needed. We look forward to serving your utility needs.

Monica Simmons  
City of Monroe

## Legal Description

All that tract or parcel of land in Land Lot 37 and 38 of the 3<sup>rd</sup> Land District of Walton County Georgia and being more particularly described as follows:

Commencing at a mag nail in the center line intersection of Breedlove Drive and Alcovy Street and running thence N 04°33'15" E a distance of 560.85' to a ½ inch rebar set on the westerly 60 foot right of way of Alcovy Street, thence N 72°21'18"W a distance of 758.92' to a 4" stone with brass rod, thence N 72°21'18"W a distance of 396.78' to a 4" stone with brass rod, thence N 59°28'37"E a distance of 61.66' to a ½" rebar, thence N 59°48'16"E a distance of 702.46' to a ½" rebar, thence N 46°19'59"E a distance of 119.91' to a ½" open top pipe, said ½" open top pipe being the **True Point of Beginning** thence N 44°58'06"W a distance of 284.01' to a ½" rebar on the easterly 40' right of way of Greenwood Drive, thence along the easterly 40' right of way of Greenwood Drive, N 43°08'36"E a distance of 310.49' to a ¾" rebar, thence leaving the easterly 40' right of way of Greenwood Drive, S 52°29'23"E a distance of 141.79' to a ½" open top pipe, thence S 22°04'00"E a distance of 99.84' to a ½" open top, thence S 33°01'12"W a distance of 296.52' to a ½" open top pipe and the **True Point of Beginning**.

Said tract contains 1.853 acres and is more particularly shown as Tract 2 on a Boundary Survey for MUL Properties, LLC, dated 4/5/18, prepared by Alcovy Surveying & Engineering, Inc.





**SURVEYOR CERTIFICATION**  
As required by subsection (d) of O.C.G.A. section 15-6-67, this plot has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval of the local jurisdiction(s) and the State of Georgia. The surveyor certifies that the plot is confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to the extent of any parcel. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Os. RLS. no. 2021

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING

CITY OF MONROE CODE DEPARTMENT

REFERENCES:

- 1) SURVEY FOR WALTON COUNTY HOSPITAL AUTHORITY, DATED 6/18/72, PREPARED BY BEN MALLERY AND ASSOCIATES, RECORDED IN PLAT BOOK 14, PAGE 281 WALTON COUNTY RECORDS.
- 2) BOUNDARY SURVEY FOR GREG THOMPSON & RENEE THOMPSON, DATED 6/24/04 PREPARED BY ALCOY SURVEYING COMPANY, RECORDED IN PLAT BOOK 84, PAGE 130, WALTON COUNTY RECORDS.

RICHARD P. ROBERTS  
GERRY C. ROBERTS  
523 GREENWOOD DR  
TAX PARCEL M007017  
DB. J896, PG. 458  
PB. 30, PG. 118  
ZONED R1

