



Planning Commission Meeting

AGENDA

Tuesday, November 17, 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 - October 20, 2020

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

1. Request for COA - 390 Jim Daws Road
2. Request for COA - 620 Hwy 138
3. Request for Rezone from PRD to PRD with changes - 302 Michael Etchison Rd
4. Request for Rezone from PRD/PCD to PCD/PRD Changing Master Plan - 1000 Hwy 138
5. Request for Variance of Lot Frontage - 249 Boulevard

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

1. Revisit Request for COA - 0 Mayfield Drive

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES FOR ZOOM MEETING
October 20, 2020**

Present: Nate Treadaway, Randy Camp, Rosalind Parks,

Absent: Chase Sisk, Mike Eckles

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Logan Propes – City Administrator

Visitors: Chris Adamson, Gabel Holder, Nathan Purvis, Lee Rowell, John Hampton, Whit Holder

CALL TO ORDER by Acting Chairman Camp at 5:30 pm.

Acting Chairman Camp asked for any changes, corrections or additions to the September 15, 2020 minutes. Motion to approve made by Treadaway. Parks seconded with a request that the word meeting be corrected to be motion after PH Closed at 5:54. Motion carried. Minutes approved.

Acting Chairman Camp ask for a Code Officer Report.

Kelley: Currently the city is busy with projects which is encouraging. The MAB project (Monroe Pavilion Project) is still a go with a minor delay. They should be getting started back up with vertical construction the beginning of the year.

Public Hearing Open 5:33 pm

The First Item of Business is for petition # ZONE-000069-2020 for a Rezone and Annexation at 0 North Broad Street (parcel C0900009). The applicant is Monroe 02 Partners. Code Department recommends approval.

Nathan Purvis, Owner, spoke to the request. He stated they would like to bring in this property to be the same zoning of B3 as the property adjacent to it. They are interested in constructing a self-storage facility with commercial out parcels.

Acting Chairman Camp asked for any questions.

PH Closed at 5:36

Acting Chairman Camp entertained a motion.

Parks made a motion to approve.
Treadaway second. Motion Carried.

Public Hearing Opened at 5:37 pm

The Second Item of Business is for petition # PCOM-000071-2020 for a COA to construct a self-storage facility at 0 Mayfield Drive. The applicant is White Oak Real Estate Acquisitions, LLC. Code Department recommends denial.

John Hampton applicant spoke to the request. He had a hand out for the new updated packet with answers to the comments made by the Code Department on the original request packet. He went over each point individually.

With much discussion and numerous questions about the revised packet it was decided it might be best to table until all of the Commission and Patrick could study the changes for compliance.

PH Closed 5:55

Acting Chairman Camp entertained a motion.

Treadaway made a motion to table until November 17, 2020 meeting.
Parks second. Motion Carried

Public Hearing Opened at 5:56 pm

The Third Item of Business is for petition # PCOM-000070-2020 for a COA for Façade changes at 600 South Broad St. Bldg. 1 Ste A & D. The applicant is Whit Holder, partner of Pleasant Valley Assets LLC the owner. Code Department recommends approval.

Whit Holder spoke to the request. The plan is to subdivide the old warehouses into 4 tenant spaces with new storefronts. They would like to use different materials for doors and windows. They would like to use an aluminum metal for doors and windows with a divided light window. The awnings would be essentially the same, possibly a little bit smaller.

With more discussion and questions to determine the size of the awnings on the new storefront as opposed to the existing and the distance between the two it was determined the existing would not be seen from Broad St.

Public Hearing close at 6:00 pm

Acting Chairman Camp entertained a motion

Treadaway made a motion to approve.

Parks Second. Motion Carried
COA Granted

Public Hearing Opened At 6:01 pm

The Fourth Item of Business is for petition # ZONE-000074-2020 for a Zoning Code Text Amendment #9 for Article VIII: Site Design, Article IX: Building Design, and Article XIII: Landscaping Design and Tree Preservation. The applicant is the City of Monroe. Code Department recommends approval.

Logan Propes City Administrator spoke to the request. The City desires to modify some of the perceived issues in the text code of some deficiencies we have found on different kinds of developments and the materials they use the architectural style. We are trying to tighten up a little so it actually fits within the fabric of the community better. They are minor changes.

Acting Chairman Camp asked for any questions.

Public Hearing closed at 6:06 pm

Parks made a motion to approve.
Treadaway second. Motion Carried

Old Business: None

New Business: Kelley stated the Gator bags the Mayfield Drive group wanted to use is not a substitution for an irrigation system. It's not a permanent fixture to maintain landscaping.

Acting Chairman Camp entertained a motion to adjourn.

Motion to adjourn made by Parks.
Seconded by Treadaway
Meeting adjourned 6:08 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-13-2020
Description: Certificate of Appropriateness for 390 Jim Daws Rd. applicant: Jay Rawl

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation:

Background: This is an industrial property that wishes to add a new building similar in appearance to the existing buildings. Our CDO requirements were adopted after the existing buildings were built. This building was anticipated at the time of original development.

Attachment(s):



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

Plan Report

Plan NO.: PCOM-000077-2

6

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 10/12/2020

Expiration:

Location Address

390 JIM DAWS RD, MONROE, GA 30655

Contacts

JAY RAWL **Applicant**
 390 JIM DAWS RD, MONROE, GA 30655
 (678)584-9734 mmccrorey@sunbeltbuilders.com

Description: REQUEST FOR COA FOR NEW BUILDING - P&Z MTG 11/17/2020 @ 5:30 PM
 215 N BROAD ST

Valuation: \$ 0.00
 Total Sq Feet: 0.00

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Check # 35568	\$50.00
Amount Due:	\$0.00

Condition Name	Description	Comments
	Issued By: Debbie Adkinson	October 12, 2020
	Plan_Signature_1	Date
	Plan_Signature_2	Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 45 through 52 of the Zoning Ordinance.

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

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

DATE: October 7, 2020

APPLICANT: Jay Rawl

APPLICANT'S ADDRESS: 390 Jim Daws Road, Monroe, Georgia 30655

TELEPHONE NUMBER: 678-584-9734

PROPERTY OWNER: J.F.R., LLC

OWNER'S ADDRESS: 390 Jim Daws Road, Monroe, Georgia 30655

TELEPHONE NUMBER: 678-584-9734

PROJECT ADDRESS: 390 Jim Daws Road, Monroe, Georgia 30655

Brief description of project: New 70,000 sqft warehouse facility

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

DEFINITIONS:

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

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

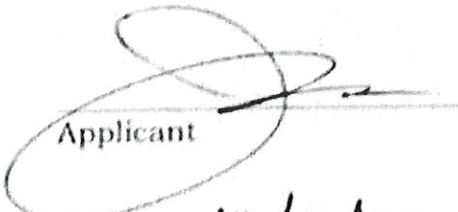
- 5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

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

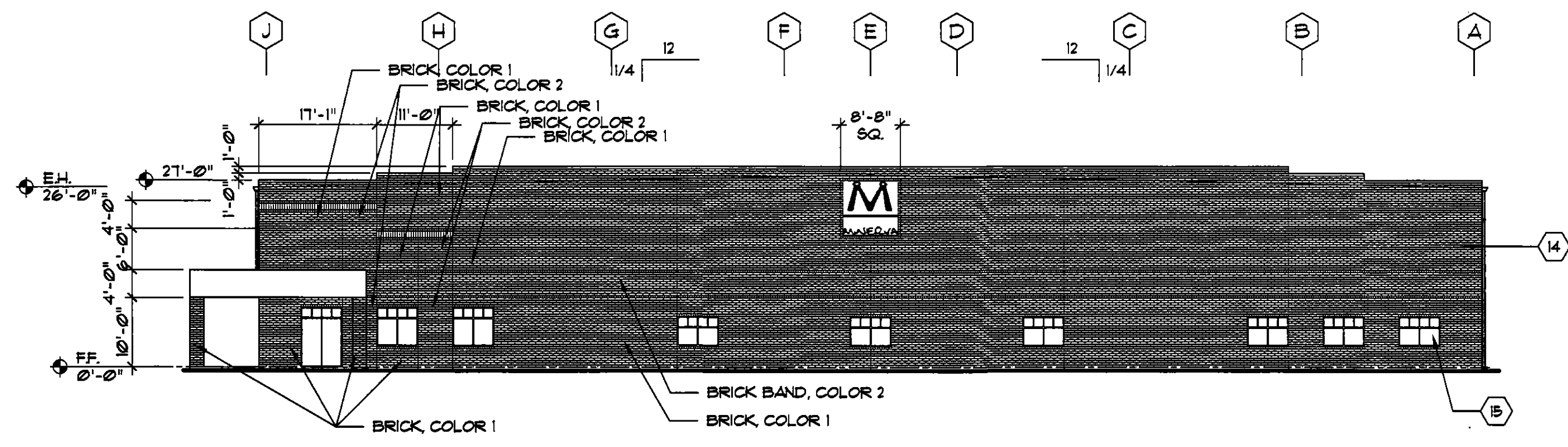
"Landscaping/landscape area" means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar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

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


Applicant
Date: 10/7/20

Revised 9/23/19

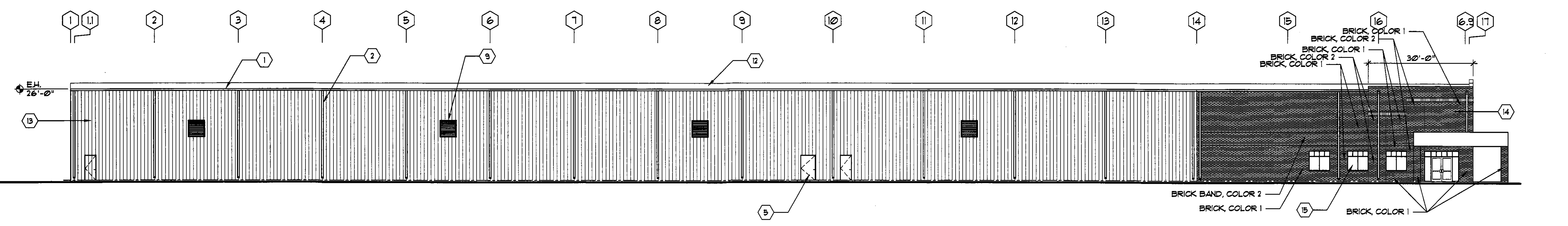




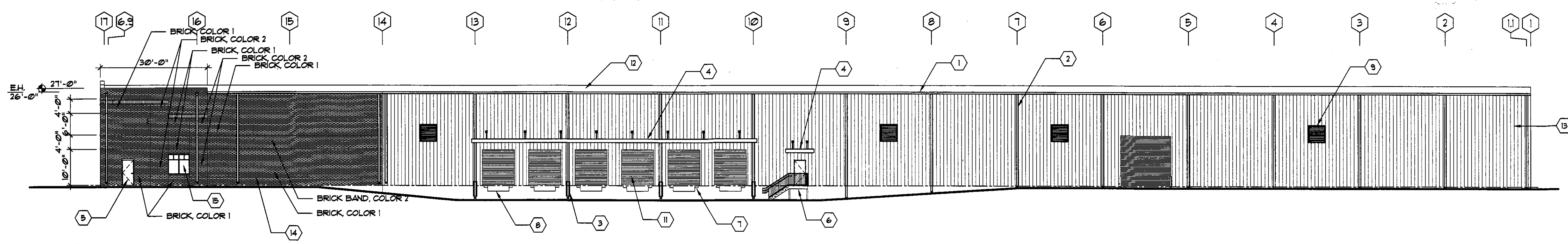
1 FRONT (EAST) ELEVATION
1/16" = 1'-0"

ELEVATION MATERIAL LEGEND	
#	DESCRIPTION
1	26 GA. PREFINISHED METAL GUTTER BY METAL BLDG. MFR.
2	26 GA. PREFINISHED METAL DOWNSPOUT BY METAL BLDG. MFR.
3	PAINTED STEEL DOWNSPOUT PROTECTOR, SEE DETAIL, MATCH WALL COLOR
4	PREFINISHED METAL CANOPY, 4' PROJECTION
5	PAINTED H.M. DOOR & FRAME W/ 4" CONCRETE PAD
6	PAINTED CHECKERED PLATE METAL STAIRS
7	DOCK BUMPERS, IN PAIRS
8	DOCK LEVELER, SEE DETAILS FOR SIZE
9	MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
10	26 GA. PREFINISHED METAL GABLE TRIM BY METAL BLDG. MFR.
11	PREFINISHED STEEL ROLL-UP DOCK DOOR, SEE SCHEDULE FOR SIZE, ETC.
12	24" MR-24 STANDING SEAM 24 GA. PANEL ROOF DECKING, GALVALUMED FINISH
13	26 GA. SCREW-DOWN WALL PANEL BY METAL BLDG. MFR.
14	BRICK VENEER
15	1" INSULATED GLASS IN STOREFRONT SYSTEM, SEE SPECIFICATIONS.

