



Planning Commission Meeting

AGENDA

Tuesday, January 21, 2020

5:30 PM

215 N Broad Street Monroe Ga 30655

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

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

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Rezone from PRD to R1A - 329 Barrett Street

[2.](#) Request for Conditional Use for Personnel Care Home - 1110 S Madison Avenue

[3.](#) Request for Rezone from P/R1 to R1 - 341 N Broad Street

[4.](#) Request for Variance - 341 N Broad Street

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

[1.](#) Review of Preliminary Plat for Major Subdivision - 945 Holly Hill Road

[2.](#) Review of Plat for Major Subdivision - 321 Milledge Avenue

IX. **ADJOURNMENT**

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

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

Absent: None

Staff: Darrell Stone – Director of Planning and Development
Debbie Adkinson – Code Department Assistant

Visitors: Susan Gwin, Robert Gwin, Br Timothy Carson, Mike Conner, Shauna Mathias, Wesley Sisk

CALL TO ORDER by Chairman Mike Eckles at 5:28 pm

Chairman Eckles asked for any changes, corrections or additions to the October 15, 2019 minutes. Hearing none he entertained a motion. Parks made a motion to approve. Camp seconded. Motion carried. Minutes approved.

Chairman Eckles asked for a Code Officer Report
Stone stated there was none.

Public Hearing open 5:29 pm

The first item of business: is for petition #VAR-000034-2019 for a variance at 310 N Madison Avenue. The applicant Shauna & Clayton Mathias are requesting a variance of Section 700.1 Table 11, Lot Width Minimum to be 70 ft as opposed to 75 ft.

Chairman Eckles asked if there was anyone present to speak to the request.

The applicant Shauna Mathias spoke to the request. She explained the reason for the change in lot width being the plan to building two houses there.

Chairman Eckles asked for any opposition from the public. Hearing none he closed the Public Hearing @ 5:32 pm.

Chairman Eckles entertained a motion.

Harrison made a motion to approve.
Parks second. Motion carried.

Public Hearing open 5:33 pm

The second item of business: is for petition # PCOM-000035-2019 for a COA at 205 E Spring Street. The applicant, Brown Oil Company is requesting an approval for signs that will be updated for new logo and the bricking of the canopy columns.

Chairman Eckles asked for someone to speak to the request.

Wesley Sisk with Brown Oil Company spoke to the request. He stated they were planning to remove the 25 ft pylon sign that now stands in the corner of Midland and E Spring. The canopy signs will be led price signs.

Chairman Eckles asked staff if those signs were not in compliance. Stone stated the existing non-conforming sign will be removed and will greatly reduce the non-conformity into something a lot better, more visually appealing. Harrison asked about lighting for the logo signs. Sisk stated the signs would be internally lit as they are now.

Chairman Eckles asked if there were any opposition from the public. Hearing none he closed the Public Hearing 5:36 pm.

Chairman Eckles asked for a motion.

Camp made the motion to approve.
Parks second. Motion carried. COA Granted.

Public Hearing open 5:36 pm

The third item of business: is for petition # ZONE-000038-2019 for a Rezone and Annexation of 0 Hardwood Road. The applicant, Aubrey Conner is requesting to bring this piece of property into the city to build a house for her mother in law. The property is adjacent to a lot that is in the city.

Chairman asked for a Code Report on this request. Stone stated this is an annexation and rezone for the parcel at NM09B-031. It will not be an inclusion it will be contiguous. The only thing noted is that house plans will have to be approved separately by the code department and meet the current zoning which is R1 and requires 1600 sq. ft. house.

Chairman Eckles asked for anyone representing this request.

Mike Conner, husband of the owner spoke to the request. Wants to build a house for his mom so they can be on City Utilities for Water, Sewer and Gas. It will be cheaper for them to go this route. He is requesting R1 zoning and will adhere to the house size.

Chairman Eckles asked if there were any questions. Hearing none he asked for any opposition from the public.

Mrs. Gwin of Hardwood Road asked if this would bring in all parcels in.

Chairman Eckles stated no

Public Hearing closed 5:40 pm

Chairman Eckles entertained a motion.

Harrison made motion to approve.
Camp second. Motion Carried.

Old Business: Chairman Eckles expressed the appreciation for Kyle Harrison's job well done for the Planning and Zoning Commission. This is Kyle's last meeting as he has resigned his position on the Commission to move out of town. He will be sorely missed.

New Business: Tentative schedule for 2020 P&Z Meetings.
Chairman Eckles entertained a motion to agree to continue with the third Tuesday at 5:30 pm of each month for meetings.

Parks made the motion to approve.
Butler second. Motion Carried.

Chairman Eckles entertained a motion to adjourn.

Parks made a motion to adjourn.
Butler second. Meeting adjourned 5:43 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 12-16-19
Description: Rezone 329 Barrett St.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval*

Background: This property is being carved out of a PRD zoned property to accommodate the moving of an historic home from Boulevard to this location on Barrett St.

Attachment(s): Rezone application and supporting documents.



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

Plan Report

Plan NO.: ZONE-000042-2019

Plan Type: Rezone

Work Classification: Map Amendment

Plan Status: In Review

Apply Date: 12/12/2019

Expiration:

Location Address

329 Barrett St, Monroe, GA 30655

Contacts

JAMES HOLDER **Applicant**
120 SECOND ST STE 101, MONROE, GA 30655
(678)256-9185

Description: Request for Rezone from PRD to R1A-P&Z Meeting 1/21/20 @ 5:30 pm -
Council Meeting 2/11/20 @ 6:00 pm - 215 N Broad Street

Valuation: \$0.00
Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$100.00
Check # 1469	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Nebbie Robinson

Issued By:

James A. Holder

Plan_Signature_1

Plan_Signature_2

December 12, 2019

Date

12-12-2019

Date

Date

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

I. LOCATION a portion of 709 Alcovy Street

COUNCIL DISTRICT 3

MAPNUMBER _____

PARCEL NUMBER M0180031

II. PRESENT ZONING PRD REQUESTED ZONING R1A

III. ACREAGE 0.32+/- PROPOSED USE Residential

IV. OWNER OF RECORD Walton Monroe Properties, LLC

ADDRESS PO Box 766 Monroe, GA 30655

PHONE NUMBER (770) 601-8583

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

The properties adjoining, the portion of the parcel to be parceled off and rezoned, are zoned R1 or PRD.

The properties nearby to the properties are currently used for residential purposes.

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification none.

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

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

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

PRD allows for residential use.

6. A description of the suitability of the subject property under the proposed zoning classification of the property R1 A will allow for this smaller parcel to be removed from PRD and used for an immediate residential use.

7. A description of any existing use of property including a description of all structures presently occupying the property On the proposed smaller parcel to be created no structures are present.
The large parent parcel has a single home on the site.

8. The length of time the property has been vacant or unused as currently zoned March 29, 2016

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 Planning in process for the large PRD project on the parent parcel.

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/Annexation Application
Page Three (3)

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

Owner of property (signature) *WBL Manger* *Walter Monroe Properties, LLC*
Address PO Box 766 Monroe GA 30655
Phone Number (770) 601-8583

Attorney/Agent (signature) *J. Butler*
Address 120 2nd St Suite 101 Monroe 30655
Phone Number 678-246-9185

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

Margaret M Hudson (Notary Public)

12-02-19 (Date)

My Commission Expires 12-01-21



Rezoning Application

Page five (5)

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

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

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

- 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.

Legal Description

All that tract or parcel of land lying and being in Land Lot 176, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at a 1/2 inch rebar found on the southwesterly right-of-way of Barrett Street (having a 30 foot right-of-way), said point being located 175 feet southeasterly as measured along said right-of-way from its intersection with the centerline of Boulevard Street (if extended); run thence South 43°10'34" East, along said right of way a distance of 22.31 feet to a point; thence South 40°29'25" East along said right of way a distance of 77.89 feet to a point; run thence South 42°14'50" East, along said right of way a distance 29.97 feet to an iron pin set; run thence South 23°35'41" West, a distance of 140.36 feet to an iron pin set, run thence North 43°37'35" West, a distance of 127.73 feet to an iron pin found; run thence North 23°32'27" East a distance of 146.01 feet to an iron pin located on the southwesterly right of way of Barrett Street being the POINT OF BEGINNING.

Said Tract Contains 0.388 acres, more or less as shown on minor subdivision plat for Reliant Homes dated October 22, 2019 prepared by Northeast Land Surveying, LLC.



Date: December 12, 2019

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 329 Barrett St, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

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

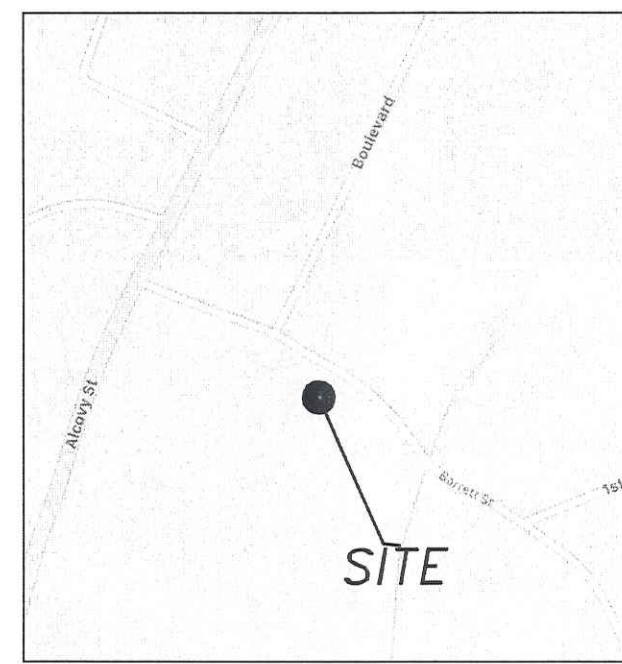
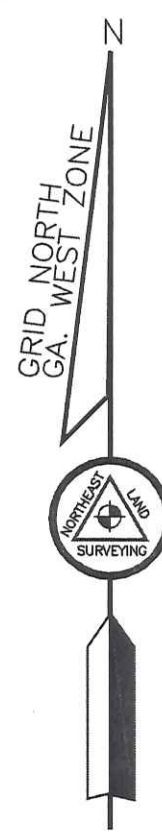
Vashon T. Hill
City of Monroe

The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

[Signature]
 CITY OF MONROE CODE OFFICE Date 12-4-19

- NOTES:
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL 13297C0137E, DATED 12/08/16.
 - 2) THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF MONROE.
 - 3) THE SUBJECT PROPERTY IS ZONED PRD.
 - 4) THE MINIMUM SETBACKS ARE FRONT -30', SIDE - 10', REAR - 25'
 - 5) THE MINIMUM HOUSE SIZE IS 1600 S.F.
 - 6) THE MAXIMUM IMPERVIOUS SURFACE COVERAGE IS 40% OF THE LOT SIZE.
 - 7) 1/2 INCH REBAR PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED HEREON.
 - 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.

LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D B=	DEED BOOK
DIP=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IIP=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOT FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
WI=	WEIR INLET
HW=	HEADWALL
DI=	DRIP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SW=	SWALE
OHP=	OVERHEAD POWER LINE
UE=	UNDERGROUND POWER
OHT=	OVERHEAD TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
G=	GAS LINE
CIV=	CABLE T.V. LINE
UCTV=	UNDERGROUND CABLE T.V. LINE
S=	SANITARY SEWER LINE
W=	WATER LINE
F=	FENCE
FL=	FLOOD LINE
T=	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL



VICINITY MAP
N.T.S.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

REFERENCES

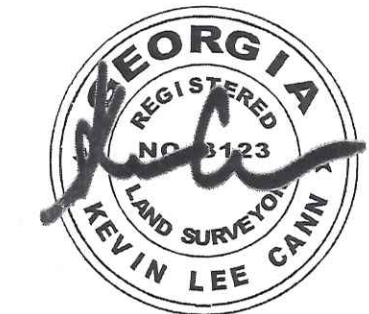
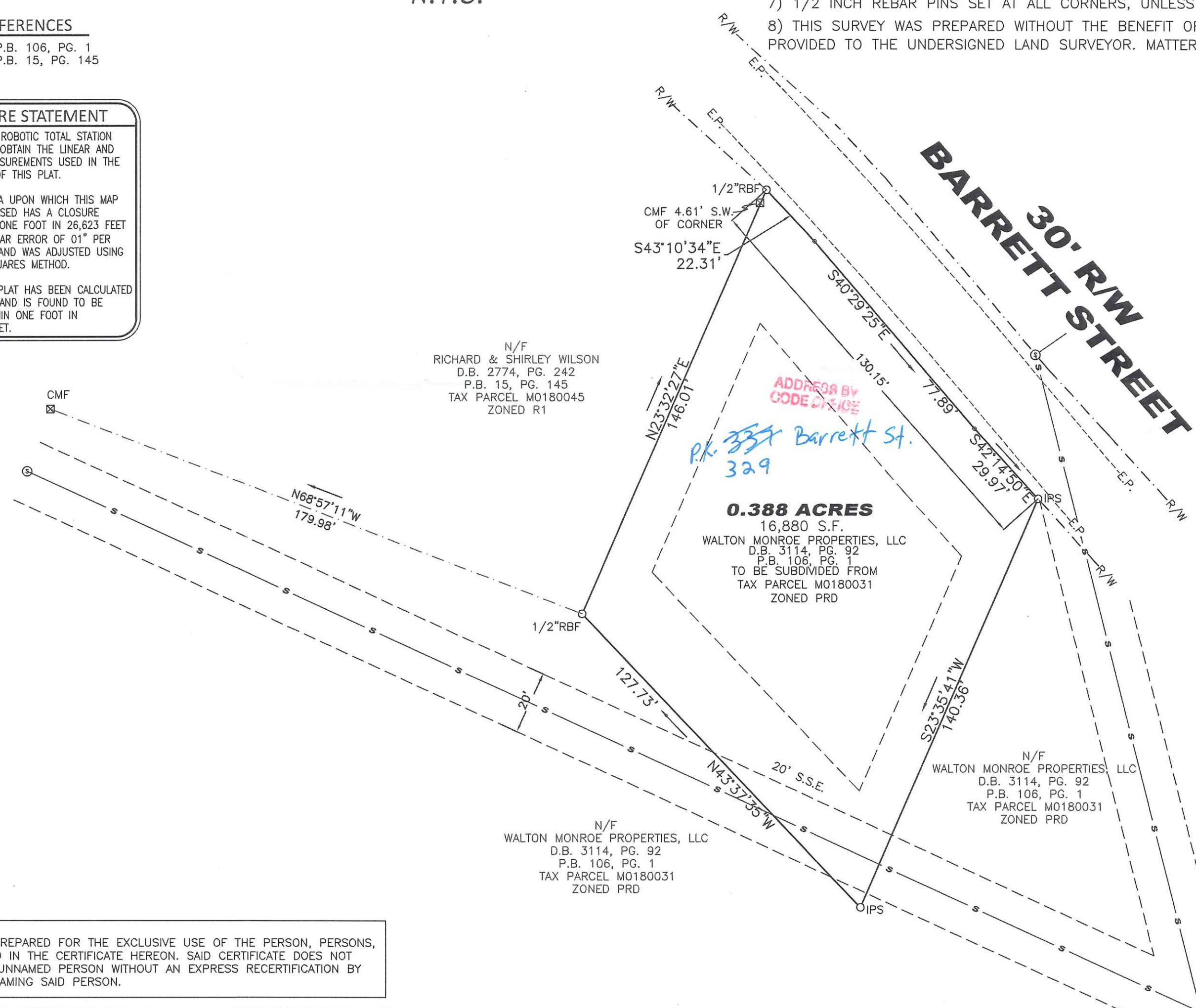
1. - P.B. 106, PG. 1
2. - P.B. 15, PG. 145

CLOSURE STATEMENT

A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,623 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.



SURVEYORS CERTIFICATION

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

[Signature]
 KEVIN LEE CANN GA. R.L.S. #3123

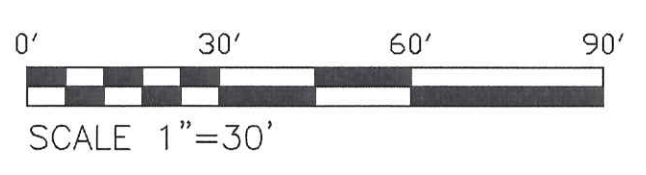
MINOR SUBDIVISION PLAT FOR:
RELIANT HOMES
 P.O. BOX 2655
 LOGANVILLE, GA 30052
 CONTACT INFO:
 MR. NED BUTLER
 770-601-8583



NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm:LSF:
 #1240
 P.O. Box 384
 Braselton, Georgia 30517
 Phone: (678) 776-7494

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.



No.	REVISION	DATE	Project Name:	DRAWN	SCALE
1			BARRETT ST	CDN	1"=30'
2			BARRETT STREET	CHECKED	1 OF 1
3			Land Lot No.(s) 37 District: 3RD	DATE OF FIELD WORK 10/18/19	
4			City: CITY OF MONROE County, State: WALTON, GEORGIA	DATE: 10/22/19	PROJECT No. 19-108
5					

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 329 Barrett Street to
be rezoned from PRD to R1A
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on January 21, 2020
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 329 Barrett Street to
be rezoned from PRD to R1A
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on February 11, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

January 5, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 12-16-19
Description: Conditional use for a personal care home to be located at 1110 South Madison Ave.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Denial

Background: This is a single-family residence in an R1A zoned residential area which is currently adjacent to multiple M1 parcels which the city desires to encourage less intensive development upon. Although this is a residential use it is a commercial enterprise. Due to the significant number of by right properties available for this particular use throughout the city, a conditional use is not warranted. Further the request does not meet the following Standards for conditional use decisions as listed in the Zoning ordinance in section 1425.5. The standard for approval requires meeting all 10 Standards listed. Highlighted standards are not met.

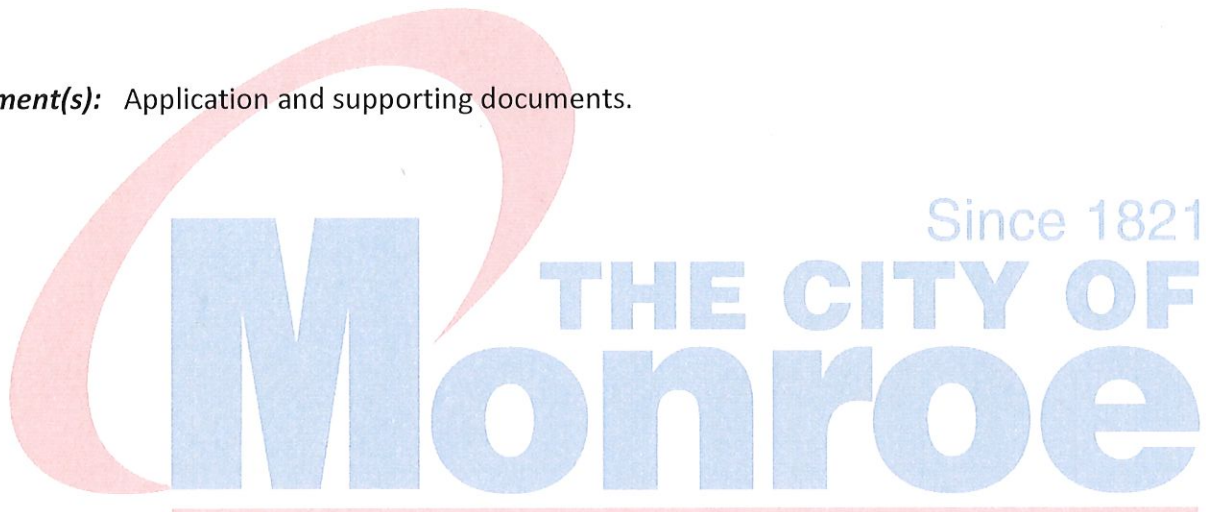
1425.5 Standards for Conditional Use Application Decisions.

A conditional use shall be approved only when it is determined based on the evidence presented at the public hearing that **all of the following conditions have been met:**

- (1) the proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood;
- (2) applicable standards in Article X have been met;

- (3) the proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern;
- (4) a rezoning to allow the requested use as a permitted use would not be appropriate;
- (5) the proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood;
- (6) off-street parking and loading, and access thereto, will be adequate;
- (7) public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability;
- (8) the use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem;
- (9) the use would not significantly increase congestion, noise, or traffic hazards; and,
- (10) granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan.

Attachment(s): Application and supporting documents.





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

Plan Report

Plan NO.: RZ-000041-2019

Plan Type: Re-Zoning Request All Types

Work Classification: Conditional Use

Plan Status: In Review

Apply Date: 12/11/2019

Expiration:



Location Address	Parcel Number
1110 S MADISON AVE, MONROE, GA 30655	M0200232A00

Contacts	
WILLIAM MITCHELL 869 JOHN DEERE RD, MONROE, GA 30656	Owner AGNES TAYLOR 30 PIEDMONT DR STE 200, WINDER, GA 30680 (678)559-9009
	Applicant

Description: REQUEST FOR CONDITIONAL USE FOR PERSONNEL CARE HOME - P&Z MTG 1/21/20 @ 5:30 PM-COUNCIL MTG 2/11/20 @ 6:00 PM 215 N BROAD ST	Valuation: <u> \$0.00 </u> Total Sq Feet: <u> 0.00 </u>
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Fees	Amount
Commercial Rezone or Variance Fee	\$200.00
Total:	\$200.00

Payments	Amt Paid
Total Fees	\$200.00
Check # 11126	\$200.00
Amount Due:	\$0.00

Condition Name	Description	Comments
	 Issued By:	December 11, 2019 Date
	 Plan_Signature_1	Dec 12, 2019 Date
	Plan_Signature_2	Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning Meeting of: January 21, 2020

Your representative must be present at the meeting

Street address 1110 S. Madison Council District 5 / 8 Map and Parcel # M2 P232A
Zoning R2A Acreage .74 Proposed Use family Personal Care Road Frontage 113.35 ft. / on S. Madison (street or streets)

Applicant
Name Agnes Taylor 30 Piedmont Dr
Address 519 Georgia Circle, # 200 Winder, GA
Phone # 678-539-9009 30680

Owner
Name William Mitchell
Address 869 John Deere Rd Monroe 30656
Phone # 770 312-5442

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:

Assisted living facility

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

Single Family Residence

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

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:

2400 sq ft 4br 2 bath

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

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 AG Taylor Date: 12/6/19

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 Willie Andrews

Date: 12-6-2019

Kiley McCord

Date: 12-6-2019

Notary Public

Commission Expires: Feb. 3, 2023



I hereby withdraw the above application: Signature _____ Date _____

APPROVED FOR RECORDING
27 OCT 16

- LEGEND
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - POB POINT OF BEGINNING
 - Pp POWER POLE
 - Rd REBAR
 - WM WATER METER
 - S/W SIDEWALK
 - ENC. ENCROACHMENT