THE COTTAGES OF MONROE LLC  
601 BREEDLOVE DRIVE  
TAX PARCEL W0070207  
DB. 1344, PG. 232  
PB. 34, PG. 129  
ZONED C4

MONROE H&M, INC.  
705 BREEDLOVE DRIVE  
TAX PARCEL 140070200  
DB 1783, PG 463  
PB 87, PG 193  
ZONED C4

**LEGEND**

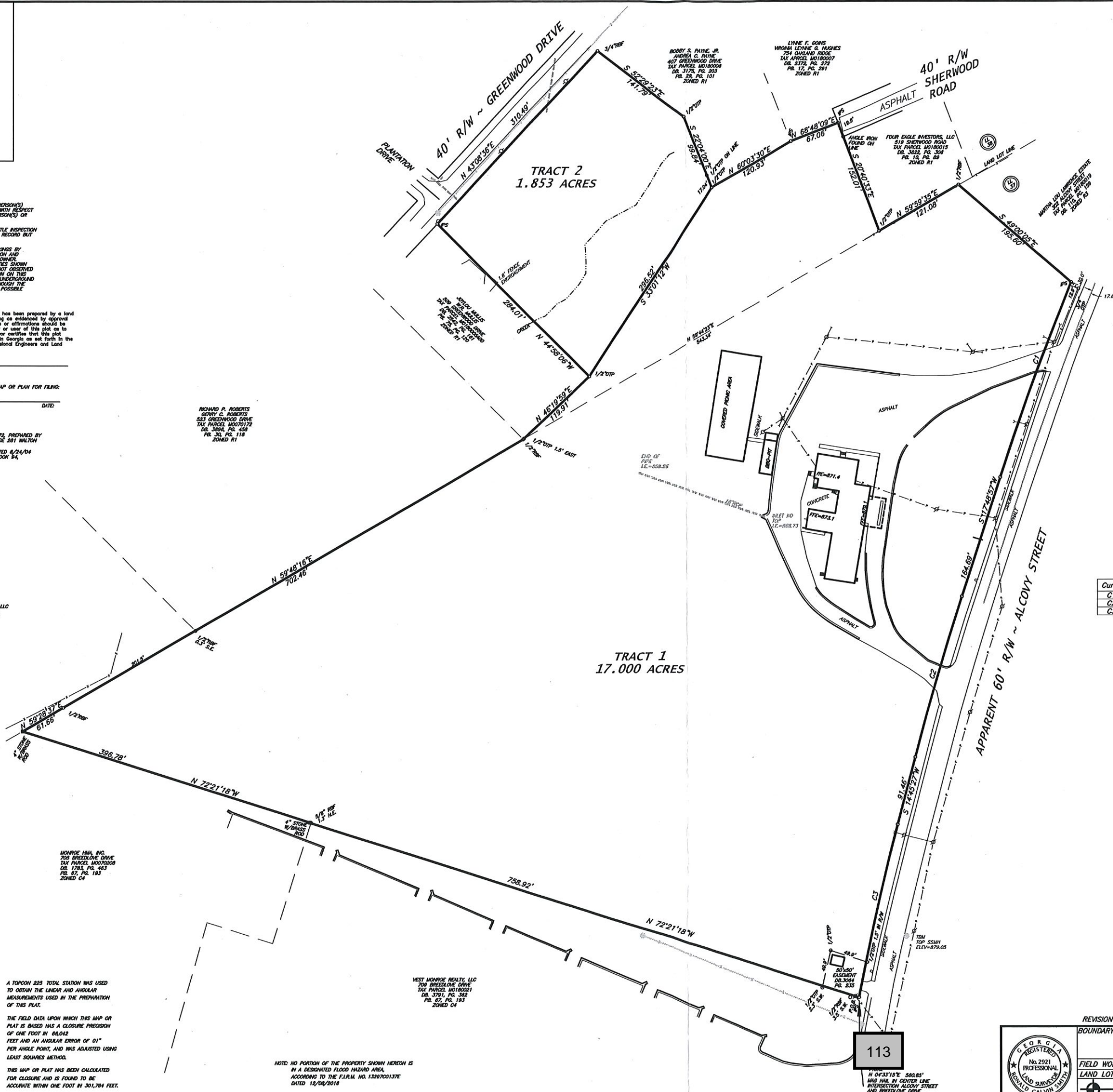
APR. = ASPEN FOUND  
LPS. = LEAD PIPES WITH CAP STAMPED "DLOY"  
C.D. = CEMENT DRAINAGE FOUNDMENT FOUND  
G.F.A. = GRASSY TOP POLE  
G.F.M. = GRASSY TOP FIVE  
G.W. = GRASSY TOP WAY  
R.L. = RAILROAD LINE  
C.L. = CENTER LINE  
B.S.L. = BUILDING SETBACK LINE  
L.L. = LAND LOT LINE  
L.L.D. = LAND LOT DRAINAGE DISTRICT  
T.B.M. = TEMPORARY BENCH MARK  
CH. = CHURCH  
O.L. = OLD  
H.F. = NOW ON FORMERLY  
H.B. = HEAD BOOTH  
L.S. = LEAD BOOTH  
R. = RACE  
L.E. = LEAD ENCASEMENT  
S.S.E. = SANDWY SEWER ENCASEMENT  
F.F. = FLOOR ELEVATION  
M. = MANHOLE  
D. = DRAIN INLET  
F. = FINE HYDRANT  
L. = LIGHT POLE  
P. = POWER POLE  
P.L. = POWER LINE  
F.L. = FENCE LINE  
W.L. = WATER LINE  
L.S. = LANE LINE  
V. = VALVE  
W. = WELL  
C. = CO  
P.G.B. = DEED OF PLAT CALL  
C.D. = CEMENT DRAINAGE  
P.G.B. = DEED OF PLAT CALL

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR  
PLAT IS BASED HAS A CLOSURE PRECISION  
OF ONE FOOT IN 88,042  
FEET AND AN ANGULAR ERROR OF 01"  
PER ANGLE POINT, AND WAS ADJUSTED USING  
LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURE AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 301,704 FEET