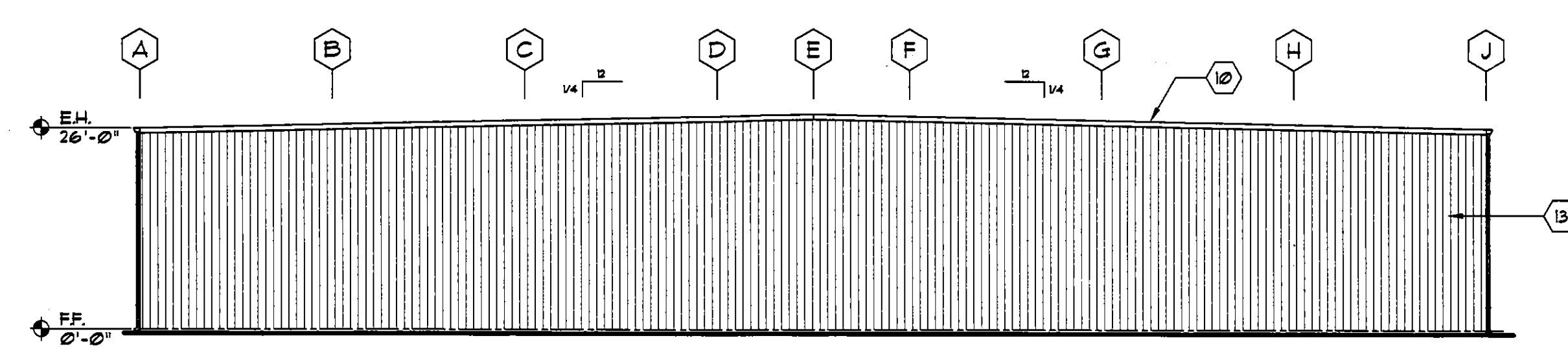
F:\ACAD Library\ACAD Legends Notes and Schedule\Material Legend.dwg



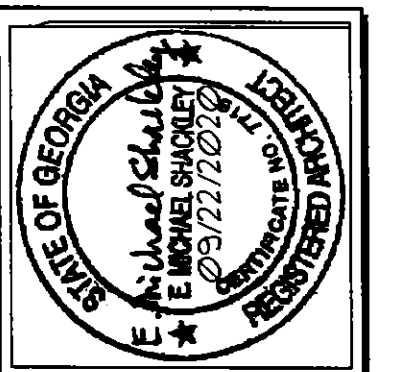
2 LEFT SIDE (SOUTH) ELEVATION
1/16" = 1'-0"



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



4 REAR (WEST) ELEVATION
1/16" = 1'-0"



Beta Design Group, Inc.
Architecture
2534 Royal Place Suite 'C' Tucker, GA. 30084
Phone: 770 481 9250
Email: mikes@betadesigngroup.com

SUNBELT BUILDERS
10941 HWY. 28, CONNINGTON, GA. 30014 1770-786-3031 1770-786-3046

Client: **MINERVA BEAUTY, INC.**
Project: **Jim Daws Road, Monroe Walton County, Georgia**

Issue	Date	Initial	Drwg.	Revision Description

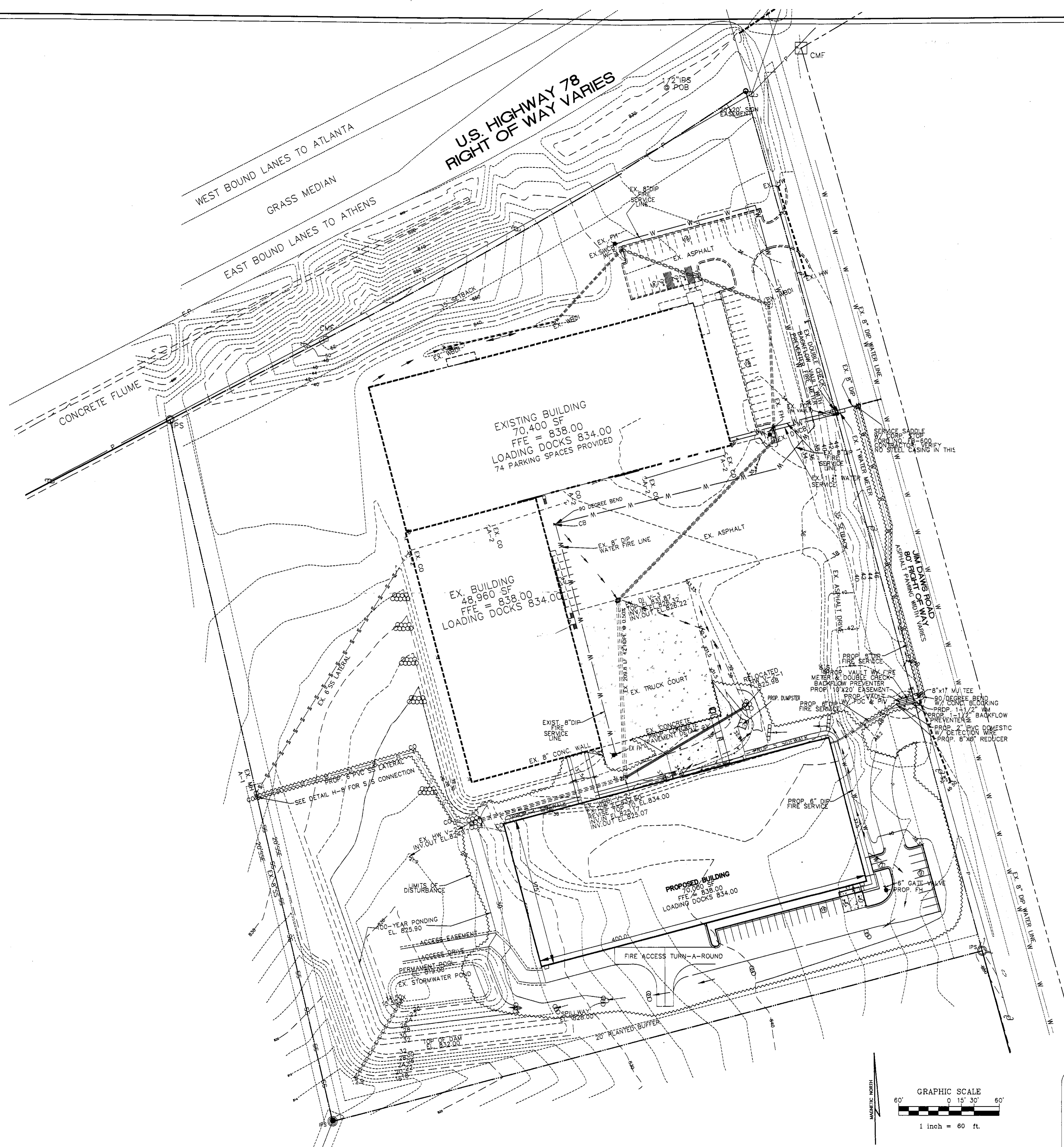
Project No.: 2020026
Drwg. Date: 09/22/20
Drwg. Revision:
Drawn By: B.D.G.
Checked By: E.M.S.
File Name: 2020026 A-2.1

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.:
A-2.1

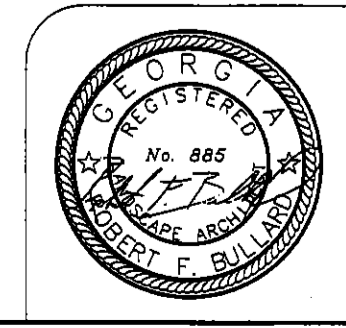
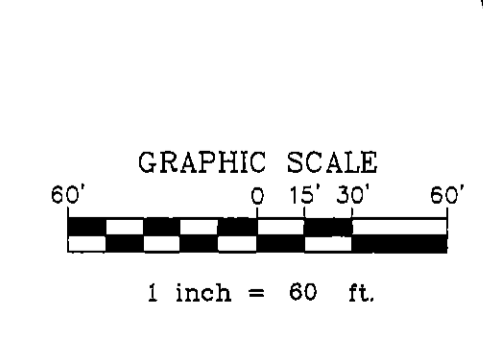
for construction

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GRAPHIC LEGEND

	Tr
	Sd1-S
	LIMITS OF DISTURBANCE
	BOUNDARY
	EX. STORM UTILITY
	DRAINAGE AREAS
	EX. FENCE
	EX. OVERHEAD POWER LINES
	EX. GAS LINES
	EX. TELEPHONE OR CABLE LINES
	EX. UNDERGROUND POWER LINES
	EX. WATER LINES
	PROP. GATE VALVE



SCALE AS SHOWN
DATE: 08-11-20
JOB 2020-2044
NO:
SHEET 3 OF 15
NO:

SITE/GRADING (OVERALL SITE) FOR:
 MINERVA BEAUTY INC.
 BUILDING ADDITION 2

BULLARD
 LAND PLANNING
 3750 GANNONROLD DR.
 SNELLVILLE, GEORGIA 30039
 CONTACT: BOBBY BULLARD
 (678) 344-1235 (678) 336-9394 FAX
 bpbobby@bellsouth.net

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on November 17, 2020 before the Planning & Zoning Commission, at 5:30 P. M. for new building at 390 Jim Daws Road.

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

Please run on the following date:

October 25, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-07-2020
Description: COA request for Chick-fil-a, 620 Hwy 138, Monroe Ga 30655 for site changes as described in the background section below.

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 location is attempting to improve efficiency and alleviate parking lot traffic snarls. They also wish to install canopies for the comfort of employees and customers alike while in the drive through order lines. Some parking spaces will be lost but the remaining onsite parking will continue to meet current parking requirements. Any remaining non-conformities are existing non-conformities and are allowed to continue until modified or abandoned.

Attachment(s): Application, plans and supporting documents



City of Monroe

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

Plan Report

Plan NO.: PCOM-000072-2

16

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 10/02/2020

Expiration:

Location Address

Parcel Number

620 HWY 138, MONROE, GA 30655

M0010003C00

Contacts

HILL FOLEY ROSSI & ASSOCIATES 3680 Pleasant Hill Road Ste 200, Duluth, GA 30096 770622858	Applicant cdurden@hfraa.com
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Description: REQUEST FOR COA FOR EXTERIOR IMPROVEMENTS - P&Z MTG 11-17-2020 @5:30 PM 215 N BROAD STREET

Valuation:	\$ 0.00
Total Sq Feet:	0.00

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Check # 8441	\$50.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
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Issued By: Debbie Adkinson

October 02, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

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4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

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

DATE: 9/29/2020

APPLICANT: Hill Foley Rossi & Associates

APPLICANT'S ADDRESS: 3680 Pleasant Hill Road Suite 200
Duluth, Georgia 30096

TELEPHONE NUMBER: 770-622-9858 EMAIL: cdurden@hfraa.com

PROPERTY OWNER: Chick-fil-A, Inc.

