



## Planning Commission Meeting

### AGENDA

Tuesday, February 19, 2019

5:30 PM

215 N Broad Street Monroe GA 30655

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
  - [1.](#) Minutes of Previous Meeting - December 18, 2018
- IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
  - [1.](#) Request for COA - Double Springs Church Road
  - [2.](#) Request for a Variance - Double Spring Church Road
  - [3.](#) Request for Rezone - 941 Monroe Jersey Road
  - [4.](#) Request for a Variance - 941 Monroe Jersey Road
  - [5.](#) Official Zoning Map Amendment
  - [6.](#) Zoning Ordinance Amendment Article III Sub-Sect 310.1
- VI. **RECOMMENDATIONS ON REQUESTS**
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
- IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION  
MINUTES  
December 18, 2018**

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

**Absent:** None

**Staff:** Patrick Kelley – Director of Code & Development  
Darrell Stone – Director of Planning and Development

**Visitors:**

**CALL TO ORDER –CHAIRMAN MIKE ECKLES**

Chairman Eckles asked for any changes, corrections or additions to the November 20, 2018 minutes. Hearing none he entertained a motion. Parks made a motion to approve. Butler seconded. Motion carried. Minutes approved.

Code Officer Report: None

Public Hearing open 5:31 pm

**The first item of business:** is for petition # 18-00499 for a COA at 308 South Broad Street. The applicant is First Baptist Church of Monroe. They are requesting a COA to place a parking lot in a portion of the Sanders Walker Memorial Park and to move the park to the Broad Street side of the parcel.

Chairman Eckles asked for a representative of the request. There was none.

Public Hearing closed 5:32

Chairman Eckles entertained a motion to table the item.

Motion made by Parks Seconded by Butler  
Motion Carried Item tabled until January meeting.

Public Hearing opened at 5:32 pm

**The seconded item of business:** is for petition # 18-00501 for a Variance at 308 S Broad St. for a curb cut for entrance only, near the intersection of McDaniel and Wayne Street. The applicant is First Baptist Church of Monroe owner of the property. The property consists of a total of .32 ac with 225 ft of road frontage on McDaniel St and approximately 69 ft of road frontage on Wayne Street with approximately 64 ft of road frontage on South Broad Street. The Code Department recommends denial.

Chairman Eckles asked for a motion to table this item also.

Motion made by Parks Seconded by Harrison  
Motion Carried – item tabled until January meeting.

Public Hearing closed at 5:33 pm

Old business: None

New business: None

Chairman Eckles entertained a motion to adjourn.

Motion made by Parks Seconded by Camp  
Motion carried – meeting adjourned at 5:34 pm



**To:** Planning and Zoning  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 01-24-19  
**Description:** Certificate of Appropriateness request regarding the Corridor Design Overlay district requirements.

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**Budget Account/Project Name:** NA

**Funding Source:** 2019 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

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**Recommendation:** Condition any decision as applicable to the building only due to the lack of sufficient site plans in the application.

**Background:** This is currently undeveloped and un-subdivided land previously known as the Breedlove dairy tract or the Rowell Tract abutting Charlotte Rowell Blvd., Double Springs Church Connector and Double Springs Church Rd.

**Attachment(s):** See below:  
Building elevations

# CERTIFICATE OF APPROPRIATENESS



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
19-00090	01/17/2019	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	DOUBLE SPRINGS CHURCH Rd Monroe, GA 30656	USEZONE	B3	FLOODZONE
			PIN	M0005-045-000	
			SUBDIVISION		
	CONTRACTOR	ROBERT MASSEY	LOT		
			BLOCK		
		2881 MONROE Hwy Ste 501 Bogart GA 30622	UTILITIES...		
			Electric		
			Sewer		
			Gas		
	OWNER	Rowell Family Partnership & Still Family Realty LLC, PO Box 1378 Monroe GA 30655	PROJECTID#	DOUBLE SPRINGS CHURCHRd-190117-1	
		EXPIRATIONDATE:	07/16/2019		

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS
REQUEST FOR COA FOR ASSISTED LIVING - P&Z MTG 2/19/19 @ 5:30 PM - COUNCIL MTG 3/12/19 @ 6:00 PM 215 N BROAD ST	#STORIES
NATURE OF WORK	SQUAREFOOTAGE
Other	Sq. Ft.
CENSUS REPORT CODE	#UNITS
900 - Conditional Use	SINGLE FAMILY ONLY
	#BATHROOMS
	#BEDROOMS
	TOTAL ROOMS

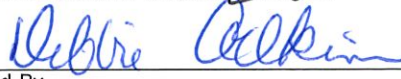
## NOTICE

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

1-17-19  
 Date

  
 Approved By

1-17-19  
 Date

## MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMIT NUMBER	PERMIT PIN	4
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	19-00090	57723	



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: 1/3/2019

APPLICANT: Robert Massey

APPLICANT'S ADDRESS: 2881 Monroe Hwy, Ste 501  
Bogart, GA 30622

TELEPHONE NUMBER: (229) 402-4119

PROPERTY OWNER: Rowell Family Limited Partnership c Jane Still

OWNER'S ADDRESS: PO Box 1936  
Monroe, GA 30655

TELEPHONE NUMBER: 770-318-6153 Lee Rowell

PROJECT ADDRESS: No 911 Address Yet defined. Vacant land located at  
Double Springs Church Rd (across from high school) Parcel M0050045

Brief description of project: Acquire approx 3.5 +/- acres of the existing 117 acre tract.  
Build a 42,000 sq ft assisted living and memory care community serving up to  
48 residents. The community will include a kitchen, dining room, activities,  
a spa, a theater, a salon, and fitness area as well as outdoor  
garden space.

(Continue on separate sheet, if necessary.)

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

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

See Architectural Plans "B, C, D"

Finish will be brick/stone with hardy or eifs.

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; See Exterior Elevations "E" and "F"
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; See roof plan "G"
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

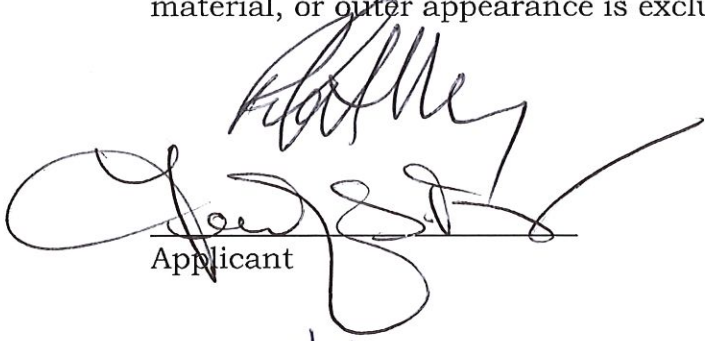
5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[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: 1/3/2019

Effective July 1, 2014

**THE STANDARD SENIOR LIVING  
2881 MONROE HIGHWAY, STE 501  
BOGART, GA 30622**

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January 3, 2019

Dear Walton County/City of Monroe Planning Commission,

Electronic files are available for a more thorough review of all architectural and site plans. Please contact me below with a recipients email address that can receive Drop Box files if you wish to review them. If this method is not acceptable please let me know a preferred method of viewing the full architectural plans and finish schedules.

Thank you,

Robert Massey  
229-402-4119  
[Robertmassey81@gmail.com](mailto:Robertmassey81@gmail.com)













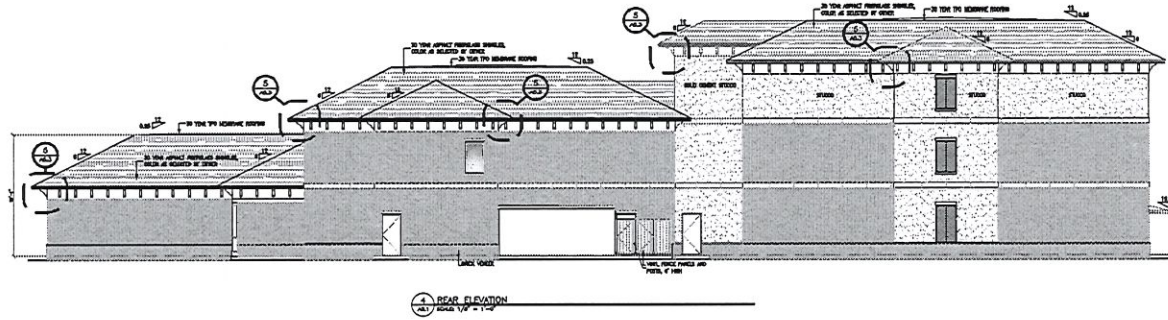


"E"

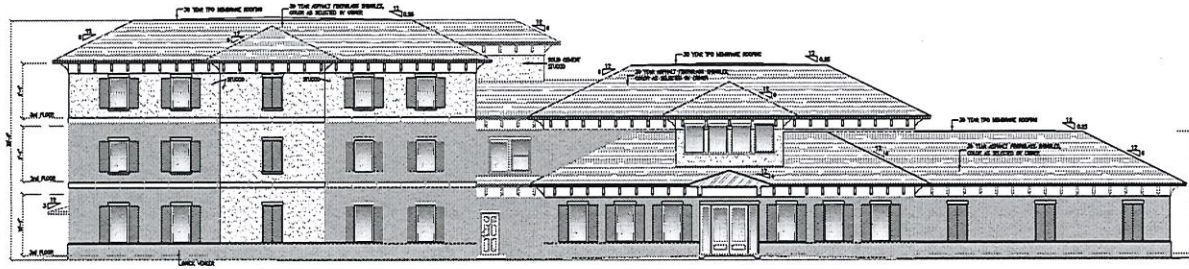


PHILLIP T. WALKER  
ARCHITECT, P.C.  
751 NORFOLK BLUFF ROAD  
WHITE OAK, GEORGIA 31830  
912-510-9798

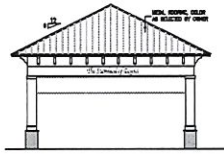
A NEW FACILITY  
**THE STANDARD of BOGART**  
2881 MONROE HIGHWAY, BLDG 10  
WATKINSVILLE, GEORGIA



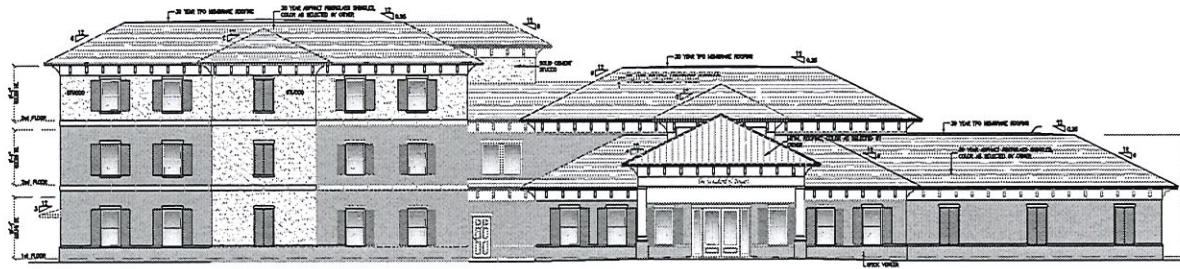
REAR ELEVATION  
Scale 1/4" = 1'-0"



FRONT ELEVATION (SHOWN WITHOUT PORTE COCHERE)  
Scale 1/4" = 1'-0"



PORTE COCHERE FRONT ELEVATION  
Scale 1/4" = 1'-0"



OVERALL FRONT ELEVATION  
Scale 1/4" = 1'-0"

NO.	REVISION	DATE
1	REV PER STATE PERMITS	11/20/2018
2	REV PER STATE PERMITS	11/20/2018
3	REV PER STATE PERMITS	11/20/2018

EXTERIOR ELEVATIONS

A21

13

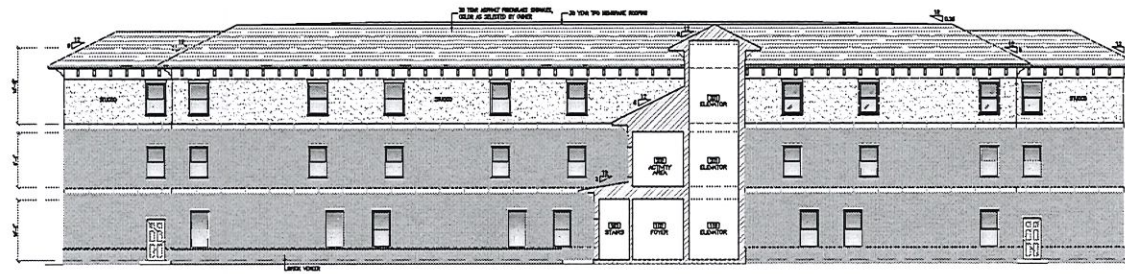




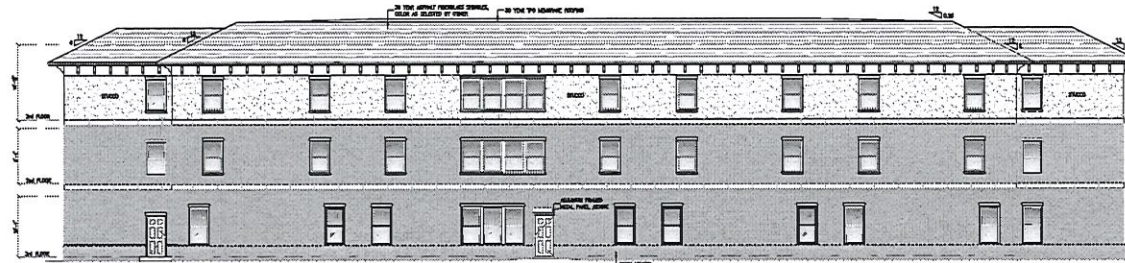
PHILLIP T. WALKER  
 ARCHITECT, P.C.  
 751 NORTH BLUFF ROAD  
 WHITE OAK, GEORGIA 31568  
 912-510-9798

A NEW FACILITY  
**THE STANDARD of BOGART**  
 2881 MONROE HIGHWAY, BLDG 10  
 WATKINSVILLE, GEORGIA

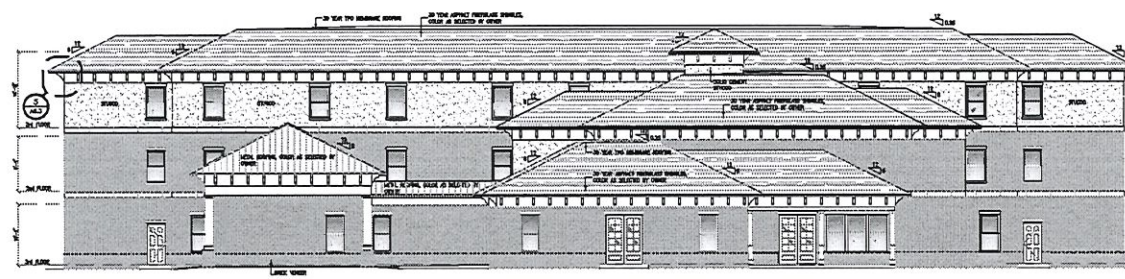
DATE: 07/10/18	SCALE: 1/4" = 1'-0"
PROJECT: 17-02-31-53	REVISION:
EXTERIOR ELEVATIONS	DATE:



1 LEFT ELEVATION - MEMORY CARE WING/INDEPENDENT LIVING  
 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"



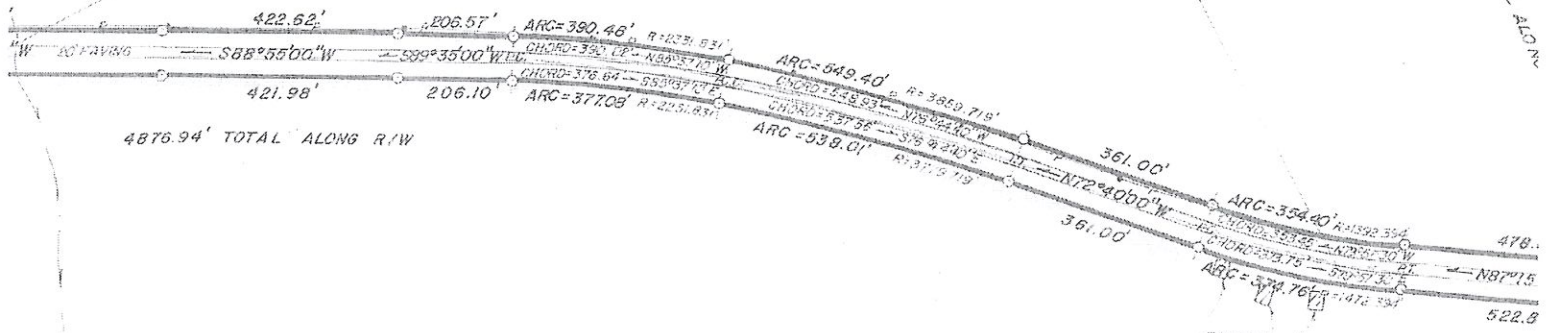
3 RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"







**E SPRINGS ROAD**  
 5962.18' TOTAL ALONG R/W



4876.94' TOTAL ALONG R/W

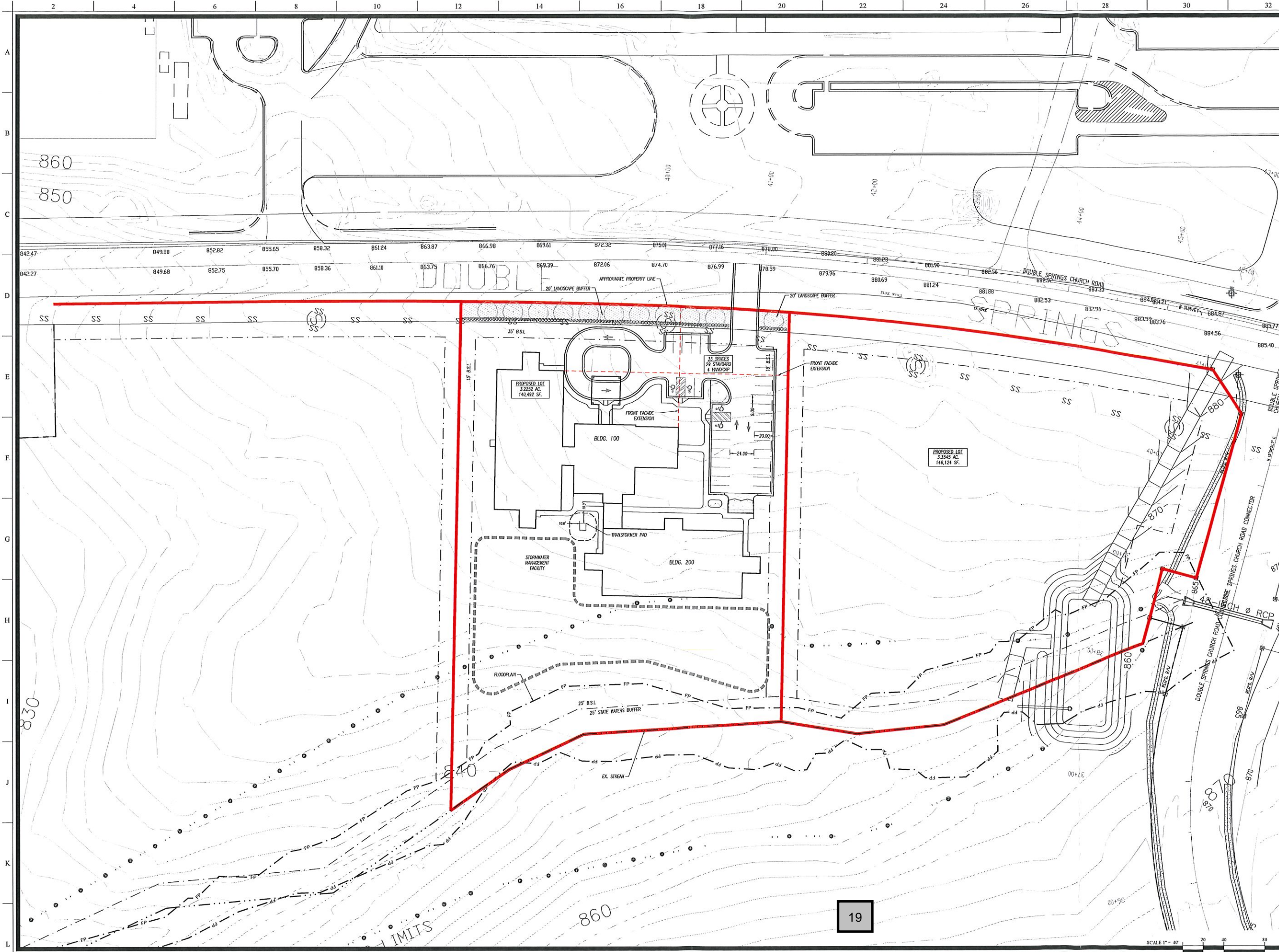
**TRACT NO. 1**

362.2689 ACRES to TL  
 + 1.7500 ACRES from TL to C.L. MOUNTAIN CREEK

**364.0389 ACRES to C.L. MOUNTAIN CREEK**  
 (INCLUDING AREA IN RECORD POWER COMPANY R/W EASEMENT)







**W&A Engineering**

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TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

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

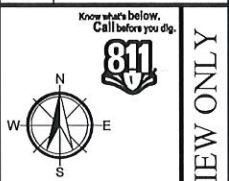
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF W&A ENGINEERING.

