



Planning Commission Meeting

AGENDA

**Tuesday, May 17, 2022
5:30 PM
215 N. Broad St.**

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **MINUTES OF PREVIOUS MEETING**
 - 1. Minutes of Previous Meeting
 - IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
 - V. **PUBLIC HEARINGS**
 - 1. Request for COA - Restaurant - 250 MLK Jr. Blvd
 - VI. **RECOMMENDATIONS ON REQUESTS**
 - VII. **OLD BUSINESS**
 - VIII. **NEW BUSINESS**
 - 1. Request for Deannexation - 1700 Snows Mill Rd
 - IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—April 19, 2022
DRAFT**

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

Absent: Nate Treadaway, Rosalind Parks

Staff: Logan Propes, City Administrator
Pat Kelley – Director of Code
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: Michael Toothaker, Lee Rowell, Tyler Lasser, Steven Fritz, JD Bright, Duane Sells, George Baker III, Frank Masiello

Call to Order by Chairman Eckles at 5:38 pm.

Chairman Eckles asked for any changes, corrections or additions to the March 15, 2022 minutes.

Motion to approve minutes.

Motion Sisk. Second Camp.
Motion carried

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

Public Hearing Opened at 5:39pm

The First Item of Business: is Variance Case #832 at 730 GA Hwy 138. The applicant is requesting approval of a variance application to allow more parking spaces than permitted under Section 520.3 of the Zoning Ordinance. The applicant is requesting 26 parking spaces and the current Zoning Ordinance permits a maximum of 20. Additionally, on the submitted site development plan, only 24 parking spaces are illustrated. Staff recommends denial of this request. Michael Toothaker from LeCraw Engineering spoke in favor of the project.

Chairman Eckles: You are asking for an additional six spaces?

Toothaker: Yes, but Starbucks could live with 24 which is shown on the current site plan

Kelley: Another reason for denial which I failed to mention was they maybe bumping up against the impervious surfaces limits which are not calculated on the plans. If he could speak to that:

Toothaker: We are greatly reducing the amount of impervious surface on the site.

Kelley: If it is under 60% it will not be a contention.

Toothaker: Compared to what is out there today, we are greatly reducing the amount. I do not know if will be under the 60% mark. They would not be opposed to making some of these

spaces pervious spaces if it got us under that mark. We are willing to make it work. Out there now is a 6000 sq ft building with 70-75 parking spaces.

Commissioner Sisk: Can you tell me the dimension of the drive around the building?

Toothaker: The lane around the southside, not the drive through is 24ft; the east side is 20ft, and on the north side is a combined 26ft.

Commissioner Sisk: Have you looked at other ways to reduce the impervious surface amount?

Toothaker: We not because of the stormwater requirements. If we were under what is out there today, we are not required to do anything above and beyond what is currently out there.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:46 pm

Chairman Eckles entertained a motion.

Motion to approve 26 parking spaces with the condition that the 60% impervious surface requirement is met.

Motion Camp. Second Sisk.
Motion Carried

Public Hearing opened at 5:49pm

The Second Item of Business: is Rezone case #833 at the southeast corner of the intersection of Double Springs Ch Rd and Cedar Ridge Rd. The request is to rezone from R-1A to R1-A with modifications. The applicant is requesting to modify the wording in condition #7 to allow for submittal of a preliminary plat while the development agreement is completed between the developer and the City. Staff recommends approval of the change. Tyler Lasser from Alliance Engineering and Planning, representing Parkland Communities Inc spoke in favor of the request. Lasser stated by changing the word submittal to approval, it would allow Parkland to expedite their application when the building moratorium is lifted. With the change in the wording, Parkland would be allowed to get the development agreement and preliminary plat approved simultaneously.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:53pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Sisk. Second Camp.
Motion Carried

Old Business: none

The First Item of New Business: is Preliminary Plat Case #834 for the Rowell Family Partnership & Still Family Realty, LLC located at 0 Double Springs Ch Rd. The applicant is Lee Rowell. Staff

recommends approval with 4 corrections as listed in the staff report dated 4/11/2022. The conditions were read into the record.

Kelley: I know this is the same address as the last time but that is only because addresses have not been assigned to these parcels. This item is completely separate from what was just discussed.

Motion to approve with conditions

Motion Sisk. Second Camp
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Sisk. Second Camp
Meeting adjourned at 5:56pm



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 937

DATE: May 9, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: M-Kyung Pyun

PROPERTY OWNER: Hohwhan LLC

LOCATION: West side of MLK Jr Blvd (Hwy 138) – 250 MLK Jr Blvd

ACREAGE: ±2.017

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a restaurant.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: May 17, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a restaurant and retail building and associated parking.

PROPOSED PROJECT SUMMARY:

- Restaurant
 - Total Building Floor Area – 10,003 Sf
 - Restaurant Floor Area – 8,089 Sf
 - Retail Floor Area – 1,914 Sf
 - Proposed Façade – combination of stone veneer and EFIS siding with varying glass windows and doors

STAFF ANALYSIS

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

643A.1 – Site Planning:

The proposed building is a large sized restaurant building with one retail unit. The building is oriented on the lot in a parallel manner to MLK Jr. Blvd. (Hwy 138) with parking on the front, sides, and rear of the building. The developer has already received approval from GDOT for the entrance location into the site. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

This proposed façade of the restaurant building is a combination of stone veneer and EFIS siding with glass windows and doors. The roof of the building will be a combination of ridge and gable with mansard roof styles in the front with a parapet wall on the remaining three sides of building.

The majority of the façade material proposed on all four sides of the building will be EFIS siding. Under Section 643A.2(c)(vii), stucco, not including EIFS, is acceptable in limited areas (i.e. parapets) or as full exterior surface for architectural styles and forms reflecting the City’s historic architecture that traditionally utilized stucco. The proposed EIFS siding is not be permitted and staff has included a recommended condition to require that façade material be stucco instead. With respect to the requirement under Section 643A.2(c)(vii), there are other buildings in the immediate vicinity along the MLK Blvd corridor that have utilized stucco for a substantial portion of the building exterior façade material.

The remaining features of the proposed building appear to meet the intent of the Architectural requirements under Section 643A.2.

643A.3 – Pavement:

The pavement proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 – Landscaping:

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

643A.5 – Signs:

Examples of signage to be placed on the building were included on the building elevations. Signage proposed on the building appears to meet the general criteria for signs outlined in Section 643A.5 of the Zoning Ordinance. No examples of any proposed monument signs were included in the elevations. Any monument signs placed on the site will need to be obtain an approval of a Certificate of Appropriateness application by the Corridor Commission.

643A.6 – Illumination:

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

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct a convenience store and retail building, subject to the following conditions:

1. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of any monument signage placed on the site.
2. The proposed building shall have stucco siding in lieu of EFIS siding where proposed on the submitted elevations with the COA application. Other materials such as stone veneer, hardiplank, and stone panel siding shall be installed on the building as presented on the submitted elevations.



City of Monroe

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

PLANNING COMMISSION MTG

PERMIT #:	00000937	DESCRIPTION:	COA-PLANNING & ZONING 10,000 SQ FT RESTAURANT
JOB ADDRESS:	250 MLK JR BLVD	LOT #:	
PARCEL ID:	M0020001B00	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	MI-KYUNG PYUN	CONTRACTOR:	
ADDRESS:	1005 HIGHGROVE DR	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	4/27/2022
VALUATION:	\$ 0.00	EXPIRATION:	10/24/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The City of Monroe Planning Commission will hear this request for a Certificate of Appropriateness for the construction of a 10,000 sq ft at 250 Martin Luther King Jr. Blvd/GA Hwy 138 on May 17, 2022 at 5:30pm at the Monroe City Hall Auditorium located at 215 N. Broad St Monroe, GA 30655.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(APPROVED BY)

4/27/22
DATE



Certificate of Appropriateness Application

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

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

Project Address: 250 MLK. JR. BLVD (GA HWY 138), Monroe, GA 30655 Parcel # M0020001B00

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

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

Property Owner: KHMJ, LLC. / Mi-Kyung Pyun

Address: 1005 HIGHGROVE DR., MONROE, GA. 30655

Telephone Number: 404. 932. 4406 Email Address: KYUNG6466@GMAIL.COM

Applicant: <u>Mi-Kyung Pyun</u>	
Address: <u>1005 HIGHGROVE DR., MONROE, GA. 30655</u>	
Telephone Number: <u>404. 932. 4406</u>	Email Address: <u>KYUNG6466@GMAIL.COM</u>

Estimated cost of project: \$ 2,150,000

Please submit the following items with your application:

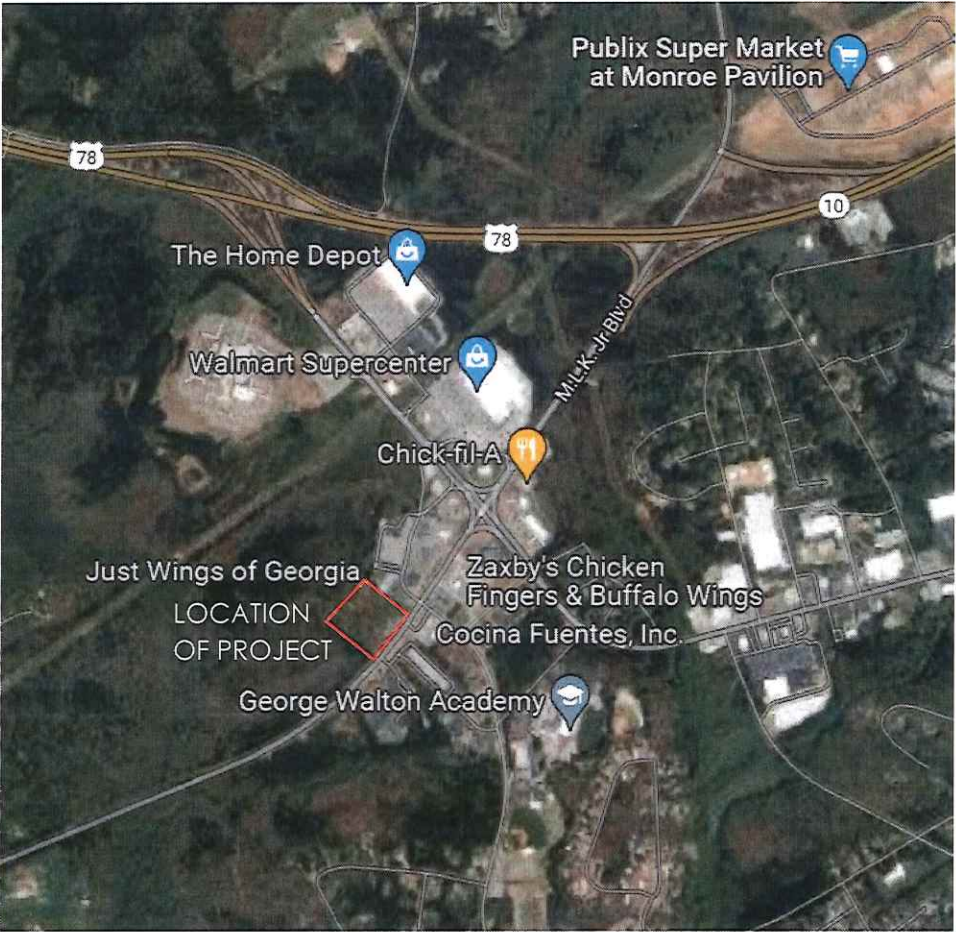
- Photographs of existing condition of the property to show all areas affected
- Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- Written description of the project
- N/A Owner authorization statement, if applicant is not the property owner
- Application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