MAGNETIC

N/F ANNIE BELLE FAMBROUGH
M20-233
DB 469-386

#1100 BUILDING

S21°57'25"E
113.95'

#1110 BRICK HOUSE
0.742 ACRES
32,334 SQ FT

S56°28'35"W
141.25'

#1114 BRICK CHURCH

ACCESS ON EXISTING DRIVE GRANTED AS EASEMENT TO #1110 S. MADISON AVE. BY THE LIVINGWAY FELLOWSHIP

N/F THE LIVINGWAY FELLOWSHIP
M20-232
PB 10-133

S24°46'55"E
397.88'
FROM POB TO NAIL SET AT C/L INTERSECTION

Plat Doc: PLAT
Recorded 11/18/2016 03:17PM
Clerk Superior Court, WALTON County, Ga.
Bk 00112 Pg 0081

NOTES:

- 1 The field data upon which this survey is based has a closure precision of one foot in 14,263 feet and an angular error of 6 second per angle point and was not adjusted.
2. The closure precision of this plat is one foot in 87,148 feet.
3. The equipment used to prepare this survey was a Leitz Set 3 total station. This survey is not in a FIRM designated 100 yr. flood plain according to FIRM map #13297C0139D effective 5-18-2009.
5. The field work for this plat was done in DEC/2015. The plat was drawn on 12/11/15.
6. Existing tax parcels for The Livingway Fellowship are:
Monroe 20-231, 20-232 and 20-232DP
Ref. PB 10-133

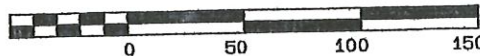
By: John Elwin Knight
Ga. R. L. S. 1945
P.O. Box 625
Social Circle, Ga. 30025
Ph. 770-464-4549

"The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67."



NAIL FOUND AT C/L INTERSECTION OF S. MADISON AVE. & TOWLER ST.

GRAPHIC SCALE 1"=50'



PLAT OF SURVEY FOR:

THE LIVINGWAY FELLOWSHIP - PENTECOSTAL HOLINESS CHURCH

Scale: 1"=50 LAND DISTRICT 3 LAND LOT 67 GMD 419

Date: 12/11/15 CITY OF MONROE WALTON COUNTY, GA.

Revised: Drawn By: B.R.W.

Job: Surveyor: JOHN ELWIN KNIGHT GA, R.L.S. 1945



Overview



Legend

 Parcels

Parcel ID	M0200232A00	Owner	LIVING WAY FELLOWSHIP PENTECOSTAL	Last 2 Sales			
Class Code	Residential		HOLINESS CHURCH	Date	Price	Reason	Qual
Taxing District	Monroe		101 OAK RIDGE	4/1/2016	0	RI	U
	Monroe		MONROE GA 30655	9/8/1972	0	UK	U
Acres	0.74	Physical Address	1110 S MADISON AVE				
		Assessed Value	Value \$107900				

(Note: Not to be used on legal documents)

Date created: 6/3/2019
 Last Data Uploaded: 6/3/2019 8:10:53 AM

Developed by  **Schneider**
 GEOSPATIAL



ONLINE PAYMENTS - PROPERTY TAXES

ONLINE PAYMENTS - PROPERTY TAXES

PRINTER FRIENDLY ([HTTPS://WALTONCOUNTYGA.GOVERNMENTWINDOW.COM/PRINT_BILL.HTML?BILL_ID=29889D311G51685R75813843428776&FORMAT=PDF](https://waltoncountyga.governmentwindow.com/print_bill.html?BILL_ID=29889D311G51685R75813843428776&FORMAT=PDF))

TRANSLATE: **BACK**

2019 Property Tax Statement

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

Ph: 770-266-1736 (tel:770-266-1736), Fax: 770-267-1416
(tel:770-267-1416)

LIVING WAY FELLOWSHIP PE
HOLINESS CHURCH
101 OAK RIDGE
MONROE, GA 30655

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-21683 (tel:2019-21683)	11/15/2019	\$0.00	\$1709.44	\$0.00	Paid 11/13/2019

View Tax Assessment
<https://qpublic.schneidercorp.com/application.aspx?AppID=628&pagetype=Results&SearchAddress=1110+MADISON+AVE+S>

Map: M0200-00000-232-A00

Location: 1110 MADISON AVE S

Account No: 433660 010

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

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

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

Ph: 770-266-1736 (tel:770-266-1736), Fax: 770-267-1416
(tel:770-267-1416)



Tax Payer: LIVING WAY FELLOWSHIP PE
Map Code: M0200-00000-232-A00
Description: .74AC
Location: 1110 MADISON AVE S
Bill No: 2019-21683 (tel:2019-21683)

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date
\$0.00	\$0.00	0.0000	\$107,900.00	11/15/2019	08/14/2019

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$43,160.00	\$0.00	\$43,160.00	0.001981	\$85.50	\$0.00	\$85.50
CITY TAX	\$0.00	\$43,160.00	\$0.00	\$43,160.00	0.005821	\$443.03	-\$191.80	\$251.23
COUNTY	\$0.00	\$43,160.00	\$0.00	\$43,160.00	0.010905	\$580.93	-\$110.27	\$470.66
SCH BOND	\$0.00	\$43,160.00	\$0.00	\$43,160.00	0.002300	\$99.27	\$0.00	\$99.27
SCHOOL	\$0.00	\$43,160.00	\$0.00	\$43,160.00	0.018600	\$802.78	\$0.00	\$802.78
TOTALS					0.039607	\$2,011.51	-\$302.07	\$1,709.44

-1
13



Return to:
Rebecca Polston Dally, P.C.
137 E. Hightower Trail
P.O. Box 745
Social Circle, GA 30025
(770) 464-3330
File No: 19-10380A

BK: 4421 PG: 240
Filed and Recorded
Jul-30-2019 10:35:47AM
DOC#: D2019-008841
Real Estate Transfer Tax Paid \$87.00
1472019002765

Karen P. David
CLERK OF SUPERIOR COURT Walton County GA.

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 24th day of July, 2019 between **CHARLES W. ANSCHUTZ, SR. and BRYNE DUREN**, as parties of the first part, hereinafter called Grantors, and **WILLIAM DOYLE MITCHELL**, as party of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee") to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantors for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantee, all of the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 67 of the 3rd Land District, GMD 419, Walton County, Georgia, containing 0.742 acres, as more particularly described on plat of survey for **THE LIVINGWAY FELLOWSHIP – PENTECOSTAL HOLINESS CHURCH**, dated December 11, 2015, prepared and certified by John Elwin Knight, Ga. R.L.S. No. 1945, which is recorded in Plat Book 112, page 81, Walton County, Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

Subject property is improved with a dwelling known as 1110 S. Madison Avenue, Monroe, Georgia 30655 according to the current system of numbering property in the City of Monroe.

TO HAVE AND TO HOLD the said bargained premises, together 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 **WILLIAM DOYLE MITCHELL**, the said party of the second part, his successors and or assigns forever in **Fee Simple**.

AND THE SAID parties of the first part, for their successors and or assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his successors and or assigns, against the claims of all persons owning, holding or claiming by, through or under the said parties of the first part.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and affixed their seals the day and year first above written.

Signed this 24th day of July, 2019
in the presence of.

Unofficial Witness

CHARLES W. ANSCHUTZ, SR. (SEAL)

Notary Public
(My commission expires) 10-15-19
(Notary Public Seal Affixed)

BRYNE DUREN (SEAL)



**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting
the property at 1110 S Madison Avenue
to be considered for a Conditional Use
to allow a Personnel Care Home in a R1A Zoning.**

**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on January 21, 2020
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 1110 S Madison Avenue
to be considered for a Conditional Use
to allow a Personnel Care Home in a R1A Zoning.**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on February 11, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

January 5, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 12-20-19
Description: Rezone request 341 N. Broad St.

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approve*

Background: This property is currently a split zoned property containing R1 and P zoning. Majority R1. The applicant requests a variance to allow the subdivision of the property into three lots, all of which will comply with the zoning ordinance in every other way. The lot frontage variance is sought due to the unique circumstance of the water tower parcel limiting the street frontage and precluding acquiring the necessary frontage. Additionally, the applicant is concurrently seeking a rezone of the Professional zoning portion of the lot to R1.

Attachment(s): application and supporting documents



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

Plan Report

Plan NO.: ZONE-000043-2019

Plan Type: Rezone

Work Classification: Map Amendment

Plan Status: In Review

Apply Date: 12/19/2019

Expiration:

Location Address

Parcel Number

341 N BROAD ST, MONROE, GA 30655

M0120071

Contacts

Monroe Historic Properties, LLC **Owner**
 P.O. BOX 802, Monroe, GA 30655
 (770)267-2503

Description: REQUEST FOR REZONE FROM P/R1 TO R1 - P&Z MEETING 1/21/20 @ 5:30 PM - COUNCIL MEETING 2/11/20 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
Total Sq Feet: 0.00

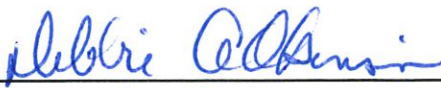
Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00


Payments	Amt Paid
Total Fees	\$100.00
Check # 2156	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments




 Issued By:


 Plan_Signature_1

 Plan_Signature_2

December 19, 2019

 Date


 Date

 Date

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 341 N Broad Street, Monroe, GA 30655
COUNCIL DISTRICT 3/7
MAPNUMBER M12
PARCEL NUMBER 71
- II. PRESENT ZONING P/R1 REQUESTED ZONING R1 with variance on Tract 3
- III. ACREAGE 2.79 PROPOSED USE Create three (3) estate-sized single family residential lots
- IV. OWNER OF RECORD Monroe Historic Properties, LLC
ADDRESS PO Box 1588, Monroe, GA 30655

PHONE NUMBER 770-267-2503

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
The surrounding properties are currently zoned for R1 or P.
 - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
See attached document "Rezone Application Supplemental Information", Answer #2
 - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
The current value of the Subject Property is approximately \$250,000.00.
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification
Approximately \$350,000.00
 - 5. A description of the suitability of the subject property under the existing zoning classification
See attached document "Rezone Application Supplement Information", Answer #5
 - 6. A description of the suitability of the subject property under the proposed zoning classification of the property
See attached document "Rezone Application Supplement Information", Answer #6

7. A description of any existing use of property including a description of all structures presently occupying the property One single family home is located on the Subject Property with an approximate square footage of 1,840. The remainder of the property is undeveloped open land.
8. The length of time the property has been vacant or unused as currently zoned The Subject Property is currently and has been for several years used as a rental property and is currently occupied.
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 See attached document "Rezone Application Supplement Information", Answer #9

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

All that tract of parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton and in the City of Monroe, located in Land Lot 64 of third Land District, being designated as Tract 2 containing 2.795 acres as shown by a plat of survey entitled "Plat of Survey Prepared For The Estate of Charles Lamar Briscoe", prepared by Batchelor & Associates Land Surveying Inc., certified by Gerald T. Batchelor, Georgia Registered Land Surveyor No. 2238, date November 2, 2004, revised November 24, 2004, recorded in Plat Book 96, page 35, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof hereby made for a more complete description.