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO. 13297C0137E  
DATED 12/08/2018



NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPAIGN TWO EQUIPMENT AND GPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE:  
THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS EQUIPMENT USING IBSA CHAMPAIGN TWO DATA FREQUENCY RECEIVER WITH A SCRIPTOR DATA COLLECTOR RUNNING CAULSON SURVEY SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPICAL HORIZONTAL ACCURACY FOR THIS SURVEY IS 0.04 FT. HORIZONTAL, AS OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 1, IS 0.04 FT. HORIZONTAL, 0.05 FT. VERTICAL, 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

Curve	Radius	Length	Chord	Chord Bear.
C1	3469.46'	273.22'	273.15'	S 20°04'19" W
C2	4047.34'	220.49'	220.47'	S 16°15'19" W
C3	3364.63'	233.34'	233.29'	S 12°46'15" W




REVISION NO. 1 - 8/14/2018 - REVISED TRACT LINE AND ACREAGE

BOUNDARY SURVEY FOR:

*MUL PROPERTIES, LLC*

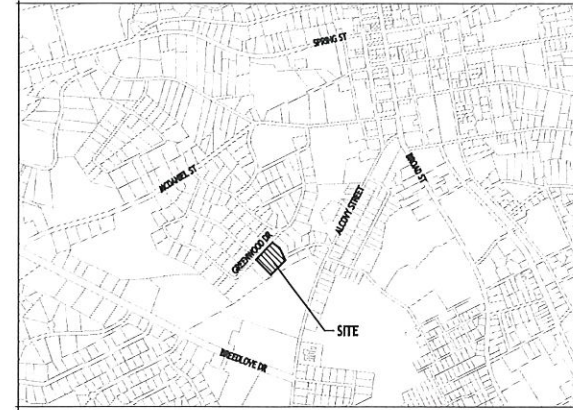
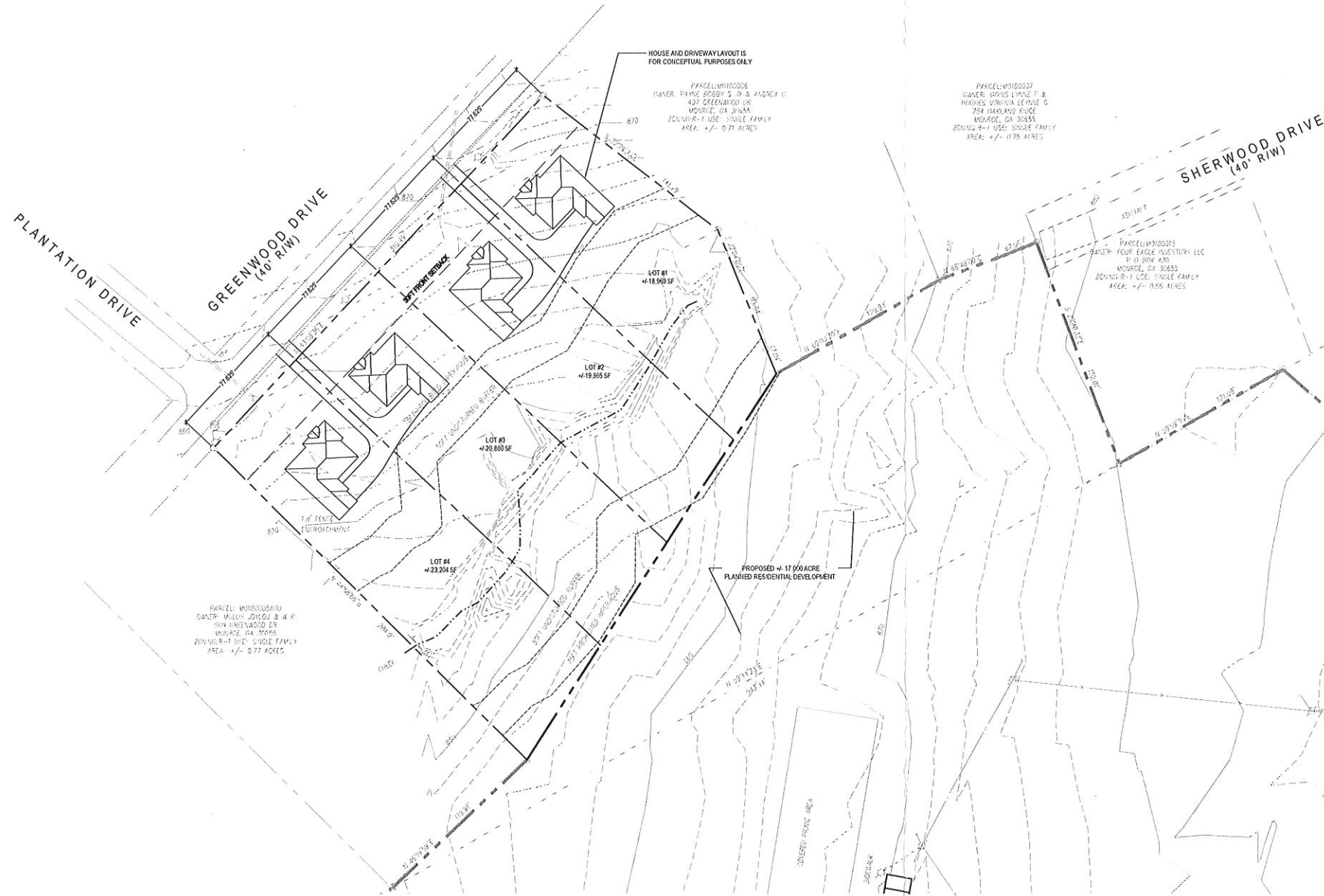
TAX PARCELS M0180005 & M0180002, IN THE CITY OF MONROE