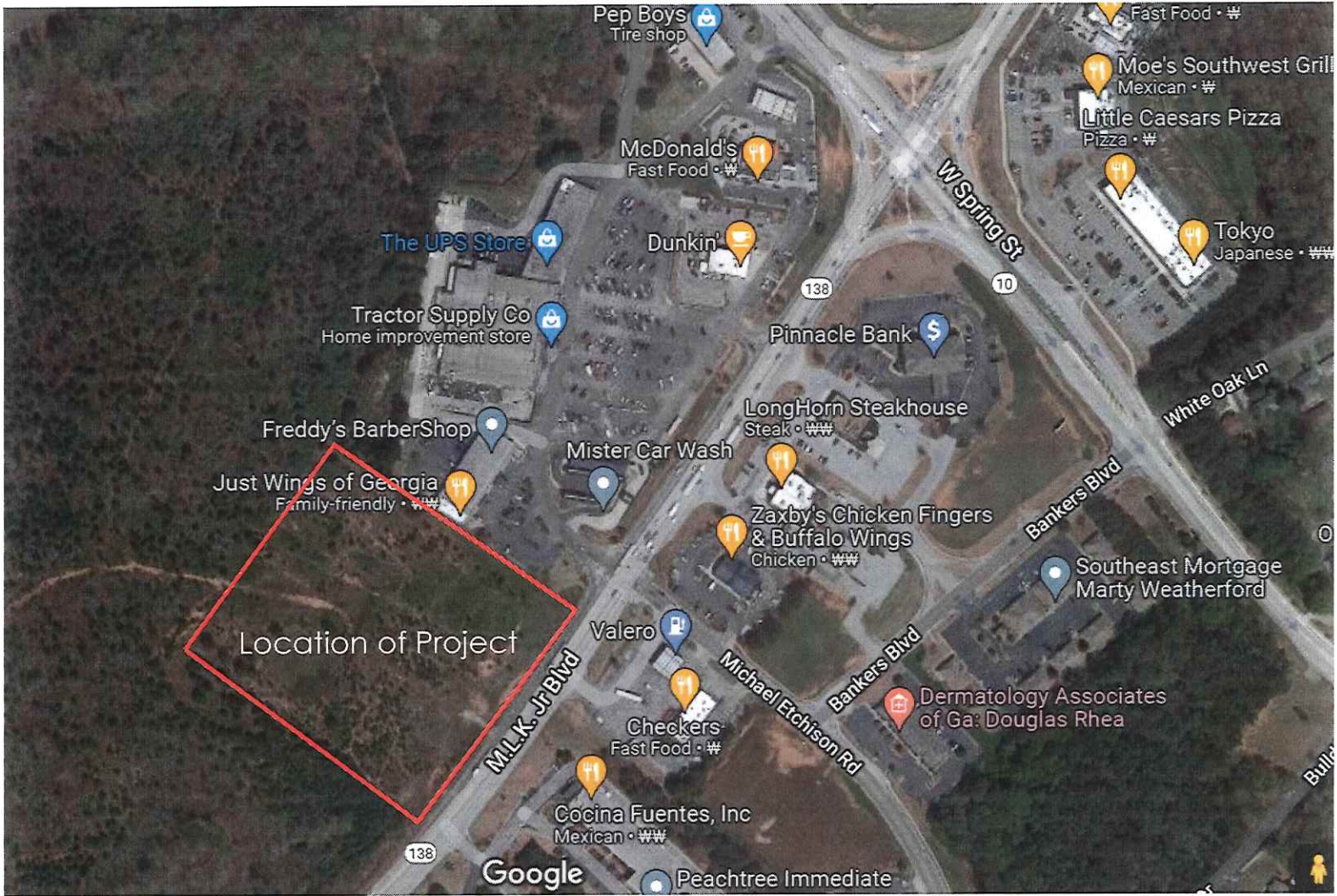
Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.

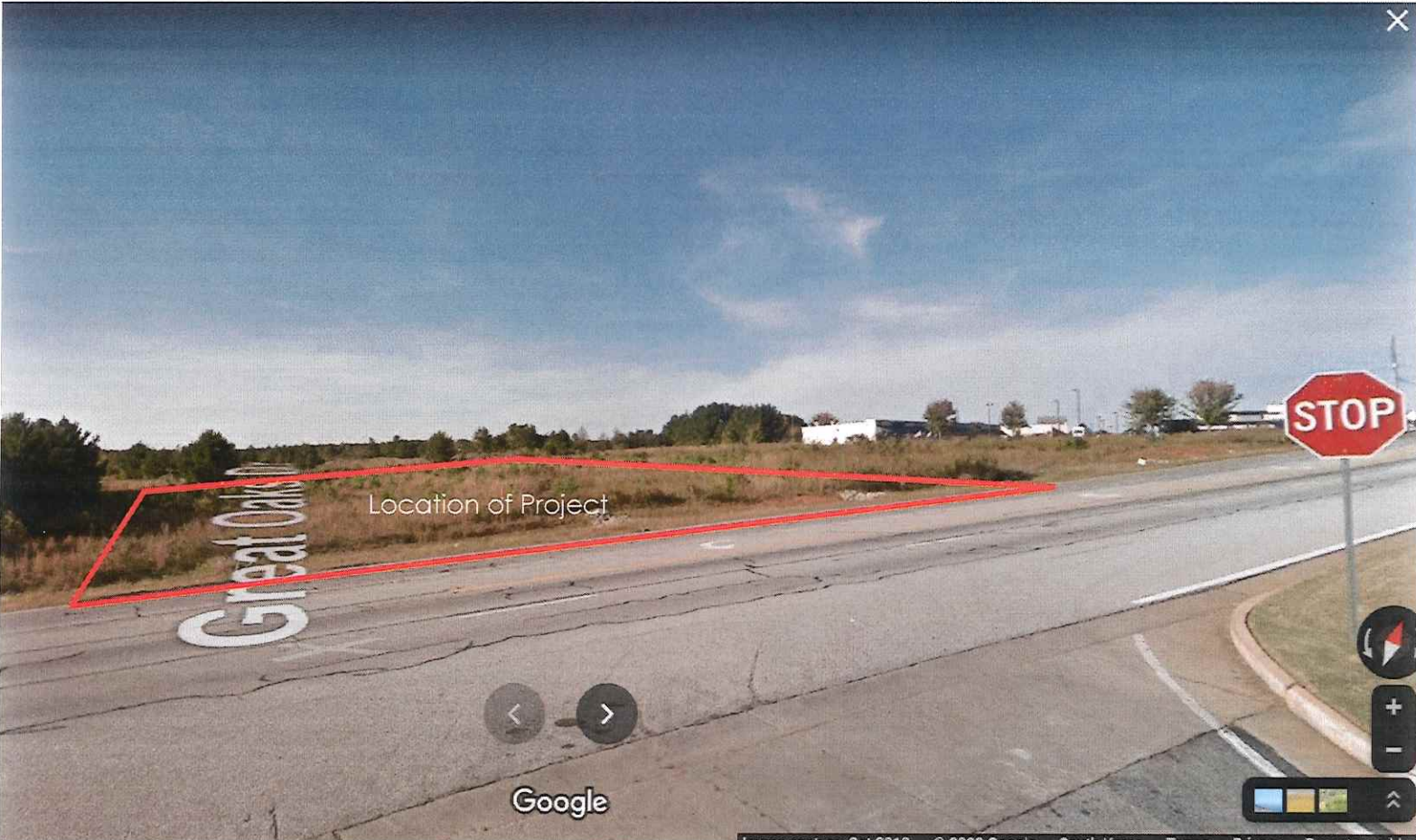
Mi-Kyung Pyun
Signature of Applicant

04/15/22
Date

RECEIVED
00000937









GENERAL NOTES:

- 1) ALL PROPOSED DISTURBANCES TO BE SHOWN BY DASHING UNLESS NOTED OTHERWISE. ALL EXISTING UTILITIES TO BE SHOWN BY SOLID LINES UNLESS NOTED OTHERWISE.
- 2) CONSTRUCTION SHALL BE ACCORDING TO ALL APPLICABLE DISTRICT ORDINANCES, COUNTY ORDINANCES, AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS AND STANDARDS.
- 3) THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
- 4) ALL UTILITIES SHALL BE SHOWN AS DEPICTED ON THIS PLAN. ALL UTILITIES NOT SHOWN SHALL BE SHOWN AS DEPICTED ON THIS PLAN.
- 5) ALL UTILITIES SHALL BE SHOWN AS DEPICTED ON THIS PLAN.
- 6) ALL UTILITIES SHALL BE SHOWN AS DEPICTED ON THIS PLAN.