Rezoning Application
Page Three (3)

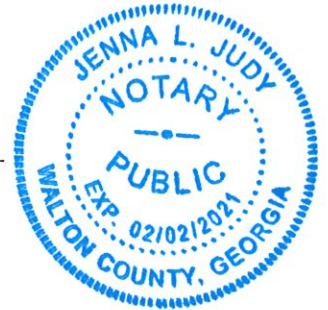
Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) [Signature], Managing Member
Address PO Box 1588, Monroe, GA 30655
Phone Number 770-267-2503

Attorney/Agent (signature) _____
Address _____
Phone Number _____

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

Jenna J. Judy (Notary Public) 12/19/2019 (Date)
My Commission Expires 2/2/2021



Rezoning Application
Page Four (4)

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

Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from P/R1 to R1 located at 341 N Broad Street, containing 2.79 acre(s), property owner being Monroe Historic Properties, LLC filed on 12/20/2019.

CHECK LIST - APPLICATION MATERIAL

- Application Fee (\$100.00 Application Fee Single Family Rezoning)
(\$300.00 Application Fee Multi Family Rezoning)
(\$200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)
 - The completed application form (one original with original signatures)
 - Special Conditions made part of the rezoning/annexation request
 - Legal Description
 - Survey plat of property showing bearings and distances and:
 - abutting property owners
 - the zoning of abutting property
 - the current zoning of the subject property
 - Development Plan (two full size and one 11x17)
 - Site plan of the property at an appropriate scale
 - the proposed use
 - internal circulation and parking (proposed number of parking spaces)
 - landscaping minimum square footage of landscaped area
 - grading
 - lighting
 - drainage (storm water retention structures)
 - amenities (location of amenities)
 - buildings (maximum gross square footage and height of structures)
 - buffers
 - Additional information that may be required by the Code Enforcement Officer:
-
-

Monroe Utilities Network Availability Letter

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

Rezoning Application

Page five (5)

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

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

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

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

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

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

Rezoning Application

Page six (6)

COMMENTS

-All 3 lots much larger than the minimum 15,000 SF

-Only 3 homes total

-Lot 3 needs a variance from 100' in frontage to 79' due to water tower location

-Home sizes will be 1,800 SF minimum. Most will be 3,000 SF

-Home styles will be historic in nature

Disclosure of Campaign Contributions and/or gifts:

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years. The filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: _____ Date: _____

Revised 11/27/17

The City of Monroe

Rezone Application Supplemental Information

Applicant: Monroe Historic Properties, LLC

Owner: Monroe Historic Properties, LLC

Property: 341 N Broad Street

Answer #2:

The Subject Property currently has a diminished market value due to its current zoning of P and R-1. The P zoning has been on this parcel for a very long time while the property has been marketed for sale with negative results. There is an overabundant supply of P zoned parcels in the area. Any further development of the parcel under the Professional Zoning would not be economically feasible.

Answer #5:

As mentioned above, the Subject Property has been marketed for several years under the current Professional Zoning classification with negative results. There is an overabundant supply of Professional office space currently in this corridor and additional Professional office space would not be viable.

Answer #6:

The Subject Property is perfectly suited for the requested rezoning to R1. This project will help infill larger single-family homes in the downtown area.

Answer #9:

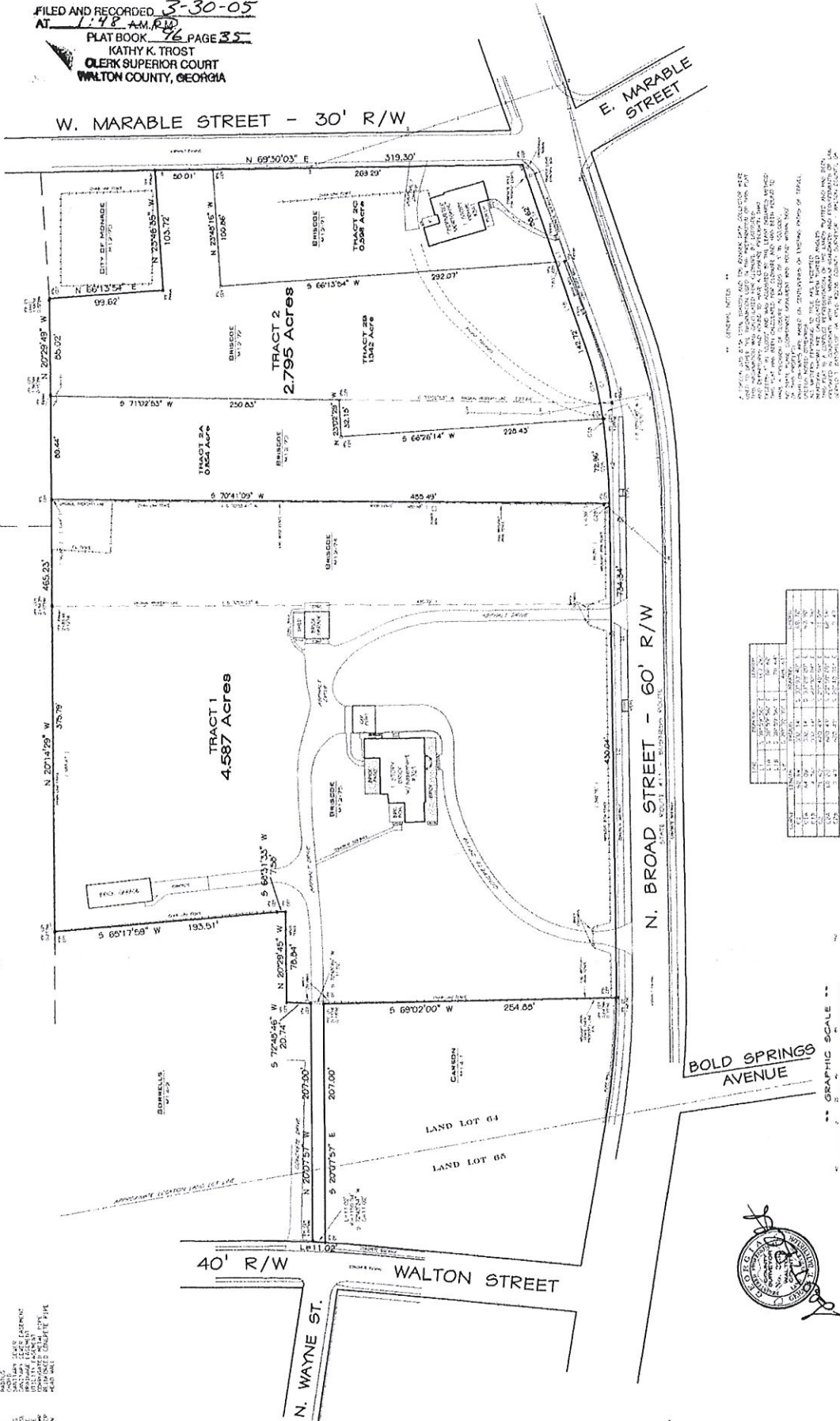
See Answer #2.

Total Acreage = 7.382 Acres

APPROVED FOR RECORDING

Tracy Ross
3-30-05

FILED AND RECORDED 3-30-05
AT 1:48 AM, P.M.
PLAT BOOK 26 PAGE 35
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



GENERAL NOTES

1. THIS SURVEY WAS MADE BY THE BACHELOR & ASSOCIATES, L.P., A LIMITED LIABILITY PARTNERSHIP, UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE SURVEYOR, AND THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF THE CITY OF MONROE, GEORGIA, AND THAT THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF THE CITY OF MONROE, GEORGIA, AND THAT THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF THE CITY OF MONROE, GEORGIA.

TRACT	ACRES	PERCENTAGE
TRACT 1	4.587	62.14%
TRACT 2	2.795	37.86%
TOTAL	7.382	100.00%

BOLD SPRINGS AVENUE



GRAPHIC SCALE

DEFINITIONS

ACRES: 43,560 SQR. FT.

CHAINS: 66 FT.

FEET: 12 IN.

INCHES: 25.4 MM.

MINUTE: 1/60 DEGREE

PERCENT: 1/100

ROD: 16.5 FT.

SECTION: 36 SQR. ACRES

TOWNSHIP: 36 SQR. MILES

TRACT: PORTION OF A SECTION

WALTON COUNTY, GEORGIA

PLAT OF SURVEY PREPARED FOR THE ESTATE OF **CHARLES LAMAR BRISCOE** LOCATED IN THE CITY OF MONROE LAND LOTS 64 & 65 - 3rd LAND DISTRICT WALTON COUNTY, GEORGIA