OWNER'S ADDRESS: 5200 Buffington Road
Atlanta, Georgia 30349

TELEPHONE NUMBER: 404-765-8000

PROJECT ADDRESS: 620 Highway 138 Monroe, Georgia 30655

Brief description of project: An existing Chick-fil-A restaurant to add a Face-To-Face order point canopy, and an outside meal delivery canopy. In addition to the two canopies, the existing restaurant will expand drive-thru lanes for increased stacking as well as add a switchback ramp sidewalk for accessible public access. No changes to the existing building are anticipated.
(Continue on separate sheet, if necessary.)

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

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

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

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2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

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

[Sec 643.4(4) (a)]

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



Applicant Hill Foley Rossi and Associates, LLC

Date: 9-29-2020

Revised 9/29/20



1 RENDERING: DRIVE-THRU / OMD CANOPY
SCALE: N.T.S.



2 RENDERING: MAIN ENTRY / F2F CANOPY
SCALE: 1/8" = 1'-0"



Tier 3: Order Point Canopy



Tier 3: Outside Meal Delivery Canopy

3 EXAMPLES: F2F AND OMD CANOPIES
SCALE: N.T.S.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998
(404) 765-8000



HILL FOLEY ROSSI
& ASSOCIATES
ARCHITECTURE
ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
p 770.422.9558
f 770.422.9533
www.hillfoleyrossi.com

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SEAL

MM/DD/YYYY

CHICK-FIL-A #2140
MONROE
620 HWY. 138 NW
MONROE, GA 30655

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

HFR PROJECT # 2049017
PRINTED FOR PERMIT
DATE Project Issue Date
DRAWN BY AT

Permit

SHEET EXTERIOR RENDERINGS

SHEET NUMBER
A-201R



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30334



Hill Foley Cross Associates
 ARCHITECTURE & ENGINEERING
 3680 Pleasant Hill Road
 Suite 200
 Duluth, Georgia 30096
 p 770.622.9888
 f 770.622.9535
 www.hillfoleyross.com



CHICK-FIL-A
MONROE, FSU
 620 HIGHWAY 138
 MONROE, GA 30655

FSR#2140

Project Status: PERMIT

BUILDING TYPE / SIZE		SERIES SCORE	
RELEASE		RELEASE	
REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	
1	9/18/20	Review	
2	9/24/20	PERMIT	

CONSULTANT PROJECT #	20-450-17
PRINTED FOR	PERMIT
DATE	9/18/20
DRAWN BY	RJO

Information contained in this drawing and in all digital files produced herefrom shall be the property of Hill Foley Cross Associates, LLC (HFC). It is intended for the use of the project named herein. Reproduction without the written consent of HFC is prohibited. All signs are to be fabricated per the sign project contract.

SHEET
 SITE PLAN
 SHEET NUMBER
C-2.0

SITE PLAN DESIGN NOTES & KEY PLAN

- SIDEWALK AREAS**
- 2 HANDICAP RAMP WITH FLARED SIDES WITH DETECTABLE WARNINGS (C-31)
 - 3 SIDEWALK ACCESSIBLE RAMP WITH DETECTABLE WARNINGS (C-31)
 - 4 TYPICAL ADA RAMP AND HANDRAIL (C-32)
 - 6 NEW 24" CURB AND GUTTER (C-33)
 - 7 TYPICAL CONCRETE SIDEWALK DETAIL (C-33)
 - 8 ALUMINUM HANDRAIL (C-33)
- DRIVE-THRU AREAS**
- 20 MENU BOARD & CANOPY ORDERING STATION (C-37)
 - 21 DIRECTIONAL ARROW (TYP.) (C-37)
 - 22 DRIVE-THRU GRAPHICS (C-37)
 - 23 MULTI-ORDER POINT DIRECTIONAL ARROW (C-37)
 - 25 DRIVE THRU ORDER POINT ISLAND CURB (C-37)
 - 26 MENU BOARD LOOP DETECTION SYSTEM (C-37)
 - 27 BOLLARD DETAIL (C-37)
 - 28 DOUBLE DRIVE THRU CLEARANCE BAR - 9'-0" (C-37)
 - 29 ROLLOVER MOUNTABLE CURB (C-37)
 - 30 CONCRETE PAVING AT DRIVE THRU LANE (C-37)
- GENERAL SITE AREAS**
- 41 PAINTED HANDICAP PARKING SYMBOL (TYP.) (C-38)
 - 43 CROSSWALK DETAIL (C-37)
 - 44 FLAGPOLE - WITH GROUNDING EXC SERIES 50 FOOT FLAG POLE PACKAGE BY APPROVED VENDORS: THE FLAG COMPANY OR ATLAS FLAGS.
 - 45 SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
 - 46 SAWCUT EXISTING CURB AND GUTTER AS NECESSARY TO COMPLETE NEW CURB AND GUTTER CONNECTION. PROVIDE EXPANSION JOINT AT NEW CONCRETE.
 - 50 TYPICAL FULL DEPTH ASPHALT PAVEMENT SECTION. (C-37)
- SITE SIGNAGE**
- 1 DIRECTIONAL SIGNAGE. ALL SIGNS SHALL CONFORM TO THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' BY THE U.S. DEPARTMENT OF TRANSPORTATION.
 - 10 HANDICAP SIGN IN CONCRETE BOLLARD (C-39)
 - 11 'YIELD TO PEDESTRIANS' SIGN (C-39)
- SITE METALS**
- ALL SITE METALS TO BE PAINTED DARK BRONZE INCLUDING DIRECTIONAL SIGNAGE. (SITE LIGHTING IS EXCLUDED.) 'SHERWIN WILLIAMS BRONZETONE CUSTOM COLOR CHART - DARK BRONZE'

STORMWATER NOTE

THE SITE IS CURRENTLY PART OF A SHARED SHOPPING CENTER. ACCORDING TO AERIAL IMAGERY THERE IS AN EXISTING WATER DETENTION POND LOCATED APPROXIMATELY 75' TO THE EAST OF THE SITE. ALL STORMWATER ON SITE DRAINS TO THIS MASTER DETENTION POND.

OUTSIDE MEAL DELIVERY (OMD) CANOPY

SEE CHICK-FIL-A DESIGN AND CONSTRUCTION GUIDELINES (SHEETS CD-CO-3, A1.0 - A1.2 rev. 9 DATED 3.4.2020) & RELATED MANUFACTURER SHOP DRAWINGS.

FACE-TO-FACE (F2F) ORDER POINT CANOPY

SEE CHICK-FIL-A DESIGN AND CONSTRUCTION GUIDELINES (SHEETS CD-CO-3, A1.0 - A1.2 rev. 9 DATED 3.4.2020) & RELATED MANUFACTURER SHOP DRAWINGS.

GENERAL NOTES:

CONTRACTOR TO CONFIRM ALL UNDERGROUND NEW AND/OR EXISTING WATER, IRRIGATION, GAS SEWER AND ELECTRICAL IS UNDAMAGED PRIOR TO INSTALLING CONCRETE/ASPHALT. LEAKS AND/OR REPAIRS WILL BE AT CONTRACTOR EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OPERATOR'S LANDSCAPE AND IRRIGATION VENDOR TO ENSURE THAT INSTALLATION AND PROTECTION OF EXISTING PLANT MATERIAL.

DEMOLITION OF EXISTING LANDSCAPING NECESSARY FOR THE CONTRACTOR TO ACCOMPLISH THE SCOPE OF WORK SHALL BE BY THE CONTRACTOR. TREE AND SHRUB REMOVAL NEEDED FOR BUILDING ADDITIONS OR PARKING LOT ADDITIONS SHALL BE BY THE CONTRACTOR.

DEVELOPER / OWNER INFORMATION
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349
 BETH DAVIDSON
 BETH.DAVIDSON@CFACORP.COM

DESIGNER INFORMATION:
 HILL FOLEY ROSS, LLC
 3680 PLEASANT HILL ROAD
 SUITE 200
 DULUTH, GA 30096
 CASEY CURDEN, P.E.
 CCURDEN@HFR.AA.COM

PROJECT LOCATION:
 620 HIGHWAY 138, MONROE, GA

PROPERTY AREA:
 0.93 ACRES

BUILDING AREA
 EXISTING BUILDING AREA: 44122 SF
 ZONING: B-3

EXISTING PARKING
 REGULAR: 43 SPACES
 ACCESSIBLE: 2 SPACES +
 PARKING EXISTING = 45 SPACES

PARKING REQUIRED
 MINIMUM PARKING (CITY OF MONROE UDO)
 = 1 SPI 5 SEATS FOR PATRON USE + 1 SPI 600SF GROSS AREA
 AREA = 41,412 SF
 NUMBER OF SEATS (2008 SHAREPOINTS ARCHIVED DRAWING)
 TOTAL = 102 SEATS
 4,122 SF / 600 = 7 SPACES + 102 SEATS/5 = 21
 PARKING REQUIRED = 28 SPACES

PARKING PROVIDED
 REGULAR: 36 SPACES
 ACCESSIBLE: 2 SPACES +
 PARKING PROVIDED = 38 SPACES
 PARKING PROVIDED = 38 SPACES > PARKING REQUIRED = 28 SPACES

BUILDING SETBACKS (CITY OF MONROE UDO)
 STREET / PERIMETER: 35'
 LEFT SIDE: 15'
 RIGHT SIDE: 15'
 REAR: 20'

SITE LEGEND

- PROPOSED FULL DEPTH ASPHALT SECTION
- NEW DRIVE THRU CONCRETE PAVING SECTION
- EXISTING PAVEMENT SECTION
- PARKING SPACES
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED LIGHT POLE
- 24" SINGLE WHITE SOLID LINE
- 4" SINGLE YELLOW SOLID LINE

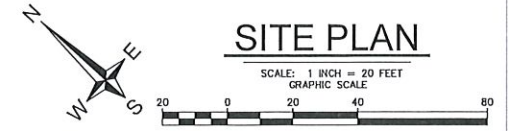
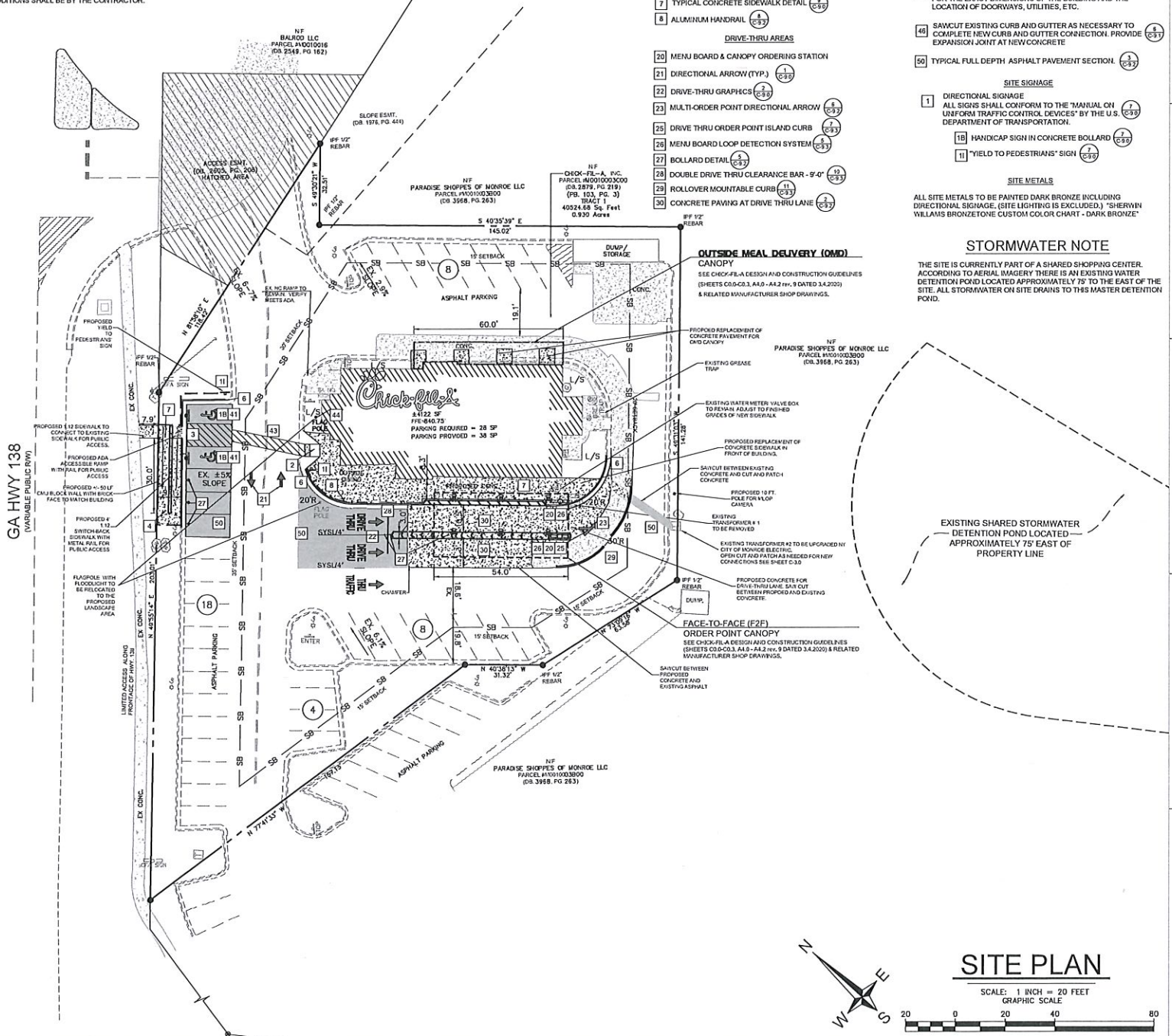
SURVEY REFERENCE