SITE NOTES:

- 1) TRACT ZONED IN COMMERCIAL B.
- 2) THE PROPOSED BUILDING SHALL BE LOCATED ON THE EASTERN BOUNDARY OF THE TRACT AS SHOWN ON THIS PLAN.
- 3) THE PROPOSED BUILDING SHALL BE LOCATED ON THE EASTERN BOUNDARY OF THE TRACT AS SHOWN ON THIS PLAN.
- 4) THE PROPOSED BUILDING SHALL BE LOCATED ON THE EASTERN BOUNDARY OF THE TRACT AS SHOWN ON THIS PLAN.
- 5) THE PROPOSED BUILDING SHALL BE LOCATED ON THE EASTERN BOUNDARY OF THE TRACT AS SHOWN ON THIS PLAN.

LEGEND

- STANDARD ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- PORTLAND CEMENT CONCRETE
- CONCRETE GROUT PAVING
- HEAVY DUTY CONCRETE PAVING
- PROPELANT
- PURCHASE
- TRAFFIC SIGN
- PAVED DRIVEWAY
- PAVED SIDEWALK
- PAVED BIKEWAY
- PAVED BICYCLEWAY
- PAVED PATHWAY
- PAVED PLAZA
- PAVED PROMENADE
- PAVED TERRACE
- PAVED WALKWAY
- PAVED YARDWAY
- PAVED DRIVEWAY
- PAVED SIDEWALK
- PAVED BIKEWAY
- PAVED BICYCLEWAY
- PAVED PATHWAY
- PAVED PLAZA
- PAVED PROMENADE
- PAVED TERRACE
- PAVED WALKWAY
- PAVED YARDWAY

SITE DATA

OWNER: TOKYO 2 SUSHI & HIBACHI, LLC
 PROJECT: TOKYO 2 SUSHI & HIBACHI
 ADDRESS: 250 M.L.K. JR. BLVD., MONROE, GA 30655
 PARCEL # M0022001800

ITEM	QUANTITY	UNIT	REMARKS
STANDARD ASPHALT PAVING	1,000	SF	DRIVEWAY
HEAVY DUTY ASPHALT PAVING	500	SF	DRIVEWAY
PORTLAND CEMENT CONCRETE	1,000	SF	DRIVEWAY
CONCRETE GROUT PAVING	500	SF	DRIVEWAY
HEAVY DUTY CONCRETE PAVING	1,000	SF	DRIVEWAY
PROPELANT	1,000	SF	DRIVEWAY
PURCHASE	1,000	SF	DRIVEWAY
TRAFFIC SIGN	1,000	SF	DRIVEWAY
PAVED DRIVEWAY	1,000	SF	DRIVEWAY
PAVED SIDEWALK	1,000	SF	DRIVEWAY
PAVED BIKEWAY	1,000	SF	DRIVEWAY
PAVED BICYCLEWAY	1,000	SF	DRIVEWAY
PAVED PATHWAY	1,000	SF	DRIVEWAY
PAVED PLAZA	1,000	SF	DRIVEWAY
PAVED PROMENADE	1,000	SF	DRIVEWAY
PAVED TERRACE	1,000	SF	DRIVEWAY
PAVED WALKWAY	1,000	SF	DRIVEWAY
PAVED YARDWAY	1,000	SF	DRIVEWAY
PAVED DRIVEWAY	1,000	SF	DRIVEWAY
PAVED SIDEWALK	1,000	SF	DRIVEWAY
PAVED BIKEWAY	1,000	SF	DRIVEWAY
PAVED BICYCLEWAY	1,000	SF	DRIVEWAY
PAVED PATHWAY	1,000	SF	DRIVEWAY
PAVED PLAZA	1,000	SF	DRIVEWAY
PAVED PROMENADE	1,000	SF	DRIVEWAY
PAVED TERRACE	1,000	SF	DRIVEWAY
PAVED WALKWAY	1,000	SF	DRIVEWAY
PAVED YARDWAY	1,000	SF	DRIVEWAY

SITE IMPERVIOUS AREA: 56.9%,
 50,043 SF. (1:15 AC)

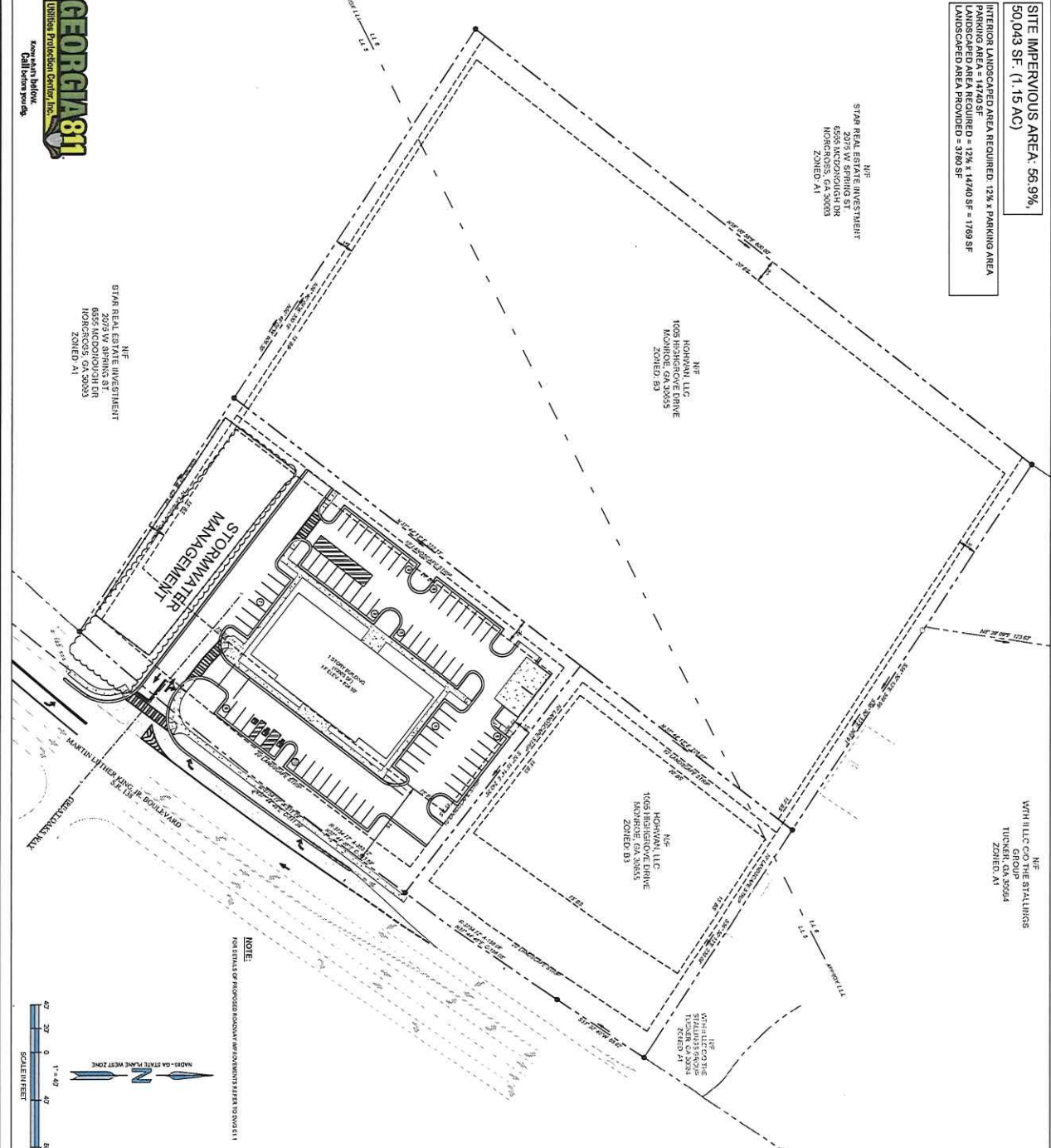
INTERIOR LANDSCAPED AREA REQUIRED: 12% X PARKING AREA
 LANDSCAPED AREA REQUIRED = 3,760 SF

STAR REAL ESTATE INVESTMENT
 6555 MCDONOUGH DR
 MONROE, GA 30093
 ZONED A1

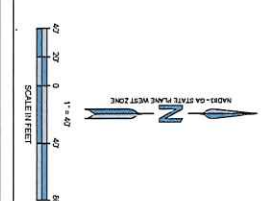
HORNYAK, LLC
 1005 HIGHLAND BLVD
 MONROE, GA 30093
 ZONED B3

HORNYAK, LLC
 1005 HIGHLAND BLVD
 MONROE, GA 30093
 ZONED B3

WILLIAMS, LLC
 TUCKER, GA 30084
 ZONED A1



STAR REAL ESTATE INVESTMENT
 6555 MCDONOUGH DR
 MONROE, GA 30093
 ZONED A1



NOTE:
 FOR DETAILS OF PROPOSED WORKMAN SHIPMENT REFER TO SOW(1)

TOKYO 2 SUSHI & HIBACHI

250 M.L.K. JR. BLVD (GA HWY 138)
 MONROE, GA 30655
 LANDLOT 005, DISTRICT 03
 PARCEL # M0022001800

REGISTRAR:
 MARCH 15, 2023
 6555 MCDONOUGH DRIVE
 MONROE, GA 30093

OWNER:
 TOKYO 2 SUSHI & HIBACHI, LLC
 2300 DAVENPORT DRIVE
 MONROE, GA 30093
 PHONE: (404) 772-5858

PROJECT:
 TOKYO 2 SUSHI & HIBACHI

DATE:
 1/26/22

PROJECT MANAGER:
 JEFFREY L. HANCOCK
 PROJECT MANAGER

DATE:
 1/26/22

SCALE:
 1" = 32'