BACHELOR & ASSOCIATES
LAND SURVEYING, INC.
P.O. BOX 701
MONROE, GEORGIA 38105
1344 W. SPRING STREET Ph. (770) 207-3010

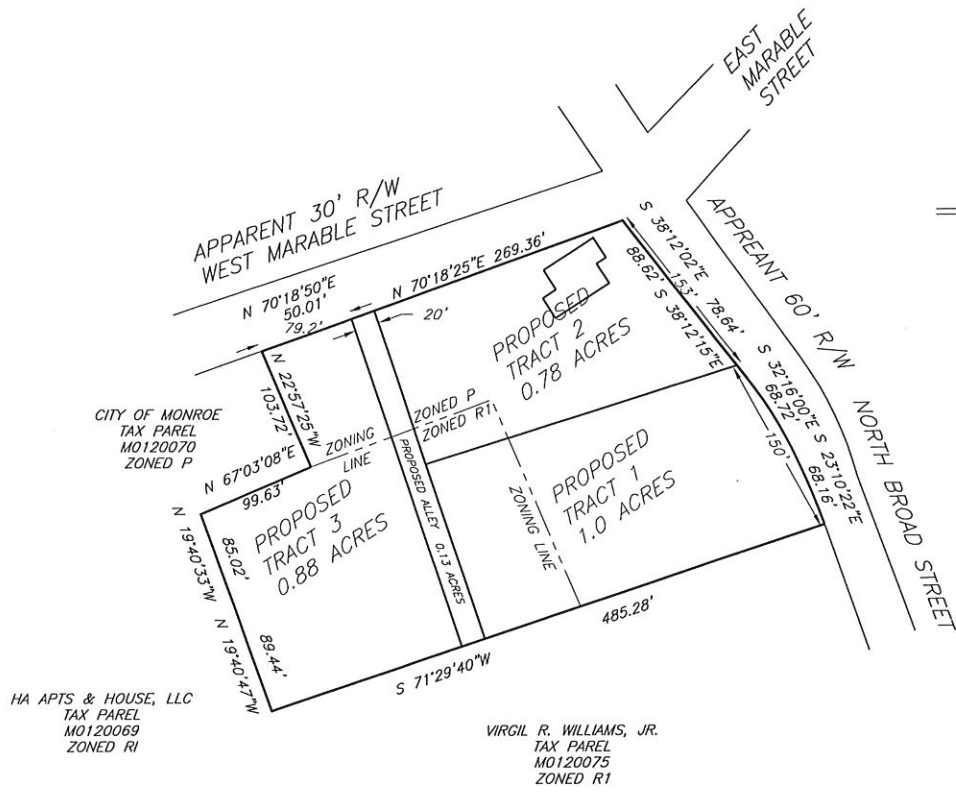
APPENDIX

PLAT BOOK PAGE

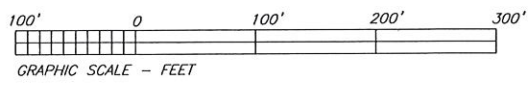
DEED BOOK PAGE

24100

THIS BLOCK RESERVED FOR
THE CLERK SUPERIOR COURT



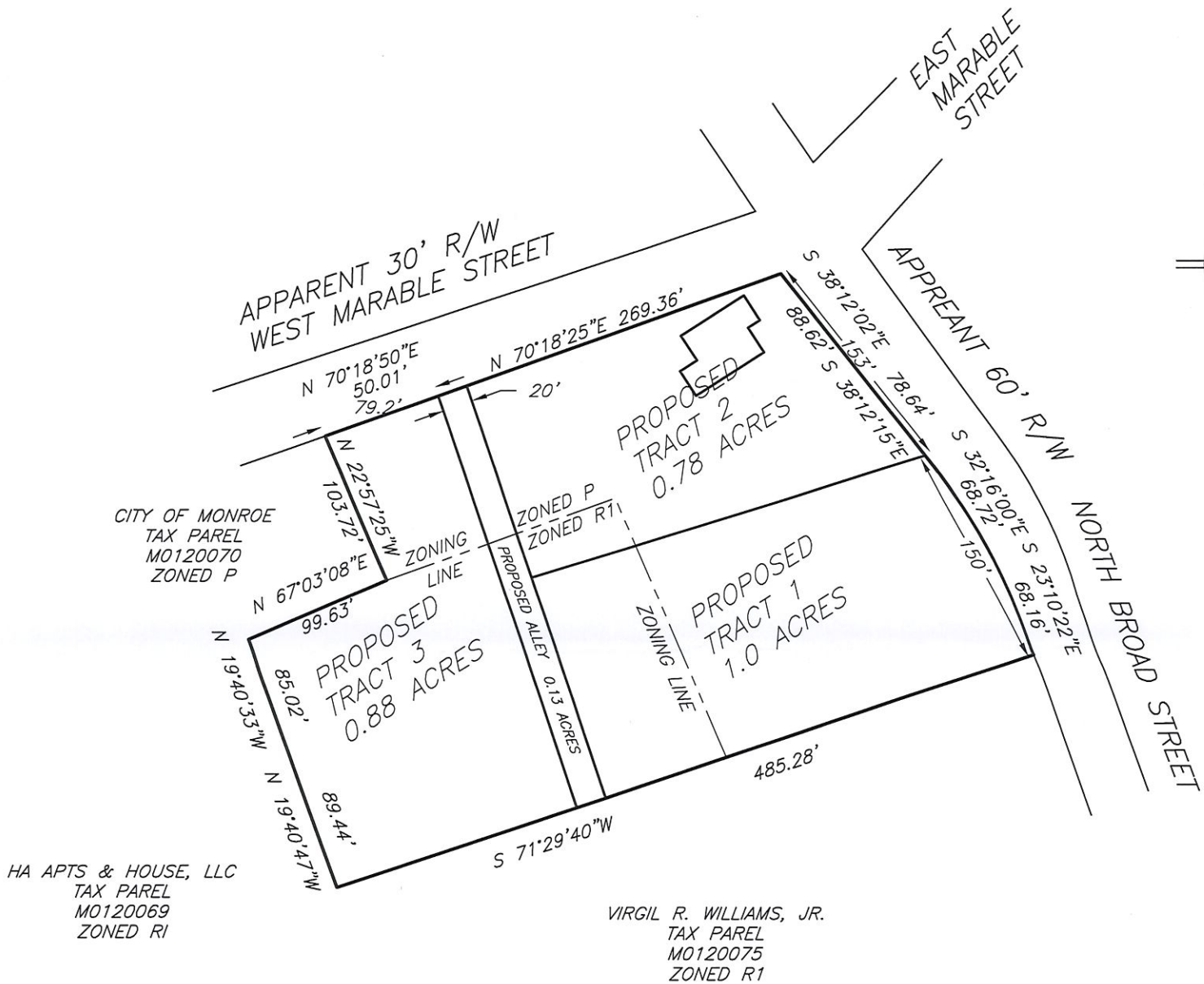
NOTE:
BOUNDARY INFORMATION PER PLAT OF SURVEY FOR
THE ESTATE OF CHARLES LAMAR BRISCOE, DATED 11/2/2004
LAST REVISED 11/24/2004, PREPARED BY BATCHELOR AND
ASSOCIATES LAND SURVEING, INC.
THIS IS NOT A SURVEY AND NOT TO BE USED FOR SALE
OR TRANSFER OF TITLE.



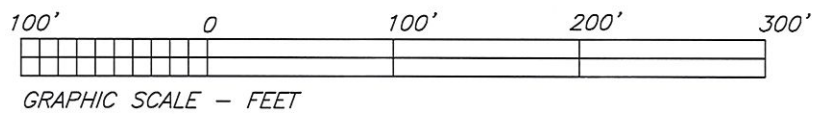
REZONING PLAT FOR:		
MONROE HISTORIC PROPERTIES, LLC		
TAX PARCEL M0120071, 341 N. BROAD STREET, ZONED P & R1		
FIELD WORK DATE: NONE	DATE OF PLAT PREPARATION: 12/17/19	
LAND LOT(S) 64	3rd DISTRICT	WALTON COUNTY, GEORGIA
ALCOVY SURVEYING AND ENGINEERING, INC.		SCALE: 1" = 100'
2205 HWY. 81 S., LOGANVILLE, GA. 30052		JOB NO. 18-083
Phone 770-466-4002 - LSF#000759		

THIS BLOCK RESERVED FOR
THE CLERK SUPERIOR COURT

GRID NORTH GA. WEST ZONE



NOTE:
BOUNDARY INFORMATION PER PLAT OF SURVEY FOR
THE ESTATE OF CHARLES LAMAR BRISCOE, DATED 11/2/2004
LAST REVISED 11/24/2004, PREPARED BY BATCHELOR AND
ASSOCIATES LAND SURVEING, INC.
THIS IS NOT A SURVEY AND NOT TO BE USED FOR SALE
OR TRANSFER OF TITLE.



REZONING PLAT FOR:

MONROE HISTORIC PROPERTIES, LLC

TAX PARCEL M0120071, 341 N. BROAD STREET, ZONED P & R1

FIELD WORK DATE: NONE

DATE OF PLAT PREPARATION: 12/17/19

LAND LOT(S) 64

3rd DISTRICT

WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC.

SCALE: 1" = 100'

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

JOB NO. 18-083



Date: 12-19-19

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 341 N Broad St. in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV *not now but available*
- TELEPHONE
- INTERNET

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

Arrie Ques
City of Monroe

215 North Broad Street • Post Office Box 725 • Monroe, Georgia 30655
Telephone 770-267-3429 • customerservice@monroega.gov

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 341 N Broad St to
be rezoned from P/R1 to R1
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on January 21, 2020
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 341 N Broad Street to
be rezoned from P/R1 to R1
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on February 11, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

January 5, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 12-20-19
Description: Variance request 341 N. Broad St.

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approve*

Background: This property is currently a split zoned property containing R1 and P zoning. Majority R1. The applicant requests a variance to allow the subdivision of the property into three lots, all of which will comply with the zoning ordinance in every other way. The lot frontage variance is sought due to the unique circumstance of the water tower parcel limiting the street frontage and precluding acquiring the necessary frontage. Additionally, the applicant is concurrently seeking a rezone of the Professional zoning portion of the lot to R1.

Attachment(s): application and supporting documents



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

Plan Report

Plan NO.: VAR-000044-2019

Plan Type: Variance

Work Classification: Variance

Plan Status: In Review

Apply Date: 12/19/2019

Expiration:

Location Address

Parcel Number

341 N BROAD ST, MONROE, GA 30655

M0120071

Contacts

Monroe Historic Properties, LLC **Owner**
 P.O. BOX 802, Monroe, GA 30655
 (770)267-2503

Description: REQUEST FOR VARIANCE OF LOT FRONTAGE - P&Z MTG 1/21/20 @ 5:30 PM
 - COUNCIL MTG 2/11/20 @ 6:00 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$100.00
Check # 2156	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkins

Issued By:

Jennay Adams

Plan_Signature_1

Plan_Signature_2

December 19, 2019

Date

12/19/2019

Date

Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 30 days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 341 N Broad Street, Monroe, GA 30655 Council District 3 / 7 Map and Parcel # M0120071
Zoning P/R1 Acreage 2.79 Proposed Use single-family residential lots Road Frontage +/- 300 ft. / on
(street or streets)

Applicant
Name Monroe Historic Properties, LLC
Address PO Box 1588, Monroe, GA 30655
Phone # 770-267-2503

Owner
Name Monroe Historic Properties, LLC
Address PO Box 1588, Monroe, GA 30655
Phone # 770-267-2503

Request Type: (check one) Variance [X] Conditional Use []

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Reduce lot frontage on Tract 3 to 79' to allow for three estate sized single family residential lots.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
Primarily single family residential and professional uses in the area.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
The City water tower location causes the need for this lot frontage width reduction.

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:
Three single family home lots. See attached plat.

State the particular hardship that would result from strict application of this Ordinance:
Three lots is a low yield. Only two lots would not be economically viable

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

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

Documents to be submitted with request:


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

Application Fees:

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

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

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

Signature  Date: 12/19/17

mm

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

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

Signature _____ Date: _____

_____ Date: _____

Notary Public
Commission Expires: _____

I hereby withdraw the above application: Signature _____ Date _____

2018 Property Tax Statement

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

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

MONROE HISTORIC
PROPERTIES LLC
P O BOX 802
MONROE, GA 30655

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-24963	11/15/2018	\$0.00	\$2846.53	\$0.00	Paid 11/13/2018

Map: M0120-00000-071-000
Location: 341 N BROAD STREET
Account No: 499260 010

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

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

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

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



Tax Payer: MONROE HISTORIC
Map Code: M0120-00000-071-000 Real
Description: 2.79AC
Location: 341 N BROAD STREET
Bill No: 2018-24963

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$180,700.00	11/15/2018	08/08/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$72,280.00	\$0.00	\$72,280.00	0.001979	\$143.04	\$0.00	\$143.04
CITY TAX	\$0.00	\$72,280.00	\$0.00	\$72,280.00	0.005298	\$677.48	-\$294.54	\$382.94
COUNTY	\$0.00	\$72,280.00	\$0.00	\$72,280.00	0.010905	\$961.68	-\$173.47	\$788.21
SCH BOND	\$0.00	\$72,280.00	\$0.00	\$72,280.00	0.002600	\$187.93	\$0.00	\$187.93
SCHOOL	\$0.00	\$72,280.00	\$0.00	\$72,280.00	0.018600	\$1,344.41	\$0.00	\$1,344.41
TOTALS					0.039382	\$3,314.54	-\$468.01	\$2,846.53

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

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

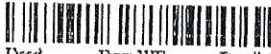
Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

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

Current Due	\$2,846.53
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,846.53
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/13/2018

1-1
CP

Return Recorded Document to:
PRESTON & MALCOM, P. C.
Attorneys at Law
Post Office Box 984
110-112 Court Square
Monroe, Georgia 30065
File No. 07-21254



Deed Doc: WD Rec#: 134653
Recorded 02/16/2007 09:40AM
Georgia Transfer Tax Paid : \$300.00

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02661 Pg 0112

[Space above this line for recording data]

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

This Indenture made this 15th day of February, in the year Two Thousand Seven, between CHARLES KEVIN BRISCOE, of the County of Muscogee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MONROE HISTORIC PROPERTIES, LLC, 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),

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton and in the City of Monroe, located in Land Lot 64 of the 3rd Land District, being designated as Tract 2, containing 2.795 acres as shown by a plat of survey entitled "Plat of Survey Prepared For The Estate of Charles Lamar Briscoe", prepared by Batchelor & Associates Land Surveying Inc., certified by Gerald T. Batchelor, Georgia Registered Land Surveyor No. 2238, dated November 2, 2004, revised November 24, 2004, recorded in Plat Book 96, page 35, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