**THE STANDARD,  
SENIOR LIVING, LLC**  
WALTON COUNTY, GEORGIA  
----- 0 ACRES

DATE: 11/19/2018

**REVISIONS**

DATE	COMMENT



**FOR REVIEW ONLY**

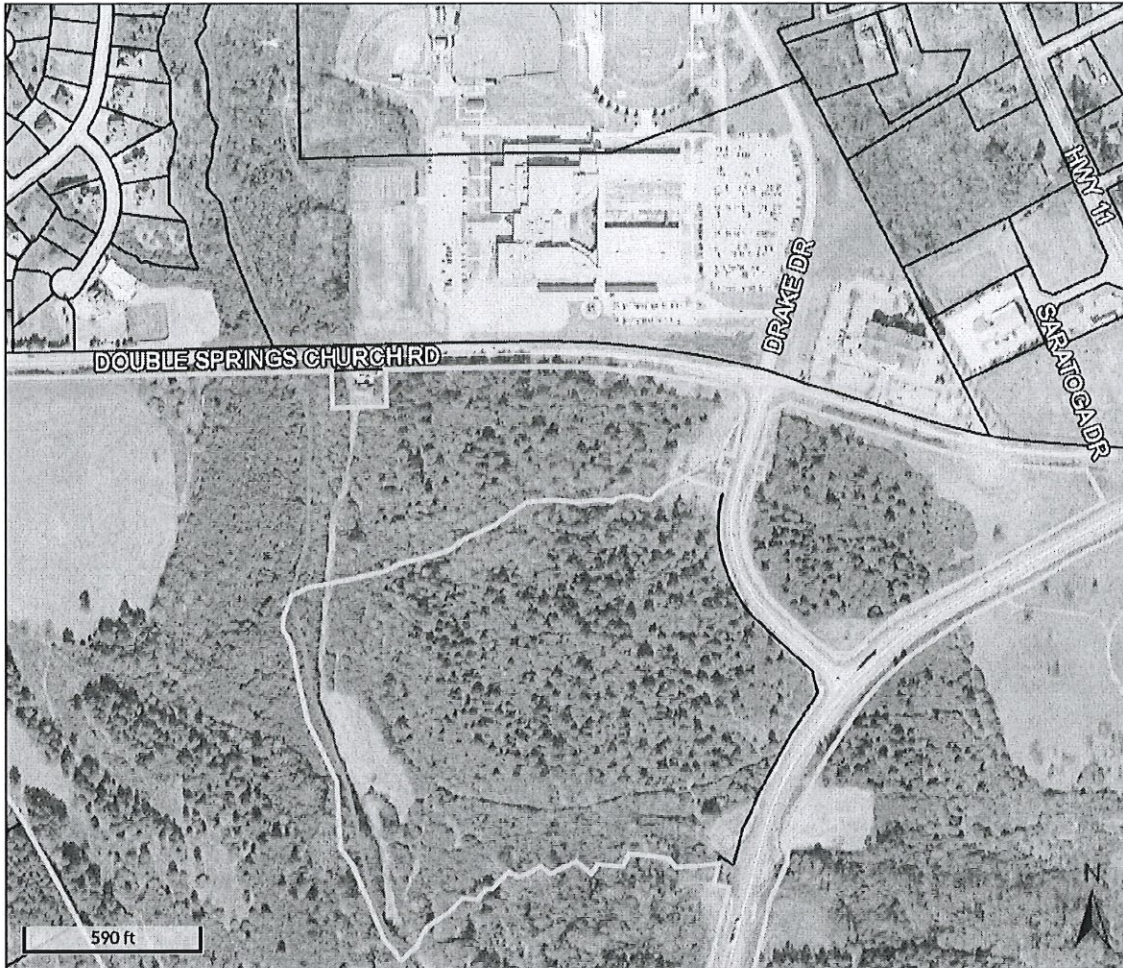
P18-128

CONCEPT PLAN

**CP02**

X:\Projects\Proposals\P18-128-The Standard Senior Living, Monroe Design Concept-2-P18-128.dwg 11/19/18 11:14:14 AM jgser





Overview



Legend

Parcels

<b>Parcel ID</b>	M0050045	<b>Owner</b>	ROWELL FAMILY	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		PARTNERSHIP &	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Monroe		STILL FAMILY REALTY LLC	12/21/2000	\$696902	UV	U
	Monroe		P O BOX 1378	3/20/2000	\$696902	LM	Q
<b>Acres</b>	447.26		MONROE GA 30655				
		<b>Physical Address</b>	1125 N BROAD STREET				
		<b>Assessed Value</b>	Value \$5484400				

(Note: Not to be used on legal documents)

Date created: 12/12/2018  
 Last Data Uploaded: 12/12/2018 6:24:46 AM

Developed by Schneider  
 GEOSPATIAL









**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 February 19, 2019 before the Planning & Zoning Commission, at 5:30 P. M. to new Assisted Living Building on Double Springs Church Road.**

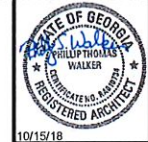
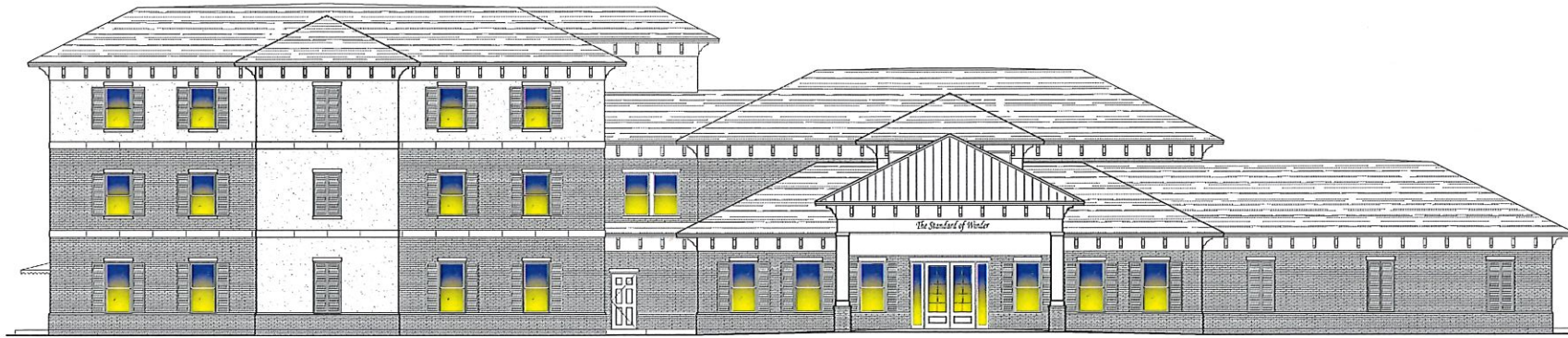
**The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.**

**Please run on the following date:**

**February 3, 2019**



A New Facility,  
**"The Standard of Winder"**  
 for  
 The Standard, Senior Living LLC  
 Winder, Georgia



PHILLIP T. WALKER  
 ARCHITECT, P.C.  
 751 NORTH BLUFF ROAD  
 WHITE OAK, GEORGIA 31568  
 912-510-9798

A NEW FACILITY  
**THE STANDARD OF WINDER**  
 for THE STANDARD, SENIOR LIVING, L.L.C.  
 HAYMON MORRIS ROAD, WINDER, BARROW COUNTY, GEORGIA

1	REVISED PER STATE FIRE MARSHAL	10/15/18	DATE
2	REVISIONS		

sheet  
**GO.1**

**Project Directory**

OWNER:	THE STANDARD, SENIOR LIVING, LLC. P.O. BOX 1060 TIFTON, GA 31793
ARCHITECT:	PHILLIP T. WALKER, ARCHITECT, P.C. 751 NORTH BLUFF ROAD WHITE OAK, GEORGIA 31568
CIVIL ENGINEER:	W & A ENGINEERING 2470 DANIELS BRIDGE ROAD, SUITE 161 ATLANTA, GEORGIA 30606 (770) 310-0400
STRUCTURAL ENGINEER:	CDMHR ENGINEERING, PLLC 13901 SILVER DART PLACE CHARLOTTE, NC 28278

**Design Data Continued**

**IBC CHAPTER 3**  
 USE & OCCUPANCY CLASSIFICATION  
 IBC INSTITUTIONAL GROUP I-1 & I-2  
 NFPA RESIDENTIAL BOARD AND CARE (CH. 32) & HEALTHCARE (CH. 10)

**IBC CHAPTER 4**  
 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY  
 402.2 SEPARATION WALLS AT DWELLING UNIT TO BE FIRE PARTITIONS WITH 1 HOUR RATING AND DOORS 20 MIN PER 708.3

**IBC CHAPTER 5**  
 GENERAL BUILDING HEIGHT & AREA  
 TABLE 503  
 THREE STORY RESIDENTIAL TOWER (NON-COMBUSTIBLE)  
 TYPE I-A (IBC) - TYPE II (1,1,1)  
 I-1 ALLOWS 19,000 S.F./FLOOR & 4 FLOORS  
 I-2 ALLOWS 15,000 S.F./FLOOR & 2 FLOORS (CONTROLS)  
 TWO-STORY ADMIN/BOARDING (WOOD FRAMED)  
 TYPE V-A (IBC) - (NFPA) TYPE V (1,1,1)  
 A-2 ALLOWS 11,500 S.F./FLOOR & 2 FLOORS\* (CONTROLS)  
 PROPOSED BUILDING  
 I-1/I-2 THREE STORY TYPE I-A (1 FLOOR SPRINKLER INCREASE PER IBC 504.2)  
 A-2 TWO STORY TYPE V-A

**IBC TABLE 502**  
 FIRE-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

FIRE SEPARATION DISTANCE = X (FEET)	TYPES OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U	REQUIRED RATING PER S-2
X < 5	ALL	3	2	1	1
5 ≤ X < 10	I, II OTHERS	3 2	2 1	1 1	1 1
10 ≤ X < 30	I, II, III OTHERS	2 1 1	1 0 1	1 0 1	1 1 1
X ≥ 30	ALL	0	0	0	0

ALL SIDES EXCEED 10 FT. SEPARATION TO ADJACENT BUILDING, NO FIRE SEPARATION REQUIRED.

**IBC CHAPTER 7**  
 FIRE & SMOKE PROTECTION FEATURES  
 CORRIDOR WALLS AS REQUIRED BY TABLE 1018.1  
 FIRE WALL BETWEEN (I-1/I-2 & A-2) = 2 HR.

**IBC CHAPTER 9**  
 FIRE PROTECTION SYSTEM  
 TABLE 903.2 AUTOMATIC SPRINKLER THRESHOLD GROUP I-1 AUTOMATIC SPRINKLER IS REQUIRED

**IBC CHAPTER 10**  
 LIFE SAFETY CODE CHAPTER 7 OCCUPANT LOAD FACTOR  
 TABLE 7.3.1.2 OCCUPANT LOAD

FUNCTION OF SPACE	S.F.	PERSONS/SF	LOAD
ASSEMBLY AREA			
DINING/ACTIVITY	2,326.00	15 NET	155.07
P.T. YOGA/PILATES	334	50 NET	22.27
SITTING AREAS	1,840	15 NET	122.67
MEMORY CARE	5,361	200 GROSS	26.81
PERSONAL CARE SUITES	13,056	200 GROSS	65.28
BUSINESS AREAS	642	100 GROSS	6.42
KITCHEN	590	100 GROSS	5.90
<b>TOTAL BUILDING OCCUPANT LOAD</b>			<b>404</b>

**IBC CHAPTER 16**  
 STRUCTURAL DESIGN  
 TABLE 1604.5 RISK CATEGORY = II  
 WIND LOADS PER FIGURE 1609A  
 ULTIMATE DESIGN WIND SPEED = 115 MPH  
 NOMINAL DESIGN WIND SPEED = 89 MPH  
 EXPOSURE = B  
 HURRICANE PRONE REGION = NO  
 WIND BOURNE DEBRIS REGION = NO

**Sheet Index**

DRAWING INDEX - ARCHITECTURAL				DRAWING INDEX - STRUCTURAL			
SHEET INDEX	ISSUE DATE	REV. DATE	REV. No	SHEET INDEX	ISSUE DATE	REV. DATE	REV. No
G0.1 COVER SHEET	07/13/18	10/15/18	1	S0.1 GENERAL NOTES	07/13/18	10/15/18	
L0.1 LIFE SAFETY & FIRE WALL PLAN - 1st FLOOR	07/13/18	10/15/18	1	S0.2 GENERAL NOTES & SPEC. INSPECTIONS	07/13/18	10/15/18	
L0.2 LIFE SAFETY & FIRE WALL PLAN - 2nd FLOOR	07/13/18	10/15/18	1	S0.3 FASTENERS & DETAILS	07/13/18	10/15/18	
L0.3 LIFE SAFETY & FIRE WALL PLAN - 3rd FLOOR	07/13/18	10/15/18	1	S1.1 RESIDENTIAL TOWER - FOUNDATIONS	07/13/18	10/15/18	
A1.1 ARCHITECTURAL FLOOR PLAN - 1st FLOOR	07/13/18	10/15/18	1	S1.2 ADMIN BUILDING - FOUNDATIONS	07/13/18	10/15/18	
A1.2 ARCHITECTURAL FLOOR PLAN - 2nd FLOOR	07/13/18	10/15/18	1	S1.3 OMIT			
A1.3 ARCHITECTURAL FLOOR PLAN - 3rd FLOOR	07/13/18	10/15/18	1	S2.1 RESIDENTIAL TOWER FRAMING PLAN - FLR 2	07/13/18	10/15/18	
A1.4 ENLARGED KITCHEN PLAN	07/13/18	10/15/18	1	S2.2 RESIDENTIAL TOWER FRAMING PLAN - FLR 3	07/13/18	10/15/18	
A1.5 ROOF PLAN	07/13/18	10/15/18	1	S2.3 RESIDENTIAL TOWER FRAMING PLAN - ROOF	07/13/18	10/15/18	
A2.1 EXTERIOR ELEVATIONS	07/13/18	10/15/18	1	S2.4 ADMIN BUILDING FRAMING PLAN - FLOOR 2	07/13/18	10/15/18	
A2.2 EXTERIOR ELEVATIONS	07/13/18	10/15/18	1	S2.5 ADMIN BUILDING FRAMING PLAN - ROOF LEVEL	07/13/18	10/15/18	
A4.0 DOOR & WINDOW SCHEDULE	07/13/18	10/15/18	1	S3.1 SECTIONS & DETAILS	07/13/18	10/15/18	
A4.1 FINISH SCHEDULES & TRIM PROFILES	07/13/18	10/15/18	1	S3.2 SECTIONS & DETAILS	07/13/18	10/15/18	
A4.2 FINISHES PLAN - TRIMS & FLOORING	07/13/18	10/15/18	1	S3.3 OMIT			
A4.3 FINISHES PLAN - TRIMS & FLOORING	07/13/18	10/15/18	1	S3.4 SECTIONS & DETAILS	10/10/18		
A4.4 INTERIOR ELEVATIONS	07/13/18	10/15/18	1	S3.5 STRUCTURAL DETAIL	10/10/18		
A4.5 INTERIOR ELEVATIONS	07/13/18	10/15/18	1	S3.6 STRUCTURAL DETAIL	10/10/18		
A5.1 SECTIONS	07/13/18	10/15/18	1	S4.1 STEEL FRAME DETAILS	07/13/18	10/15/18	
A5.2 SECTIONS	07/13/18	10/15/18	1	S4.2 STEEL FRAME DETAILS	07/13/18	10/15/18	
A5.3 SECTIONS	07/13/18	10/15/18	1	S4.3 STEEL FRAME DETAILS	07/13/18	10/15/18	
A5.4 SECTIONS	07/13/18	10/15/18	1	S4.4 STEEL FRAME DETAILS	07/13/18	10/15/18	
A5.5 SECTIONS	07/13/18	10/15/18	1	S4.5 STRUCTURAL SECTIONS & DETAILS	10/10/18		
A5.6 SECTIONS	07/13/18	10/15/18	1	S4.6 STRUCTURAL SECTIONS & DETAILS	10/10/18		
				S4.7 CANOPY STEEL FRAME DETAILS	10/10/18		
				S4.8 CANOPY STEEL FRAME DETAILS	10/10/18		
				S5.1 SIMPSON STRONG TIE ANTS DETAILS	07/13/18	10/15/18	
				S6.1 OMIT			

**Design Data**

**PROJECT LOCATION**  
 WINDER, GEORGIA  
 USE:  
 PERSONAL CARE HOME  
**PARKING REQUIREMENTS**  
 SEE SITE CIVIL BY: OTHER

**ZONING & CODE INFORMATION**  
 ZONING ORDINANCE:  
 WINDER, BARROW COUNTY, GEORGIA  
 BUILDING CODES:  
 2012 IBC INTERNATIONAL BUILDING CODE  
 W/ GA AMENDMENTS (2014)(2015)  
 2012 IPC INTERNATIONAL PLUMBING CODE  
 W/ GA AMENDMENTS (2014)(2015)  
 2012 IMC INTERNATIONAL MECHANICAL CODE  
 W/ GA AMENDMENTS (2014)(2015)  
 2012 IFC INTERNATIONAL FIRE CODE  
 W/ GA AMENDMENTS (2014)  
 2012 IFGC INTERNATIONAL FUEL GAS CODE  
 W/ GA AMENDMENTS (2014)(2015)  
 2009 IECC INTERNATIONAL ENERGY CONSERVATION CODE  
 W/ GA AMENDMENTS (2011)(2012)  
 2014 NFPA 70 NATIONAL ELECTRICAL CODE  
 2012 NFPA 101 LIFE SAFETY CODE  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
 (CODE OF FEDERAL REGULATIONS)

**SCHEDULING OF INSPECTIONS:**  
 EACH TRADE COORDINATE WITH AIA FOR REQUIRED INSPECTIONS. INSPECTIONS REQUESTED BY OTHERS OUTSIDE OF THEIR DISCIPLINE MAY NOT BE INSPECTED.

**MINIMUM SOIL REQUIREMENTS:**  
 GENERAL CONTRACTOR SHALL INVESTIGATE ON-SITE SOILS TO CONFIRM SOIL BEARING CAPACITY OF 2000 LBS./SQ.FT. MINIMUM. IF UNSUITABLE SOILS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT FOR DIRECTIVES.

**IBC TABLE 501**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	B	A	B
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	3	2	1	0	1	0	1	0	1	0
BEARING WALLS	3	2	1	0	1	0	1	0	1	0
EXTERIOR	3	2	1	0	1	0	1	0	1	0
INTERIOR	3	2	1	0	1	0	1	0	1	0
NONBEARING WALLS AND PARTITIONS	SEE TABLE 602									
EXTERIOR	0	0	0	0	0	0	0	0	0	0
INTERIOR	0	0	0	0	0	0	0	0	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	2	2	1	0	1	0	1	0	1	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	1	1	1	0	1	0	1	0	1	0

**IBC TABLE 1018.1**

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5
I-2, I-4	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1

**SQUARE FOOTAGES**

FLOOR	HEATED/COOLED	PERIMETER	PORTE COCHERE
1st FLOOR	16,249 S.F.	792 S.F.	1,025 S.F.
2nd FLOOR	13,448 S.F.		17,576 S.F.
3rd FLOOR	13,448 S.F.		
TOTAL HEATED/COOLED	43,145 S.F.		
TOTAL UNDER ROOF			19,601 S.F.

**DRAWING INDEX - MEP**

SHEET INDEX	ISSUE DATE	REV. DATE	REV. No
P1.1 WATER SUPPLY PLAN - 1st FLOOR	07/13/18	10/15/18	1
P1.2 WATER SUPPLY PLAN - 2nd & 3rd FLOOR	07/13/18	10/15/18	1
P2.1 SANITARY SEWER PLAN - 1st FLOOR	07/13/18	10/15/18	1
P2.2 SANITARY SEWER PLAN - 2nd & 3rd FLOOR	07/13/18	10/15/18	1
SP1.1 SPRINKLER RISER PLAN	07/13/18	10/15/18	1
M1.1 MECHANICAL PLAN - 1st FLOOR	07/13/18	10/15/18	1
M1.2 MECHANICAL PLAN - 2nd FLOOR	07/13/18	10/15/18	1
M1.3 MECHANICAL PLAN - 3rd FLOOR	07/13/18	10/15/18	1
M2.1 EQUIPMENT SCHEDULES	07/13/18	10/15/18	1
M2.2 MECHANICAL DETAILS	07/13/18	10/15/18	1
E1.1 LIGHTING PLAN - 1st FLOOR	07/13/18	10/15/18	1
E1.2 LIGHTING PLAN - 2nd FLOOR	07/13/18	10/15/18	1
E1.3 LIGHTING PLAN - 3rd FLOOR	07/13/18	10/15/18	1
E2.1 POWER PLAN - 1st FLOOR	07/13/18	10/15/18	1
E2.2 POWER PLAN - 2nd FLOOR	07/13/18	10/15/18	1
E2.3 POWER PLAN - 3rd FLOOR	07/13/18	10/15/18	1
E3.1 PANEL SCHEDULES & SINGLE LINE RISER	07/13/18	10/15/18	1
E3.2 PANEL SCHEDULES & FUTURE SCHEDULE	07/13/18	10/15/18	1
FA1.1 FIRE ALARM PLAN - 1st FLOOR	07/13/18	10/15/18	1
FA1.2 FIRE ALARM PLAN - 2nd FLOOR	07/13/18	10/15/18	1
FA1.3 FIRE ALARM PLAN - 3rd FLOOR	07/13/18	10/15/18	1



FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601 IBC)

STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES)	TYPE V-A	PROTECTION
BEARING WALLS		1
EXTERIOR		1
INTERIOR		1
NON BEARING WALLS & PARTITIONS		
EXTERIOR	TABLE 602	0
INTERIOR		0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS		1
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS		1

MINIMUM OPENING PROTECTION IN EXTERIOR WALLS.