TITLE:
 OVERALL SITE & PAVING PLAN

SHEET NUMBER:
 C-1A

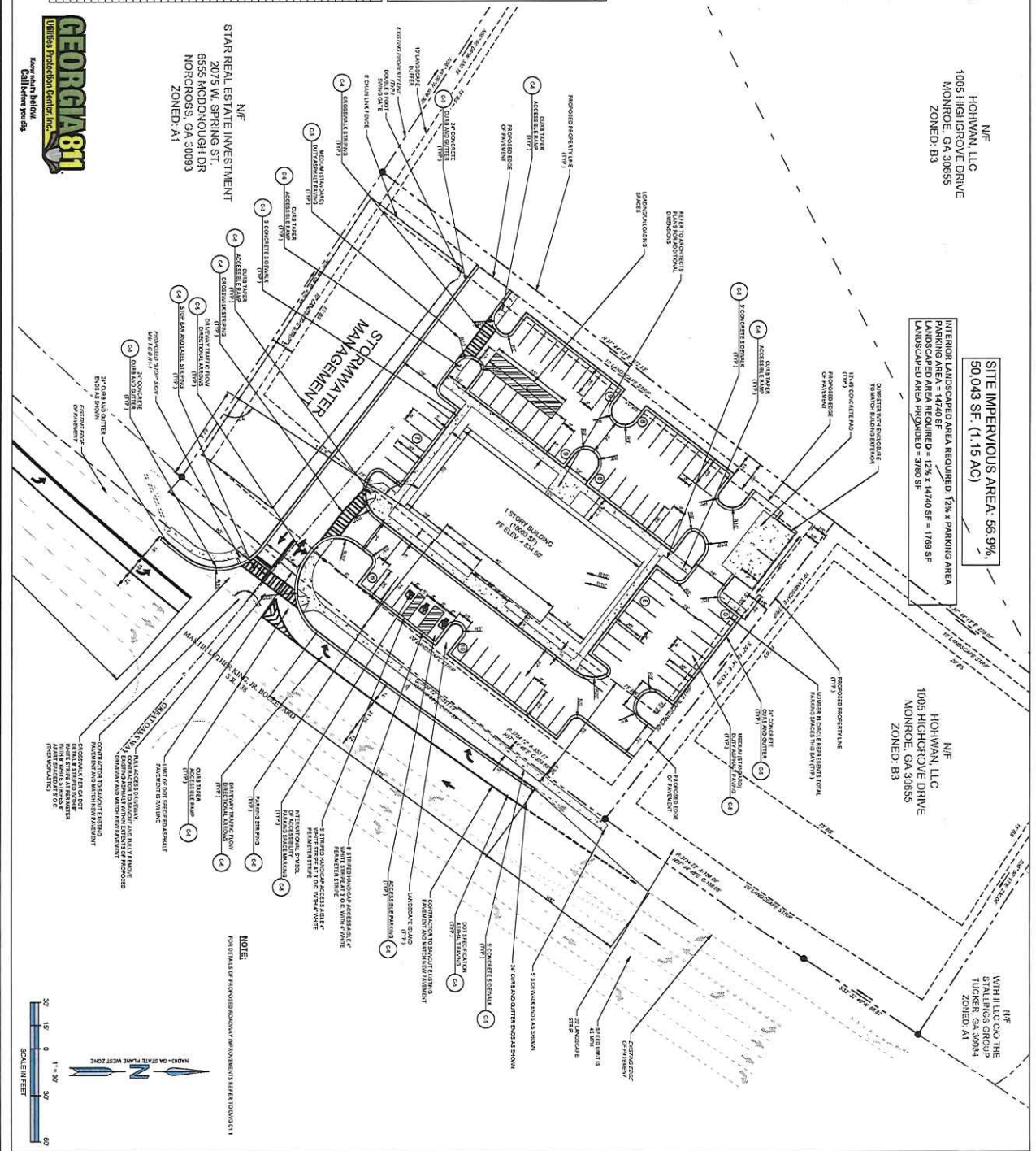
COMMENTS:
 NOT BASED ON CONSTRUCTION

JOB NUMBER:
 1120.005



GENERAL NOTES:

- 1) ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF MONROE, LOUISIANA AND THE STATE OF LOUISIANA.
- 2) THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF MONROE, LOUISIANA AND THE STATE OF LOUISIANA.
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- 12) THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF MONROE, LOUISIANA AND THE STATE OF LOUISIANA.
- 13) THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF MONROE, LOUISIANA AND THE STATE OF LOUISIANA.
- 14) THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF MONROE, LOUISIANA AND THE STATE OF LOUISIANA.
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PROJECT: TOKYO 2 SUSHI & HIBACHI

520 M.L.K., JR. BLVD (GA HWY 138)
MONROE, LA 70005
LANDLOT 005, DISTRICT 03
PARCEL # M00220001B00

DATE: 11/08/20

PROJECT MANAGER: JEFFREY J. COOPER

DESIGNER: JEFFREY J. COOPER

DATE: 11/08/20

SCALE: 1" = 32'

TITLE: ENLARGED SITE & PAVING PLAN

SHEET NUMBER: C-1

CLIENT: NOT RELEASED FOR CONSTRUCTION

DRAWN BY: JEFFREY J. COOPER

CHECKED BY: JEFFREY J. COOPER

DATE: 11/20/2005

REVISIONS:

NO.	DATE	DESCRIPTION
1		

FORESITE GROUP

Forest Group, Inc.
3500 Maplewood Drive
Monroe, LA 70005
Tel: 225-335-1199
Fax: 225-335-1344
www.foresitegroup.com

PROJECT: TOKYO 2 SUSHI & HIBACHI

520 M.L.K., JR. BLVD (GA HWY 138)
MONROE, LA 70005
LANDLOT 005, DISTRICT 03
PARCEL # M00220001B00

DATE: 11/08/20

PROJECT MANAGER: JEFFREY J. COOPER

DESIGNER: JEFFREY J. COOPER

DATE: 11/08/20

SCALE: 1" = 32'