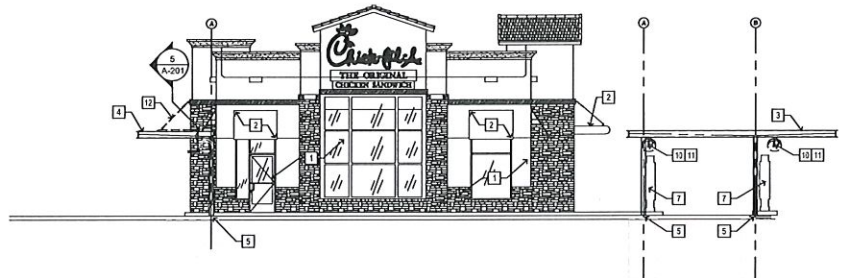
INFORMATION SHOWN HAS BEEN BASED ON AN ELECTRONIC AS-BUILT SURVEY BY MSP, INC. DATED 9/5/2020

NOTICE: PEDESTRIAN SAFETY

THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE EACH WORK AREA FROM PEDESTRIAN TRAFFIC AND TO ENSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.

THE CONTRACTOR SHALL ALSO UTILIZE SAFE WARNING SIGNS, BARRICADES AND OTHER RELATED MEASURES, AS NECESSARY. THE CONTRACTOR SHALL COORDINATE PERIODICALLY WITH THE PROJECT MANAGER TO REVIEW SAFETY CONCERNS AND ADVISE ON ACTIVE WORK AREAS.

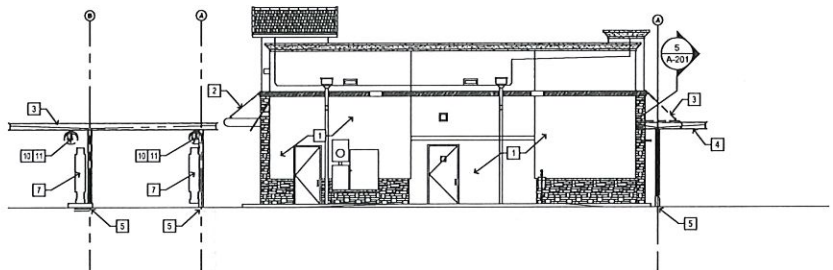




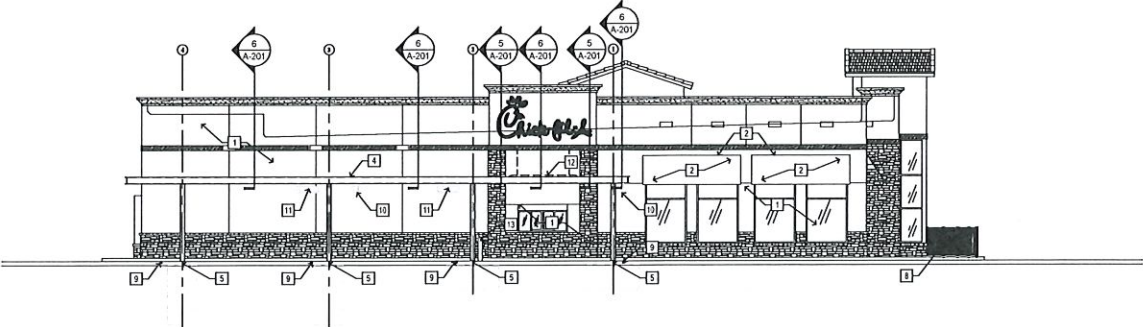
1 ELEVATION: FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 ELEVATION: MAIN ENTRY / F2F CANOPY
SCALE: 1/8" = 1'-0"



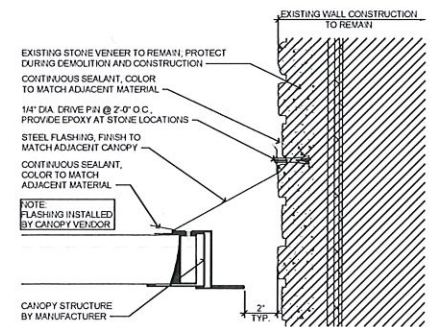
3 ELEVATION: REAR OF BUILDING
SCALE: 1/8" = 1'-0"



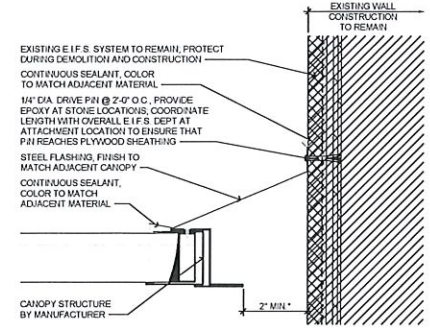
4 ELEVATION: DRIVE-THRU / OMD CANOPY
SCALE: 1/8" = 1'-0"

KEY NOTES: ELEVATIONS

1	EXISTING BUILDING TO REMAIN, PROTECT DURING CONSTRUCTION, IF ANY DAMAGE IS DONE DURING DEMOLITION OR CONSTRUCTION, G.C. IS TO PATCH AND REPAIR TO "LIKE NEW" CONDITION, MATCH EXISTING FINISHES	8	NEW 42" TALL GUARD RAIL, TO BE INSTALLED, SEE 80-92 IN CIVIL DOCUMENTS FOR DETAILS, COORDINATE WITH FIELD CONDITIONS
2	EXISTING CANOPY/awning TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION, G.C. TO EVALUATE AND PATCH AND REPAIR AS NEEDED TO RETURN TO "LIKE NEW" CONDITION, MATCH EXISTING FINISHES	9	MAGNETIC DELIMITER TO BE INSTALLED, COORDINATE EXACT LOCATION WITH CURRENT CANOPY CRITERIA DOCUMENTS PROVIDED BY CHICK-FIL-A CONSTRUCTION MANAGER, INSTALL PER MANUFACTURER'S REQUIREMENTS
3	NEW F2F CANOPY, SEE CANOPY SHOP DRAWINGS ON SD-101 - SD-103 FOR DETAILS	10	CANOPY MANUFACTURER TO PROVIDE CEILING MOUNTED FAN, COORDINATE EXACT LOCATION WITH SHOP DRAWINGS PRIOR TO INSTALLATION, COORDINATE WITH ELECTRICAL SHEETS FOR CONNECTION
4	NEW OMD CANOPY ABOVE, SEE CANOPY SHOP DRAWINGS ON SD-201 - SD-203 FOR DETAILS	11	CANOPY MANUFACTURER TO PROVIDE CEILING MOUNTED HEATER, COORDINATE EXACT LOCATION WITH SHOP DRAWINGS PRIOR TO INSTALLATION
5	STEEL COLUMN WITH CONCRETE FOOTING BELOW FOR CANOPY SUPPORT, FOOTINGS BY G.C. STEEL BY CANOPY MANUFACTURER, REFER TO SHOP DRAWINGS FOR FOOTING INFORMATION	12	EXISTING CANOPY ABOVE TO BE REMOVED TO EXTENTS SHOWN, G.C. TO PROTECT ADJACENT AWNING/SCANOPIES DURING DEMOLITION AND CONSTRUCTION, PATCH AND REPAIR WALL BEYOND AS NEEDED TO RETURN TO "LIKE NEW" CONDITION PRIOR TO INSTALLING NEW F2F OR OMD CANOPIES
6	NEW CONCRETE BOLLARD, COORDINATE EXACT LOCATION WITH CURRENT CANOPY CRITERIA DOCUMENTS PROVIDED BY CHICK-FIL-A CONSTRUCTION MANAGER	13	EXISTING BOLLARD TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION, G.C. TO EVALUATE AND PAINT AS NECESSARY TO RETURN TO "LIKE NEW" CONDITION
7	NEW ORDER POINT TO BE INSTALLED, COORDINATE WITH (A-101) AND (C-2) 8.7x3.3 IN CIVIL DOCUMENTS, ROUTE NEW ELECTRICAL TO CONNECTION POINT, COORDINATE WITH ELECTRICAL SHEETS		



5 FLASHING: CANOPY TO STONE
SCALE: 3" = 1'-0"



6 FLASHING: CANOPY TO E.I.F.S.
SCALE: 3" = 1'-0"

NOTES:
1. FLASHING DISTANCE CAN VARY DEPENDING ON DEPTHS OF DIFFERENT MATERIALS, 2" MIN. SHOULD BE MEASURED FROM THICKEST MATERIAL.
2. FLASHING INSTALLED BY CANOPY VENDOR.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998
(404) 765-8000

HILL
HILL FOLEY ROSS
& ASSOCIATES
ARCHITECTURE
ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
p 770.622.9535
f 770.622.9535
www.hillfoleyross.com

SEAL: _____
MM/DD/YYYY

CHICK-FIL-A #2140
MONROE
620 HWY. 138 NW
MONROE, GA 30655

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

HFR PROJECT # 2040017
PRINTED FOR PERMIT
DATE Project Issue Date
DRAWN BY AT

SHEET
EXTERIOR ELEVATIONS
SHEET NUMBER
A-201

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on November 17, 2020 before the Planning & Zoning Commission, at 5:30 P. M. for exterior renovation at 620 Hwy 138.