FIELD WORK DATE: 4/3/18	DATE OF PLAT PREPARATION: 4/5/18
LAND LOT(S) 37 & 38	3rd DISTRICT WALTON COUNTY, GEORGIA
 <b>ALCOVY SURVEYING AND ENGINEERING, INC.</b> 2205 HWY. 81 S., LOGANVILLE, GA. 30052 Phone: 770-466-4002 - L.S.F. #000259	SCALE: 1" = 50'  JOB NO. 18-039





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VICINITY MAP  
SCALE: N/A

PROJECT DATA

1. OWNER AND PARCEL INFORMATION:

TRACT 1: OWNER  
DEW CAROL S  
P O BOX 788  
MONROE, GA 30655

TRACT 1: A PORTION OF PARCEL  
M0180005  
GREENWOOD DRIVE  
41.1852 ACRES

DEVELOPER: MUL PROPERTIES, LLC  
P O BOX 1558  
MONROE, GA 30655  
CONTACT: PAUL ROSENTHAL

2. TOTAL PROJECT ACREAGE: 41.1852 ACRES

3. EXISTING ZONING:

TRACT 1: R-1 (LARGE LOT RESIDENTIAL)

EXISTING USE:

TRACT 1: VACANT

4. PROPOSED ZONING: R-1 (NO CHANGE IN ZONING)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

5. WATER SUPPLY: CITY OF MONROE

SEWERAGE DISPOSAL: CITY OF MONROE

GARBAGE COLLECTION & RECYCLING: CITY OF MONROE

6. PROPOSED UTILITIES: WATER, POWER, TELEPHONE, AND CABLE ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

7. THIS PROJECT SHALL MEET ALL CITY OF MONROE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION.

8. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE ORDINANCES AND REGULATIONS.

9. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 13297C0136E & 13297C0137E DATED 12/28/16.

10. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 04/05/18.

DEVELOPMENT SUMMARY

TOTAL PROJECT ACREAGE: 1.852 ACRES

SINGLE-FAMILY LOTS: 4

VARIANCE REQUEST: REDUCE MINIMUM LOT WIDTH AT MINIMUM BUILDING LINE FROM 100' MINIMUM TO 77' MINIMUM.



LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
1022 TWELVE OAKS PLACE, STE 201  
WATKINSVILLE, GA 30677  
(706) 769-9515  
(706) 769-9515 FAX  
www.smithplanninggroup.com

GREENWOOD DRIVE LOTS

CITY OF MONROE, GEORGIA

SHEETS:



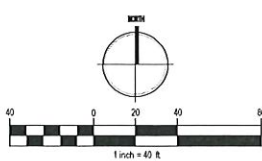
SHEET TITLE:

VARIANCE  
PLAN

SHEET ISSUE: 08/17/18 PROJECT NO. 18-2374  
NO. DATE DESCRIPTION

SHEET NO.

VAR-1



**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 409 Greenwood Drive. A public hearing will be held on September 18, 2018 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 409 Greenwood Drive. A public hearing will be held on October 9, 2018 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:**

**September 2, 2018**