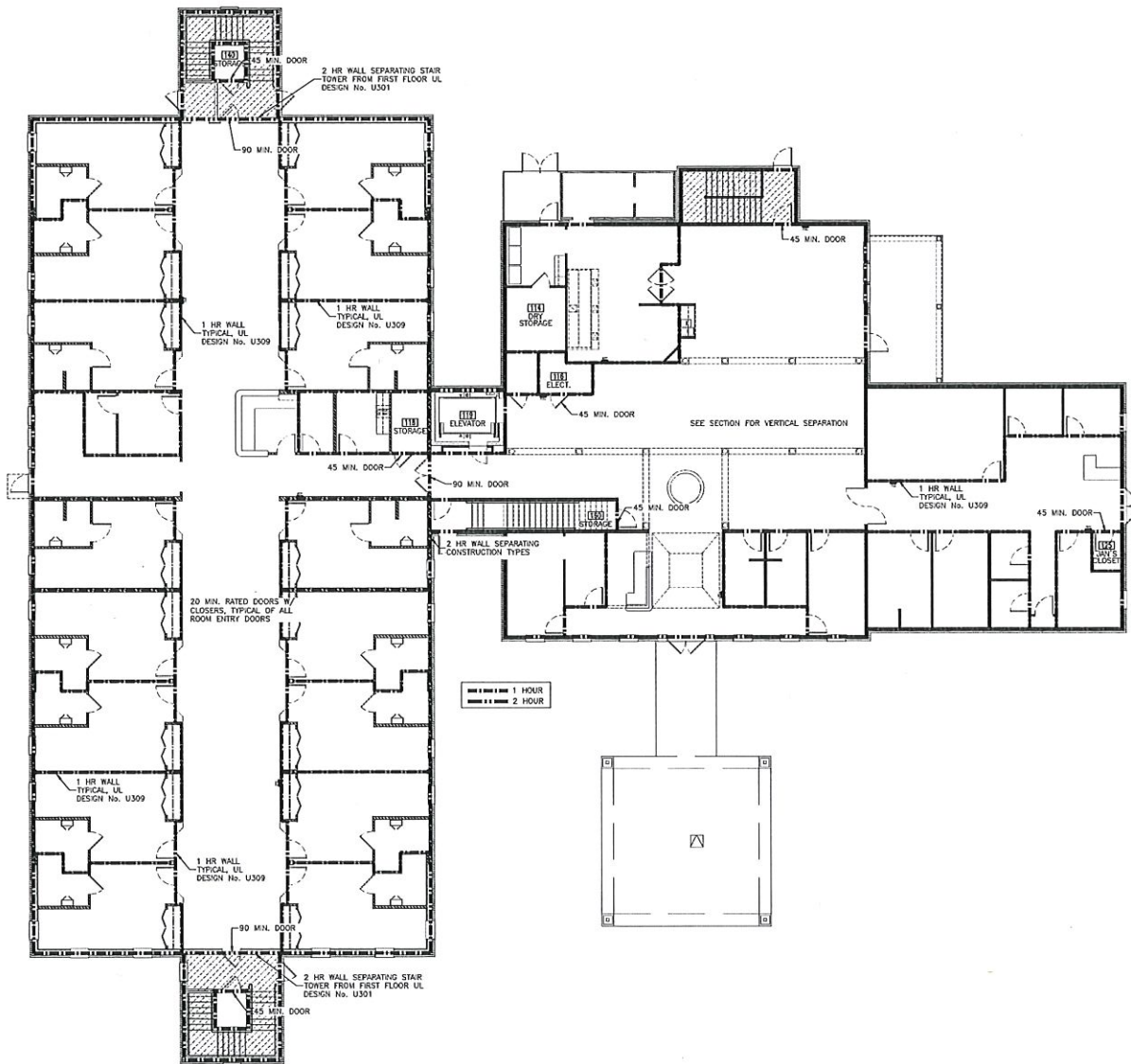
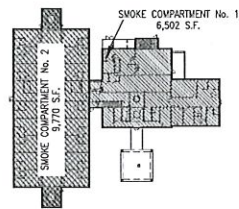
WALL RATING	WINDOWS (715.5)	DOORS (715.4)
NOT RATED	NON-REQUIRED	NON-REQUIRED
1 HOUR RATED	3/4 HR	3/4 HR
2 HOUR RATED	1-1/2 HR	1-1/2 HR

FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 602)

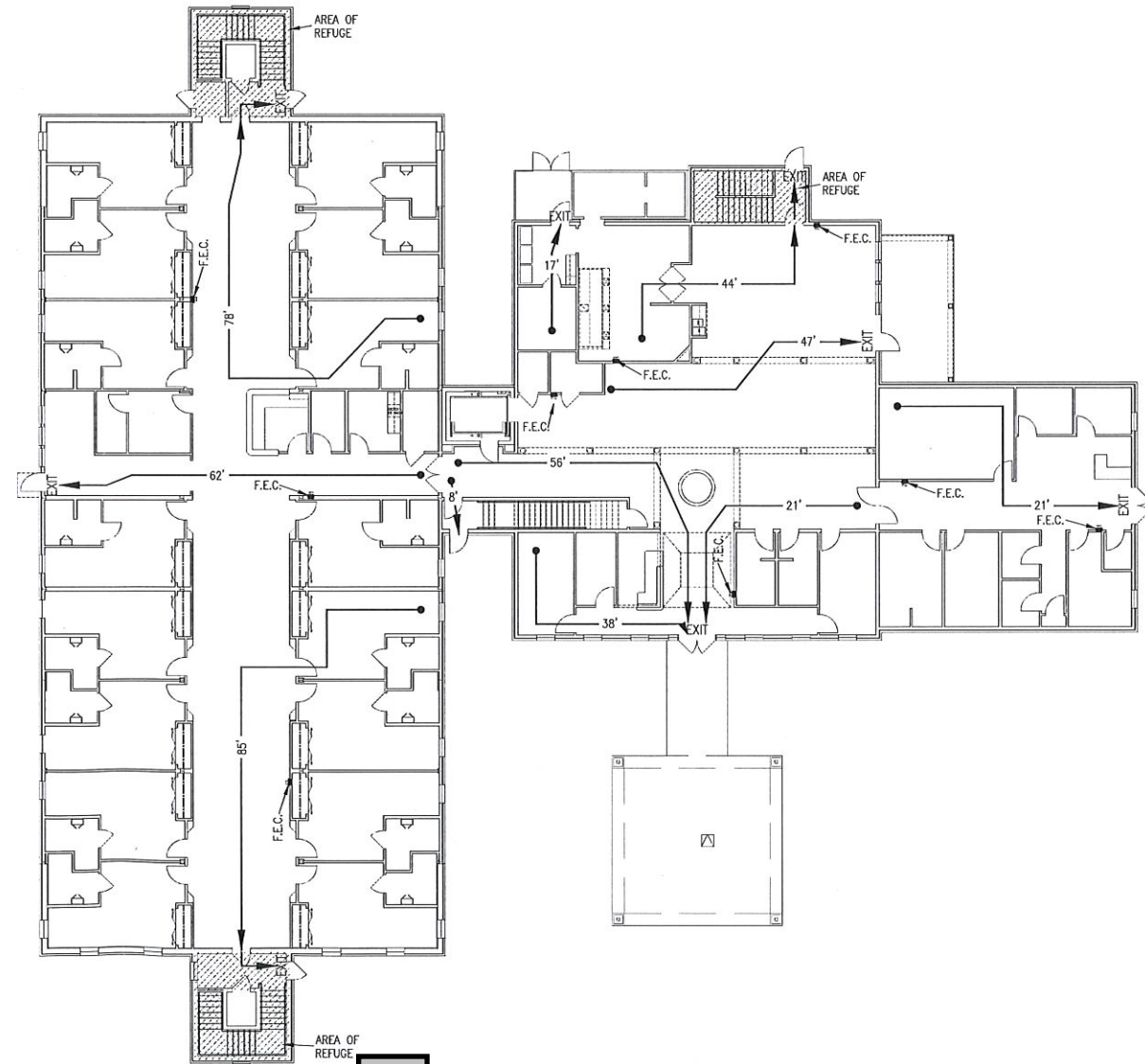
FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	RATING
X < 5	1 hr
5 ≤ X < 10	1 hr
10 ≤ X < 30	0 hr
X ≥ 30	0 hr

MAX. SQ. FOOTAGE PER FLOOR  
GROUP I-1 (VA) 10,500 + 31,500 (SPRINKLED) = 42,000 S.F. ALLOWED  
PER 903.2.6 SPRINKLERS ARE REQUIRED



2 1st FLOOR SMOKE/FIRE WALL PLAN  
LS1.1 SCALE: 3/32" = 1'-0"



1 1st FLOOR LIFE SAFETY PLAN  
LS1.1 SCALE: 3/32" = 1'-0"



PHILLIP T. WALKER  
ARCHITECT, P.C.  
751 NORTH BLUFF ROAD  
WHITE OAK, GEORGIA 31566  
912-510-9798

A NEW FACILITY  
**THE STANDARD of WINDER**  
for THE STANDARD, SENIOR LIVING, L.L.C.  
HAYMON MORRIS ROAD, WINDER, BARROW COUNTY, GEORGIA

NO.	REV.	DATE	BY	CHK.
1	REV. PER STATE FIRE MARSHAL	10/12/2018		
2				

sheet  
**LS1.1**





FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601 IBC)

STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES)	TYPE V-A	PROTECTION
BEARING WALLS		1
EXTERIOR		1
INTERIOR		1
NON BEARING WALLS & PARTITIONS		0
EXTERIOR	TABLE 602	0
INTERIOR		0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS		1
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS		1

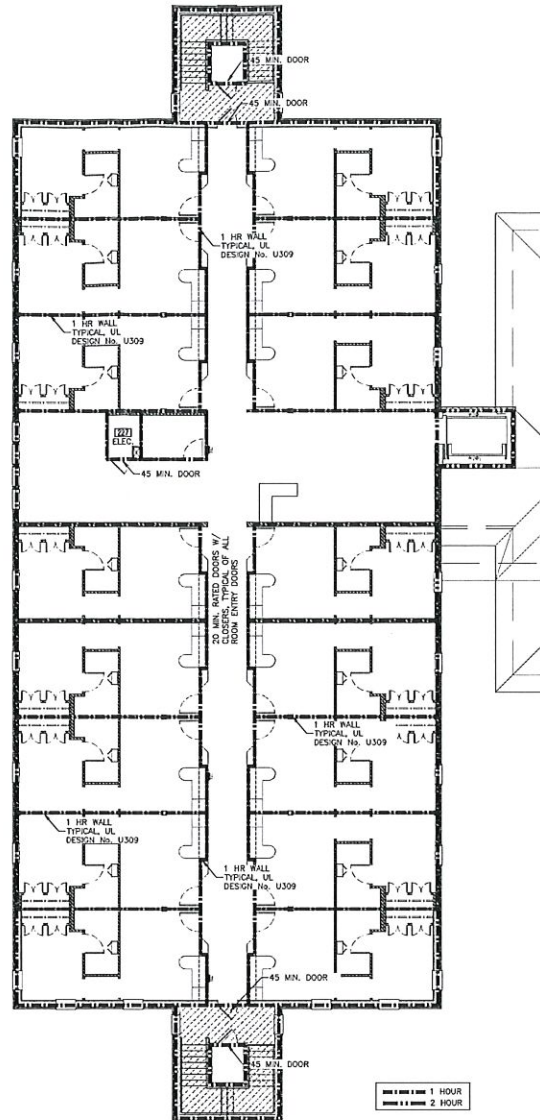
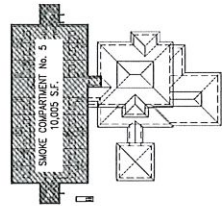
MINIMUM OPENING PROTECTION IN EXTERIOR WALLS.

WALL RATING	WINDOWS (715.5)	DOORS (715.4)
NOT RATED	NON-REQUIRED	NON-REQUIRED
1 HOUR RATED	3/4 HR	3/4 HR
2 HOUR RATED	1-1/2 HR	1-1/2 HR

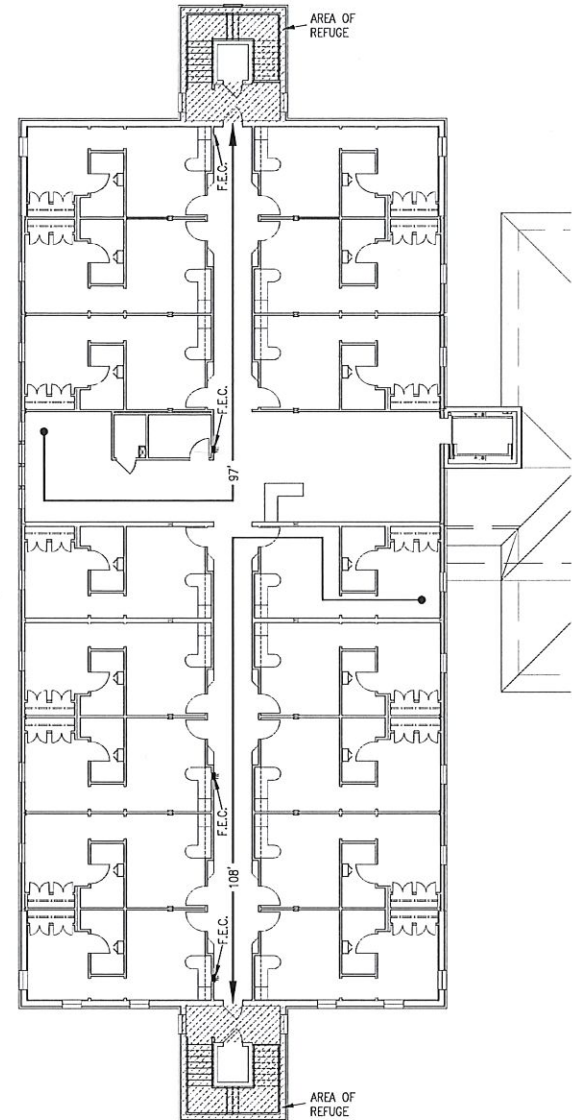
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 602)  
FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	RATING
X < 5	1 hr
5 ≤ X < 10	1 hr
10 ≤ X < 30	0 hr
X ≥ 30	0 hr

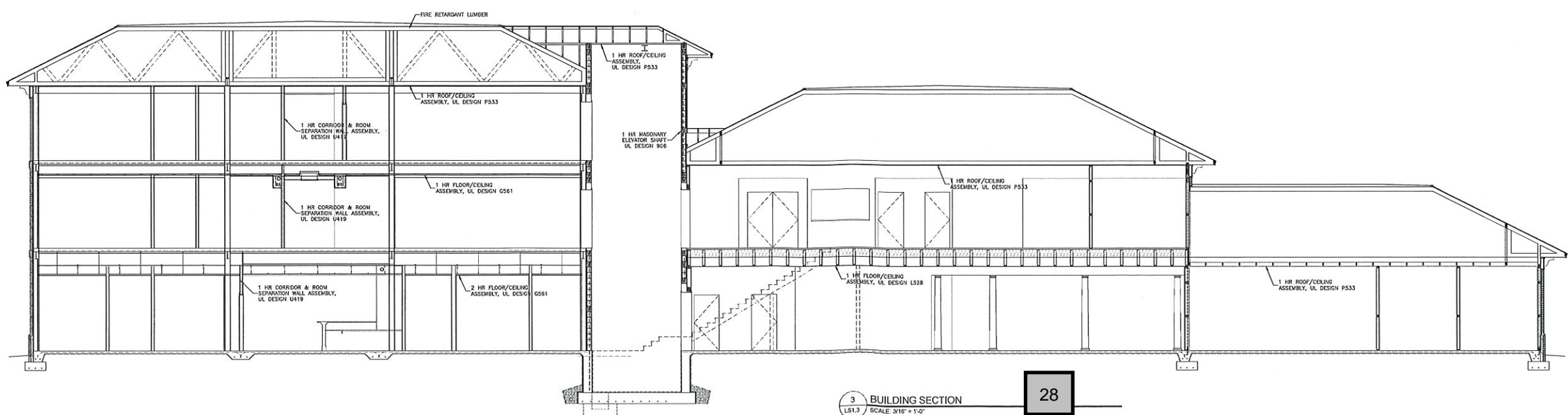
MAX. SQ. FOOTAGE PER FLOOR  
GROUP I-1 (VA) 10,500 + 31,500 (SPRINKLED) = 42,000 S.F. ALLOWED  
PER 903.2.6 SPRINKLERS ARE REQUIRED



2 3rd FLOOR SMOKE/FIRE WALL PLAN  
LS1.3 SCALE: 3/32" = 1'-0"



1 3rd FLOOR LIFE SAFETY PLAN  
LS1.3 SCALE: 3/32" = 1'-0"



3 BUILDING SECTION  
LS1.3 SCALE: 3/16" = 1'-0"



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751 NORTH BUFF ROAD  
WHITE OAK, GEORGIA 31568  
912-510-9798

A NEW FACILITY  
**THE STANDARD of WINDER**  
for THE STANDARD, SENIOR LIVING, LLC.  
HAYMON MORRIS ROAD, WINDER, BARROW COUNTY, GEORGIA

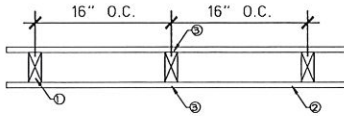
NO.	DATE	DESCRIPTION
1	10/12/2018	REVISED
1	07/13/2018	NEW PER STATE FIRE MARSHAL
	18-02-2391	

LS1.3



DESIGN NO. U309

1 HOUR RATED BEARING WALL  
FIRE TEST: UL U309

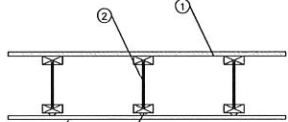


- 1. WOOD STUDS - NOM 2BY 4 IN. SPACED 16 IN. O.C. EFFECTIVELY FIRESTOPPED.
2. WALLBOARD, GYPSUM - 5/8 IN. THICK 4 FT WIDE, NAILED TO STUDS AND BEARING PLATES WITH 66 CEMENT-COATED NAILS...
3. JOINTS AND NAIL HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND...
4. BATTS AND BLANKETS - (NOT SHOWN) - OPTIONAL GLASS FIBER INSULATION.

1 HOUR INTERIOR WALL ASSEMBLY

DESIGN NO. U906

UNRESTRAINED ASSEMBLY RATING - 1 HR



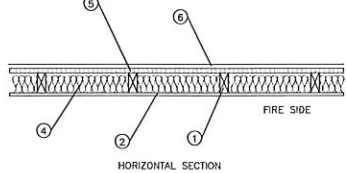
- 1. FLOORING SYSTEM - THE FINISH FLOORING MAY CONSIST OF ANY ONE OF THE FOLLOWING SYSTEMS:
SYSTEM M01
FINISH FLOORING - NOM 23/32 IN. THICK TWO WOOD STRUCTURAL PANELS...
SYSTEM M02
FINISH FLOORING - FLOOR TOPPING MIXTURE - 6.8 GAL OF WATER TO 80 LB BAG OF FLOOR TOPPING MIXTURE...

- 2. TRUSSES - PARALLEL CHORD TRUSSES SPACED A MAX 24 IN. OC FABRICATED FROM NOM 2 BY 4 IN. LAMBER...
3. FURRING CHANNELS - FORMED OF NO. 25 MGS GALV STEEL SPACED 24 IN. OC PERPENDICULAR TO TRUSS CHORDS...
4. WALLBOARD, GYPSUM - 5/8 IN. THICK, 4 FT WIDE, NAILED TO STUDS AND BEARING PLATES...

1 HOUR FLOOR/CEILING ASSEMBLY

DESIGN NO. U356

(EXPOSED TO FIRE ON INTERIOR FACE ONLY)  
BEARING RATING - 1 HR  
FINISH RATING - 23 MIN.