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:

October 25, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-22-2020
Description: Rezone request 302 Michael Etchison Rd. to remove the age restriction of 55+ originally indicated for the PRD

Budget Account/Project Name: NA

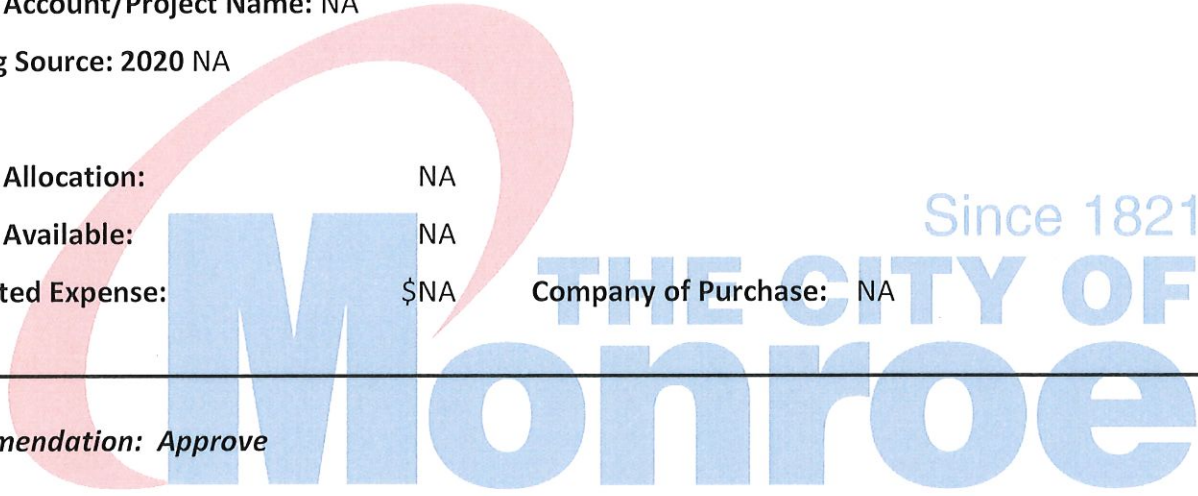
Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA



Recommendation: *Approve*

Background: This property has been zoned PRD for 4 years. The developer believes this project would be better suited for development in the current market without the age restriction.

Attachment(s): Application and supporting documents.



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

Plan Report

Plan NO.: RZ-000075-26

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 10/08/2020

Expiration:

Location Address

302 MICHAEL ETCHINSON RD, MONROE, GA 30655

Contacts

RELIANT HOMES PO BOX 2655, LOGANVILLE, GA 30052 (678)373-0536	Applicant nbutler@relianthomes.com
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Description: REQUEST FOR REZONE FROM PRD TO PRD TO MAKE TEXT AMENDMENT TO APPLICATION REMOVING 55+ AGE RESTRICTION - P&Z MTG 11/17/20 @ 5:30 PM - COUNCIL MTG 12/8/20 @ 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 # 12449	\$100.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
-----------------------	--------------------	-----------------

Debbie Adkins

Issued By:

October 08, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date



215 N Broad St Monroe GA 30655
(770) 207-4674 dadkinson@monroega.gov

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER RZ-000075-2020

- I. LOCATION Michael Etchinson Road
 COUNCIL DISTRICT District 1 E 7
 MAPNUMBER _____
 PARCEL NUMBER M0030001
- II. PRESENT ZONING PRD REQUESTED ZONING PRD
- III. ACREAGE 192.15 PROPOSED USE PRD
- IV. OWNER OF RECORD Reliant Homes GA, LLC
 ADDRESS PO Box 2655 Loganville, GA 30655
 PHONE NUMBER 678.373.0536

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
A-1, A-2, R-1
 - 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 \$900,700.00
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification To be determined

5. A description of the suitability of the subject property under the existing zoning classification
Property currently zoned PRD with a 55+ age restriction. Current request removes that restriction.

6. A description of the suitability of the subject property under the proposed zoning classification of the property
Provides housing needs for the growing community of Monroe.

Rezoning/Annexation Application

Page Two (2)

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

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

9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification
We are getting ready to start this project but feel it is better suited without the 55+ restriction.

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

LEGAL DESCRIPTION OF PROPERTY

See Exhibit "A"

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.

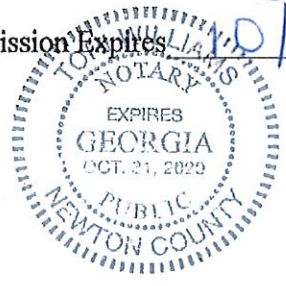
Owner of property (signature) [Signature]
Address PO Box 2655 Loganville, GA 30655
Phone Number 678.373.0536

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

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

[Signature] (Notary Public) 10/7/2020 (Date)

My Commission Expires 10/31/2020



Rezoning/Annexation Application
Page Four (4)

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

Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from PRD to PRD located at Michael Etchison Road, containing 192.15 acre(s), property owner being Reliant Homes GA, LLC filed on _____.

CHECK LIST - APPLICATION MATERIAL

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

____ Monroe Utilities Network Availability Letter

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

Rezoning/Annexation Application
Page five (5)

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

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

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

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

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

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

Rezoning/Annexation Application
Page six (6)

COMMENTS

The only change to the current zoning is the removal of the 55+ age restriction.

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: _____

EXHIBIT "A"

Tract One: All that tract or parcel of land lying and being in Land Lot 14, 15, and 21 of the 4th Land District, Walton County, Georgia, and containing 221.8 acres as shown on survey for John Penland by Louie D. Patrick, GRLS #1757, dated September 24, 1999, and recorded in Plat Book 81, page 194, Walton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Tract Two: All that tract or parcel of land lying and being in Land Lot 4 of the 3rd Land District, Walton County, Georgia, and containing 5.401 acres as shown on survey for Blue Mule Land Company, Inc. by Kenneth C. Sims, GRLS #1783, dated September 24, 1999, and recorded in Plat Book 81, page 188, Walton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

LESS AND EXCEPT:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, located in Land Lot 15, 4th District, containing 30.000 Acres, as shown by a plat of survey entitled Boundary Survey for: Dr. Stephen Baynham, prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated May 7, 2009, recorded in Plat Book 105, Page 79, Clerks Office, Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

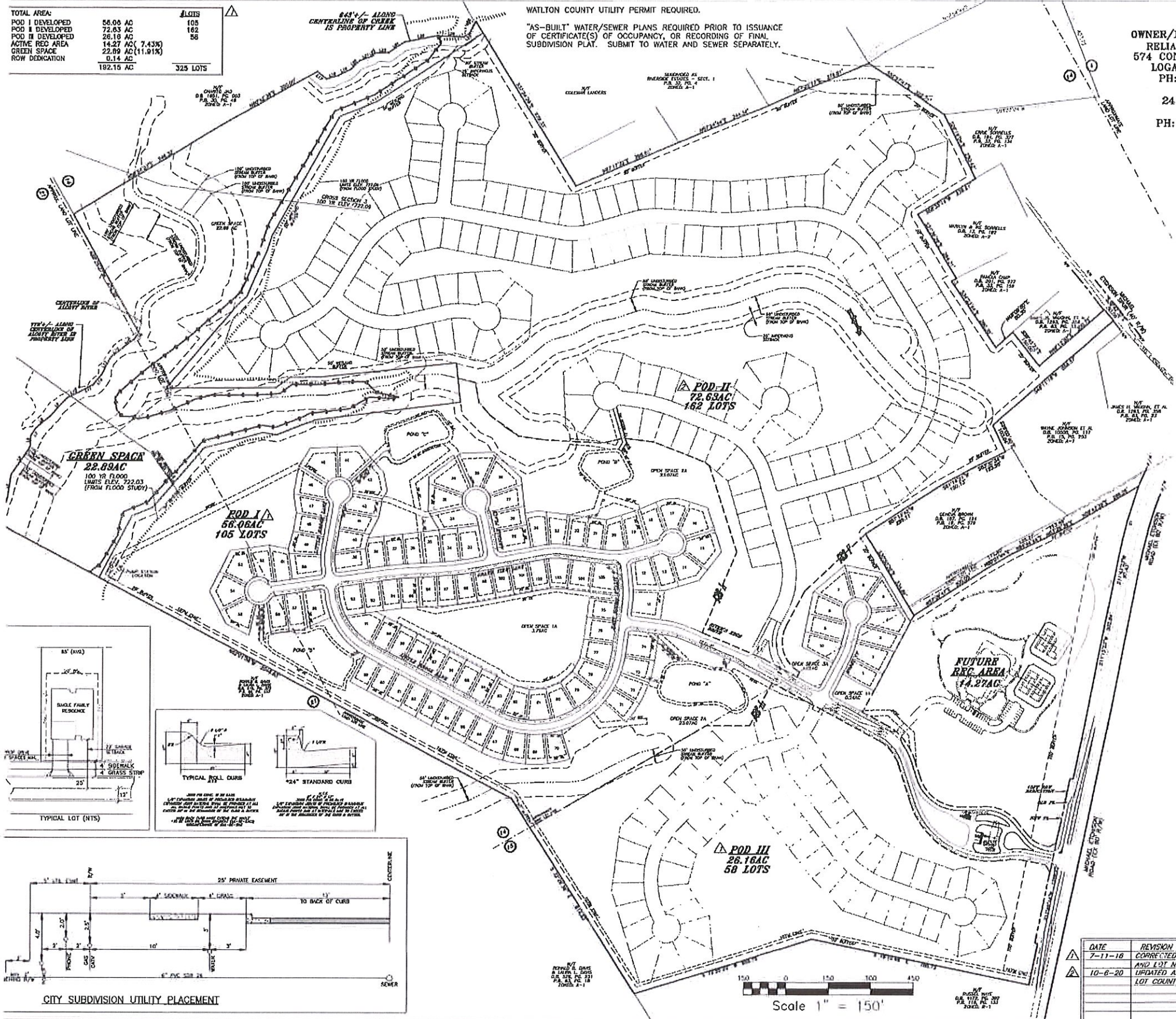
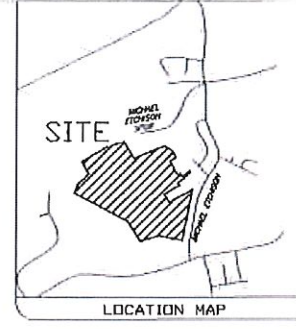
Being a portion of the property conveyed to Grantor herein by Quitclaim Deed dated November 27, 2001, recorded at Deed Book 1344, Page 43, Walton County, Georgia Records and Corrective Warranty Deed dated September 30, 2008, recorded at Deed Book 2976, Page 147, aforesaid records.

TOTAL AREA:		LOTS
POD I DEVELOPED	56.06 AC	105
POD II DEVELOPED	72.63 AC	162
POD III DEVELOPED	26.18 AC	58
ACTIVE REC. AREA	14.27 AC (7.43%)	
GREEN SPACE	22.89 AC (11.91%)	
ROW DEMARCATION	0.14 AC	
	192.15 AC	325 LOTS

WALTON COUNTY UTILITY PERMIT REQUIRED.
 "AS-BUILT" WATER/SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT. SUBMIT TO WATER AND SEWER SEPARATELY.

OWNER/DEVELOPER/APPLICANT
 RELIANT HOMES GA, LLC
 574 CONYERS RD, SUITE 200
 LOGANVILLE, GA 30052
 PH: 770-715-2800

24 HOUR CONTACT
 NED BUTLER
 PH: 770-601-8583



- GENERAL NOTES**
- TO BE PROVIDED PER PLANNED RESIDENTIAL DISTRICT PER THE CITY OF MONROE ZONING ORDINANCE.
 - MAX LOT COVERAGES: 30%
 MAX BUILDING HEIGHT: 8 FT
 MAX DWELLING SIZE: 3000 SQ FT
 MIN BUILDING SETBACKS: 5' FRONT, 10' SIDE, 10' REAR
 OPEN SPACE PROVIDED: 10%
 MIN LOT SIZE: 3000 SQ FT
 - TOTAL OPEN SPACE: 22.89 AC
 TOTAL NUMBER OF LOTS: 325
 OPEN SPACE PER LOT: 70.75 SQ FT
 - ALL UTILITIES TO BE UNDERGROUND.
 - THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED VIA AN AERIAL PHOTOGRAPHIC SURVEY PREPARED BY JACK BERRY AND ASSOCIATES. CONTOUR INTERVAL IS TWO FEET.
 - BOUNDARY INFORMATION BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SURVEY: MCKENNA, HENRI, PREPARED BY TRAVIS HENRI & ASSOCIATES, INC. DATED 8/24/14.
 - PORTIONS OF THIS PROPERTY LIE IN THE FINAL FLOOD PLAIN.
 - WATER SERVICES TO BE PROVIDED BY THE CITY OF MONROE.
 - SEWER SERVICES TO BE PROVIDED BY THE CITY OF MONROE.
 - OPEN SPACE AND RECREATION AREA SHALL BE OWNED IN FEE-SIMPLE BY A MANDATORY PROPERTY OWNERS ASSOCIATION.
 - THERE ARE NOT CONVEYANCES OR OTHER ENCUMBRANCES ON HISTORICAL AREAS ON SITE.
 - THE APPROVED RECREATION MANAGEMENT PLAN SUBMITTED TO WALTON COUNTY ON 10-08-14 FOR FUTURE EDDI DATED 8-20-14, BY MCKENNA & ASSOCIATES WILL BE UTILIZED FOR THE DEVELOPMENT.
 - THIS DEVELOPMENT IS TO BE OPEN. THE STREETS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATE.
 - PORTIONS OF THIS PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAIN PER FEMA PANELS.
 - THE 100-YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY MCKENNA & ASSOCIATES, INC. DATED FEBRUARY 2014.
 - ALL STRUCTURES SHALL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES. HORIZONTAL REPAIRS SHALL BE REQUIRED. APPROVAL OF THE PERMIT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. APPROVAL OF THE PERMIT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

AUTHORIZATION STATEMENT:
 I hereby submit this Subdiv. Plat as authorized agent/owner of all property shown hereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as required by the Development Regulations.