TITLE: ENLARGED SITE & PAVING PLAN

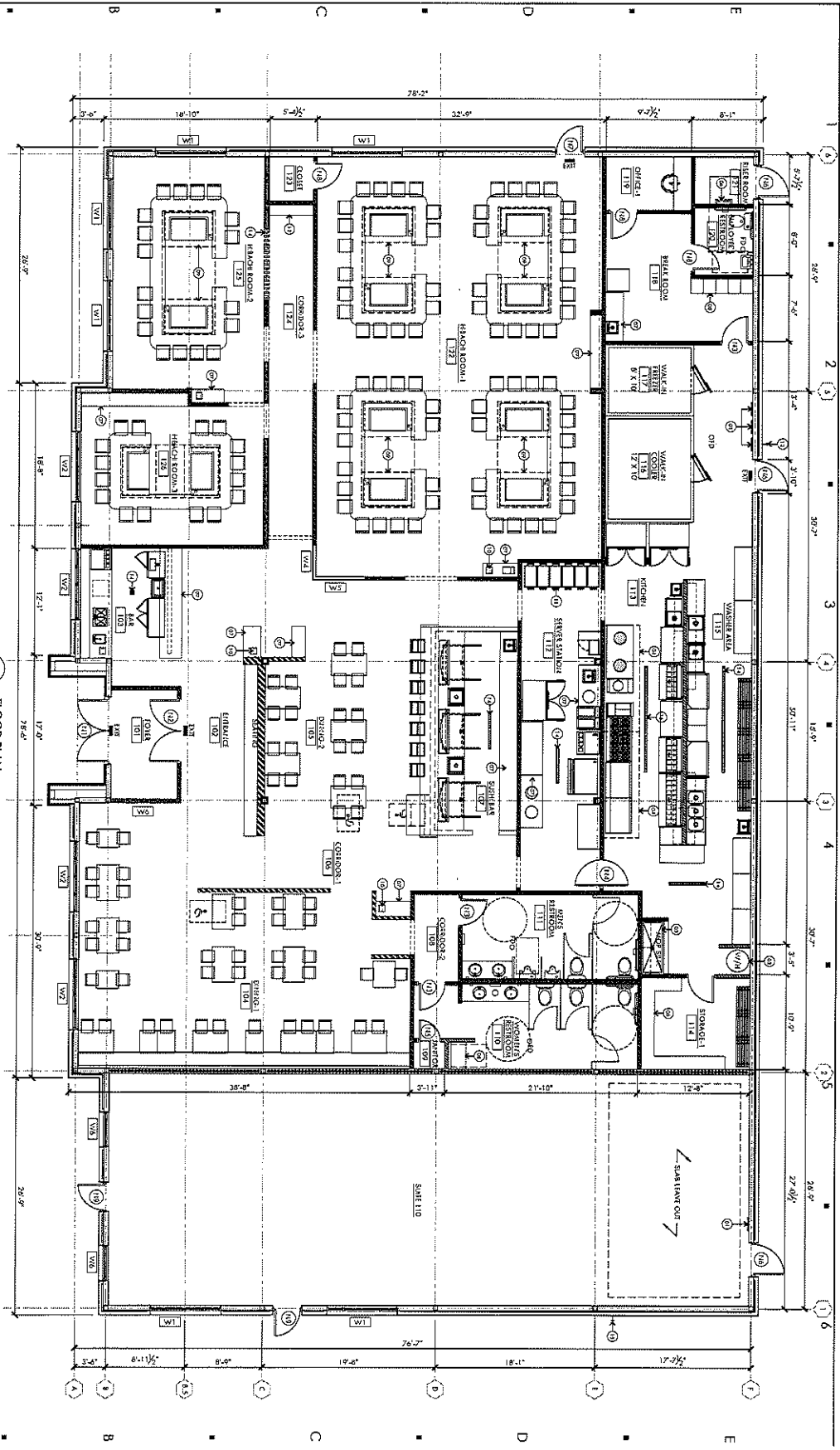
SHEET NUMBER: C-1

CLIENT: NOT RELEASED FOR CONSTRUCTION

DRAWN BY: JEFFREY J. COOPER

CHECKED BY: JEFFREY J. COOPER

DATE: 11/20/2005



PLAN LEGENDS

- EXTERIOR WALL
- 2x4 MASONRY WALL (SEE FOUNDATION)
- 2x6 MASONRY WALL (SEE FOUNDATION)
- 2x8 MASONRY WALL (SEE FOUNDATION)
- 2x10 MASONRY WALL (SEE FOUNDATION)
- 2x12 MASONRY WALL (SEE FOUNDATION)
- 2x14 MASONRY WALL (SEE FOUNDATION)
- 2x16 MASONRY WALL (SEE FOUNDATION)
- 2x18 MASONRY WALL (SEE FOUNDATION)
- 2x20 MASONRY WALL (SEE FOUNDATION)
- 2x22 MASONRY WALL (SEE FOUNDATION)
- 2x24 MASONRY WALL (SEE FOUNDATION)
- 2x26 MASONRY WALL (SEE FOUNDATION)
- 2x28 MASONRY WALL (SEE FOUNDATION)
- 2x30 MASONRY WALL (SEE FOUNDATION)
- 2x32 MASONRY WALL (SEE FOUNDATION)
- 2x34 MASONRY WALL (SEE FOUNDATION)
- 2x36 MASONRY WALL (SEE FOUNDATION)
- 2x38 MASONRY WALL (SEE FOUNDATION)
- 2x40 MASONRY WALL (SEE FOUNDATION)
- 2x42 MASONRY WALL (SEE FOUNDATION)
- 2x44 MASONRY WALL (SEE FOUNDATION)
- 2x46 MASONRY WALL (SEE FOUNDATION)
- 2x48 MASONRY WALL (SEE FOUNDATION)
- 2x50 MASONRY WALL (SEE FOUNDATION)
- 2x52 MASONRY WALL (SEE FOUNDATION)
- 2x54 MASONRY WALL (SEE FOUNDATION)
- 2x56 MASONRY WALL (SEE FOUNDATION)
- 2x58 MASONRY WALL (SEE FOUNDATION)
- 2x60 MASONRY WALL (SEE FOUNDATION)
- 2x62 MASONRY WALL (SEE FOUNDATION)
- 2x64 MASONRY WALL (SEE FOUNDATION)
- 2x66 MASONRY WALL (SEE FOUNDATION)
- 2x68 MASONRY WALL (SEE FOUNDATION)
- 2x70 MASONRY WALL (SEE FOUNDATION)
- 2x72 MASONRY WALL (SEE FOUNDATION)
- 2x74 MASONRY WALL (SEE FOUNDATION)
- 2x76 MASONRY WALL (SEE FOUNDATION)
- 2x78 MASONRY WALL (SEE FOUNDATION)
- 2x80 MASONRY WALL (SEE FOUNDATION)
- 2x82 MASONRY WALL (SEE FOUNDATION)
- 2x84 MASONRY WALL (SEE FOUNDATION)
- 2x86 MASONRY WALL (SEE FOUNDATION)
- 2x88 MASONRY WALL (SEE FOUNDATION)
- 2x90 MASONRY WALL (SEE FOUNDATION)
- 2x92 MASONRY WALL (SEE FOUNDATION)
- 2x94 MASONRY WALL (SEE FOUNDATION)
- 2x96 MASONRY WALL (SEE FOUNDATION)
- 2x98 MASONRY WALL (SEE FOUNDATION)
- 2x100 MASONRY WALL (SEE FOUNDATION)

FLOOR PLAN
SCALE: 3/16" = 1'-0"

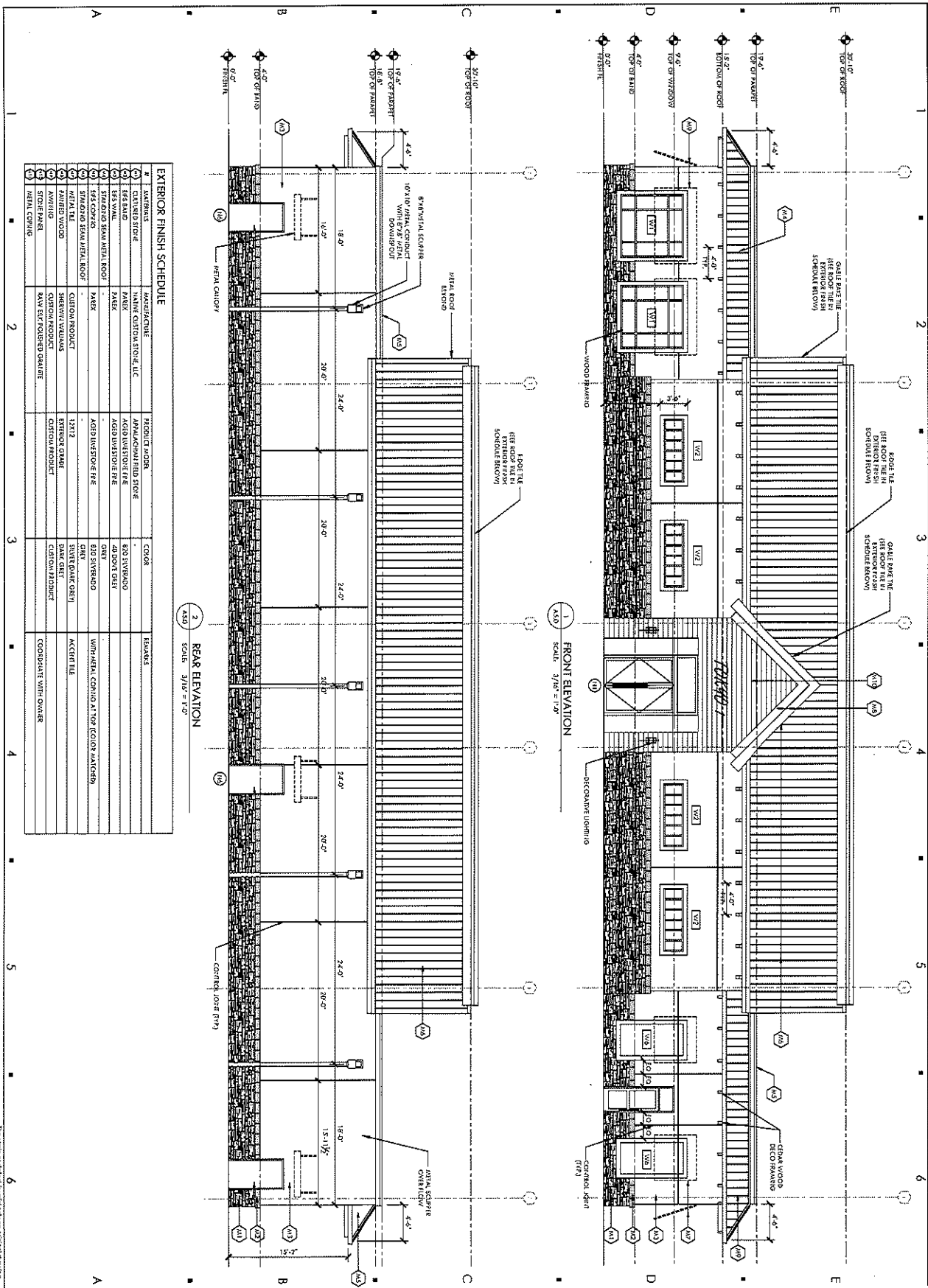
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DRAWN BY	TRM
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DATE	11-01-22
SCALE	AS SHOWN
PROJECT	TOKYO 2 SUSHI & HIBACHI
CLIENT	HOHWAN, LLC
ADDRESS	250 M.L.K. JR. BLVD (GA HWY 138), MONROE, GA 30655
ARCHITECT	in-arch
PROJECT NO.	A3.1

TOKYO 2 SUSHI & HIBACHI
NEW BUILDING
 250 M.L.K. JR. BLVD (GA HWY 138), MONROE, GA 30655
 CLIENT: HOHWAN, LLC
 1005 HIGHGROVE DRIVE MONROE, GA 30655

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250 Peachtree Street, Suite 2000, Atlanta, GA 30309
 Phone: 404.525.8888 | Fax: 404.525.8889
 Email: info@in-arch.com | www.in-arch.com

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EXTERIOR FINISH SCHEDULE

#	MATERIALS	MANUFACTURER	REGIONAL CODE	COLOR	REMARKS
01	CEMENT STONE	MANOR CUSTOM STONE - IJC	APPROXIMATE		
02	EIFS WALL	PAER	APPROXIMATE		
03	EIFS WALL	PAER	APPROXIMATE		
04	SHINGLED ROOF METAL ROOF	PAER	APPROXIMATE		
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TOKYO 2 SUSHI & HIBACHI
NEW BUILDING
 250 M.L.K. JR. BLVD (GA HWY 138), MONROE, GA 30655
 CLIENT: HOHWAN, LLC
 1005 HIGHGROVE DRIVE MONROE, GA 30655