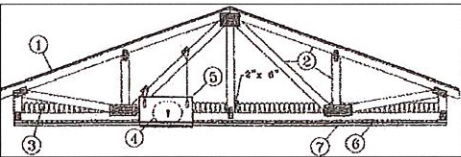


- 1. WOOD STUDS - NOM 2 BY 4 IN. SPACED 16 IN. O.C. WITH TWO 2 BY 4 IN. TOP AND ONE 2 BY 4 IN. BOTTOM PLATES...
2. WALLBOARD, GYPSUM - ANY CLASSIFIED 5/8 IN. THICK, 4 FT. WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES...
3. JOINTS AND NAIL HEADS - (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND...
4. BATTS AND BLANKETS - (NOT SHOWN) - OPTIONAL GLASS FIBER INSULATION...

1 HOUR EXTERIOR WALL ASSEMBLY

DESIGN NO. P533

UNRESTRAINED ASSEMBLY RATING - 1 HR



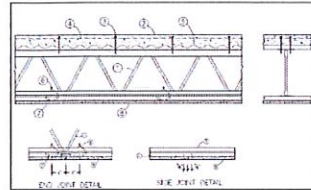
Design No. P533  
May 15, 2015  
Unrestricted Assembly Rating - 1 Hr  
Finish Rating - 23 Min

- 1. Roofing System - Any UL Class A, B or C Roofing System (DRU) or Prepared Roof Covering (PRC) acceptable for use over non-ferrous...
2. Trusses - Parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 in. lumber...
3. Batts and Blankets - (Optional) - Glass fiber insulation filled in the concealed space...
4. Air Duct - Any UL Class B or C Flexible air duct installed in accordance with the instructions provided by the duct manufacturer...

1 HOUR ROOF/CEILING ASSEMBLY

DESIGN NO. G561

UNRESTRAINED ASSEMBLY RATING - 1 HR, 2 HR  
FINISH RATING - 22 MIN.



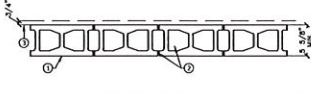
Unrestricted Assembly Ratings - 1, 1-1/2, 2 and 3 Hr. (See Items 1, 1A, 1B, 1C, 1D, 2, 4A, 7C, 7E, 7F, 7G, 8, 10A - 105, 11)

- 1. Steel Studs - Composite or non-composite, spaced 48 in. OC, min 10 in. deep and min weight of 4.9 lb/ft...
2. Roofing System - The roofing system shall consist of one of the following: Normal-Weight or Lightweight Concrete...
2E. Finish Flooring - Floor Topping Mixture - Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi...

1 HOUR FLOOR/CEILING ASSEMBLY

DESIGN NO. U906

BEARING WALL RATING - 2 HR



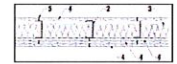
HORIZONTAL SECTION

- 1. Concrete Block - Nominal 8 by 8 by 16 in. hollow or solid. Various designs, classification (I, II, III).
2. Mortar - Block laid in full bed of mortar, nom 3/8 in. thick, of not less than 2-1/4 in. and not more than 3-1/2 in. depth...
3. Portland Cement Based or Gypsum Plaster - Add 1/2 hr to Classification if used. Attached to concrete blocks (Item 1).
4. Formed Plaster - (Optional-Not Shown) - 1-1/2 in. thick, max 4 ft wide sheathing attached to concrete blocks (Item 1).

1 HOUR CMU WALL ASSEMBLY

DESIGN NO. U409

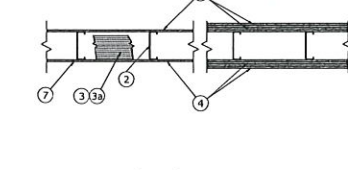
NON-BEARING WALL RATINGS - 2 HR



2 HOUR WALL ASSEMBLY

DESIGN NO. U419

NON-BEARING WALL RATINGS - 1, 2, 3 OR 4 HR (SEE ITEMS 3 & 4)

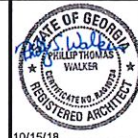


- 1. Floor and Ceiling Barriers - (Not shown) - Channel shaped, fabricated from min 25 MGS (min 20 MGS when Item 4A is used) corrosion protected steel...
2. Steel Studs - Channel shaped, fabricated from min 25 MGS (min 20 MGS when Item 4A is used) corrosion protected steel...
3. Batts and Blankets - (Optional) - Glass fiber insulation filled in the concealed space...
4. Wallboard, Gypsum - (Optional) - Placed in stud cavity, any glass fiber or mineral wool insulation bearing the UL Classification Marking...

Table with 4 columns: Rating, Min Stud Depth, No. of Layers @ 48 in. Spacing, Min Thickness of Insulation (Item 3). Rows 1-4 show different stud and layer configurations.

- 1. NEW PER STATE FIRE MARSHAL...
2. NEW PER STATE FIRE MARSHAL...
3. NEW PER STATE FIRE MARSHAL...
4. NEW PER STATE FIRE MARSHAL...
5. Fasteners - (Not shown) - Type S or S-1 steel screws used to attach panels to studs...
6. Furring Channels - (Optional, not shown) - A bead of acoustical sealant applied around or portion parallel for sound control.

1 HOUR PARTITION WALL ASSEMBLY



PHILLIP T. WALKER ARCHITECT, P.C. 751 NORTH BLUFF ROAD WHITE OAK, GEORGIA 31568 912-510-9798

A NEW FACILITY THE STANDARD OF WINDER FOR THE STANDARD, SENIOR LIVING, LLC. HAYMON MORRIS ROAD, WINDER, BARROW COUNTY, GEORGIA

Table with 2 columns: Date, and a column for 'REVISIONS' with rows 1-4.

LS1.4





**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 01-24-19  
**Description:** Variance request for maximum building height. Maximum allowable height per zoning code is 35'. The proposed height is 40'

---

**Budget Account/Project Name:** NA

**Funding Source:** 2019 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** *Is for Approval pending a Certificate of Appropriateness relative to the Corridor Design Overlay standards. Which requires review and approval of building design and site plans by the planning and zoning commission.*

**Background:** This is currently undeveloped and un-subdivided land previously known as the Breedlove dairy tract or the Rowell Tract abutting Charlotte Rowell Blvd., Double Springs Church Connector and Double Springs Church Rd.

**Attachment(s):** See below:  
Variance application

# 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
19-00089	01/17/2019	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	DOUBLE SPRINGS CHURCH Rd Monroe, GA 30656	USEZONE	B3	FLOODZONE
			PIN	M0005-045-000	
			SUBDIVISION		
	CONTRACTOR	ROBERT MASSEY	LOT		
			BLOCK		
		2881 MONROE Hwy Ste 501 Bogart GA 30622	UTILITIES...		
			Electric		
			Sewer		
			Gas		
	OWNER	Rowell Family Partnership & Still Family Realty LLC, PO Box 1378 Monroe GA 30655	PROJECTID#	DOUBLE SPRINGS CHURCHRd-190117-1	
		EXPIRATIONDATE:	06/17/2019		

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR VARIANCE OF SECT 700.2  
 TABLE 12-P&Z MTG 2/19/19 @ 5:30  
 PM-COUNCIL MTG 3/12/19 @ 6:00 PM 215 N  
 BROAD ST

### NATURE OF WORK

Other

### CENSUS REPORT CODE

880 - \* Zoning Variance Request

### DIMENSIONS

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


## NOTICE

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

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

  
 \_\_\_\_\_  
 Signature of Contractor or Authorized Agent

1-17-19  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Approved By

1-17-19  
 \_\_\_\_\_  
 Date

## MANAGE YOUR PERMIT ONLINE

### WEBADDRESS

<http://BuildingDepartment.com/project>

### PERMITNUMBER

19-00089

### PERMITPIN

57720

31





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 Double Springs Church Rd Council District 40/3 Map and Parcel # M0050045  
Zoning B3 R1 Acreage 3.5 +/- Proposed Use Light Commercial Road Frontage \_\_\_\_\_ ft. / on  
Double Springs Church Rd (street or streets)

Applicant  
Name Robert Massey  
Address 2881 Monroe Hwy Ste 501 Bogart, GA 30622  
Phone # 229-402-4119

Owner  
Name Russell Family Limited Partnership & Jane Still  
Address PO Box 1936 Monroe, GA 30655  
Phone # 770-318-6153 Lee Russell

Request Type: (check one) Variance  <sup>"Height"</sup> 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:

48-Bedroom assisted living community. Approx 30-35 employees. Open 24-7-365.  
Water, Sewage, Gas, power and trash service needed to accommodate residents,  
employees, and visitors. Higher weekend (visitor) transportation volume.

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

We feel this community is an excellent fit adjacent to the school. We offer a safe  
and secure environment with well kept grounds and alternating traffic schedules.

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

We feel the desired light commercial zoning would meet all standards in 1425.5 and 1430.6.  
The Assisted Living Community will be a high-end, self-pay facility providing meals, activities and  
custodial care to up to 48 residents.

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:

42,000 sq ft facility. Resident rooms are located in a 3-story wing.  
Kitchen, dining and activities are located in a 2-story wing. For these  
heights we need clarification on height restrictions or a height variance.

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

Our facility plans would not be a fit for this location.

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: [Handwritten Signature] Date: 1/4/2019

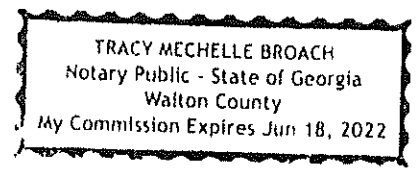
**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT  
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

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

Signature: [Handwritten Signature] Date: 1-10-19

Tracy Mechelle Broach Date: 1-10-19

Notary Public  
Commission Expires: June 18 2022



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



COUNTY OF WALTON

CASHIER 04 01/07/2019

2018 PROP. TAX BILL 0000031306 12:31

ADV TAX	86,394.66
INTEREST	1,079.93
BILL TOTAL	87,474.59
PAYMENT TO BE APPLIED	86,394.66-
REMAINING BALANCE	1,079.93

TOTAL PAYMENTS 86,394.66

AMOUNT TENDERED 86,394.66

CHECK NUMBER 2063 86,394.66  
PAID BY ROWELL FAMILY PARTNERSHIP

THANK YOU DERRY K BOYD

**2018 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON**

WALTON CO. TAX COMM.  
303 S. HAMMOND DRIVE  
SUITE 100  
MONROE, GA. 30655

BILL NUMB. 2018 31306  
ACCT NUMB. 626120 010  
TAXPAYER ROWELL FAMILY  
MAP NUMBER M 5 45  
LEGAL DESC 447.26ACRES  
LOCATION 1125 N BROAD STREET  
CURRENT YEAR TAXES 86,394.66

RETURN SERVICE REQUESTED

PAY THIS AMOUNT----->86,394.66  
ON OR BEFORE NOVEMBER 15, 2018

If paying by check or money order,  
please include your tax bill number.

ROWELL FAMILY 31306PT  
PARTNERSHIP &  
STILL FAMILY REALTY LLC 723  
PO BOX 1378  
MONROE GA 30655-6378

WALTON CO. TAX COMM. 2018  
303 S. HAMMOND DRIVE CO. PT.  
SUITE 100 31306  
MONROE, GA. 30655

Please return this portion of your bill with your payment in the enclosed envelope

**2018 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON**

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL		FAIR MARKET VALUE
2018	031306	626120 010	1	447.26ACRES	M 5	45	5,484,400
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE	
COUNTY	2193760		2193760	.0109050	5265.02	23,922.95	
SCHOOL	2193760		2193760	.0186000		40,803.94	
SCH BOND	2193760		2193760	.0026000		5,703.78	
CITY TAX	2193760		2193760	.0052980	8939.57	11,622.54	
CITY BOND	2193760		2193760	.0019790		4,341.45	

*103932 84016*

**ENTERED**

JAN 07 2019

#2063/Rowell fcp

TOTAL SCHOOL TAXES 46,507.72  
TOTAL COUNTY TAXES 23,922.95  
TOTAL CITY TAXES 15,963.99

**TOTAL TAX DUE 86,394.66**

ROWELL FAMILY  
PARTNERSHIP &  
STILL FAMILY REALTY LLC  
PO BOX 1378  
MONROE GA 30655-6378

PAYMENT MUST BE MADE ON OR BEFORE  
NOVEMBER 15, 2018  
YOUR CANCELLED CHECK IS YOUR RECEIPT

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY  
WALTON CO. TAX COMM.  
303 S. HAMMOND DRIVE  
SUITE 100  
MONROE, GA. 30655

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy to your mortgage company. We encourage you to pay by mail, on the web at [www.waltoncountypay.com](http://www.waltoncountypay.com) or by phone 800.279.7450.



-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2019 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 303 S. HAMMOND DRIVE (770) 267-1352. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2019 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 303 S. HAMMOND DRIVE and/or (770) 267-1352

**LOCAL OPTION SALES TAX CREDIT:**  
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

**LOCAL TAX LEVY:**  
Mill rate required to produce local budget 22.678  
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 6.475  
Actual mill rate set by local officials





SURVEY and PLAT FOR :

ROBERT G. MASSEY

LOCATED IN LAND LOT # 41

THIRD LAND DISTRICT

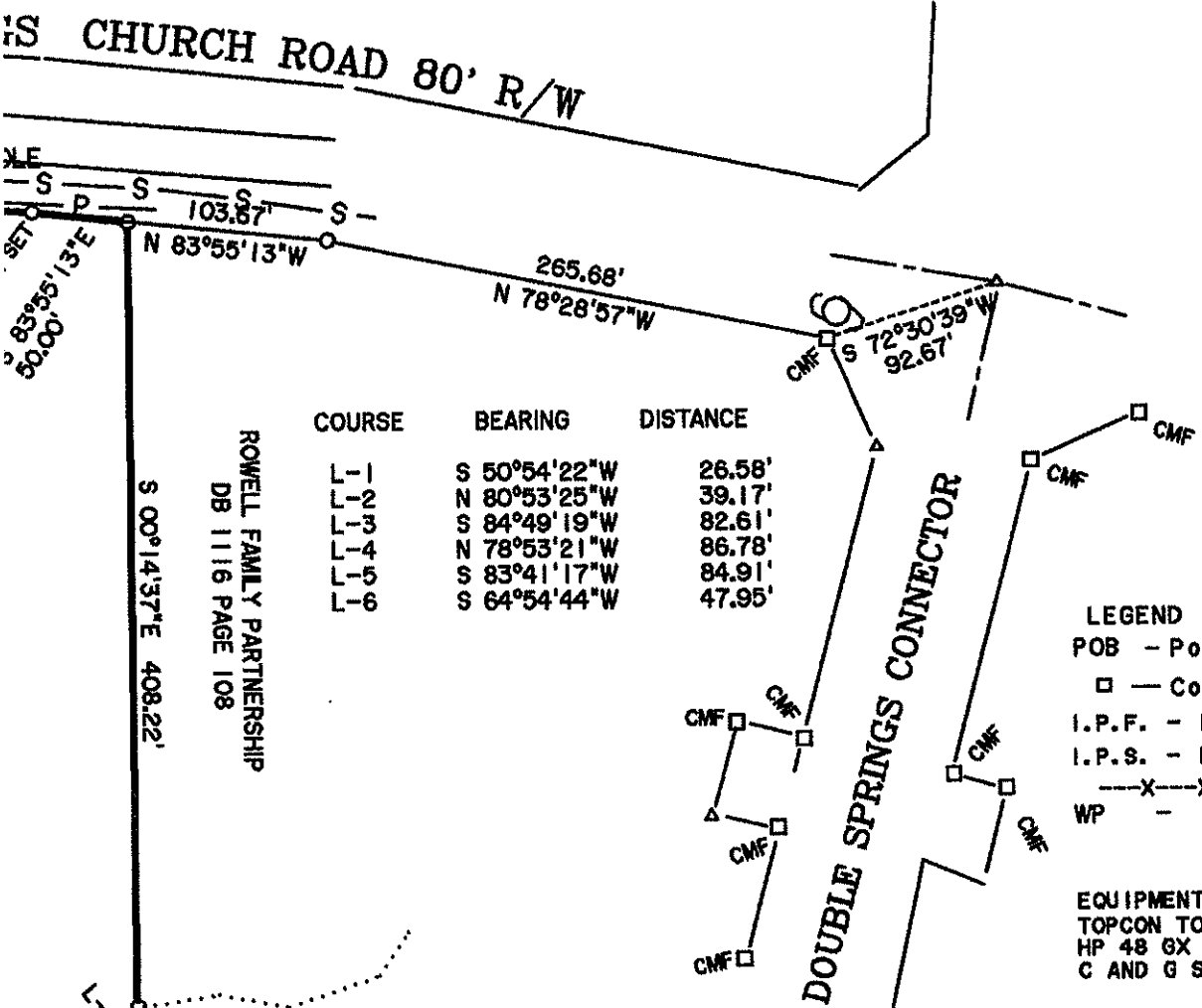
WALTON COUNTY, GEORGIA

SCALE : 1" = 100'

SURVEYED : JANUARY 15, 2019

PLATTED : JANUARY 16, 2019

magnetic north



ROWELL FAMILY PARTNERSHIP  
DB 1116 PAGE 108

COURSE	BEARING	DISTANCE
L-1	S 50°54'22\"W	26.58'
L-2	N 80°53'25\"W	39.17'
L-3	S 84°49'19\"W	82.61'
L-4	N 78°53'21\"W	86.78'
L-5	S 83°41'17\"W	84.91'
L-6	S 64°54'44\"W	47.95'

- LEGEND :
- POB - Point of Beginning
  - - Concrete Marker
  - I.P.F. - IRON PIN FOUND
  - I.P.S. - IRON PIN SET
  - X-X- FENCE
  - WP - WITNESS PIN

EQUIPMENT USED:  
TOPCON TOTAL STATION  
HP 48 GX DATA COLLECTOR  
C AND G SOFTWARE



**SUNBELT SURVEYORS , INC.**  
 Roger A. Medders R.L.S.  
 114 N. MAIN STREET  
 SYLVESTER , GEORGIA 31791  
 229 - 776 - 4750

ENTATION OF  
RMITY WITH THE

16

FILED AND RECORDED  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA

00 MAR 22 PM 4: 24

BOOK 1079 PAGE \_\_\_\_\_  
KATHY K. TROST, CLERK

WALTON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID \$ 1097.<sup>00</sup>

DATE 3-22-00

*Kathy K. Trost*  
CLERK OF SUPERIOR COURT

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

LIMITED WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

(CONTINUED)

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

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

EPS Retirement Plan, L.P.

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

Signed, sealed and delivered in the presence of:

Ann Yearwood  
Witness

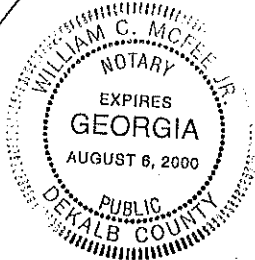
By: Peter A. Gordon  
Peter A. Gordon, President

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

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

(Corporate Seal)

Eye Physicians/EPS PS LWD



(CONTINUED)



Filing information box reserved for the clerk

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10000± FEET, AND AN ANGULAR ERROR OF \_\_\_\_\_ PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE:

SURVEY and PLAT FOR :

ROBERT G. MASSEY

LOCATED IN LAND LOT # 41  
THIRD LAND DISTRICT  
WALTON COUNTY, GEORGIA  
SCALE : 1" = 100'  
SURVEYED : JANUARY 15, 2019  
PLATTED : JANUARY 18, 2019

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 ±

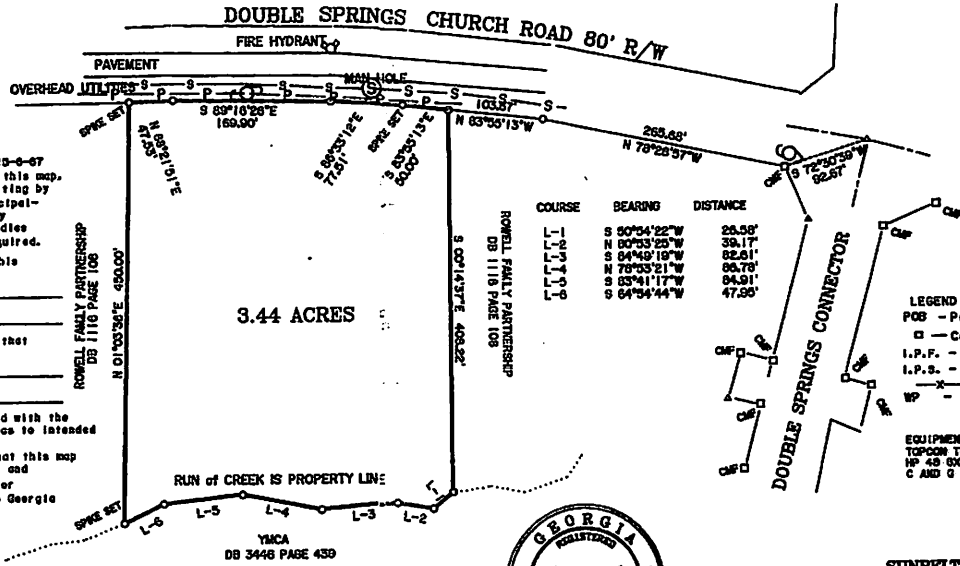
As required by subsection (c) of O.C.G.A. section 10-6-67 the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required. The following governmental bodies have approved this map, plat or plan for filing.