Signature of Authorized Agent/Owner: _____ Date: _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
 The Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Monroe.

Code Enforcement Officer: _____ Date: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:
 The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this _____ day of _____, 20____

By: _____, Chairman

By: _____, Secretary

CERTIFICATE OF APPROVAL BY MONROE WATER LIGHT AND GAS COMMISSIONS:
 The lots shown hereon and plans for water and sewage collection have been reviewed and approved by the City of Monroe Health Department, and with the exception of lots are approved for development.

Dated this _____ day of _____, 20____

By: _____, Chairman

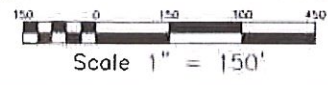
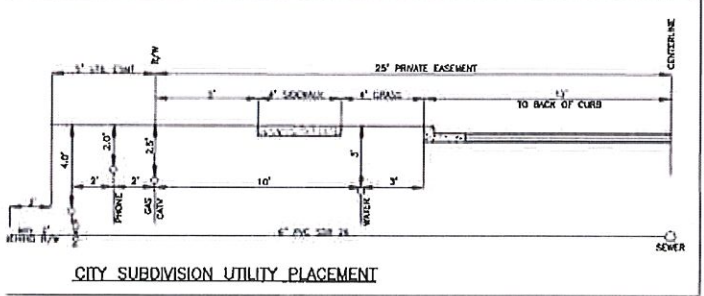
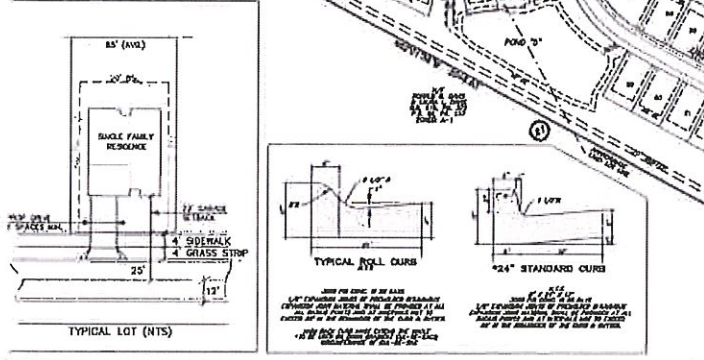
By: _____, Secretary

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:
 The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this _____ day of _____, 20____

By: _____, Chairman

By: _____, Secretary



DATE	REVISION
7-11-16	CORRECTED POD ACREAGES AND LOT NUMBERS
10-6-20	UPDATED ADJOINERS AND LOT COUNT

OVERALL PRELIMINARY PLAT			
RIVER'S EDGE			
LL & DIST	CITY	COUNTY	SCALE
14,15,21/4TH	MONROE	WALTON	1"=150'
DATE: 4-27-			
SULLINS ENGINEERING, LLC			

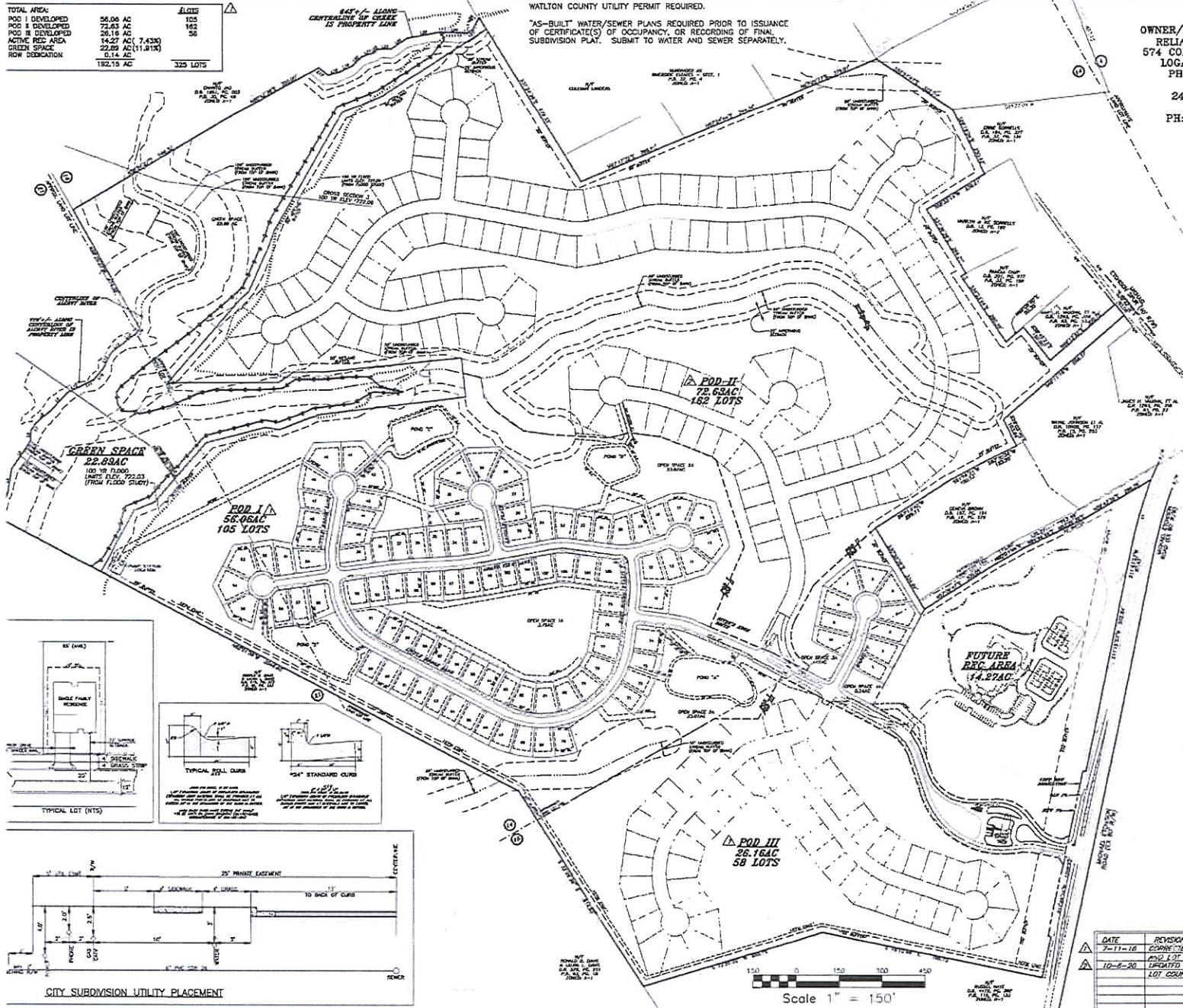
TOTAL AREA:	56.00 AC	LOTS
POD I DEVELOPED	22.83 AC	105
POD II DEVELOPED	28.18 AC	162
ACTIVE REC AREA	14.27 AC (7.43%)	56
GREEN SPACE	22.89 AC (41.91%)	
ROW DEDICATION	0.14 AC	
	182.15 AC	323 LOTS

84' ± LINE CENTERLINE OF CURVE IS PROPERTY LINE

WATSON COUNTY UTILITY PERMIT REQUIRED.
 "AS-BUILT" WATER/SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT. SUBMIT TO WATER AND SEWER SEPARATELY.

OWNER/DEVELOPER/APPLICANT
 RELIANT HOMES GA, LLC
 574 CONYERS RD, SUITE 200
 LOGANVILLE, GA 30052
 PH: 770-715-2800

24 HOUR CONTACT
 NED BUTLER
 PH: 770-801-8583



GENERAL NOTES

1. TO BE REVIEWED AND PLANNED INDIVIDUAL DISTRICTS FOR THE CITY OF LAWRENCE GEORGIA.
2. ALL UTILITIES TO BE UNDERGROUND.
3. ALL UTILITIES TO BE UNDERGROUND.
4. THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED VIA AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY JACK BERRY AND ASSOCIATES. COORDINATE SYSTEM IS TWO POINT BURNING INFORMATION BASED ON BENCHMARK AND TOPOGRAHY INFORMATION SURVEY.
5. MECHANICAL HOUSES PREPARED BY THOMAS PLETCHER ARCHITECTS.
6. ELEVATIONS ON THIS PROJECT ARE IN FEET AND DECIMALS THEREOF.
7. ALL SURVEYING TO BE REVIEWED BY THE CITY OF LAWRENCE.
8. OWNER ADVISED TO BE PROVIDED BY THE CITY OF LAWRENCE.
9. CITY OF LAWRENCE APPROVAL AND SIGNATURE REQUIRED BY A HOMEOWNERS PROPERTY OWNERS ASSOCIATION.
10. THERE ARE NO OTHER REQUIREMENTS OR REGULATIONS ON SITE.
11. THE APPROVED INFORMATION MANAGEMENT SYSTEM SUBMITTED TO WALTON COUNTY ON 04/16/2014 FOR THEIR EDDI CHECKS IS IN FULL RECORDATION IN ASSOCIATION WILL BE VALID FOR THE DEVELOPMENT.
12. THE DEVELOPMENT IS TO BE SITED. THE STREETS WITHIN THE DEVELOPMENT ARE TO BE FINISHED.
13. THE PROPERTY IS TO BE WITH A 10-YEAR FLOOD PLAN FOR FEMA PANELS. A 10-YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY FROCHBETTER + PARTNER ARCHITECTS.
14. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDING BUILDING CODES, CONSTRUCTION STANDARDS, APPROVAL OF THE PERMIT WILL BE REQUIRED BY THE CITY OF LAWRENCE. APPROVAL OF THE PERMIT WILL BE REQUIRED BY THE CITY OF LAWRENCE.

AUTHORIZATION STATEMENT:
 I hereby submit the Subdiv Plan as authorized agent/owner of all property shown herein, and certify that all conditions herein under the operating or zoning is included within the boundaries of this Preliminary Plat, as req. by the Development Regulations.

Signature of Authorized Agent/Owner _____ Date _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
 The Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Lawrence.