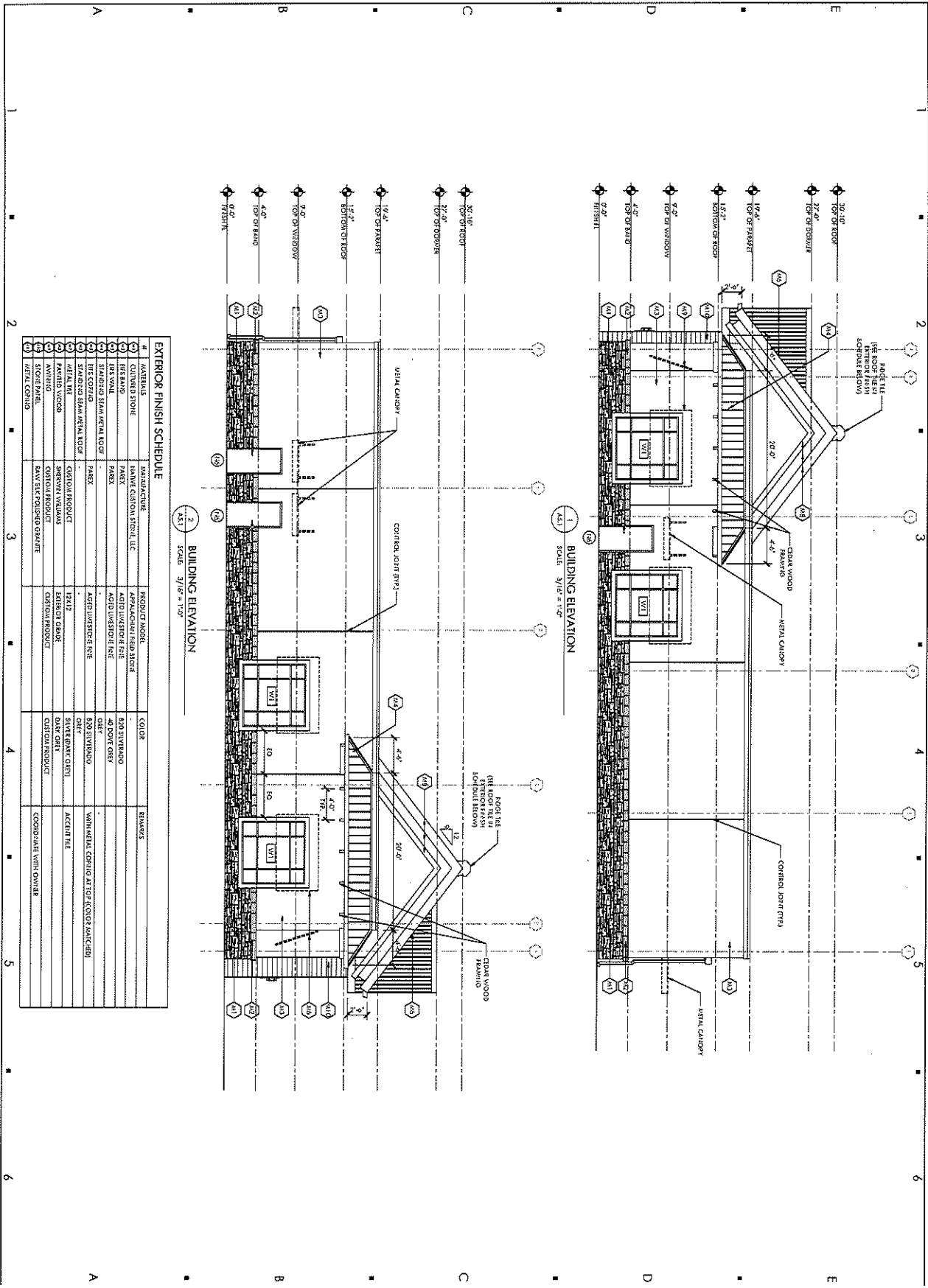
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 architecture | planning | design
 1005 HIGHGROVE DRIVE MONROE, GA 30655
 TEL: 770.388.1111
 WWW.IN-ARCH.COM

DATE: 08.01.2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO: 18-00
 PROJECT NO: [Number]

BUILDING ELEVATIONS - 1

SECTION NUMBER: **A5.0**

RELEASED FOR CONSTRUCTION



EXTERIOR FINISH SCHEDULE

#	MATERIALS	MANUFACTURE	PRODUCT MODEL	COLOR	REMARKS
1	CUTTING STONE	HANNE CUSTOM STONE, LLC	APPROXIMATE FINISH	CONCRETE	
2	PAINT	AKZO CHEMICAL	AKZO CHEMICAL	AKZO CHEMICAL	
3	PAINT	AKZO CHEMICAL	AKZO CHEMICAL	AKZO CHEMICAL	
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99	PAINT	AKZO CHEMICAL	AKZO CHEMICAL	AKZO CHEMICAL	
100	PAINT	AKZO CHEMICAL	AKZO CHEMICAL	AKZO CHEMICAL	

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Fort Lauderdale, FL 33311
Tel: 754.562.1234
www.in-arch.com

TOKYO 2 SUSHI & HIBACHI

NEW BUILDING

250 M.L.K. JR. BLVD (GA HWY 138), MONROE, GA 30655.

CLIENT: HOHWAN, LLC
1005 HIGHGROVE DRIVE MONROE, GA 30655

DATE: APR. 01, 2020
DRAWN: TMR
CHECKED: TMR
DATE: MAR 31, 2020

BUILDING ELEVATIONS - 2

SHEET NUMBER: **AS.1**

PROEJCT MEMO

Tokyo 2 Sushi & Hibachi, Monroe, GA

Dated: Arpil 15, 2022

Subject: Project Description

Provide by GiYoung Kim, Principal, inarch

Project Description

Address: 250 MLK. JR. BLVD (GA HWY 138), Monroe, GA 30655

This project involves new construction of a total 10,000 SF building including Interior Finish-Out for Japanese sushi and hibachi restaurant. This development project is located in the City of Monroe, GA and governed by the City of Monroe and Walton County.



**Planning
City of Monroe, Georgia
DE-ANNEXATION STAFF REPORT**

APPLICATION SUMMARY

DE-ANNEXATION CASE #: 938

DATE: May 9, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Walton County Veterans Association, Inc.

PROPERTY OWNER: The Development Authority of Walton County

LOCATION: North side of Snows Mill Road

ACREAGE: ±17.223 (P/O Parcel# M0280003B00)

EXISTING ZONING: M-1 (Light-Industrial Manufacturing District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: De-Annexation

REQUEST SUMMARY: The owners are petitioning for a de-annexation of this property.

STAFF RECOMMENDATION: Staff recommends approval of this de-annexation request.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: May 17, 2022

CITY COUNCIL: June 14, 2022

REQUEST SUMMARY

The applicant is requesting to de-annex a ±17.223-acre portion of Tax Parcel# M0280003B00 from the City. The ±17.223-acre tract is an undeveloped property located on the north side of Snows Mill Road and the east side of an unnamed branch of Jacks Creek. The property is not currently connected to any City utilities. With the site currently being undeveloped, the de-annexation does not result in the loss of existing economic development opportunities within the City.

STAFF RECOMMENDATION

Staff recommends the request to de-annex the ±17.223-acre portion of Tax Parcel# M0280003B00 be approved as requested.



City of Monroe

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

DE-ANNEXATION PERMIT

PERMIT #:	00000938	DESCRIPTION:	REQUEST FOR DE-ANNEXATION
JOB ADDRESS:	1700 SNOWS MILL RD	LOT #:	
PARCEL ID:	M0280003B00	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	WALTON COUNTY VETERANS ASSOC	CONTRACTOR:	
ADDRESS:	420 LAURA DR	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	0/00/0000
VALUATION:	\$ 0.00	EXPIRATION:	0/00/0000
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
	FEE TOTAL	
	PAYMENTS	\$ 0.00
	BALANCE	\$ 0.00

NOTES:

This request to de-annex the property known as 1700 Snows Mill Rd (Parcel # M0280003B00) will be heard by the City of Monroe Planning Commission on May 17, 2022 at 5:30pm and by the Mayor and City Council on June 14, 2022 at 6:00pm. Both meetings will be held in the City Hall Auditorium at City Hall 215 N. Broad St, Monroe, GA 30655.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(APPROVED BY)



DATE

PETITION REQUESTING DE-ANNEXATION
CITY OF MONROE, GEORGIA

DATE: 4/14/2022

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council de-annex this territory to Walton County, Georgia.
2. The territory to be de-annexed abuts the existing boundary of Walton County, Georgia, and the description of such territory area is as follows:

Address/Location of Property: 17.223 acres on Snows Mill Road

Tax Map Number: M0280-003B0-0/18473

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be de-annexed for the following reasons: The City has declined to provide sewer service to the property. The property will be used for a non-profit meeting facility to benefit the Walton County Veterans Association, Inc.

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance de-annex said property from the City Limits of the City of Monroe, Georgia to Walton County, Georgia.

Respectfully Submitted,



Walton County Veterans Association, Inc.

Owners Address: 420 Laura Drive
Monroe, Georgia 30655

LAND DESCRIPTION TRACT TWO

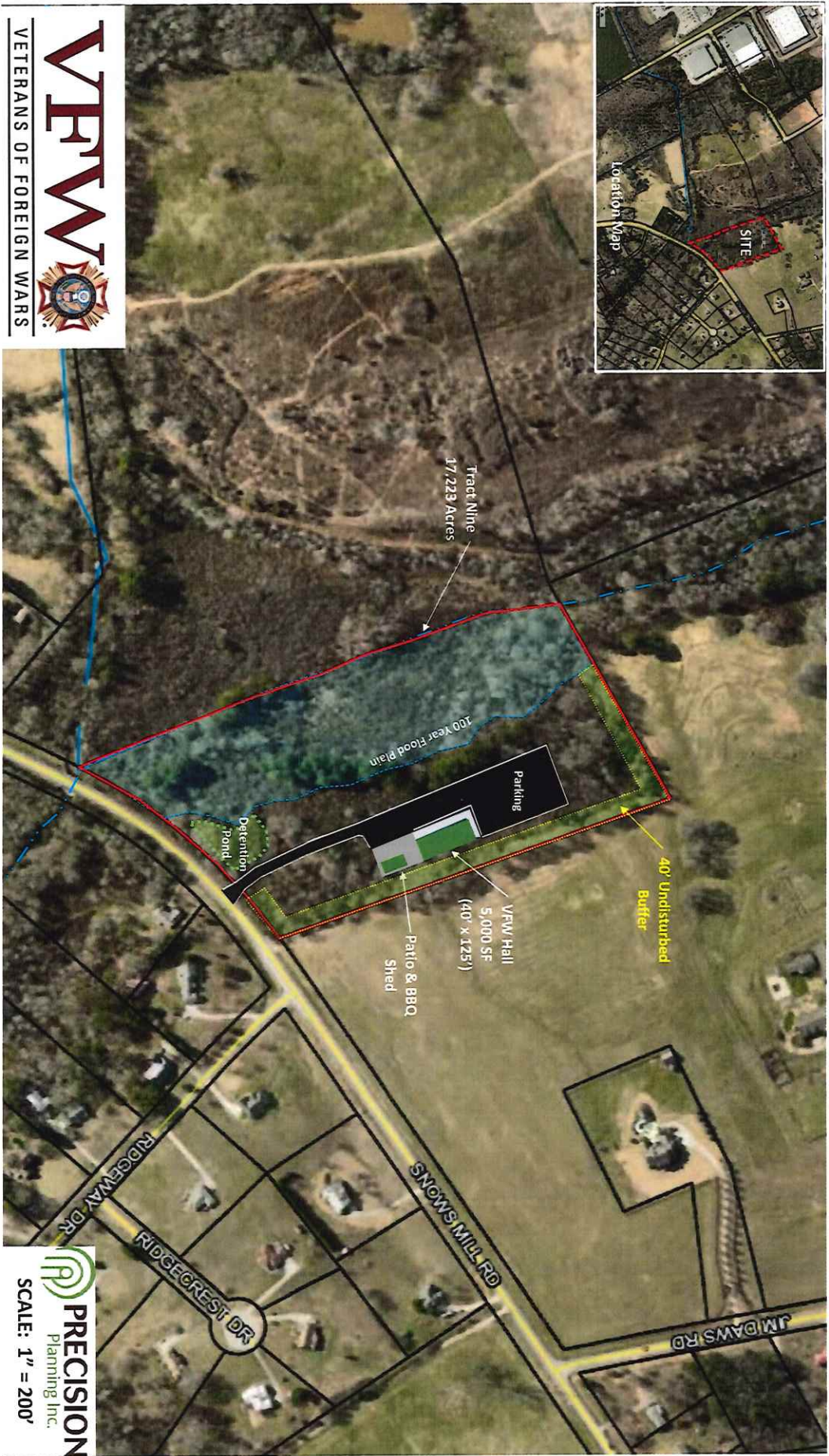
All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3rd Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;