The following governmental bodies have affirmed that approval is not required:

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registered Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Authority.

100 0 100 200 300  
GRAPHIC SCALE - FEET

(WALTONCO/MASSEY)



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SUNBELT SURVEYORS, INC.  
Roger A. Medders R.L.S.  
114 N. MAIN STREET  
SYLVESTER, GEORGIA 31791  
229 - 778 - 4760

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section 700.2 Table 12 building height of the Zoning Ordinance for Double Springs Church Road. A public hearing will be held on February 19, 2019 before the Planning & Zoning Commission, at 5:30 P. M.**

**The City of Monroe has received a request for a variance of section 700.2 Table 12 building height of the Zoning Ordinance for Double Springs Church Road. A public hearing will be held on March 12, 2019 before the Mayor and Council, at 6:00 pm.**

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

**Please run on the  
following date:**

**February 3, 2019**



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 01-24-49  
**Description:** Rezone request for 941 Monroe Jersey Rd.

---

**Budget Account/Project Name:** NA

**Funding Source:** 2019 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** *approval as requested to more closely match the development pattern and the intended use of truck service and processing.*

**Background:** This property has been zoned as M1 surrounded by a PCD for many years. The development pattern and intended uses more closely resemble M1 uses. The owner request the rezone to facilitate future growth and economy.

**Attachment(s):**

See plans attached below.



# 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
19-00093	01/18/2019	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	941 Monroe - Jersey Rd Monroe, GA 30655	USEZONE	PCD/M1	FLOODZONE
			PIN	M0033-001-000	
			SUBDIVISION		
	CONTRACTOR	Mountain Creek Enterprises, Inc.	LOT		
			BLOCK		
		630 Riverbend Rd Monroe GA 30655	UTILITIES...		
			Electric		
			Sewer		
	OWNER	Mountain Creek Enterprises, Inc., 678 522 6560	Gas		
		630 Riverbend Rd Monroe GA 30655	PROJECTID#	941Monroe - JerseyRd-190118-1	
		EXPIRATIONDATE:	06/18/2019		

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR REZONE FROM M1-C/PCD TO M1 P&Z MTG 2/19/19 @ 5:30 PM - COUNCIL MTG 3/12/19 @ 6:00 PM 215 N BROADSTREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

875 - \* Re-Zoning Request

### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLEFAMILYONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTALROOMS	

## NOTICE

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

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

Signature of Contractor or Authorized Agent

Date

*Libby Adkins*  
 Approved By

1-18-19  
 Date

## MANAGE YOUR PERMIT ONLINE

### WEBADDRESS

<http://BuildingDepartment.com/project>

### PERMIT NUMBER

19-00093

### PERMIT PIN

57732

43

REZONE APPLICATION FORM

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

I. LOCATION 941 Monroe Jersey Rd, Monroe GA  
COUNCIL DISTRICT 1/3  
MAPNUMBER M  
PARCEL NUMBER M0330001

II. PRESENT ZONING M2 PD REQUESTED ZONING M1

III. ACREAGE 7.54 PROPOSED USE \_\_\_\_\_

IV. OWNER OF RECORD Mountain Creek Enterprises  
ADDRESS 630 Riverbend Rd Monroe GA 30655

PHONE NUMBER 678-522-6560

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 within the M1 designation there is a biodiesel plant. In the PD across there is a shop, offices, and a building warehouse. Because part of the lot is PD, neighbors are A1
2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification The current tenant Dean Fu Engr Energy is requiring a shop to service its vehicles. This use is needed for the success of the tenant.
3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$ 233,000
4. The value of the property contained in the application for rezoning under the proposed zoning Classification Most likely the same
5. A description of the suitability of the subject property under the existing zoning classification Because part of the lot is PD it does not allow for a truck shop.
6. A description of the suitability of the subject property under the proposed zoning classification of the property M1 designation would allow for a truck shop

7. A description of any existing use of property including a description of all structures presently occupying the property The vacant property has 4 buildings. The Bradwell plant is located on the M1 section. The other 3 buildings (office, shop, balling plant) are located on the PCD section.
8. The length of time the property has been vacant or unused as currently zoned The property is currently in use
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 N/A

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**



Rezoning 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) [Signature]  
Address 630 Riverbend Rd Milledge GA 30655  
Phone Number 678-522-6560

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named Mountain Creek Enterprise 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.

[Signature] (Notary Public) 1-17-19 (Date)

My Commission Expires 9-8-20



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 M1-POD to M1 located at 941 Monroe Jersey Rd, containing 7.54 acre(s), property owner being Mountain Creek Enterprises filed on 1/14/19.

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
  - landscaping
  - grading
  - lighting
  - drainage
  - amenities
  - buildings
  - 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:

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.





**Appendix 4 - Description of location – Warranty Deed**

1-4  
HB

Return To:  
Preston & Malcom, P.C.  
110-112 Court Square  
Post Office Box 984  
Monroe, Georgia 30655  
File No.: 05-21045



Deed Doc: WD  
Recorded 06/09/2006 12:45PM  
Georgia Transfer Tax Paid : \$293.20

KATHY E. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 02485 Pg 0279

[Space above this line for recording data]

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, made the 9th day of June, in the year two thousand six, between

**ADO, INC. and JP SHEA INVESTMENTS, INC.**

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

**MOUNTAIN CREEK ENTERPRISES, INC.**

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 and No/100----- (\$10.00) DOLLAR in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, located in Land Lot 1 of the 3rd Land District, containing 7.401 acres as shown by a plat of survey entitled "Survey for Gerald Atha", prepared by Brewer & Dudley, L.L.C., certified by John F. Brewer, Georgia Registered Land Surveyor No. 2115, dated February 20, 2003, recorded in Plat Book 90, Page 97, 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 Deed is given subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

ADO, INC.  
By: [Signature] (SEAL)  
A. DALE OVERSTREET, CEO/PRESIDENT

JP SHEA INVESTMENTS, INC.  
By: [Signature] (SEAL)  
JOHN P. SHEA, CEO/PRESIDENT

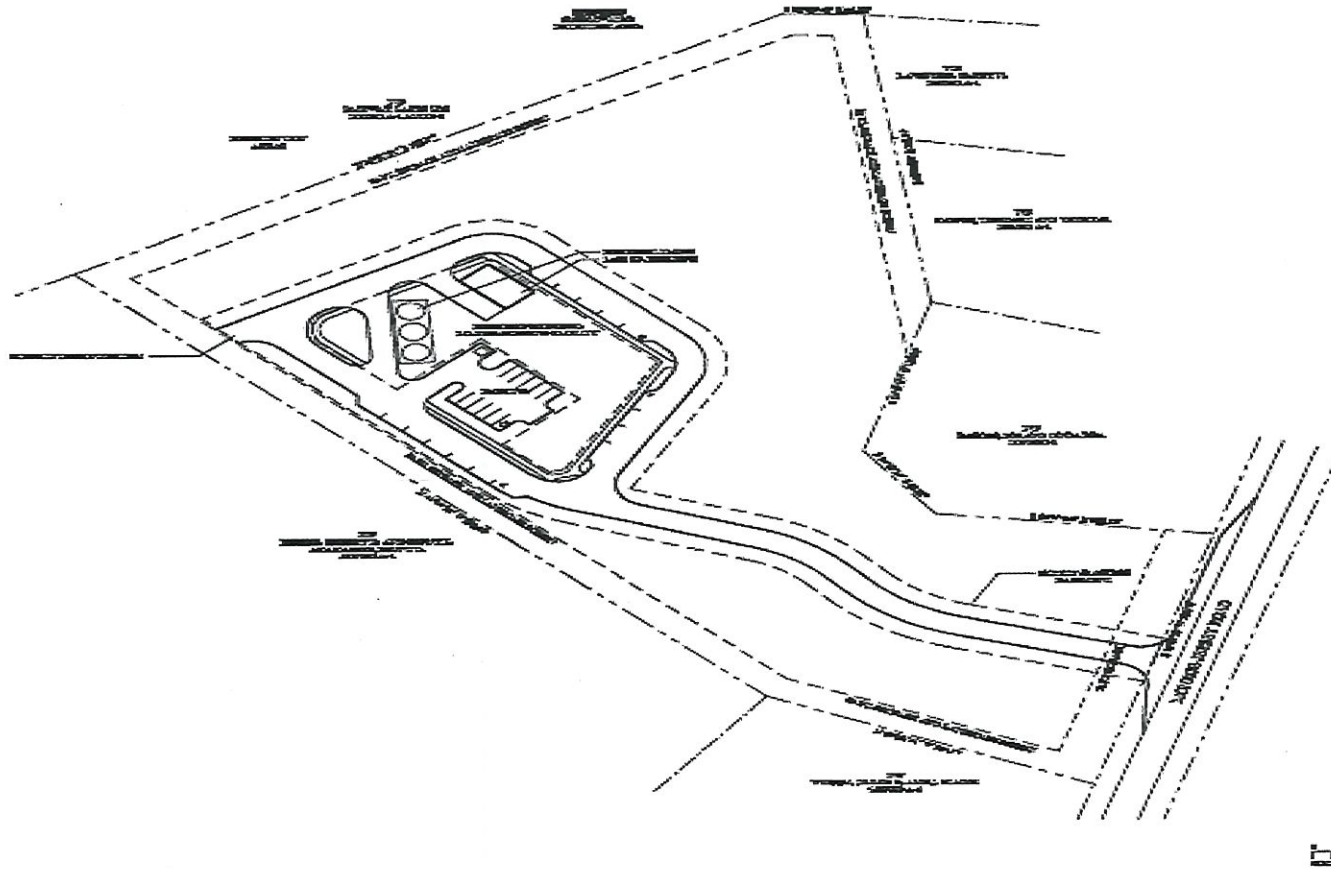
[Signature]  
Notary Public  
PATRICIA LYNN AULTMAN  
NOTARY PUBLIC  
EXPIRES  
GEORGIA  
JAN. 18, 2010  
WALTON COUNTY

SEAL AFFIXED

SEAL AFFIXED

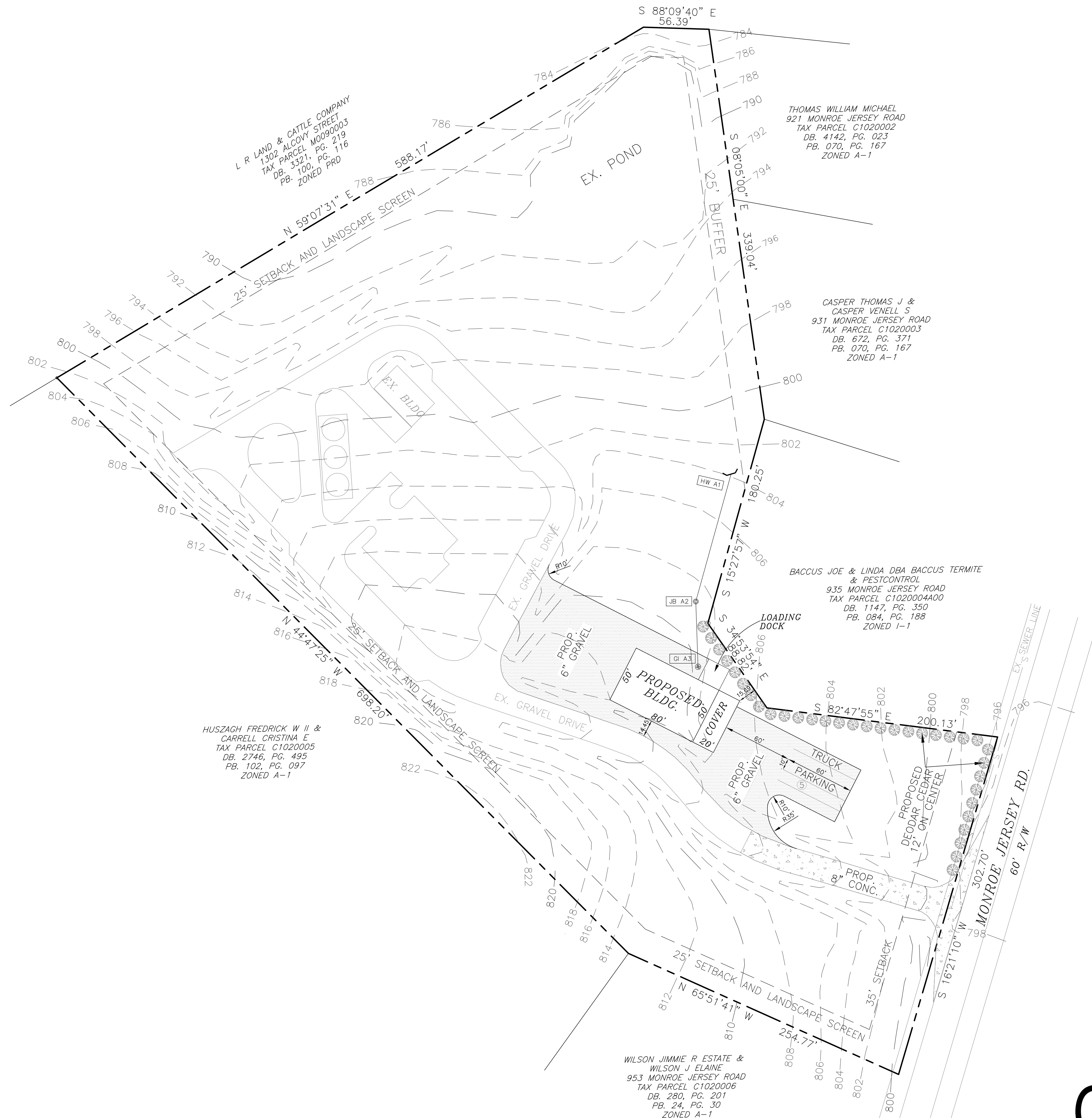
Appendix 4 - Description of location – Continued

Approved Land Plan



 <p><b>SMITH</b> LANDSCAPE ARCHITECTS</p> <p>LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN RECREATION, AVENUE DESIGN 1000 WEST OAK PLACE ANNAPOLIS, GEORGIA, 31501 TEL: 404/261-1100 WWW.SMITHLA.COM</p>																
<p><b>PROPOSED PLANNED COMMERCIAL DEVELOPMENT</b></p> <p>APPROVED BY ANNE ARDREWS REGISTERED ENGINEER MARIETTA, GA.</p>																
<p><b>PHASE ONE PLAN</b></p>																
<p><b>COPYRIGHT</b> © 2010, All Rights Reserved No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of Smith Landscape Architects</p>																
<p>REVISIONS:</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														
SCALE:	1" = 20'															
DATE:	JANUARY 2011															
PROJECT:	A 100 0															
DESIGNED BY:																
PREP. NO.:	200 000															
DATE:	3/20/11															





VICINITY MAP  
N.T.S.

**ALCOVY**  
SURVEYING & ENGINEERING, INC.

P.O.C. TIP HUYNH, P.E.  
2205 Highway 81 South  
Loganville, Georgia 30052  
Phone: 770-466-4002  
Fax: 770-466-4296  
tip@alcovyse.com

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**CONCEPT PLAN**

**PROPOSED  
DOWN TO EARTH  
ENERGY  
BIODIESEL NDSS  
EXPANSION**

PARCEL: M0330001  
LAND LOT: 1  
DISTRICT 3RD  
941 MONROE JERSEY ROAD  
WALTON COUNTY, GA

DATE: 12/05/2018  
SCALE: 1"=50'

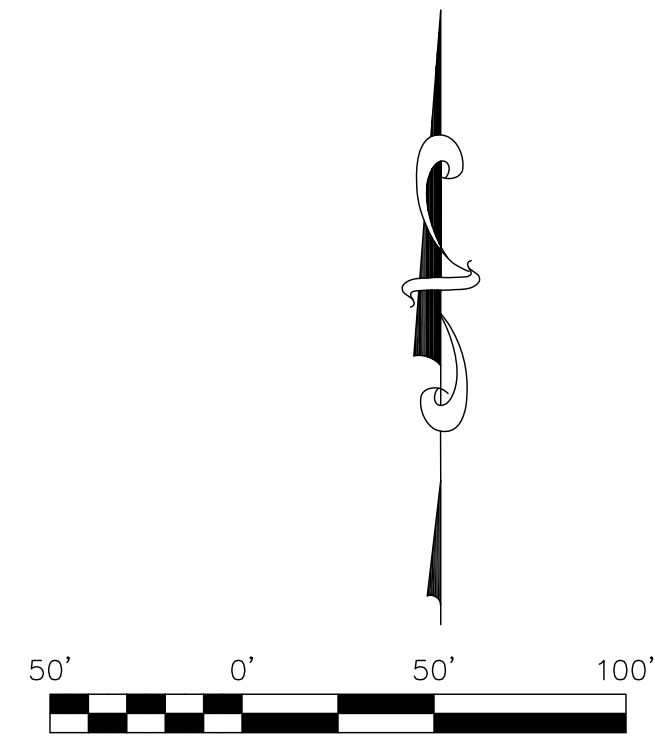
OWNER / DEVELOPER  
DOWN TO EARTH ENERGY  
941 MONROE-JERSEY ROAD  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
RICK HUSZAGH  
678-522-6560