Being the same property conveyed to Grantor by Executor's Deed of Assent dated May 1, 2005, recorded in Deed Book 2199, pages 340-344, Clerk's Office, Walton Superior Court.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said 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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public



CHARLES KEVIN BRISCOE (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

FILED AND RECORDED 3-30-05
 AT 1:48 AM EDT
 PLAT BOOK 76 PAGE 35
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

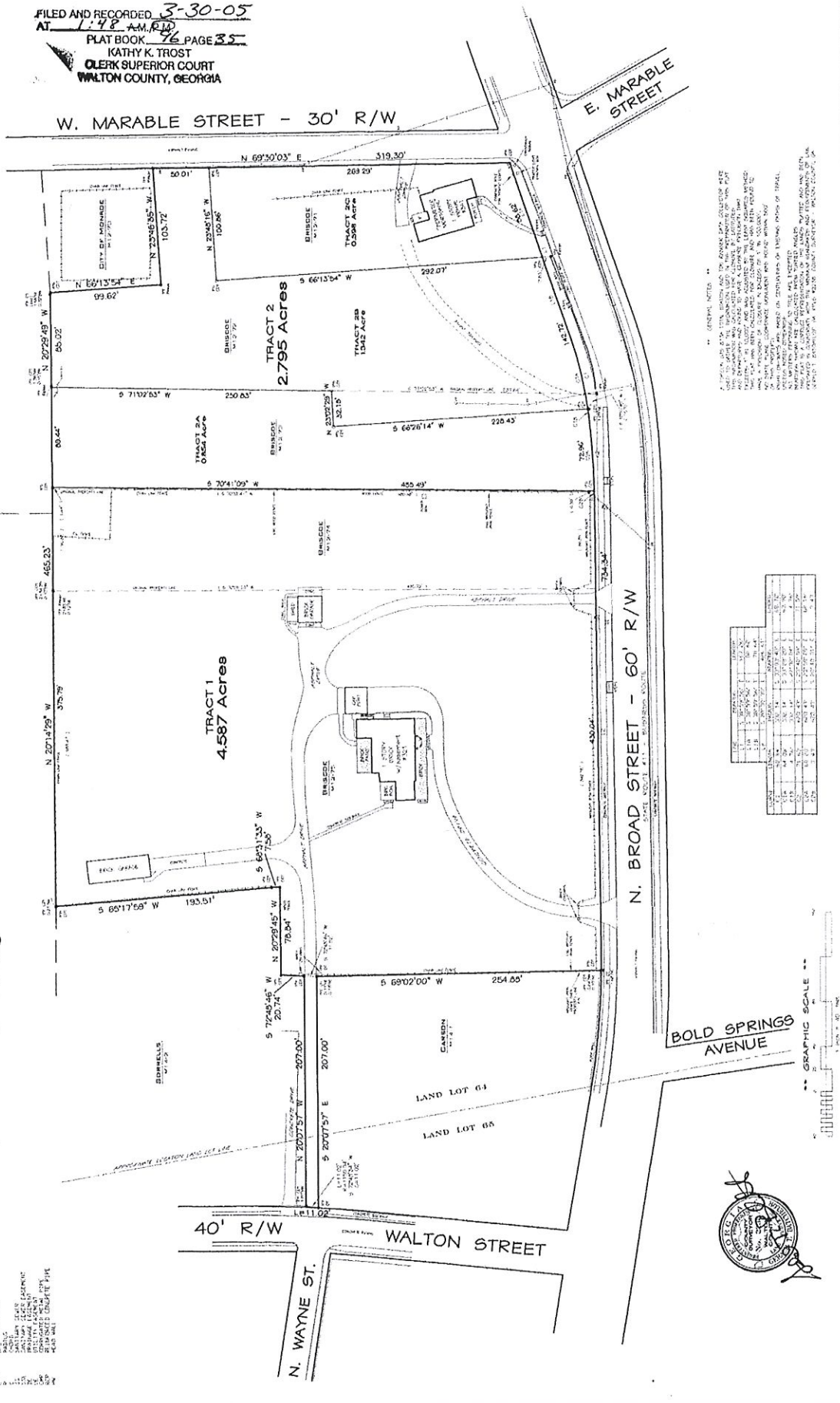


** FLOOD ZONING **
 THIS MAP HAS BEEN RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, GEORGIA. ANY FLOOD ZONING INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS MAP.

M.A. BRISCOE, LLC
 10200 N. W. 11th St.
 Doral, FL 33126

Total Acreage = 7.382 Acres

APPROVED FOR RECORDING
Kathy Trost
 3-30-05



** GENERAL NOTES **
 1. THIS SURVEY WAS MADE BY THE BACHELOR & ASSOCIATES LAND SURVEYING, INC. ON 3/23/05.
 2. THE TOTAL AREA OF THIS SURVEY IS 7.382 ACRES.
 3. THE TOTAL AREA OF TRACT 1 IS 4.587 ACRES.
 4. THE TOTAL AREA OF TRACT 2 IS 2.795 ACRES.
 5. THE TOTAL AREA OF LAND LOT 64 IS 0.000 ACRES.
 6. THE TOTAL AREA OF LAND LOT 65 IS 0.000 ACRES.
 7. THE TOTAL AREA OF LAND LOT 66 IS 0.000 ACRES.
 8. THE TOTAL AREA OF LAND LOT 67 IS 0.000 ACRES.
 9. THE TOTAL AREA OF LAND LOT 68 IS 0.000 ACRES.
 10. THE TOTAL AREA OF LAND LOT 69 IS 0.000 ACRES.
 11. THE TOTAL AREA OF LAND LOT 70 IS 0.000 ACRES.
 12. THE TOTAL AREA OF LAND LOT 71 IS 0.000 ACRES.
 13. THE TOTAL AREA OF LAND LOT 72 IS 0.000 ACRES.
 14. THE TOTAL AREA OF LAND LOT 73 IS 0.000 ACRES.
 15. THE TOTAL AREA OF LAND LOT 74 IS 0.000 ACRES.
 16. THE TOTAL AREA OF LAND LOT 75 IS 0.000 ACRES.
 17. THE TOTAL AREA OF LAND LOT 76 IS 0.000 ACRES.
 18. THE TOTAL AREA OF LAND LOT 77 IS 0.000 ACRES.
 19. THE TOTAL AREA OF LAND LOT 78 IS 0.000 ACRES.
 20. THE TOTAL AREA OF LAND LOT 79 IS 0.000 ACRES.
 21. THE TOTAL AREA OF LAND LOT 80 IS 0.000 ACRES.

TRACT	AREA (ACRES)	PERCENTAGE (%)
TRACT 1	4.587	62.14
TRACT 2	2.795	37.86
TOTAL	7.382	100.00

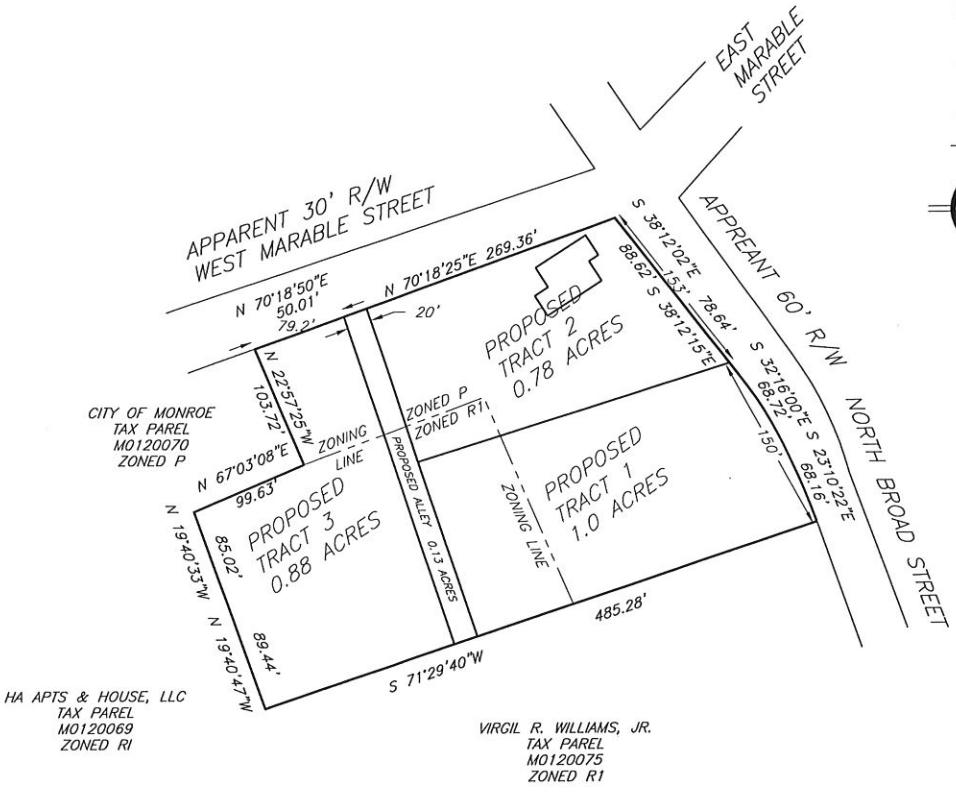
BOLD SPRINGS AVENUE



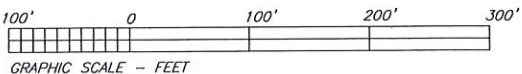
** UNLAWFUL **
 THIS MAP HAS BEEN RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, GEORGIA. ANY FLOOD ZONING INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS MAP.

24100	PLAT OF SURVEY PREPARED FOR THE ESTATE OF CHARLES LAMAR BRISCOE LOCATED IN THE CITY OF MONROE LAND LOTS 64 & 65 1 ST 3 RD LAND DISTRICT WALTON COUNTY, GEORGIA		<table border="1"> <tr><th>NO.</th><th>DATE</th><th>AMOUNT</th><th>TOTAL</th></tr> <tr><td>1</td><td>11/22/2004</td><td>100.00</td><td>100.00</td></tr> <tr><td>2</td><td>12/15/2004</td><td>100.00</td><td>200.00</td></tr> <tr><td>3</td><td>01/05/2005</td><td>100.00</td><td>300.00</td></tr> <tr><td>4</td><td>02/15/2005</td><td>100.00</td><td>400.00</td></tr> <tr><td>5</td><td>03/15/2005</td><td>100.00</td><td>500.00</td></tr> <tr><td>6</td><td>04/15/2005</td><td>100.00</td><td>600.00</td></tr> <tr><td>7</td><td>05/15/2005</td><td>100.00</td><td>700.00</td></tr> <tr><td>8</td><td>06/15/2005</td><td>100.00</td><td>800.00</td></tr> <tr><td>9</td><td>07/15/2005</td><td>100.00</td><td>900.00</td></tr> <tr><td>10</td><td>08/15/2005</td><td>100.00</td><td>1000.00</td></tr> </table>	NO.	DATE	AMOUNT	TOTAL	1	11/22/2004	100.00	100.00	2	12/15/2004	100.00	200.00	3	01/05/2005	100.00	300.00	4	02/15/2005	100.00	400.00	5	03/15/2005	100.00	500.00	6	04/15/2005	100.00	600.00	7	05/15/2005	100.00	700.00	8	06/15/2005	100.00	800.00	9	07/15/2005	100.00	900.00	10	08/15/2005	100.00	1000.00	BACHELOR & ASSOCIATES LAND SURVEYING, INC. P.O. BOX 701 MONROE, GEORGIA 30005 134A W. SPRING STREET Ph. (770) 207-3010	** REFERENCE ** PLAT BOOK _____ PAGE _____ DEED BOOK _____ PAGE _____ 24100
	NO.	DATE	AMOUNT	TOTAL																																													
1	11/22/2004	100.00	100.00																																														
2	12/15/2004	100.00	200.00																																														
3	01/05/2005	100.00	300.00																																														
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7	05/15/2005	100.00	700.00																																														
8	06/15/2005	100.00	800.00																																														
9	07/15/2005	100.00	900.00																																														
10	08/15/2005	100.00	1000.00																																														