THENCE North 14 degrees 35 minutes 40 seconds West for a distance of 27.66 feet to a Point; THENCE North 33 degrees 39 minutes 27 seconds West for a distance of 20.98 feet to a Point; THENCE North 13 degrees 03 minutes 06 seconds West for a distance of 23.99 feet to a Point; THENCE North 22 degrees 23 minutes 51 seconds West for a distance of 17.76 feet to a Point; THENCE North 14 degrees 11 minutes 34 seconds West for a distance of 17.31 feet to a Point; THENCE North 18 degrees 43 minutes 04 seconds West for a distance of 24.35 feet to a Point; THENCE North 56 degrees 25 minutes 27 seconds West for a distance of 7.37 feet to a Point; THENCE North 69 degrees 37 minutes 15 seconds West for a distance of 7.35 feet to a Point; THENCE North 68 degrees 51 minutes 19 seconds West for a distance of 8.91 feet to a Point; THENCE North 40 degrees 05 minutes 39 seconds West for a distance of 4.88 feet to a Point; THENCE North 18 degrees 23 minutes 48 seconds East for a distance of 3.32 feet to a Point; THENCE North 47 degrees 47 minutes 52 seconds East for a distance of 11.13 feet to a Point; THENCE North 11 degrees 08 minutes 08 seconds West for a distance of 13.79 feet to a Point; THENCE North 26 degrees 57 minutes 16 seconds West for a distance of 23.89 feet to a Point; THENCE North 07 degrees 45 minutes 32 seconds West for a distance of 19.51 feet to a Point; THENCE North 12 degrees 41 minutes 48 seconds West for a distance of 27.80 feet to a Point; THENCE North 08 degrees 05 minutes 53 seconds West for a distance of 16.11 feet to a Point; THENCE North 32 degrees 59 minutes 09 seconds West for a distance of 19.20 feet to a Point; THENCE North 02 degrees 28 minutes 35 seconds West for a distance of 22.54 feet to a Point; THENCE North 19 degrees 59 minutes 08 seconds West for a distance of 18.23 feet to a Point; THENCE North 24 degrees 32 minutes 21 seconds West for a distance of 22.63 feet to a Point; THENCE North 15 degrees 16 minutes 05 seconds West for a distance of 21.82 feet to a Point; THENCE North 08 degrees 46 minutes 33 seconds West for a distance of 23.26 feet to a Point; THENCE North 19 degrees 38 minutes 52 seconds West for a distance of 31.95 feet to a Point; THENCE North 17 degrees 51 minutes 14 seconds West for a distance of 26.19 feet to a Point; THENCE North 21 degrees 45 minutes 44 seconds West for a distance of 50.61 feet to a Point; THENCE North 11 degrees 02 minutes 54 seconds West for a distance of 41.51 feet to a Point; THENCE North 18 degrees 33 minutes 32 seconds West for a distance of 31.99 feet to a Point; THENCE North 16 degrees 20 minutes 37 seconds West for a distance of 29.31 feet to a Point; THENCE North 21 degrees 38 minutes 30 seconds West for a distance of 26.18 feet to a Point; THENCE North 08 degrees 09 minutes 49 seconds West for a distance of 31.32 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 17.223 Acres.



AGENT AUTHORIZATION

Date: _____ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.223 acres on Snows Mill Road
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County
132 E Spring Street
Monroe, Georgia 30655

APPLICANT: Walton County Veterans Association, Inc.
420 Laura Drive
Monroe, Georgia 30655

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: De-annexation

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a de-annexation of the property referenced herein.

THE DEVELOPMENT AUTHORITY OF WALTON COUNTY

BY:

Sworn to and subscribed before me this _____ Day of _____ 20____

NOTARY PUBLIC

ATTORNEY/AGENT

BY:Andrea Gray

Sworn to and subscribed before me this 14 Day of April 2022

NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: _____ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.233 acres on Snows Mill Road
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County
132 E Spring Street
Monroe, Georgia 30655

Check one of the following:

_____ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

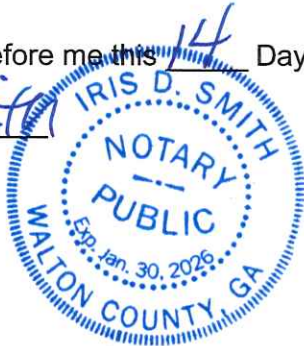
Describe in detail any gifts listed above (example: quantity and nature, etc.):

THE DEVELOPMENT AUTHORITY OF WALTON COUNTY


 *Chairman*
BY:

Sworn to and subscribed before me this 14 Day of April 2022


NOTARY PUBLIC



APPLICANT: WALTON COUNTY VETERANS ASSOCIATION



BY: _____

Sworn to and subscribed before me this 14 Day of April 20 22


NOTARY PUBLIC

AGENT AUTHORIZATION

Date: _____ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.223 acres on Snows Mill Road
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County
132 E Spring Street
Monroe, Georgia 30655

APPLICANT: Walton County Veterans Association, Inc.
420 Laura Drive
Monroe, Georgia 30655

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: De-annexation

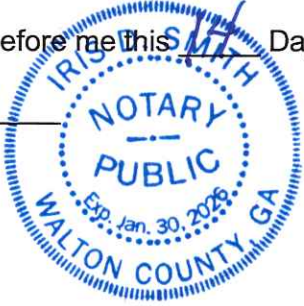
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a de-annexation of the property referenced herein.

THE DEVELOPMENT AUTHORITY OF WALTON COUNTY


BY: _____, Chairman

Sworn to and subscribed before me this 17th Day of April 2022


NOTARY PUBLIC



ATTORNEY/AGENT

BY:

Sworn to and subscribed before me this _____ Day of _____ 20____

NOTARY PUBLIC

WALTON COUNTY, GEORGIA
RESOLUTION NUMBER ____

A RESOLUTION
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY

A Resolution Consenting to the Deannexation of
Certain Real Property from the City of Monroe, Georgia

WHEREAS, the owners of the property described and identified on Exhibit "A" attached hereto and by this reference made a part hereof, have requested that said property be deannexed from the City of Monroe, Georgia; and

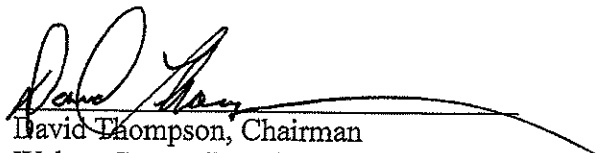
WHEREAS, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and

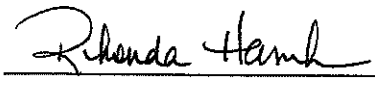
WHEREAS, O.C.G.A. Section 36-36-22 requires that the governing authority of Walton County consent to this proposed deannexation of property; and

WHEREAS, the deannexation of this property is in the best interest of Walton County, Georgia.

NOW THEREFORE, BE IT RESOLVED that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit "A" attached hereto, from the City of Monroe, Georgia.

Adopted this 4th day of January, 2021.


David Thompson, Chairman
Walton County Board of Commissioners

Attest: 
Rhonda Hawk, County Clerk Walton County,
Georgia

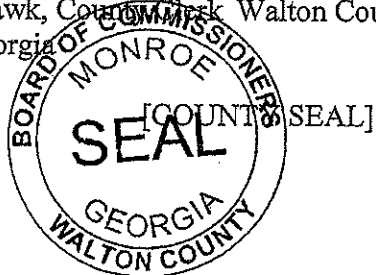


Exhibit "A"

Legal Description of the Property

**LAND DESCRIPTION
TRACT TWO**

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3rd Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;

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Said property contains 17.223 Acres.

Resolution

WHEREAS, the Development Authority of Walton County (the "Authority") desires to sell approximately 17.223 acres of its property located off Snows Mill Road (the "Property") as described in Exhibit "A" hereto to the Walton County Veterans Association, Inc. for it to construct a new meeting facility; and

WHEREAS, the Walton County Veterans Association, Inc. has agreed to sell its existing building adjacent to the historic courthouse to Walton County; and

WHEREAS, the Property lies within the city limits of Monroe; and

WHEREAS, the City of Monroe has declined to extend sewer service to the Property for the Walton County Veterans Association, Inc.'s meeting facility; and

WHEREAS, compliance with the ordinances and regulations of the City of Monroe may cause the Walton County Veterans Association, Inc. additional time and expense; and

WHEREAS, the Property will not generate tax revenues for the City or the County given that it is for nonprofit use; and

WHEREAS, it is in the best interest of the Authority and the County to move forward expeditiously with the sale of the Property to the Walton County Veterans Association, Inc.; and

WHEREAS, by Resolution dated January 4, 2022, the Walton County Board of Commissioners consented to the de-annexation of the Property such that it would become within the jurisdiction of the County; and

WHEREAS, the Authority seeks to de-annex the Property from the City of Monroe to Walton County to facilitate the sale of the Property and the ability of the Walton County Veterans Association, Inc. to use the Property for its intended purpose, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Authority, as follows:

1. The Chairman and Secretary are hereby authorized to execute and submit a de-annexation petition to the City of Monroe to de-annex 17.223 acres as described in attached Exhibit "A".