REVISIONS

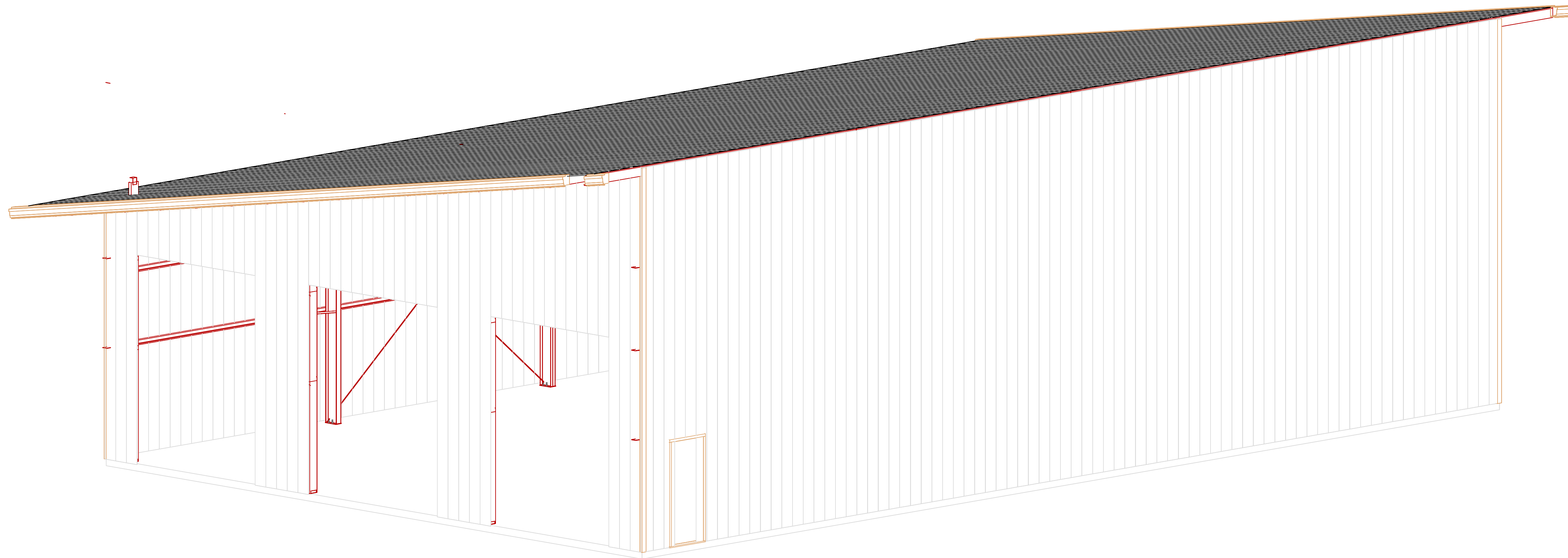
NO.	DATE	DESCRIPTION

JOB No. 09-025  
C-1





# NOT FOR CONSTRUCTION



**This drawing is not for construction.** This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

3D FRONT LEFT - (A) 90 x 55

A&S Building Systems  
1880 Hwy. 116  
Caryville, TN 37714

**A&S**  
A&S BUILDING SYSTEMS

**Customer:**  
Down to Earth Energy  
941 Monroe Jersey Rd.  
Monroe, GA 30655

**Builder:**  
Andersson Metal Building Erectors  
2617 Abbott Lake Rd.  
Conyers, GA 30094

**CONTACT:** Stefan T. Sydnor  
stefan@anderssonmetal.com

For Construction Permit  
 For Erector Installation

Preliminary  
 For Approval

Scale: NOT TO SCALE

VERSION	PAPER SIZE
ASTEK-II 7.4.2	22x34

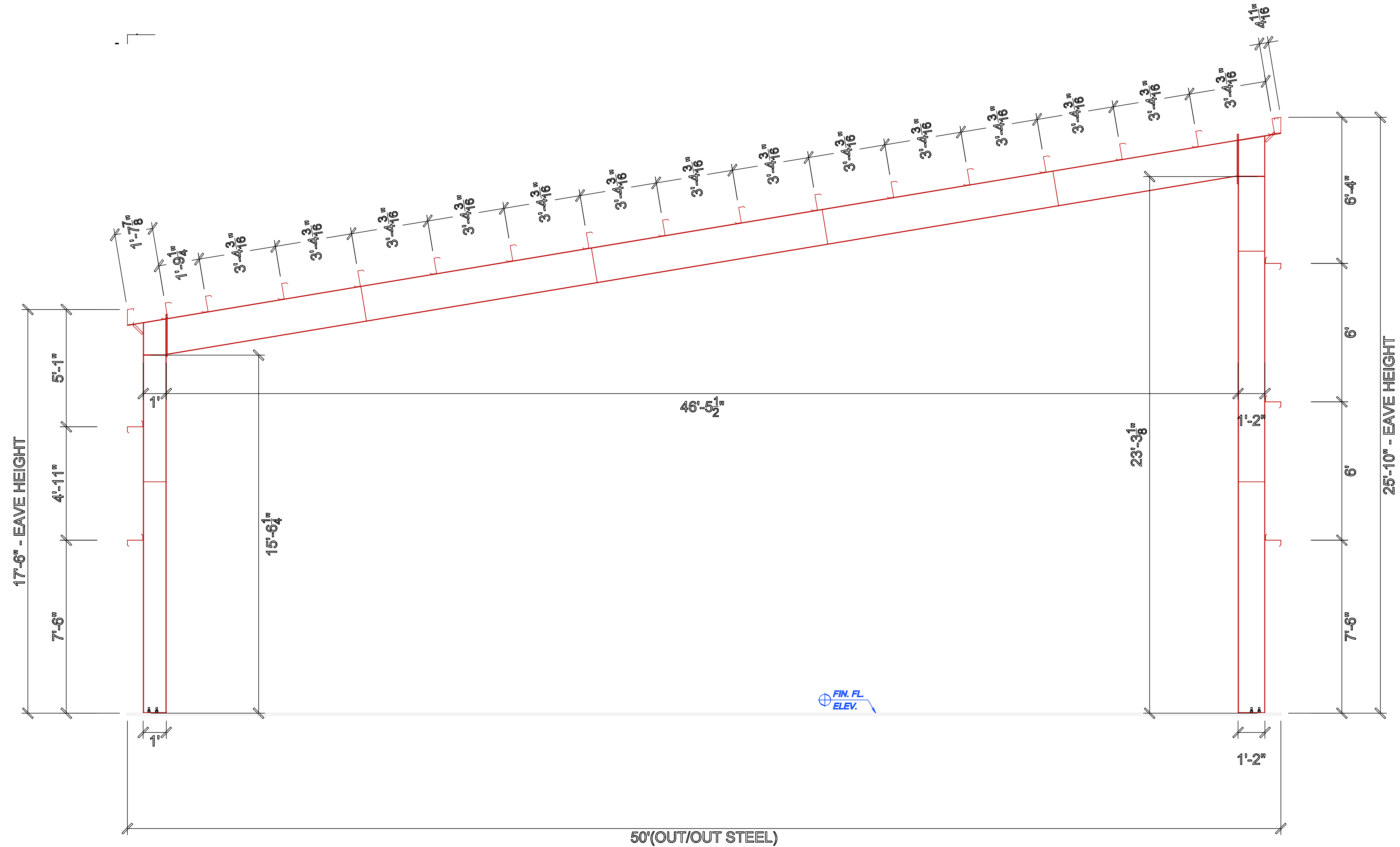
ESTIMATOR	DATE
Stefan	10/23/018

JOB NAME  
Down to Earth Energy

MEMBER  
**MBMA**

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

# NOT FOR CONSTRUCTION



**This drawing is not for construction.** This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

### CROSS SECTION AT FRAME LINE "3" - (A) 90 x 55

DESIGNS SHOWN ARE BASED ON THE BASIC BUILDING ITSELF, THEY DO NOT INCLUDE LOADS FROM ANY BUILDING OPTIONS OR ANY OTHER MATERIAL.

ELZ - ELIZABETHTON, TN

FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO FIELD CONDITIONS AND LOADS.  
VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

MANUFACTURER RESERVES THE RIGHT TO CHANGE THE FINAL DESIGN. IF DESIGN INFORMATION (IE. CLEARANCES, BASE PLATE/ANCHOR ROD DESIGN) IS TO BE USED FOR CONSTRUCTION MANUFACTURER MUST BE NOTIFIED PRIOR TO ACCEPTANCE OF ORDER.

CONTACT SALES ENGINEER FOR REVIEW BEFORE USING THIS INFORMATION FOR CONSTRUCTION

IT IS THE BUILDERS RESPONSIBILITY TO COMMUNICATE TO MANUFACTURER THE NEED TO HOLD TO ANY PRELIMINARY DESIGN INFORMATION PROVIDED BY MANUFACTURER! MANUFACTURER WILL NOT BE LIABLE FOR ANY CHANGES IN FINAL DESIGN IF THE BUILDER DOES NOT COMMUNICATE TO MANUFACTURER!

ENGINEERING CERTIFICATION OF MATERIALS SUPPLIED BY MANUFACTURER WILL BE PROVIDED BY SEAL AND SIGNATURE OF LICENSED ENGINEER ON FINAL ERECTION DRAWINGS.

A&S Building Systems  
1880 Hwy. 116  
Caryville, TN 37714

**A&S**  
A&S BUILDING SYSTEMS

Customer:  
Down to Earth Energy  
941 Monroe Jersey Rd.  
Monroe, GA 30655

Builder:  
Andersson Metal Building Erectors, LLC  
2617 Abbott Lake Rd.  
Conyers, GA 30094

CONTACT: Stefan T. Synhor  
Erectors, LLC

Drawing Status:  Preliminary  For Approval  For Construction Permit  For Erector Installation

Scale: NOT TO SCALE	
VERSION	PAPER SIZE
	22x34
ESTIMATOR	DATE
Stefan	10/23/018
JOB NAME	
Down to Earth Energy	
MEMBER	

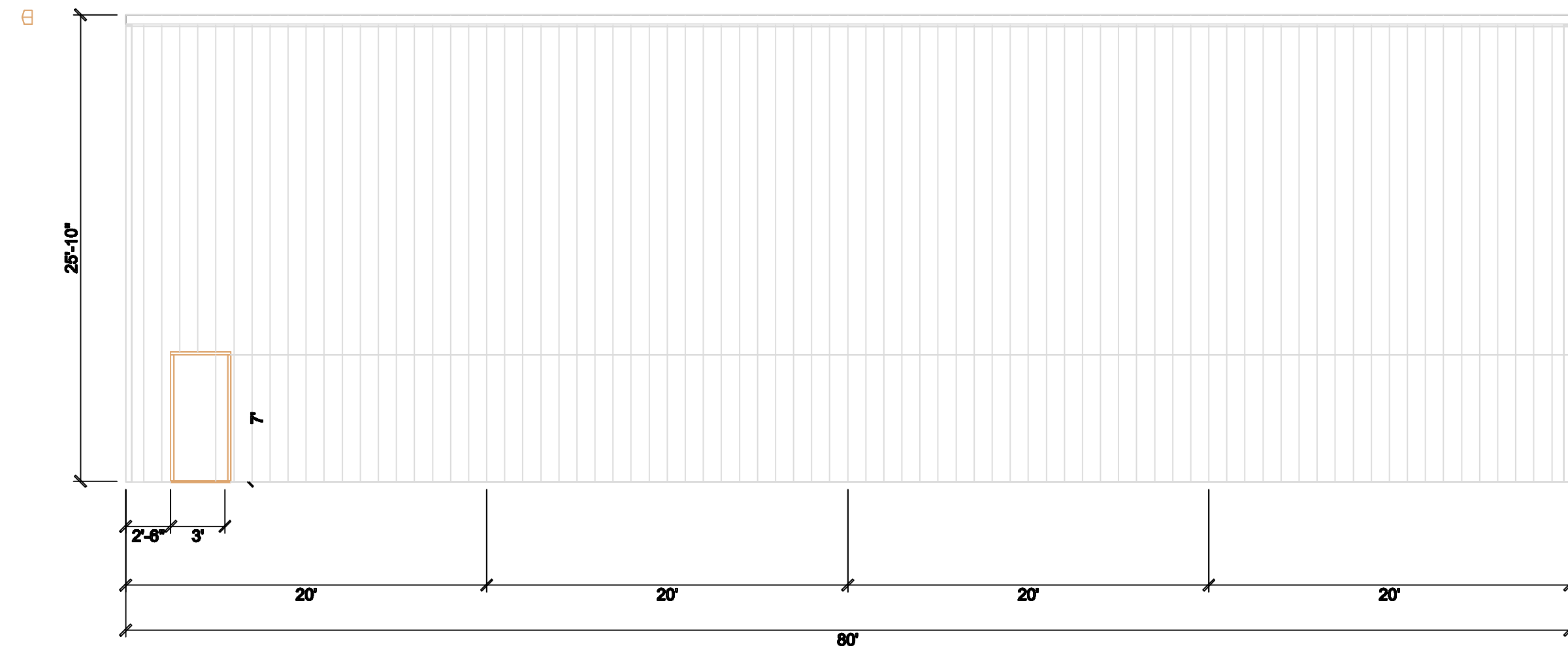


The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

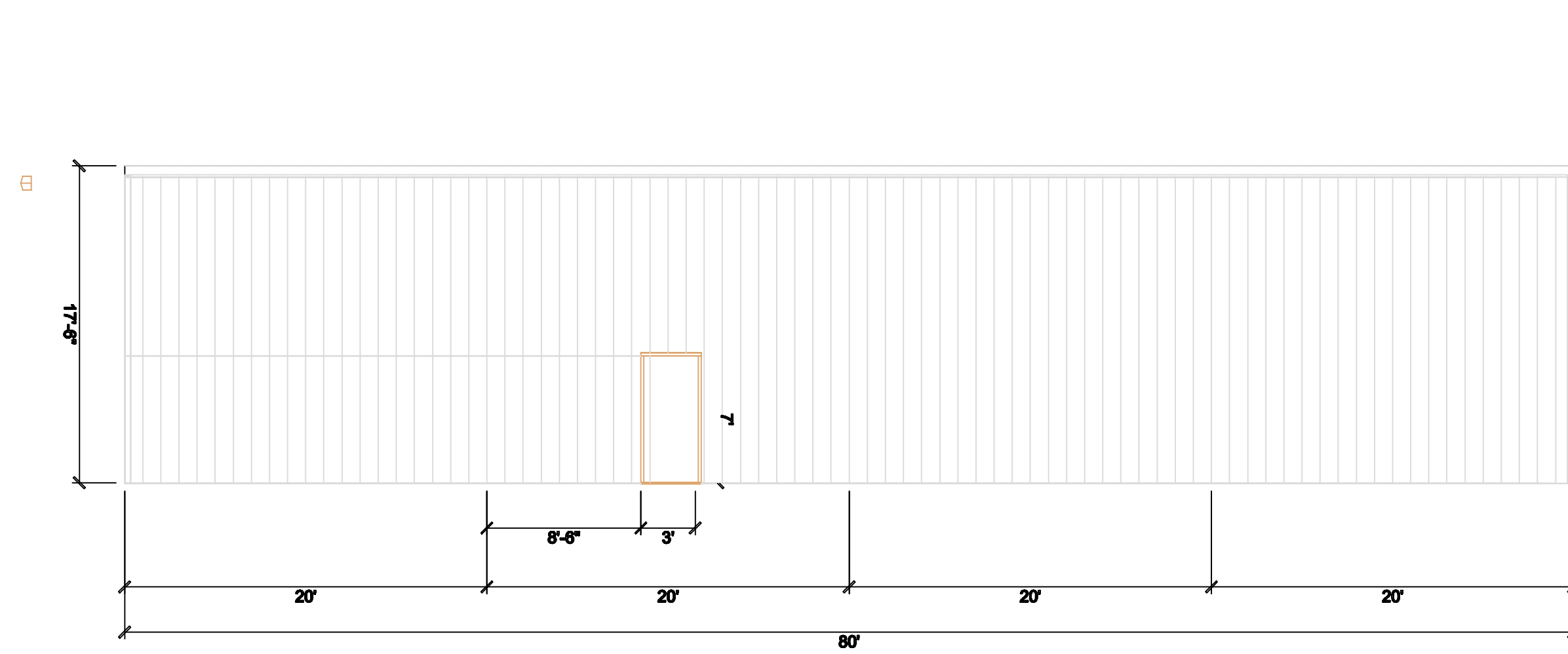


# NOT FOR CONSTRUCTION

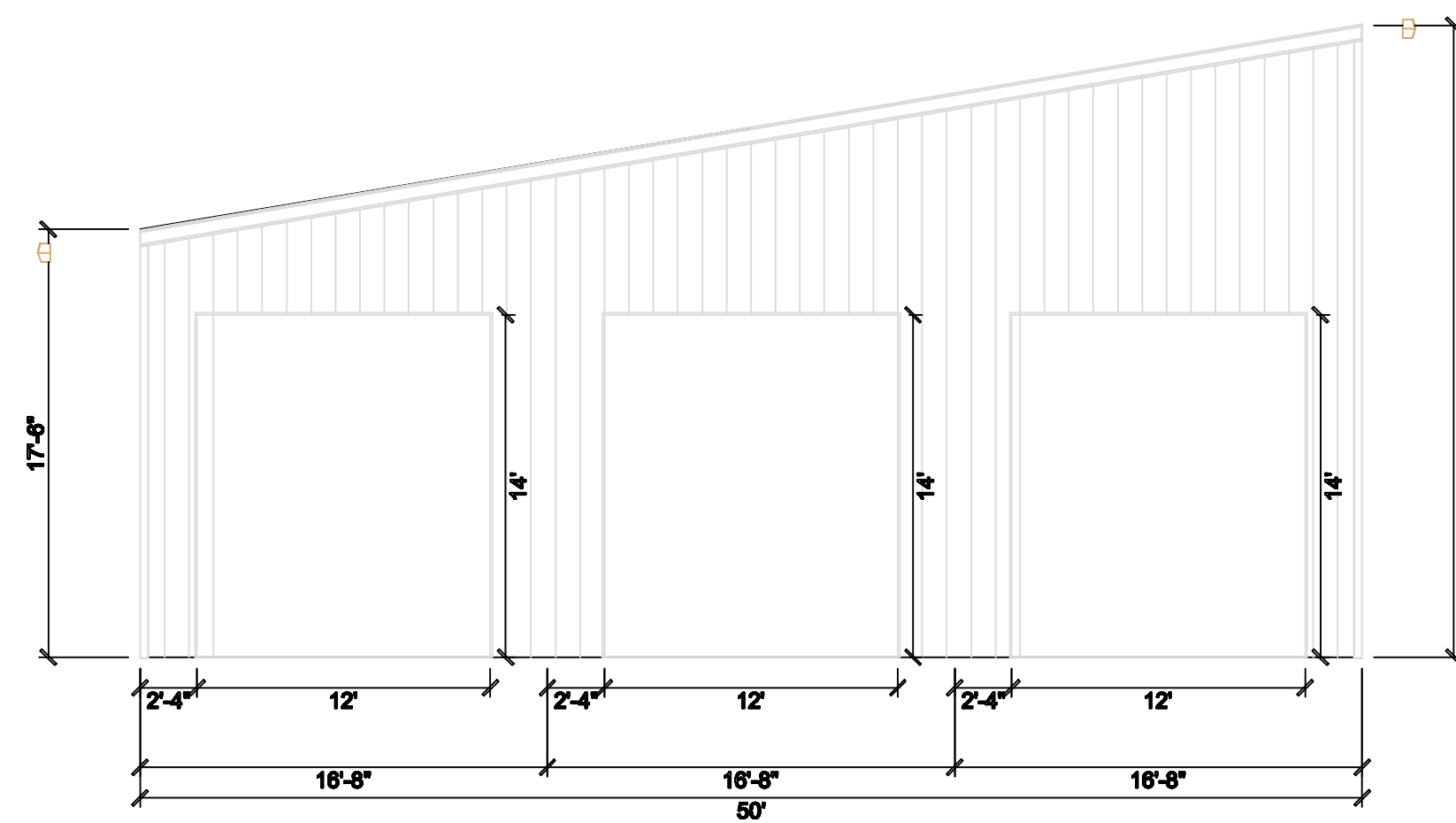
Front Wall



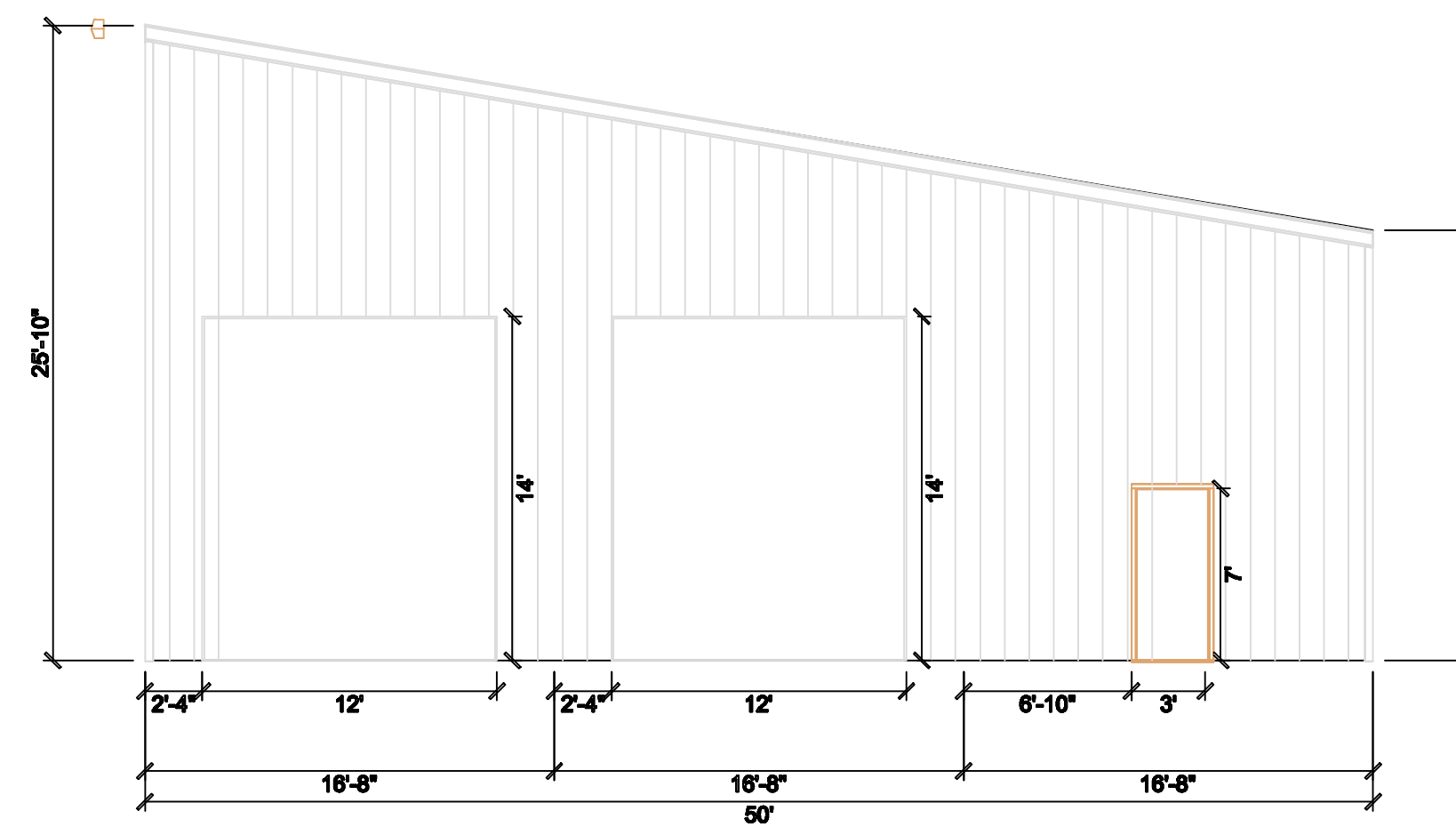
Back Wall



Left Wall

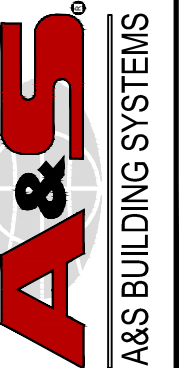



Right Wall



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

ARCHITECTURAL - (A) 90 x 55

 <p><b>A&amp;S BUILDING SYSTEMS</b></p>		<p><b>Builder:</b> Anderson Metal Building Erectors, Inc. 2617 Abbott Lake Rd. Conyers, GA 30094</p>	<p><b>CONTACT:</b> Stefan T. Sydnor stefan@andersonmetal.com</p>	<p><b>Customer:</b> Down to Earth Energy 941 Monroe Jersey Rd. Monroe, GA 30655</p>
<p>Scale: NOT TO SCALE</p>		<p>VERSION: 22x34</p>		
<p>ESTIMATOR: Stefan</p>		<p>DATE: 10/23/018</p>		
<p>JOB NAME: Down to Earth Energy</p>				
<p>MEMBER</p> 				
<p>The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.</p>				
<p><input type="checkbox"/> Preliminary</p>		<p><input type="checkbox"/> For Construction Permit</p>		
<p><input type="checkbox"/> For Approval</p>		<p><input type="checkbox"/> For Erector Installation</p>		

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 941 Monroe-Jersey Rd to  
be rezoned from PCD/M1 to M1  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on February 19, 2019  
at 5:30 P.M. All those having an  
interest should be present to voice  
their interest.**

**A petition has been filed with the  
City of Monroe requesting the  
property at 941 Monroe-Jersey Road to  
be rezoned from PCD/M1 to M1  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on March 12, 2019  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**February 3, 2019**



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 01-24-49  
**Description:** Variance request for 941 Monroe Jersey Rd.