Code Enforcement Officer _____ Date _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:
 The Preliminary Plat shown herein has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Lawrence and is hereby given Preliminary Approval by the City of Lawrence Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

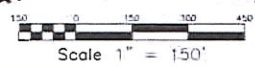
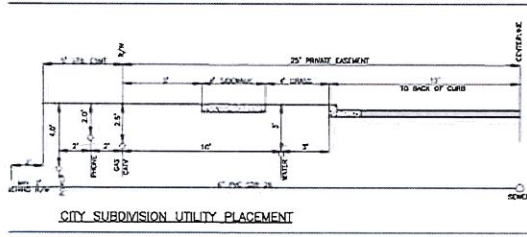
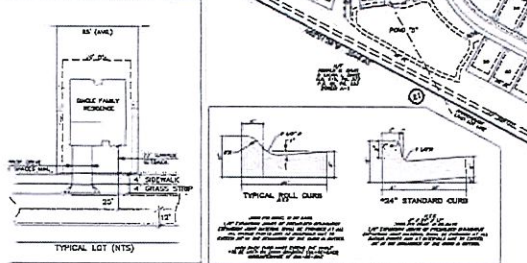
Dated this _____ day of _____, 20____
 By: _____, Chairman
 By: _____, Secretary

CERTIFICATE OF APPROVAL BY LAWRENCE WATER WORK AND GAS COMMISSION:
 This site shown herein and plans for water and sewage collection have been reviewed and approved by the City of Lawrence Water Department, and with the exception of this one approved for development.

Dated this _____ day of _____, 20____
 By: _____, Chairman
 By: _____, Secretary

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:
 The Preliminary Plat shown herein has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Lawrence and is hereby given Preliminary Approval by the City of Lawrence Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this _____ day of _____, 20____
 By: _____, Chairman
 By: _____, Secretary



DATE	REVISION	OVERALL PRELIMINARY PLAT
7-11-16	CONVERTED POD ACRESAGES AND LOT NUMBERS	RIVER'S EDGE
10-8-20	UPDATED ADJOINERS AND LOT COUNT	
		LL & DIST CITY COUNTY SCALE DATE
		14-15-21-4TH MONROE WALTON 1"=150' 4-22-
		SULLINS ENGINEERING, LLC

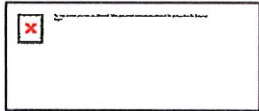
Ned Butler

From: Vashon Tuggle-Hill <VTuggle@MonroeGA.gov>
Sent: Monday, October 5, 2020 4:32 PM
To: Ned Butler
Subject: RE: Utility Letters request

Ned,
Water, Sewer & Gas are available. Electric is Walton EMC. Telecommunication could possibly be available. Would you like to discuss the telecom options before I submit the letter?

Thanks,

Vashon Tuggle-Hill
Utilities Administrative Assistant
City of Monroe
Vtuggle@Monroega.gov
770-266-5382



From: Ned Butler <nbutler@relianthomes.com>
Sent: Monday, October 5, 2020 3:42 PM
To: Vashon Tuggle-Hill <VTuggle@MonroeGA.gov>
Subject: Utility Letters request

Vashon,

I hope this finds you doing well. I have a request for two utility letters for rezones we are submitting next week.

The first is a project rezoned several years ago which Monroe had already planned the utilities for the project so it should not be an issue. The number of lots has not changed it is still 325 lots and the site plan is attached for Rivers Edge.

The second letter is for 123 acre site located on Hwy 138 with a planned 269 single family lots, 130 assisted living units and 3 commercial out parcels. That site plan is attached as well.

If possible can I get these letters this week?

Please call my cell with any questions or concerns at 770-601-8583 or email to nbutler@relianthomes.com.

Ned Butler | Reliant Homes
Direct 678.373.0536 | PO Box 2655 Loganville, GA 30052
nbutler@relianthomes.com | www.relianthomes.com

Walton EMC

Customer-Owned Electric Power

June 12, 2019

Ned Butler
Reliant Homes
P O Box 2655
Loganville, Ga. 30052

Re: Grandhaven Phase 2 (River's Edge), Michael Etchison Rd., Land Lots
14, 15 & 21, 4th District, Walton County, Georgia

To Whom It May Concern;

Walton Electric Membership Corporation has the electric distribution facilities to serve the property located at Grandhaven Phase 2 (River's Edge), Michael Etchison Rd., Land Lots 14, 15 & 21, 4th District, Walton County, Georgia. The electric service provided will be subject to the Cooperative's Service Rules and Regulations.

Sincerely,
Debra Clay
E&O Administrative Assistant



Date: October 7, 2020

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 Parcel M0030001, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION (Lots located within the city of Monroe)

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



 City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 302 Michael Etchison Rd to
be rezoned from PRD to PRD with Changes
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on November 17, 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 302 Michael Etchison Rd to
be rezoned from PRD to PRD with changes
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on December 8, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 25, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-22-2020
Description: Rezone request for 1000 GA Hwy 138 from current PRD/PCD to a new configuration but remaining a mixed planned development of PRD/PCD

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 parcel has been dormant in the current configuration and zoning for 14 year. With changing economics and development patterns the applicant believes the changes requested would make this a more viable project in the near term.

Attachment(s): Application and supporting documents.



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

Plan Report

Plan NO.: RZ-000076-41

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 10/08/2020

Expiration:

Location Address

Parcel Number

1000 HWY 138, MONROE, GA 30655

M0020021

Contacts

RELIANT HOMES PO BOX 2655, LOGANVILLE, GA 30052 (678)373-0536	Applicant nbutler@relianthomes.com
---	--

Description: REQUEST FOR REZONE FROM PRD/PCD TO PCD/PRD CHANGING MASTER PLAN - P&Z MTG 11/17/20 @5:30 PM - COUNCIL MTG 12/8/20 @6:00 PM 215 N BROAD ST

Valuation:	\$ 0.00
Total Sq Feet:	0.00

Fees	Amount
Commercial Rezone or Variance Fee	\$200.00
Total:	\$200.00

Payments	Amt Paid
Total Fees	\$200.00
Check # 12450	\$200.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Abbi Adkins

Issued By:

October 08, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date



215 N Broad St Monroe GA 30655
(770) 207-4674 dadkinson@monroega.gov

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER RZ-000076-2020

- I. LOCATION 1000 Hwy 138 Monroe GA 30655
 COUNCIL DISTRICT District 1 & 7
 MAPNUMBER _____
 PARCEL NUMBER M0020021
- II. PRESENT ZONING PRD/PCD REQUESTED ZONING PCD/PRD
- III. ACREAGE 123.921 PROPOSED USE PCD/PRD
- IV. OWNER OF RECORD MFT Land Investments, LLC
 ADDRESS PO Box 2655 Loganville, GA 30655
 PHONE NUMBER 678.373.0536

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
A-1, A-2, B-3
 - 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 \$971,000.00
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification To be determined

- 5. A description of the suitability of the subject property under the existing zoning classification
The property is not fully utilized for it's location based on the current zoning classification.

- 6. A description of the suitability of the subject property under the proposed zoning classification of the property
The property better utilized given it's location and additional commercial used with the single family residential components as presented.

Rezoning/Annexation Application
Page Two (2)

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

- 8. The length of time the property has been vacant or unused as currently zoned
14 Years

- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification
The property has had several designs for SFR developments and commercial developments none of which have ever been started.

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

LEGAL DESCRIPTION OF PROPERTY

See Exhibit "A"

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) [Signature]
Address PO Box 2655 Loganville, GA 30655
Phone Number 678.373.0536

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

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

[Signature] (Notary Public) 10/7/2020 (Date)
My Commission Expires 10/31/2020



Rezoning/Annexation Application
Page Four (4)

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

 X Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from PRD to PCD located at 1000 Hwy 138 Monroe , containing 123.921 acre(s), property owner being MFT Land Investments, LLC filed on .

CHECK LIST - APPLICATION MATERIAL

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

 Monroe Utilities Network Availability Letter

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

Rezoning/Annexation Application
Page five (5)

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

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

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

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

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

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

Rezoning/Annexation Application
Page six (6)

COMMENTS

Please see the attached River Village packet for further information on the proposed development.

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: _____

EXHIBIT "A"

Tract One:

All that tract or parcel of land lying and being in Land Lot 13 of the 4th Land District, Walton County, Georgia, as shown on that survey for Marie Green by Kenneth C. Sims, RLS #1783, dated 11/14/86, which is incorporated herein by reference thereto for a more complete description, and being more particularly described as follows:

BEGINNING at an iron pin found at the southeasterly corner of Land Lot 13 of the 4th Land District and the southwesterly corner of Land Lot 5 of said District and the northwesterly corner of Land Lot 4 of said District and the northeast corner of Land Lot 4 of said District; thence from said iron pin found, which is the TRUE POINT OF BEGINNING, running South 63 degrees 33 minutes 19 seconds West 631.0 feet to an iron pin; thence continuing South 58 degrees 55 minutes 59 seconds West 2137.7 feet to an iron pin found designated as Point "B"; thence from said Point "B", continuing South 50 degrees 55 minutes 59 seconds West 95.30 feet to a point in the centerline of the Alcovy River, thence running in a northerly and northwesterly direction along the centerline of the Alcovy River to a point, which point is South 63 degrees 19 minutes East a distance of 95 feet from iron pin designated as Point "B"; Point "B" may be reached from Point "A" by measuring the following courses and distances: North 04 degrees 48 minutes East 155.15 feet to a point, North 08 degrees 48 minutes East 376.4 feet to a point, North 17 degrees 50 minutes East 272.4 feet to a point, North 09 degrees 78 minutes East 252.7 feet to a point, North 02 degrees 08 minutes East 170.8 feet to a point, North 19 degrees 31 minutes West 261.7 feet to an iron pin designated as Point "B"; thence from said point in the centerline of the Alcovy River, measuring North 63 degrees 19 minutes East 95 feet to an iron pin previously designated as Point "A"; thence continuing North 63 degrees 19 minutes East 292.2 feet to an iron pin; thence North 67 degrees 04 minutes East 242.8 feet to an iron pin; thence North 85 degrees 44 minutes East 203.4 feet to an iron pin; thence North 29 degrees 54 minutes 15 seconds West 1041.73 feet to an iron pin; thence North 79 degrees 28 minutes 50 seconds East 1125.0 feet to an iron pin; thence South 28 degrees 31 minutes 10 seconds East 1554.45 feet to an iron pin; thence continuing South 30 degrees 54 minutes 53 seconds East 95.55 feet to an iron pin, which iron pin is the TRUE POINT OF BEGINNING. Said tract containing 78.930 acres according to the above survey.

Tract Two:

All that tract or parcel of land lying and being in the County of Walton, State of Georgia, located in Land Lot 5, 3rd Land District and Land Lot 13, 4th Land District, Brooks G.M.D. containing 45.531 acres, more or less, according to a plat of survey entitled "SURVEY FOR HARRY M. ARNOLD, JR. AND DAVID THOMPSON" dated October 16, 1991, prepared by Sims Surveying Co., Kenneth C. Sims, Georgia Registered Professional Land Surveyor No. 1783, recorded in Plat Book 53, Page 166, Walton County Clerk of Superior Court records. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description of the within described property.

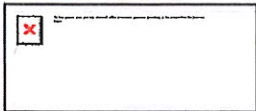
Ned Butler

From: Vashon Tuggle-Hill <VTuggle@MonroeGA.gov>
Sent: Monday, October 5, 2020 4:32 PM
To: Ned Butler
Subject: RE: Utility Letters request

Ned,
Water, Sewer & Gas are available. Electric is Walton EMC. Telecommunication could possibly be available. Would you like to discuss the telecom options before I submit the letter?

Thanks,

Vashon Tuggle-Hill
Utilities Administrative Assistant
City of Monroe
Vtuggle@Monroega.gov
770-266-5382



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Sent: Monday, October 5, 2020 3:42 PM
To: Vashon Tuggle-Hill <VTuggle@MonroeGA.gov>
Subject: Utility Letters request

Vashon,

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The first is a project rezoned several years ago which Monroe had already planned the utilities for the project so it should not be an issue. The number of lots has not changed it is still 325 lots and the site plan is attached for Rivers Edge.

The second letter is for 123 are site located on Hwy 138 with a planned 269 single family lots, 130 assisted living units and 3 commercial out parcels. That site plan is attached as well.