SO RESOLVED this 14th day of April, 2022.

Development Authority of Walton County

By: 

Morris Jordan, Chairman

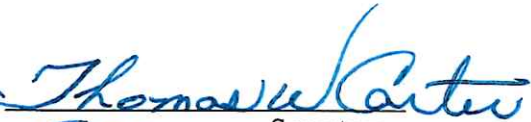
Attest: 
Sec., Secretary

Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3rd Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

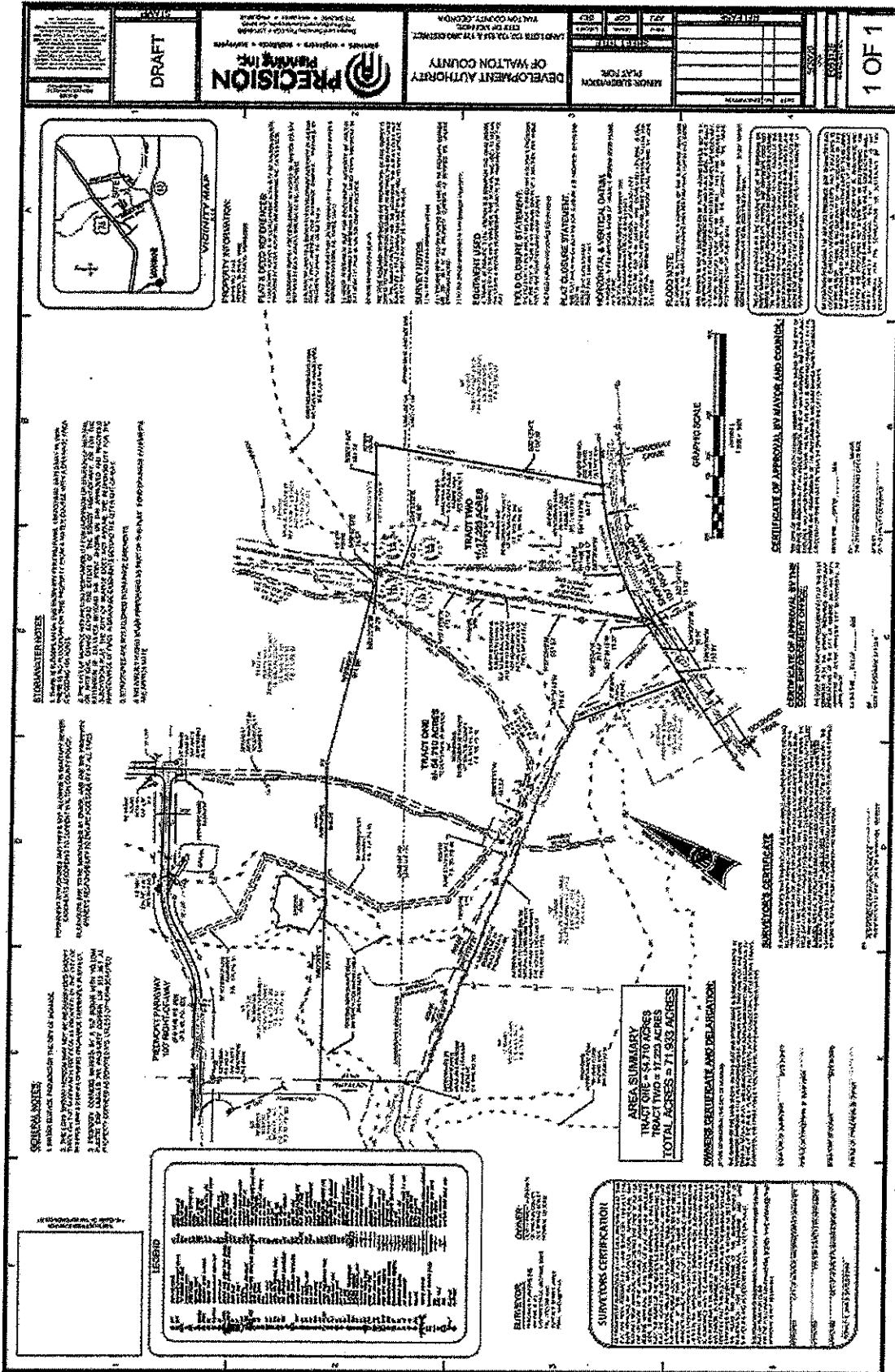
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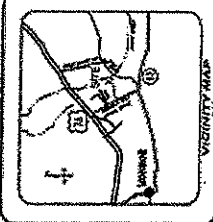
DRAFT

PRECISION
Planning, Inc.
surveys • easements • subdivisions • mortgages

DEVELOPMENT AUTHORITY
OF WALTON COUNTY
LAPL 1018 102 72 02 13 & 179 000 000000
WALTON COUNTY, GEORGIA

MINOR SUBDIVISION		PLAT NO.		DATE	
Area	Acres	Book	Page	Month	Year

1 OF 1



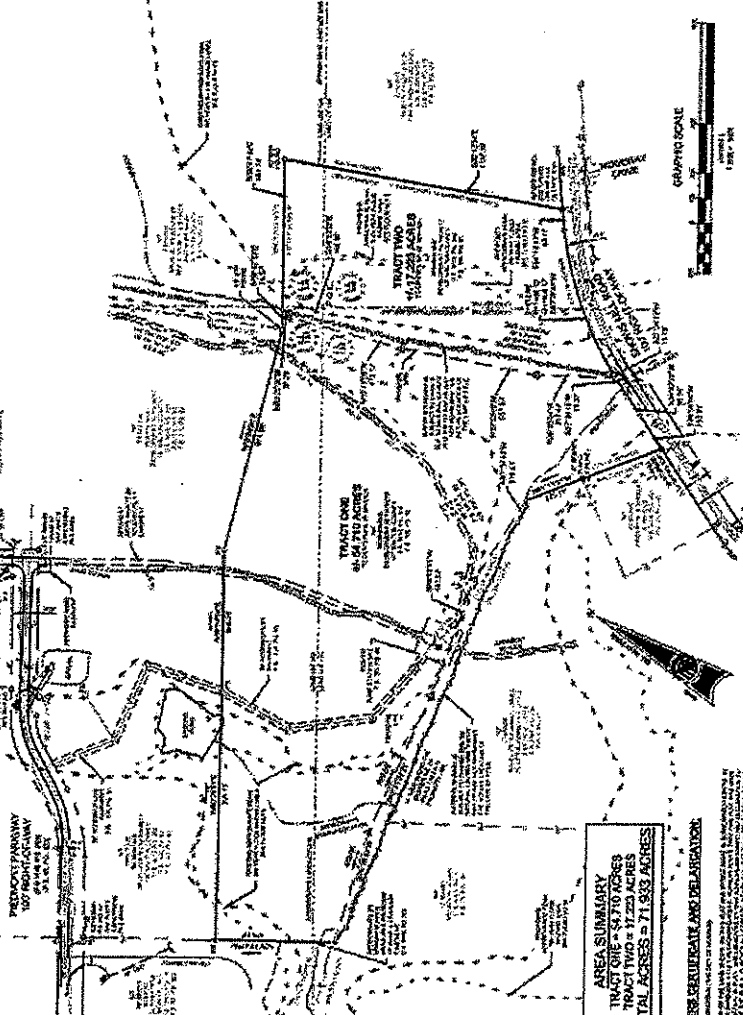
PROPERTY INFORMATION
 1. THIS SURVEY IS A PART OF A LARGER SURVEY OF THE TRACTS ADJACENT TO THE SURVEYED TRACTS.
 2. THE SURVEYED TRACTS ARE BEING SURVEYED FOR THE PURPOSE OF SUBDIVISION AND SALE.
 3. THE SURVEYED TRACTS ARE BEING SURVEYED FOR THE PURPOSE OF SUBDIVISION AND SALE.
 4. THE SURVEYED TRACTS ARE BEING SURVEYED FOR THE PURPOSE OF SUBDIVISION AND SALE.

PLAT CLAUSE STATEMENT
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LEGEND
 1. BOUNDARY LINE
 2. SURVEYED AREA
 3. EASEMENT
 4. ADJACENT TRACTS
 5. ROAD CENTERLINE
 6. WATER BODY
 7. UNDEVELOPED LAND
 8. SURVEYED TRACTS
 9. TRACT ONE
 10. TRACT TWO



CERTIFICATE OF APPROVAL BY WALTON LAND COUNCIL
 I, the undersigned, being a member of the Walton Land Council, do hereby certify that the above described land is suitable for the purposes stated herein and that the same is being subdivided and sold for the purposes stated herein.

CERTIFICATE OF APPROVAL BY THE SURVYOR
 I, the undersigned, being a duly qualified and licensed surveyor in the State of Georgia, do hereby certify that the above described land is suitable for the purposes stated herein and that the same is being subdivided and sold for the purposes stated herein.

SURVYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed surveyor in the State of Georgia, do hereby certify that the above described land is suitable for the purposes stated herein and that the same is being subdivided and sold for the purposes stated herein.

AREA SUMMARY
 TRACT ONE = 54,770 ACRES
 TRACT TWO = 17,220 ACRES
 TOTAL ACRES = 71,990 ACRES

OWNER'S CERTIFICATE AND DECLARATION
 I, the undersigned, being the owner of the above described land, do hereby certify that the same is being subdivided and sold for the purposes stated herein and that the same is being subdivided and sold for the purposes stated herein.

SURVYOR'S CERTIFICATION
 I, the undersigned, being a duly qualified and licensed surveyor in the State of Georgia, do hereby certify that the above described land is suitable for the purposes stated herein and that the same is being subdivided and sold for the purposes stated herein.

OWNER
 I, the undersigned, being the owner of the above described land, do hereby certify that the same is being subdivided and sold for the purposes stated herein and that the same is being subdivided and sold for the purposes stated herein.