---

**Budget Account/Project Name:** NA

**Funding Source:** 2019 NA

**Budget Allocation:** NA  
**Budget Available:** NA  
**Requested Expense:** \$NA **Company of Purchase:** NA

---

**Recommendation:** approval as requested to reduce the side setback requirement to the requested 25'

**Background:** This property has been zoned as M1 surrounded by a PCD for many years. The development pattern and intended uses more closely resemble M1 uses. This variance is concurrent with a re-zoning request to make the entire parcel M1. The required side yard setback in M1 zoning prior to 07-01-14 was 0'. Currently the M1 required side yard setback is 50'. The property owner will provide required screening and buffering as depicted on the submitted plan if the variance is granted.

**Attachment(s):**  
See plans attached 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
19-00094	01/18/2019	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	941 Monroe - Jersey Rd Monroe, GA 30655	USEZONE	PCD/M1	FLOODZONE
			PIN	M0033-001-000	
			SUBDIVISION		
	CONTRACTOR	Mountain Creek Enterprises, Inc.	LOT		
			BLOCK		
		630 Riverbend Rd Monroe GA 30655	UTILITIES...		
			Electric		
			Sewer		
	OWNER	Mountain Creek Enterprises, Inc., 678 522 6560	Gas		
		630 Riverbend Rd Monroe GA 30655	PROJECTID#	941Monroe - JerseyRd-190118-1	
		EXPIRATIONDATE:	06/18/2019		

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR VARIANCE OF SECT 700.3  
 TABLE 13 SIDE SETBACK P&Z MTG 2/19/19  
 @ 5:30 PM -COUNCIL MTG 3/12/19 @ 6:00  
 PM 215 N BROAD STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

880 - \* Zoning Variance Request

### DIMENSIONS

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

## NOTICE

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

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

Signature of Contractor or Authorized Agent

Date

Approved By

Date

## MANAGE YOUR PERMIT ONLINE

### WEBADDRESS

<http://BuildingDepartment.com/project>

### PERMIT NUMBER

19-00094

### PERMIT PIN

57735

58



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 941 Monroe Jersey Rd Council District 1 / 3 Map and Parcel # M0330001  
Zoning M1 PCD Acreage 7.54 Proposed Use M1/Shop Road Frontage 285 ft. / on \_\_\_\_\_  
(street or streets)

Applicant  
Name Rick Huszagh  
Address 630 Riverbend Rd Monroe  
Phone # 678-522-6560

Owner  
Name Mountain Creek Enterprises  
Address 630 Riverbend Rd Monroe  
Phone # 678-522-6560

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:

Truck Shop for servicing Down to Earth Energy semi and vacuum trucks. Down to Earth Energy will be the occupant with one employee in the shop from 8am to 5pm. Trucks to be serviced are in the existing yard.

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

The shop will be located on the 7.5 acres on which Down to Earth Energy is a tenant. The current use is M1 where the biodiesel plant exists and PCD where offices are.

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

Due to the nature of the lot dimensions and the proximity to Breaux Pest Control on parcel # C1020004400 which is zoned I1 we are needing the shop building to be 25' from the property line. The current buffer required is 50'.

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:

The structure is 50'x80' and has a pitched roof with a height of 17'6" in the front and 25'10" in the back facing Breaux Pest Control. The buffer will be landscaped with evergreen trees. The roof will have solar panels installed.

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

Due to the positioning of the building in relation to the entrance of trucks into the facility the building needs to be situated as close to the Breaux property line as possible to allow trucks to drive through the shop.

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: 1/17/19

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

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

Signature \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Notary Public

Commission Expires: \_\_\_\_\_

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



**Appendix 4 - Description of location – Warranty Deed**

1-4  
HB

Return To:  
Preston & Malcom, P.C.  
110-112 Court Square  
Post Office Box 984  
Monroe, Georgia 30655  
File No.: 05-21045

*[Handwritten mark]*



Deed Doc: WD  
Recorded 06/09/2006 12:45PM  
Georgia Transfer Tax Paid : \$298.20

KATHY E. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 02485 Pg 0279

[Space above this line for recording data]

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, made the 9th day of June, in the year two thousand six, between  
**ADO, INC. and JP SHEA INVESTMENTS, INC.**

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

**MOUNTAIN CREEK ENTERPRISES, INC.**

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 and No/100-----  
(\$10.00) DOLLAR in hand paid at and before the sealing and delivery of these presents, the receipt whereof  
is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these  
presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and  
being in the State of Georgia, County of Walton, located in Land Lot 1 of the 3rd Land  
District, containing 7.401 acres as shown by a plat of survey entitled "Survey for Gerald  
Atha", prepared by Brewer & Dudley, L.L.C., certified by John F. Brewer, Georgia Registered  
Land Surveyor No. 2115, dated February 20, 2003, recorded in Plat Book 90, Page 97, 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 Deed is given subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described  
property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the  
presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public



SEAL AFFIXED

ADO, INC.

By: *[Signature]*  
A. DALE OVERSTREET, CEO/PRESIDENT (SEAL)

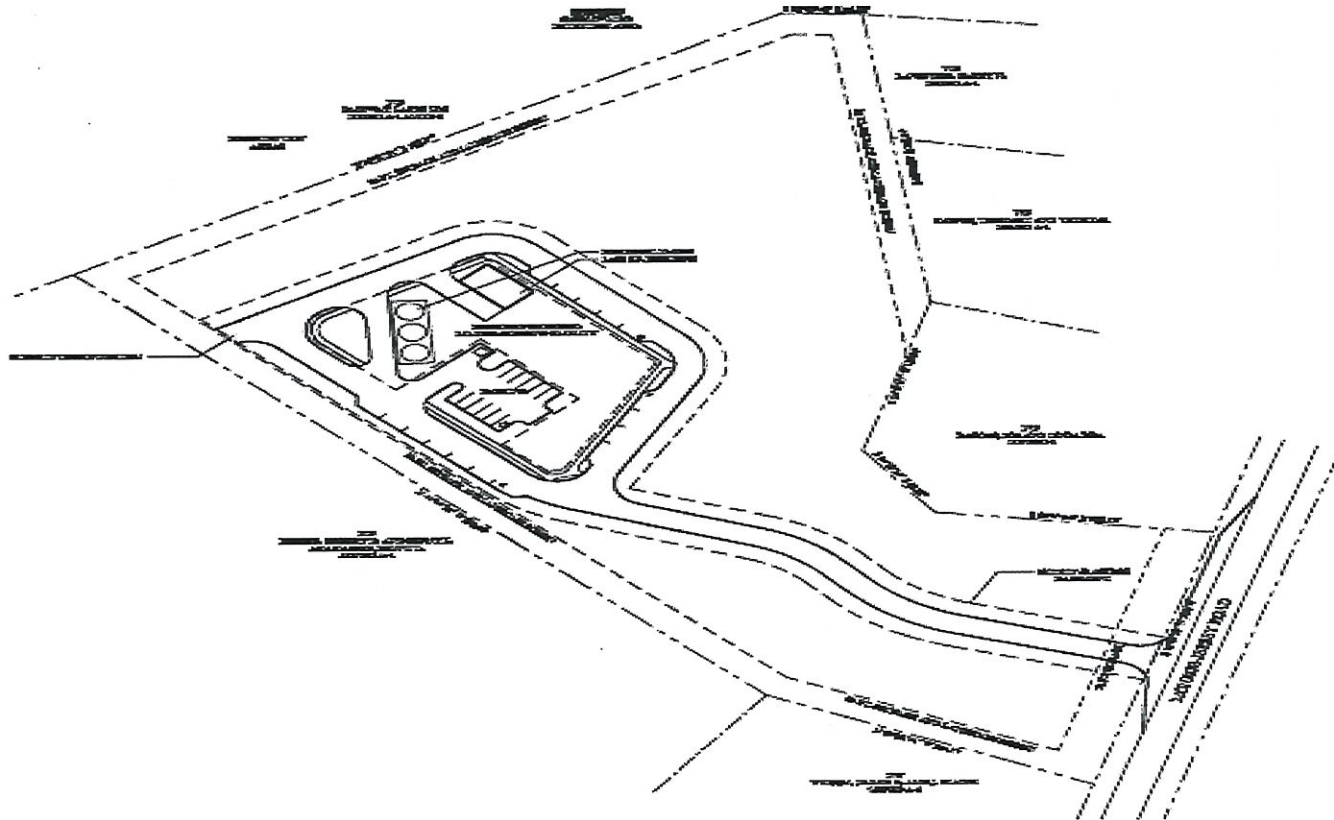
SEAL AFFIXED  
JP SHEA INVESTMENTS, INC.


By: *[Signature]*  
JOHN P. SHEA, CEO/PRESIDENT (SEAL)

SEAL AFFIXED

Appendix 4 - Description of location – Continued

Approved Land Plan



 <p><b>SMITH</b> LANDSCAPE ARCHITECTS</p> <p>LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN ENVIRONMENTAL ANALYSIS ARCHITECTURE</p> <p>2005 THREE ONE FIVE WILSONS CREEK, NEW ORLEANS, LA 70115-2005 504.885.2000</p>	
<p><b>PROPOSED PLANNED COMMERCIAL DEVELOPMENT</b></p> <p>APPROVAL AUTHORITY SOUTH BAY AVENUE NEW ORLEANS, LA</p>	
<p><b>PLEASE USE PLAN</b></p>	
<p><b>COPYRIGHT</b> © Smith &amp; Associates All Rights Reserved No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Smith &amp; Associates.</p>	
<p>DATE: _____</p> <p>SCALE: 1"=20'</p> <p>DATE: APRIL 28, 1987</p> <p>DATE: 1987</p> <p>DESIGNED BY: _____</p> <p>FILE NO: _____</p> <p>REVISED: _____</p> <p>DATE: _____</p>	



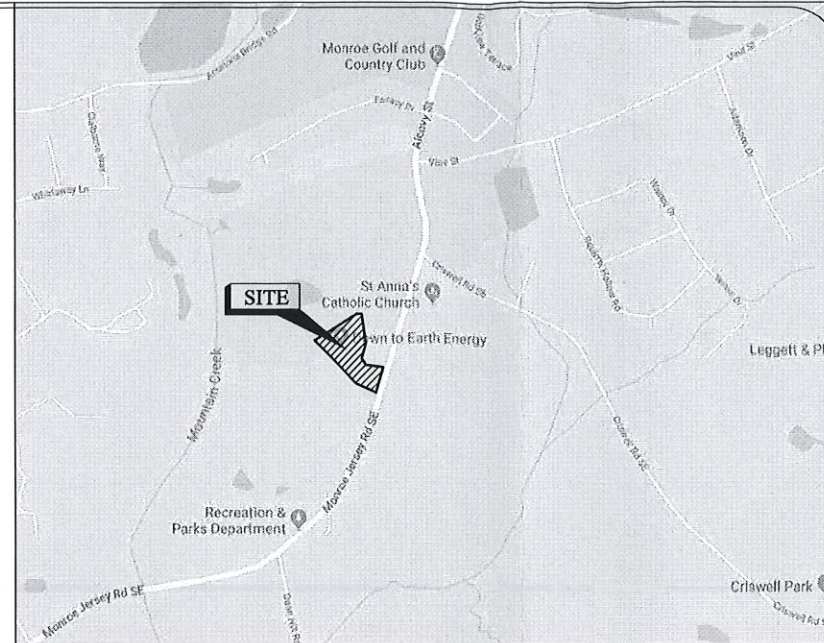
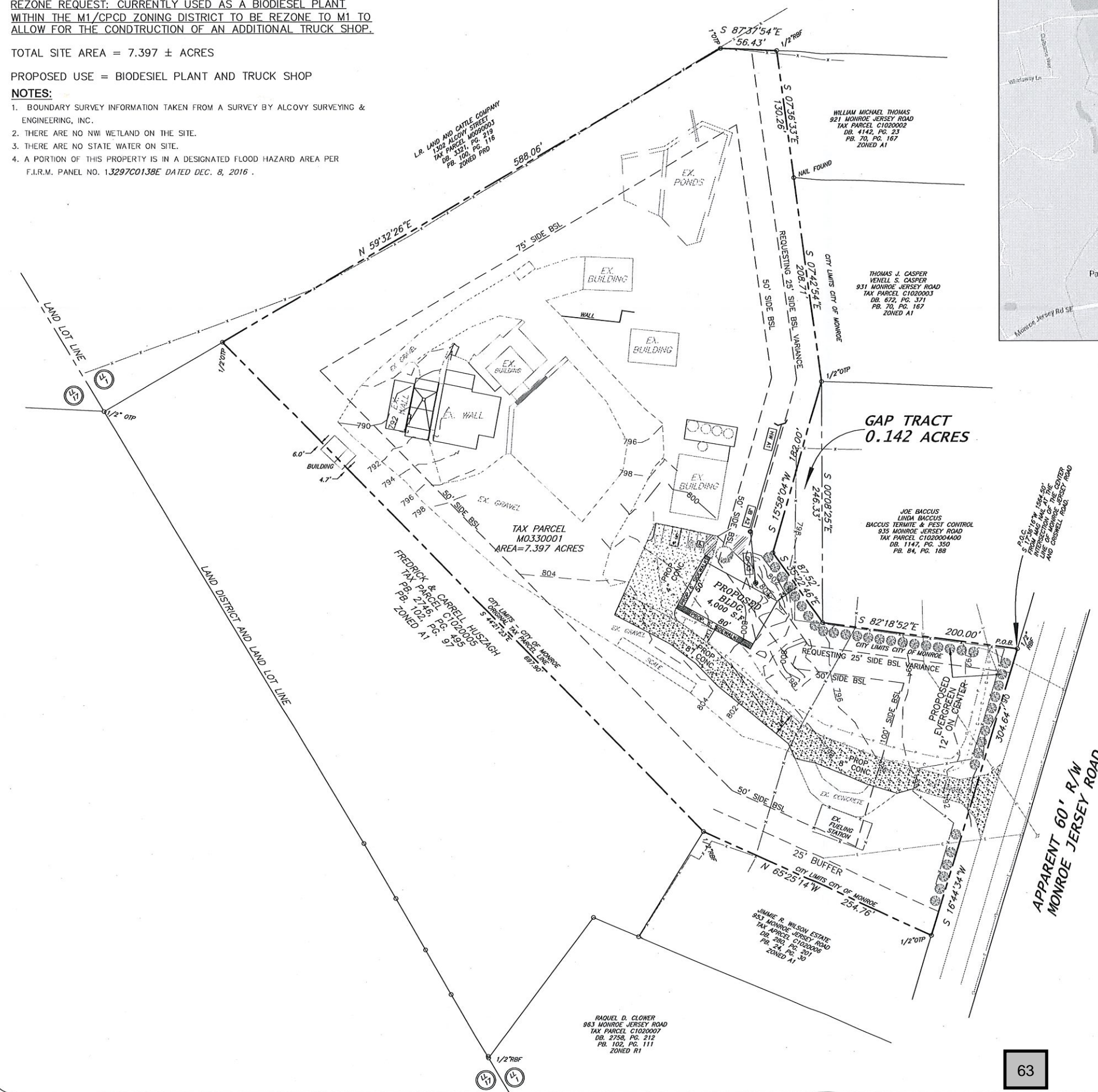
REZONE REQUEST: CURRENTLY USED AS A BIODIESEL PLANT  
 WITHIN THE M1/CPCD ZONING DISTRICT TO BE REZONE TO M1 TO  
 ALLOW FOR THE CONSTRUCTION OF AN ADDITIONAL TRUCK SHOP.

TOTAL SITE AREA = 7.397 ± ACRES

PROPOSED USE = BIODIESEL PLANT AND TRUCK SHOP

**NOTES:**

- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING & ENGINEERING, INC.
- THERE ARE NO NWI WETLAND ON THE SITE.
- THERE ARE NO STATE WATER ON SITE.
- A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL NO. 13297C0138E DATED DEC. 8, 2016 .



VICINITY MAP  
N.T.S.

**SITE ANALYSIS**

TOTAL BUILDING	4,000 S.F.
1 STORY	4,000 S.F.
TRUCK SHOP	7.397 AC.
TOTAL AREA	M1
REQUEST ZONING	
REQUIRED	
1 SP. / 3 EMPLOYEE	SPACES
10 EMPLOYEES	4 SPACES
TOTAL REQUIRED	4 SPACES
TOTAL PROVIDED	6 SPACES
H.C. SPACES REQ.	1 SPACES
H.C. SPACES PROVIDED	1 SPACES

MAX. GROSS S.F. OF BUILDING= 11,560 S.F.  
 MAX. TO COVERAGE= 35.88%  
 MAX. HEIGHT= 75 FT  
 MIN S.F. OF PARKING AND DRIVE= 16,955 S.F.  
 PROPOSED PARKING=6

**ALCOVY**  
 SURVEYING & ENGINEERING, INC.  
 P.O.C. TIP HUYNH, P.E.  
 2205 Highway 81 South  
 Loganville, Georgia 30052  
 Phone: 770-466-4002  
 Fax: 770-466-4296  
 tip@alcovyse.com

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**REZONE REQUEST**

**PROPOSED DOWN TO EARTH ENERGY BIODIESEL NDSS EXPANSION**

PARCEL: M0330001  
 LAND LOT: 1  
 DISTRICT: 3RD  
 941 MONROE JERSEY ROAD  
 MONROE, GA

DATE: 1/18/2019  
 SCALE: 1"=50'

OWNER / DEVELOPER

DOWN TO EARTH ENERGY  
 941 MONROE-JERSEY ROAD  
 MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
 RICK HUSZAGH  
 678-522-6560  
 rick@downtoearthenergy.net

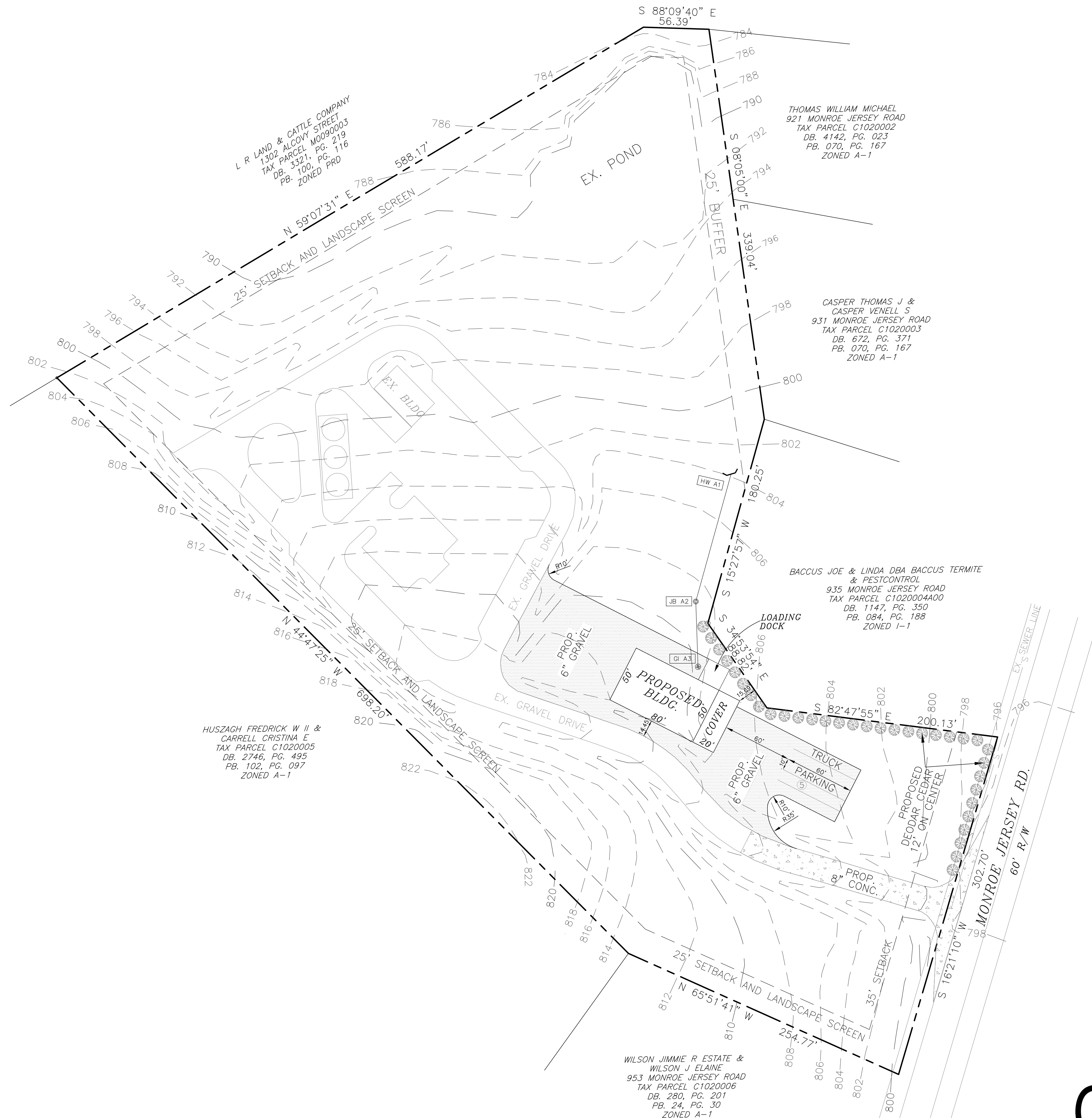
**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. 09-025  
 RZ