THIS BLOCK RESERVED FOR
THE CLERK SUPERIOR COURT



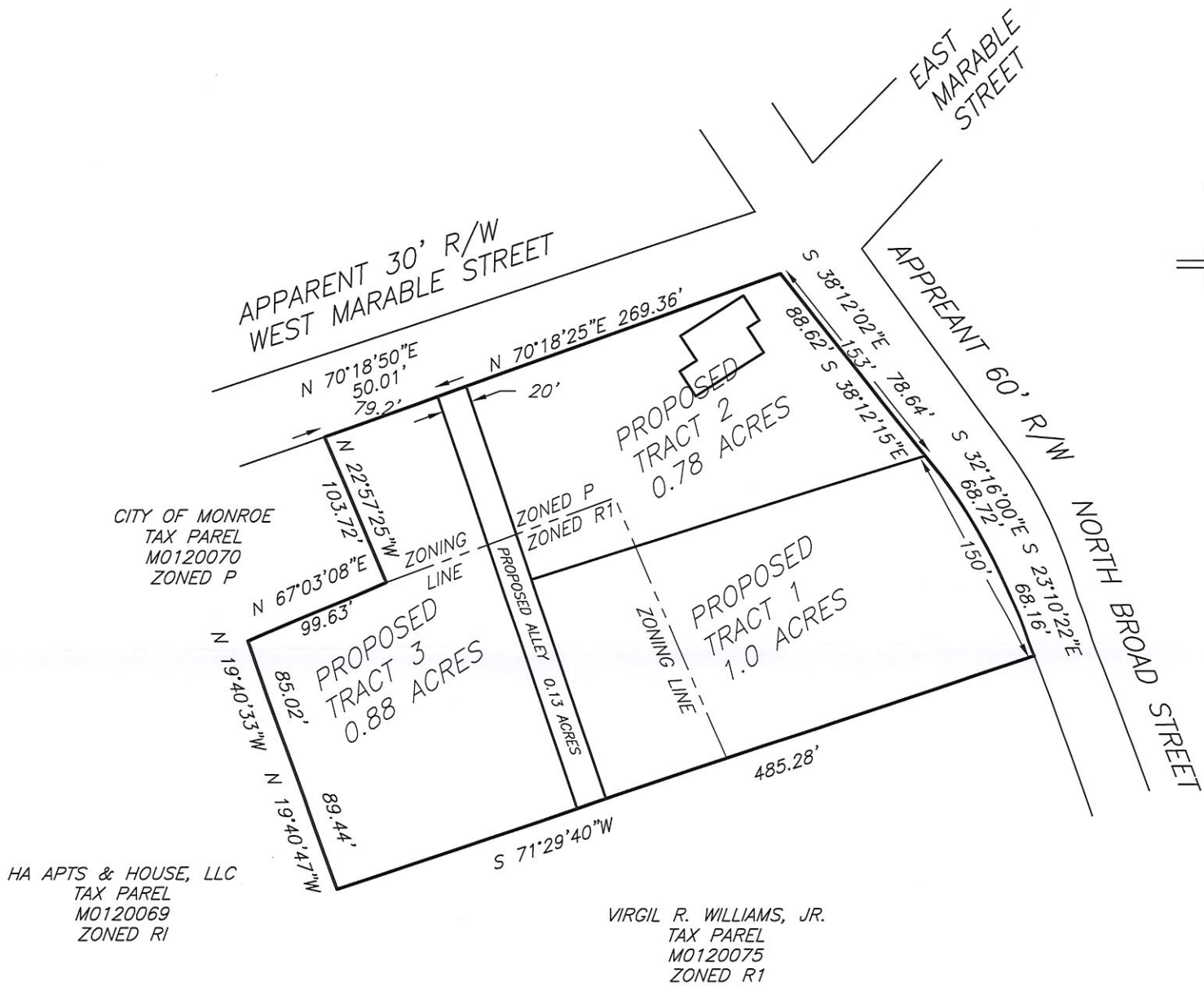
NOTE:
BOUNDARY INFORMATION PER PLAT OF SURVEY FOR
THE ESTATE OF CHARLES LAMAR BRISCOE, DATED 11/2/2004
LAST REVISED 11/24/2004, PREPARED BY BATCHELOR AND
ASSOCIATES LAND SURVEING, INC.
THIS IS NOT A SURVEY AND NOT TO BE USED FOR SALE
OR TRANSFER OF TITLE.



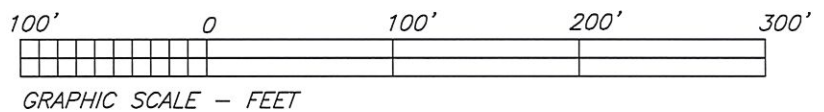
REZONING PLAT FOR:	
MONROE HISTORIC PROPERTIES, LLC	
TAX PARCEL M0120071, 341 N. BROAD STREET, ZONED P & R1	
FIELD WORK DATE: NONE	DATE OF PLAT PREPARATION: 12/17/19
LAND LOT(S) 64	3rd DISTRICT WALTON COUNTY, GEORGIA
ALCOVY SURVEYING AND ENGINEERING, INC.	
2205 HWY. 81 S., LOGANVILLE, GA. 30052 Phone 770-466-4002 - LSF#000759	
SCALE: 1" = 100' JOB NO. 18-083	

THIS BLOCK RESERVED FOR
THE CLERK SUPERIOR COURT

GRID NORTH GA. WEST ZONE



NOTE:
BOUNDARY INFORMATION PER PLAT OF SURVEY FOR
THE ESTATE OF CHARLES LAMAR BRISCOE, DATED 11/2/2004
LAST REVISED 11/24/2004, PREPARED BY BATCHELOR AND
ASSOCIATES LAND SURVEING, INC.
THIS IS NOT A SURVEY AND NOT TO BE USED FOR SALE
OR TRANSFER OF TITLE.



REZONING PLAT FOR:

MONROE HISTORIC PROPERTIES, LLC

TAX PARCEL M0120071, 341 N. BROAD STREET, ZONED P & R1

FIELD WORK DATE: NONE

DATE OF PLAT PREPARATION: 12/17/19

LAND LOT(S) 64

3rd DISTRICT

WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC.

SCALE: 1" = 100'

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

JOB NO. 18-083



Date: 12-19-19

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 341 N Broad St. in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV *not now but available*
- TELEPHONE
- INTERNET

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

Arris Ques
City of Monroe

215 North Broad Street • Post Office Box 725 • Monroe, Georgia 30655
Telephone 770-267-3429 • customerservice@monroega.gov

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 lot frontage of the Zoning Ordinance for 341 N Broad Street. A public hearing will be held on January 21, 2020 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 lot frontage of the Zoning Ordinance for 341 N Broad Street. A public hearing will be held on February 11, 2020 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:

January 5, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-19-19
Description: Major subdivision over 5 lots. No accompanying development of streets or infrastructure.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Approve

Background: Subsequent division of property from a recently (minor) subdivided lot of record requiring review and approval by the P&Z and the City Council per the development regulations. These lots are along McDaniel Street as were the recent minor subdivision lots. This will make a total of ten new lots fronting on McDaniel Street.

Attachment(s): Permit information and application to the extent necessary.



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

Plan Report

Plan NO.: PLAT-000039-2019

Plan Type: Subdivision Plat

Work Classification: Major Subdivision

Plan Status: In Review

Apply Date: 11/15/2019

Expiration:

Location Address

945 HOLLY HILL ROAD, MONROE, GA 30655

Contacts

Arcovia Properties, Inc **Applicant**
 P.O. BOX 1805, Loganville, GA 30052

Description: REQUEST FOR APPROVAL OF MAJOR SUBDIVISION P&Z MTG 1/27/20 @5:30
 PM-COUNCIL MTG 2/11/20 @6:00 PM 215 N BROAD STREET

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Major Subdivision Plat Review	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Check # 12800	\$50.00
Amount Due:	\$0.00

Condition Name Description Comments

Debbie Cadden

Issued By:

November 15, 2019

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects - 50% of BP

NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe

Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments...
Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name McDaniel st

Project Location McDaniel st

Proposed Use Residential Map/Parcel 7/59

Acreage 1.3 #S/D Lots 6 # Multifamily Units _____ # Bldgs _____

Water(provider) city of monroe Sewer(provider) city of monroe

Property Owner Cross pointe investments LLC Phone# 770-262-6352

Address P.O Box 1805 City Loganville State GA Zip 30052

Developer Mark Willett Phone# 770-262-6352

Address P.O Box 1805 City Loganville State GA Zip 30052

Designer Alcovy Surveying & Engineering inc. Phone# 770-466-4002

Address 2205 Highway 815 City Loganville State GA Zip 30052

Site Contractor _____ Phone# _____

Address _____ City _____ State _____ Zip _____

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT: [Signature] DATE: 11-15-19

McMichael & Gray, PC
ATTORNEYS AT LAW

574 Conyers Road, Suite 100
Loganville, GA 30052
470-210-1255
skylar@mcmichaelandgray.com

Date: June 21, 2019

Cross Pointe Investments LLC
P. O. Box 1805
Loganville, GA 30052

RE: 170 acres +/- Etchison Spur Tract
Monroe, GA

Enclosed is the original Deed which conveys ownership of your property to you. This Deed has been recorded in the records of the Superior Court of the county where the property is located and is proof that you are the legal owner of the property. It is a good idea to protect the original by placing it in a safe place with your other important papers.

Please remember that if you are occupying this property as your principal residence, you must file for your homestead exemption to obtain a reduction in the amount of property taxes. The deadline to file for homestead exemption varies by county. Please contact your county's Tax Commissioner's Office for your deadline, location(s) where you can make your filing and what information they will require in order for you to file for your Homestead Exemption.

We wish you the best of health and happiness in your home. If we can be of assistance to you in any other matter, please do not hesitate to call.

Sincerely,

McMichael and Gray, PC
Skylar Murphy
Post-Closing Department

4-4
C
SB

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

Order No.: LOG-190349-PUR

Property Appraiser's Parcel I.D. Number:
C0600-034

BK: 4396 PG: 357-360

Filed and Recorded

Jun-12-2019 12:59:52PM

DOC#: D2019-004468

Real Estate Transfer Tax Paid \$405.60

1472019002025

Karen F. David
CLERK OF SUPERIOR COURT Walton County GA.

Executor's Deed

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 6th day of June, 2019, between
Ellen Henson Rogers and Dr. Susan Henson Frost, Individually AND as Co-Executors of the Estate
of Charles Walton Henson, Jr. AKA Charles W. Henson, Jr., deceased and Mary Woodson Felker,
as Administrator of the Estate of Florence Henson Blackwood AKA Florence Bibb Henson,
deceased,

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

Cross Pointe Investments LLC, a Georgia Limited Liability Company
as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor (acting under and by virtue of the power and authority contained in
said will, the same having been duly probated and recorded May 3, 2019, in the Court of Probate of Walton
County, Georgia, for and in consideration of \$10.00 DOLLARS in hand paid, at and before the sealing and delivery
of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, aliened, conveyed,
and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, the
following described property:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

This conveyance is made subject to easements, encumbrances (but not liens), covenants, conditions and
restrictions of record and to all matters that would be disclosed by a current survey and inspection of the Property
(collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property subject to the Permitted Exceptions, together with any and all
of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the
only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of
Grantee forever IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or
might have been held, possessed and enjoyed, by the said deceased.