**GEORGIA811**  
 www.Georgia811.com

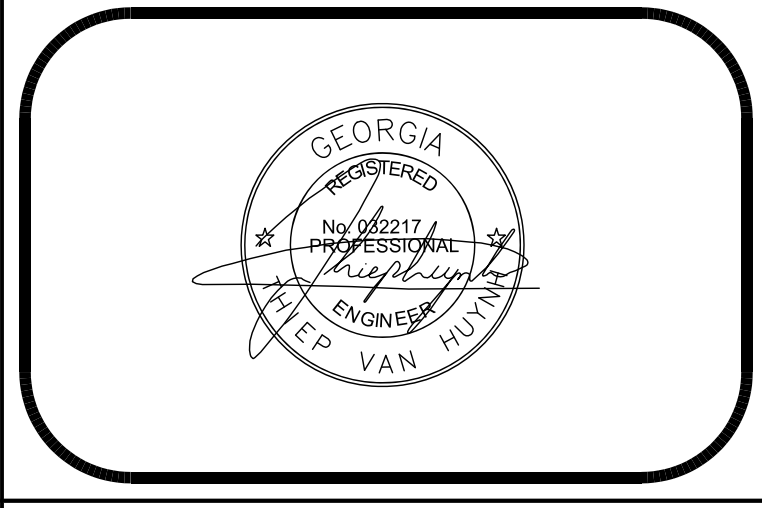




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Fax: 770-466-4296  
tip@alcovyse.com

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**CONCEPT PLAN**

**PROPOSED  
DOWN TO EARTH  
ENERGY  
BIODIESEL NDSS  
EXPANSION**

PARCEL: M0330001  
LAND LOT: 1  
DISTRICT 3RD  
941 MONROE JERSEY ROAD  
WALTON COUNTY, GA

DATE: 12/05/2018  
SCALE: 1"=50'

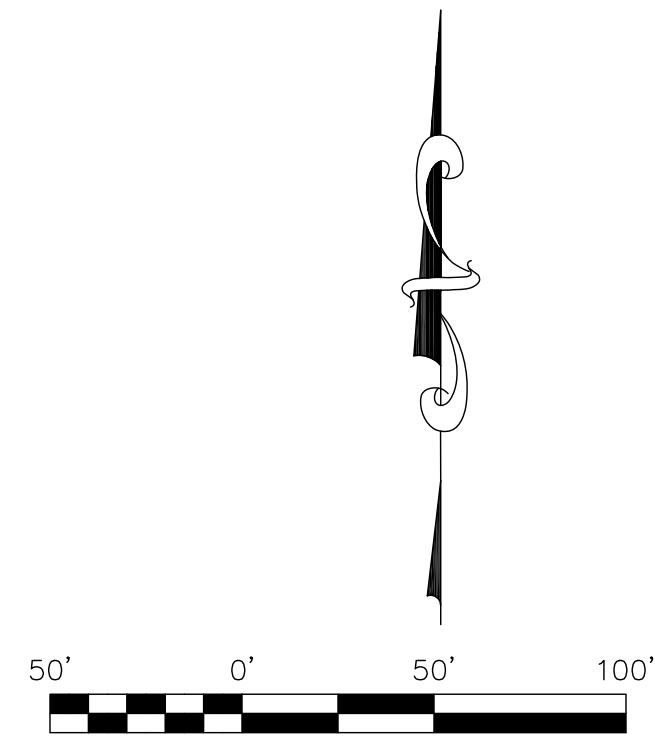
OWNER / DEVELOPER  
**DOWN TO EARTH ENERGY**  
941 MONROE-JERSEY ROAD  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
RICK HUSZAGH  
678-522-6560

REVISIONS

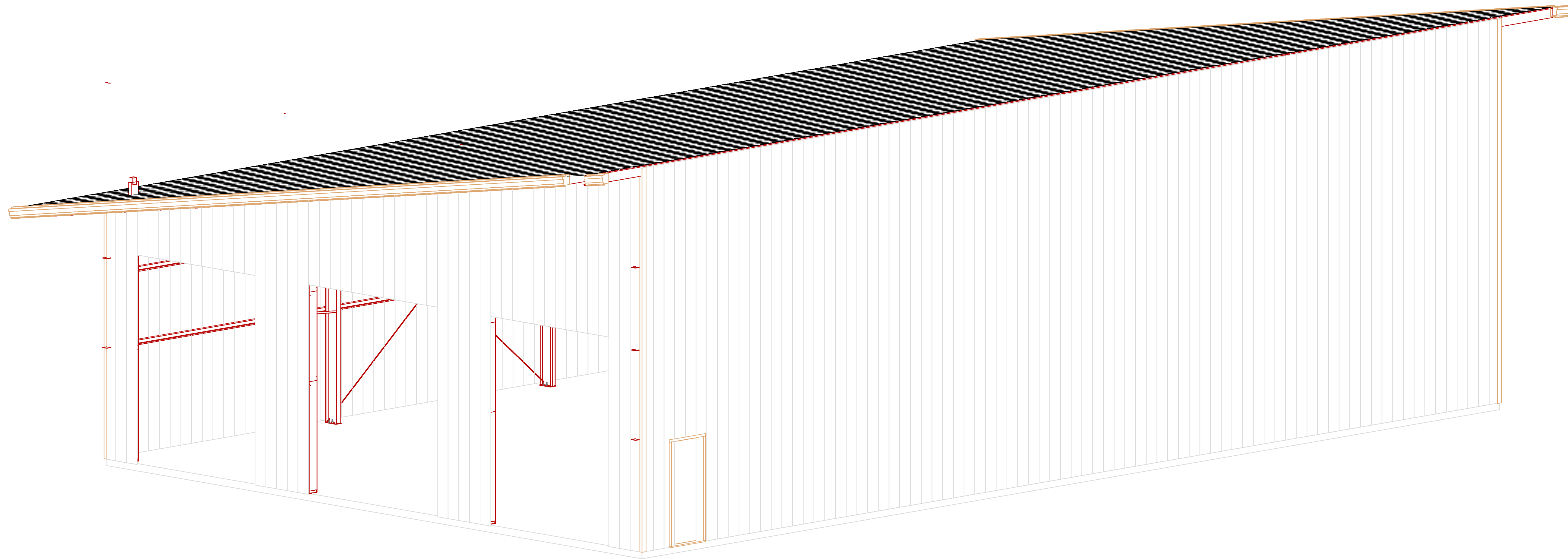
NO.	DATE	DESCRIPTION

JOB No. 09-025  
C-1





# NOT FOR CONSTRUCTION



**This drawing is not for construction.** This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

3D FRONT LEFT - (A) 90 x 55

A&S Building Systems  
1880 Hwy. 116  
Caryville, TN 37714

**A&S**  
A&S BUILDING SYSTEMS

Customer:  
Down to Earth Energy  
941 Monroe Jersey Rd.  
Monroe, GA 30655

CONTACT: Stefan T. Sydnor

Builder:  
Andersson Metal Building Erectors  
2617 Abbott Lake Rd.  
Conyers, GA 30094

For Construction Permit  
 For Erector Installation

Preliminary  
 For Approval

Scale: NOT TO SCALE

VERSION	PAPER SIZE
ASTEK-II 7.4.2	22x34

ESTIMATOR	DATE
Stefan	10/23/018

JOB NAME  
Down to Earth Energy

MEMBER  
**MBMA**

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

## 2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WALTON

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL		FAIR MARKET VALUE
2018	025605	512100 010	1	7.40AC	M 33	1	233,000
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE	
COUNTY	93200		93200	.0109050			
SCHOOL	93200		93200	.0186000	223.68	1,016.35	
SCH BOND	93200		93200	.0026000		1,733.52	
CITY TAX	93200		93200	.0052980		242.32	
CITY BOND	93200		93200	.0019790	379.79	493.77	
						184.44	

**TOTAL SCHOOL TAXES** 1,975.84  
**TOTAL COUNTY TAXES** 1,016.35  
**TOTAL CITY TAXES** 678.21

**MOUNTAIN CREEK**  
**ENTERPRISES INC**  
 630 RIVERBEND RD SE  
 MONROE GA 30655-5966

PAYMENT MUST BE MADE ON OR BEFORE  
**NOVEMBER 15, 2018**  
 YOUR CANCELLED CHECK IS YOUR RECEIPT

**TOTAL TAX DUE** 3,670.40  
 CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY  
**WALTON CO. TAX COMM.**  
 303 S. HAMMOND DRIVE  
 SUITE 100  
 MONROE, GA. 30655

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy to your mortgage company. We encourage you to pay by mail, on the web at [www.waltoncountypay.com](http://www.waltoncountypay.com) or by phone 800.279.7450.



-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2019 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 303 S. HAMMOND DRIVE (770) 267-1352. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2019 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 303 S. HAMMOND DRIVE and/or (770) 267-1352.

**LOCAL OPTION SALES TAX CREDIT:**  
 The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

<b>LOCAL TAX LEVY:</b>	
Mill rate required to produce local budget	22.678
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year	6.475
Actual mill rate set by local officials	16.203

*pd 11/2/18*  
*mailed*  
*ck 6758*



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section 700.3 Table 13 side setbacks of the Zoning Ordinance for 941 Monroe-Jersey Road. A public hearing will be held on February 19, 2019 before the Planning & Zoning Commission, at 5:30 P. M.**

**The City of Monroe has received a request for a variance of section 700.3 Table 13 Side Setbacks of the Zoning Ordinance for 941 Monroe-Jersey Road. A public hearing will be held on March 12, 2019 before the Mayor and Council, at 6:00 pm.**

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

**Please run on the  
following date:**

**February 3, 2019**



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 01-23-19  
**Description:** An ordinance to amend the Official Zoning map of the City of Monroe

---

**Budget Account/Project Name:** NA

**Funding Source:** 2019 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

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**Recommendation:** *Approval of 03-12-19 version of the updated Official Zoning map of the City of Monroe*

**Background:** This is a periodic update to the Official Zoning map of the City of Monroe

**Attachment(s):** See map below.

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

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

**ARTICLE I.**

The “Official Zoning Map, City of Monroe, GA” as shown in the attached Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since January 30, 2019, leading up to its adoption pursuant to Georgia law, is hereby made the Official Zoning Map of the City of Monroe, Georgia. This map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

**ARTICLE II.**

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

**ARTICLE III.**

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

**FIRST READING.** This 5<sup>th</sup> day of March, 2019.

**SECOND READING AND ADOPTED** on this 12<sup>th</sup> day of March, 2019.

**CITY OF MONROE, GEORGIA**

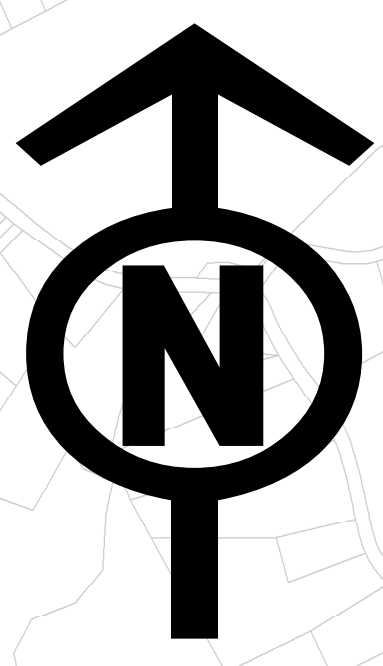
**By:** \_\_\_\_\_ (SEAL)

**John S. Howard, Mayor**

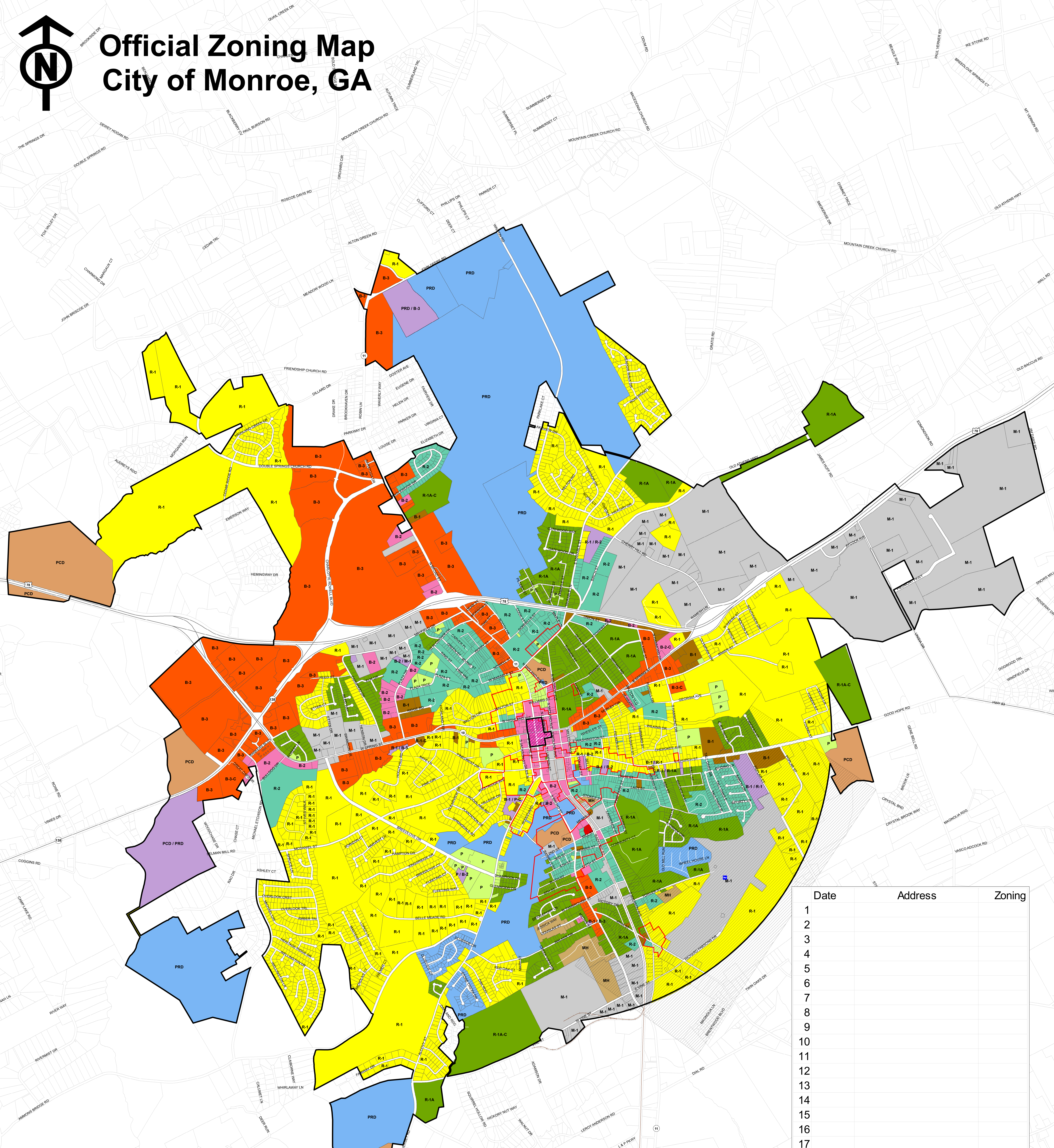
**Attest:** \_\_\_\_\_ (SEAL)

**Debbie Kirk, City Clerk**





# Official Zoning Map City of Monroe, GA



**Legend**

- Airport
- Monroe\_City\_Limit\_Polygon
- Central\_Business\_District
- HistoricDistrict
- Railroad
- State Routes
- Road Centerlines
- Airport Hazard Zone (Overlay)

**Zoning (2019)**

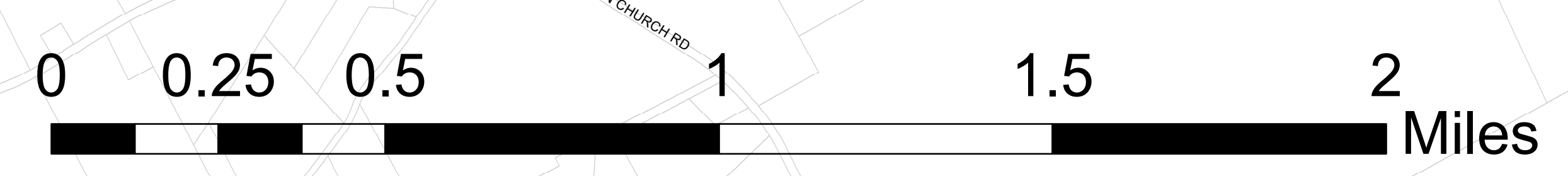
- B-1
- B-1-C
- B-2
- B-2-C
- B-3
- B-3-C
- M-1
- M-1-C
- MH
- MHDO
- P
- P-C
- PCD
- PPD
- PRD
- R-1
- R-1A
- R-1A-C
- R-2
- SPLIT
- Parcels

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

This is to certify that this is the official zoning map of the City of Monroe, Georgia, as adopted on the 12th day of March, 2019:

John Howard, Mayor

Date







**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 01-23-19  
**Description:** An ordinance to amend the Zoning Ordinance of the City of Monroe

---

**Budget Account/Project Name:** NA

**Funding Source:** 2019 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** *Approval of The text amendment as resolved*

**Background:** This is a periodic update to the Zoning Ordinance of the City of Monroe. The purpose is for update and clarity moving forward.

**Attachment(s):** See resolution below.

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

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

**ARTICLE I.**

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

Article III, Section 310, sub-section 310.1 is hereby amended by deleting said sub-section 310.1 in its entirety and replacing it with the following in lieu thereof:

**310.1 Incorporation of the Zoning Map.** The boundaries of the above described districts are hereby established as shown on the map, entitled “Official Zoning Map, City of Monroe, GA” adopted on March 12, 2019, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 310.2. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

**ARTICLE II.**

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

**ARTICLE III.**

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

**FIRST READING.** This 5<sup>th</sup> day of March, 2019.

**SECOND READING AND ADOPTED** on this 12<sup>th</sup> day of March, 2019.



**CITY OF MONROE, GEORGIA**

**By:** \_\_\_\_\_ **(SEAL)**

**John S. Howard, Mayor**

**Attest:** \_\_\_\_\_ **(SEAL)**

**Debbie Kirk, City Clerk**

NOTICE TO THE PUBLIC

CITY OF MONROE

The City of Monroe Planning and Zoning Commission will hold a public hearing for a Zoning Ordinance text amendment to Section 310.1 of the Zoning Ordinance of the City of Monroe. The public hearing will be held before the Planning and Zoning Commission on February 19, 2019, at 5:30 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655 concerning the same.

The City Council of the City of Monroe, Georgia will hold a public hearing for the same Zoning Ordinance text amendment to Section 310.1 of the Zoning Ordinance of the City of Monroe. The public hearing will be held before the City Council on March 12, 2019, at 6:00 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655.

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

All those having an interest concerning this Zoning Ordinance text amendment should be present.

*Please run on the following date: January 30, 2019*



**ARTICLE III: ESTABLISHMENT OF DISTRICTS**

**Section 300 Districts.**

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

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

**Section 310 District Boundaries.**

**310.1 Incorporation of the Zoning Map.** The boundaries of the above described districts are hereby established as shown on the map, entitled "Official Zoning Map, City of Monroe, Walton County, Georgia," adopted on November 09, 2010, as amended, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia.

**310.2 Map Amendment.** If, in accordance with this Ordinance, changes are made to the Official Zoning Map, such changes shall be marked on the Official Zoning Map promptly after the amendment has been approved by the Council, together with an entry on the Official Zoning Map referring to the application on file which states the date of the official action and a brief description of the nature of the changes.

REVISED