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:

Karl Jackson
Unofficial Witness

[Signature]
Notary Public

My Commission Expires 4/16/23



Ellen Henson Rogers and Susan Henson Frost, as
Co-Executors of the Estate of Charles Walton Henson,
Jr. AKA Charles W. Henson, Jr., deceased

BY: [Signature]
Ellen Henson Rogers
Co-Executor

BY: [Signature] see attached
Susan Henson Frost Exhibit "B"
Co-Executor

[Signature]
Ellen Henson Rogers, individually

[Signature] see attached
Susan Henson Frost, individually Exhibit "B"

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

Order No.: LOG-190349-PUR

Property Appraiser's Parcel I.D. Number:
C0600-034

Exhibit "B"

Executor's Deed

STATE OF GEORGIA

COUNTY OF WALTON

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Ellen Henson Rogers and Dr. Susan Henson Frost, Individually AND as Co-Executors of the Estate
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as Administrator of the Estate of Florence Henson Blackwood AKA Florence Bibb Henson,
deceased,

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

Cross Pointe Investments LLC, a Georgia Limited Liability Company
as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
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(collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property subject to the Permitted Exceptions, together with any and all
of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the
only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of
Grantee forever IN FEE SIMPLE: In as full and ample a manner as the same was held, possessed and enjoyed, or
might have been held, possessed and enjoyed, by the said deceased.

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:

Brenda K. Jones
Unofficial Witness
Elise E. Evers
Notary Public

My Commission Expires _____



Ellen Henson Rogers and Susan Henson Frost, as
Co-Executors of the Estate of Charles Walton Henson,
Jr. AKA Charles W. Henson, Jr., deceased

BY: See attached
Ellen Henson Rogers
Co-Executor

BY: Susan Henson Frost
Susan Henson Frost
Co-Executor

See attached
Ellen Henson Rogers, individually
Susan Henson Frost
Susan Henson Frost, individually

Signed, sealed and delivered in the presence of:

John Smith

Unofficial Witness

Robert Hune-Kalter

Notary Public

My Commission Expires: 3-26-2022

ROBERT HUNE-KALTER
Notary Public - State of Colorado
Notary ID 20184013629
My Commission Expires Mar 26, 2022

Mary Woodson Felker, as Administrator of
the Estate of Florence Henson Blackwood
AKA Florence Bibb Henson, deceased.

BY:

Mary Woodson Felker
Mary Woodson Felker
Administrator

Legal description 170 acres

All that tract or parcel of land lying and being in Walton County, containing 157 acres more or less, lying in the Vinegar Hill District, known as part of the Nicy Smith Dower Tract, located on the Nicy Smith Bridge Road, and bounded as follows:

On the West by lands formerly owned by J.A. Pirkle and later by New York Life Insurance Company, and now owned by Arle Etchison; on the North by land of Arle Etchison and land of W.E. Moore; on the East by the present River Run Dredge Ditch of Alcova River; on the South by land of R.C. Martin, A.M. Kelly, Eugene Kelly, and L.C. McGarity and land formerly known as the Jack Etchison land now owned by W.O. Phillips.

This is part of the tract conveyed to Sudie W. Miller by Robin S. Nowell on December 27, 1945 and recorded in the Office of the Clerk of Walton Superior Court in Deed Book 29, page 187, on December 27, 1945, and also being the same property conveyed by Sudie W. Miller to C.W. Henson on June 13, 1951, and recorded in Deed Book 39, Page 594, Office of the Clerk, Walton County Superior Court, said deeds conveying that portion of said land which lies on the West side of the present River Run Dredge Ditch of Alcova River, said Sudie W. Miller retaining and not conveying that portion of said land which lies on the East side of said present River Run Dredge Ditch of Alcova River.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lots 30 and 31, 3rd District, City of Monroe, Walton County, Georgia, containing 13.020 acres and shown as Tract 2 on a survey for H.A. Spruce, LLC, dated January 29, 2018, prepared by Ronald Calvin Smith, Georgia Registered Land Surveyor #2921, recorded in Plat book 114, Page 32, Walton County, Georgia records, to which plat reference is made for a more detailed description.

SURVEYOR CERTIFICATION

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

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

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

CITY OF MONROE CODE ENFORCEMENT DATE:

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

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

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

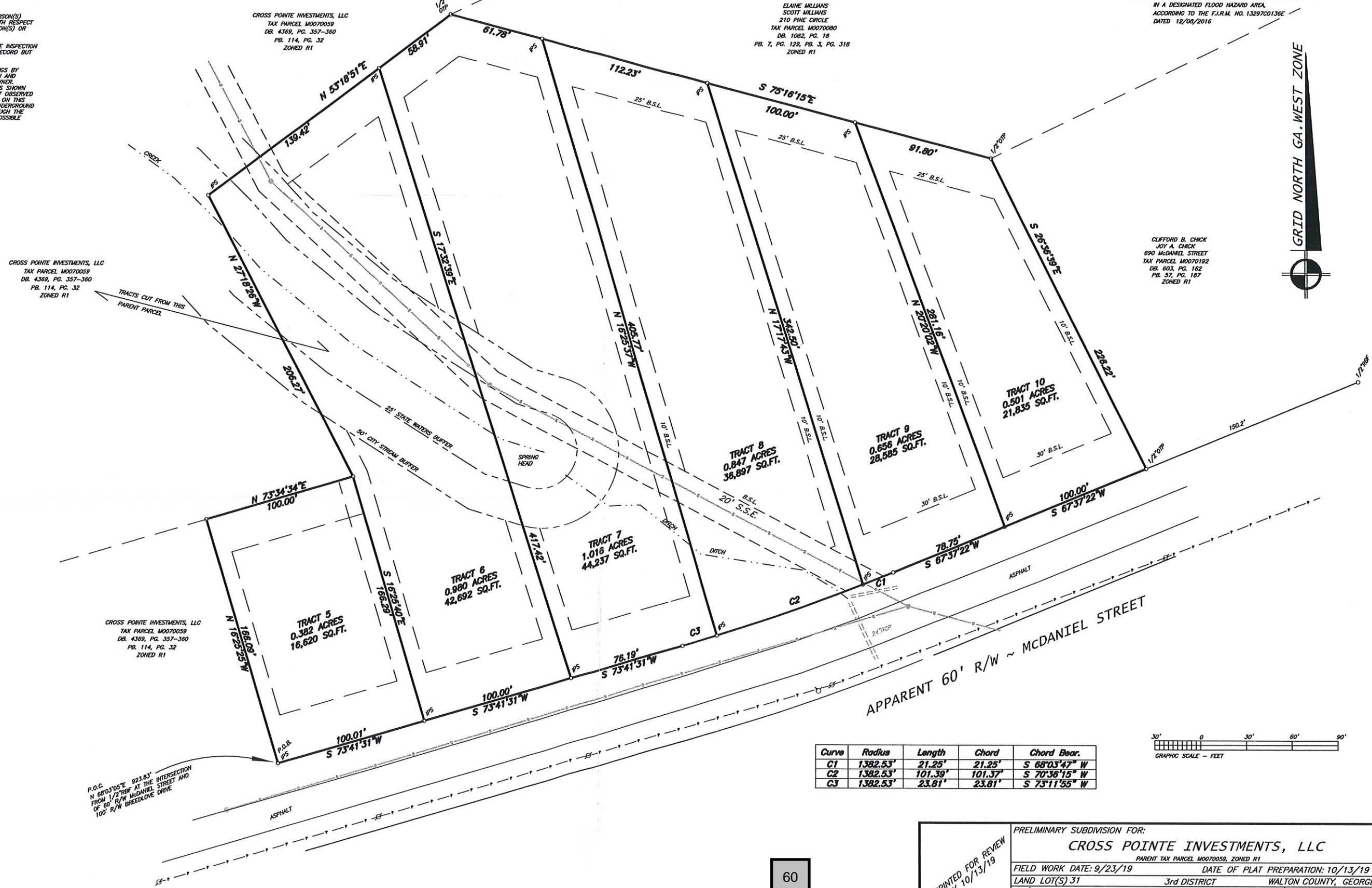
ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES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

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

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

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO. 1329700136E DATED 12/08/2016

CLIFFORD B. CHICK
JOY A. CHICK
690 MCDANIEL STREET
TAX PARCEL M0070192
DB. 603, PG. 162
PB. 57, PG. 187
ZONED R1



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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,827 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 66,046 FEET.

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

P.O.C. N 68°03'05"E 923.83' FROM 1/2" IRON PIN AT THE INTERSECTION OF 60' R/W MCDANIEL STREET AND 100' R/W BEECHLOVE DRIVE

PRINTED FOR REVIEW ONLY 10/13/19

PRELIMINARY SUBDIVISION FOR:
CROSS POINTE INVESTMENTS, LLC
PARENT TAX PARCEL M0070059, ZONED R1

FIELD WORK DATE: 9/23/19 DATE OF PLAT PREPARATION: 10/13/19
LAND LOT(S) 31 3rd DISTRICT WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 30'
2205 HWY. 81 S., LOGANVILLE, GA. 30052
Phone 770-466-4002 - LSF #000759

JOB NO. 16-194



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 01-10-2020
Description: Major subdivision approval Madison Davis PRD Referenced parcels only.

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *approval*

Background: This is a long-standing development that has finally gotten to the point of being built out. This subdivision creates more than five lots and therefore requires P&Z recommendation and Council approval per the Development regulations.

Attachment(s): Application and supporting documents, see below.



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

Plan Report

Plan NO.: PLAT-000046-2020

Plan Type: Subdivision Plat

Work Classification: Major Subdivision

Plan Status: In Review

Apply Date: 01/09/2020

Expiration:

Location Address

Parcel Number

321 MILLEDGE AVE, MONROE, GA 30655

M0170113

Contacts

EAGLE INVESTMENT PARTNERS **Applicant**
 380 E MIDLAND AVE STE 200, WINDER, GA 30680
 WLOBRIEN111@YAHOO.COM

Description: FINAL PLAT APPROVAL - P&Z MTG 1/21/2020 @ 5:30 PM - COUNCIL MTG 2/11/2020 @ 6:00 PM MADISON DAVIS SUBDIVIDING PARCEL M0160112 AND M0170113 6 LOTS

Valuation: \$0.00
 Total Sq Feet: 0.00

Fees	Amount
Major Subdivision Plat Review	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Check # 2443	\$50.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Robinson

Issued By:

William O'Brien

Plan_Signature_1

Plan_Signature_2

January 09, 2020

Date

1/9/2020

Date

Date

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects - 50% of BP
NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe
Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments... Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name Madison Davis PRD
Project Location 309 321 Mulledge Ave
Proposed Use Residential Map/Parcel MO160112
MO170113
Acreage 1 1/2 #S/D Lots 10 # Multifamily Units _____ # Bldgs _____
Water(provider) Monroe Sewer(provider) Monroe
Property Owner Eagle Investment Partners LLC Phone# 678 478 3700
Address 2492 Walkers Glen Ln City Buford State Ga Zip 30519
Developer Same Phone# _____
Address _____ City _____ State _____ Zip _____
Designer _____ Phone# _____
Address _____ City _____ State _____ Zip _____
Site Contractor Same Phone# _____
Address _____ City _____ State _____ Zip _____

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT: William OBrien DATE: 1/8/20