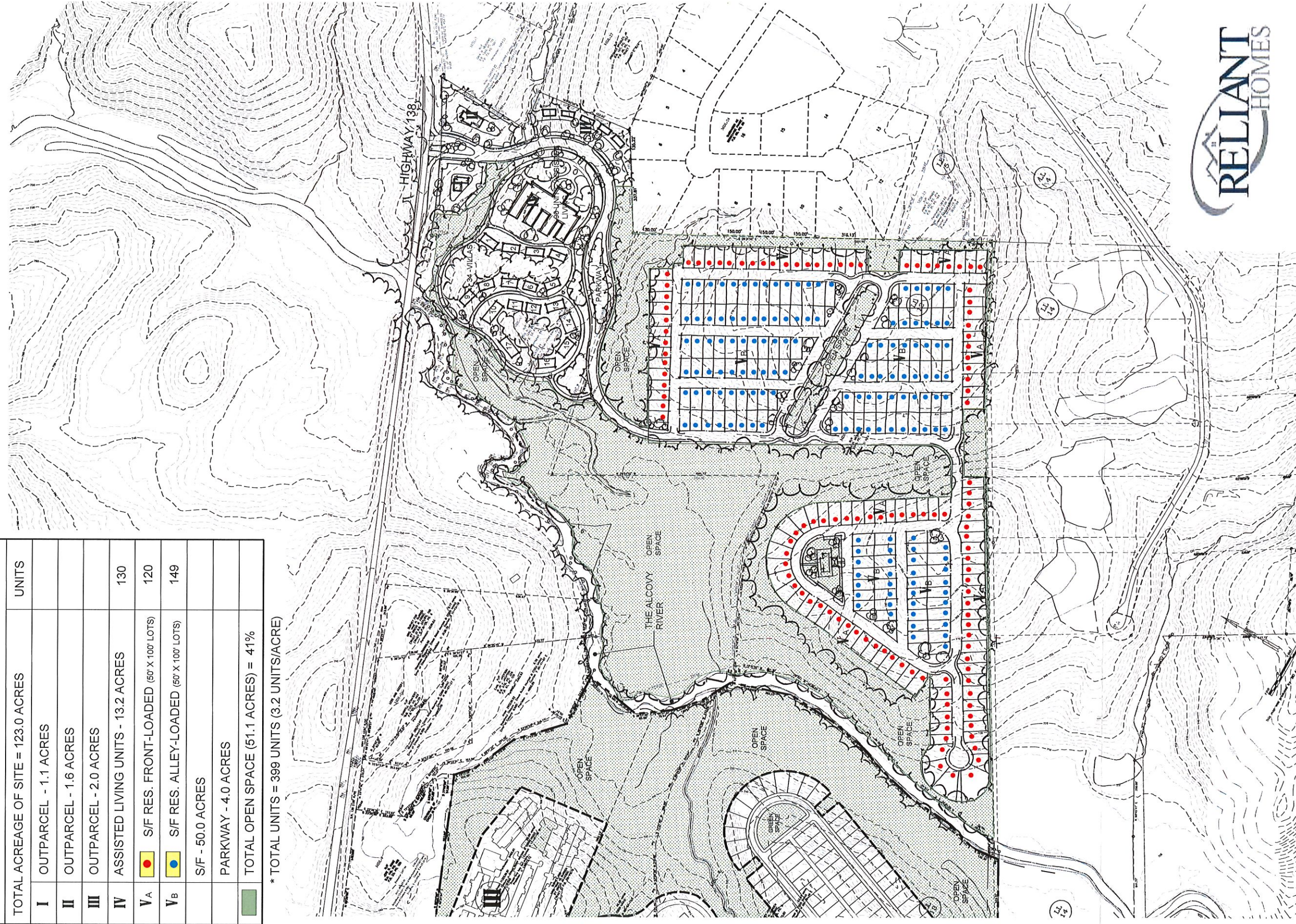
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Please call my cell with any questions or concerns at 770-601-8583 or email to nbutler@relianthomes.com.

Ned Butler | Reliant Homes
Direct 678.373.0536 | PO Box 2655 Loganville, GA 30052
nbutler@relianthomes.com | www.relianthomes.com

TABULATION CHART		UNITS
TOTAL ACREAGE OF SITE = 123.0 ACRES		
I	OUTPARCEL - 1.1 ACRES	
II	OUTPARCEL - 1.6 ACRES	
III	OUTPARCEL - 2.0 ACRES	
IV	ASSISTED LIVING UNITS - 13.2 ACRES	130
V_A	 S/F RES. FRONT-LOADED (50' X 100' LOTS)	120
V_B	 S/F RES. ALLEY-LOADED (50' X 100' LOTS)	149
	S/F - 50.0 ACRES	
	PARKWAY - 4.0 ACRES	
	TOTAL OPEN SPACE (51.1 ACRES) = 41%	

* TOTAL UNITS = 399 UNITS (3.2 UNITS/ACRE)



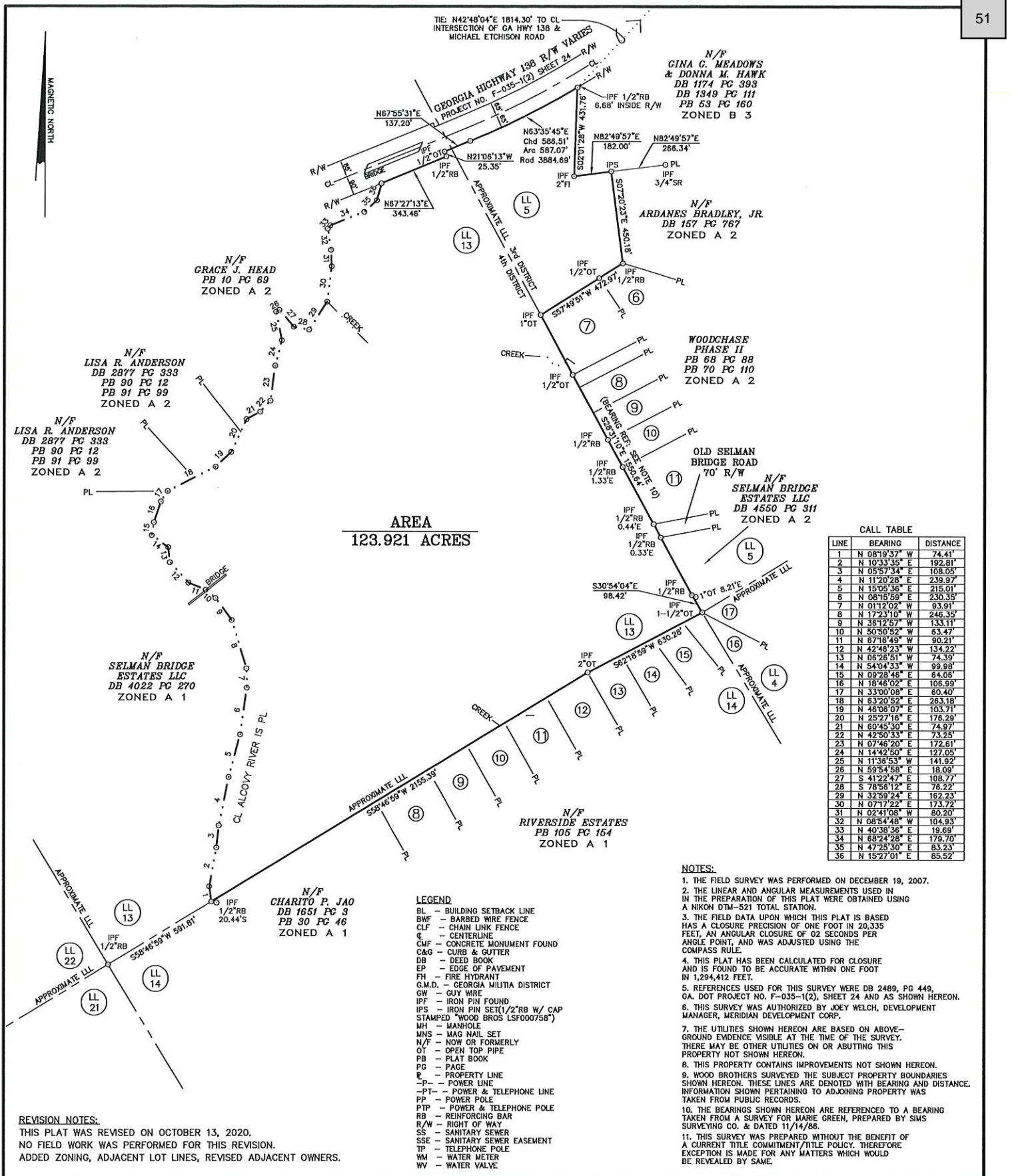
Preliminary Master Plan
123 Acre Site
 Monroe, Georgia



September 29, 2020



SCALE IN FEET



AREA
123.921 ACRES

CALL TABLE

LINE	BEARING	DISTANCE
1	N 08°19'37" W	74.41'
2	N 10°33'35" E	192.81'
3	N 05°57'34" E	108.05'
4	N 11°20'28" E	239.97'
5	N 15°05'36" E	215.01'
6	N 08°15'59" E	230.35'
7	N 01°12'02" W	93.91'
8	N 17°23'10" W	246.35'
9	N 36°12'57" W	133.11'
10	N 50°50'52" W	63.47'
11	N 87°16'49" W	90.21'
12	N 42°46'23" W	134.22'
13	N 06°26'51" W	74.39'
14	N 54°34'33" W	89.98'
15	N 09°28'46" E	64.05'
16	N 18°46'02" E	106.99'
17	N 33°00'08" E	60.40'
18	N 63°20'52" E	263.18'
19	N 46°06'07" E	103.71'
20	N 25°21'16" E	176.29'
21	N 60°45'30" E	74.97'
22	N 42°50'33" E	73.25'
23	N 07°46'20" E	172.61'
24	N 14°42'50" E	127.05'
25	N 11°36'53" W	141.92'
26	N 59°54'58" E	18.09'
27	S 41°22'47" E	108.77'
28	S 78°56'12" E	76.22'
29	N 32°59'24" E	162.23'
30	N 07°17'22" E	173.72'
31	N 02°41'08" W	80.20'
32	N 08°54'48" W	104.93'
33	N 40°38'36" E	19.69'
34	N 68°24'28" E	179.70'
35	N 47°25'30" E	83.23'
36	N 15°27'01" E	85.52'

- LEGEND**
- BL - BUILDING SETBACK LINE
 - BWF - BARBED WIRE FENCE
 - CLF - CHAIN LINK FENCE
 - CL - CENTERLINE
 - CMF - CONCRETE MONUMENT FOUND
 - C&G - CURB & GUTTER
 - DB - DEED BOOK
 - EP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - G.M.D. - GEORGIA MILITIA DISTRICT
 - GW - GUY WIRE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" RB W/ CAP STAMPED "WOOD BROS LSF000758")
 - MH - MANHOLE
 - MNS - MAG NAIL SET
 - N/F - NOW OR FORMERLY
 - OT - OPEN TOP PIPE
 - PB - PLAT BOOK
 - PG - PAGE
 - P - PROPERTY LINE
 - PL - POWER LINE
 - PT - POWER & TELEPHONE LINE
 - PP - POWER POLE
 - PTP - POWER & TELEPHONE POLE
 - RB - REINFORCING BAR
 - R/W - RIGHT OF WAY
 - SS - SANITARY SEWER
 - SSE - SANITARY SEWER EASEMENT
 - TP - TELEPHONE POLE
 - WM - WATER METER
 - WV - WATER VALVE

- NOTES:**
1. THE FIELD SURVEY WAS PERFORMED ON DECEMBER 19, 2007.
 2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A NIKON DTM-521 TOTAL STATION.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,335 FEET, AN ANGULAR CLOSURE OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,294,412 FEET.
 5. REFERENCES USED FOR THIS SURVEY WERE DB 2489, PG 449, GA. DOT PROJECT NO. F-035-1(2), SHEET 24 AND AS SHOWN HEREON.
 6. THIS SURVEY WAS AUTHORIZED BY JOEY WELCH, DEVELOPMENT MANAGER, MERIDIAN DEVELOPMENT CORP.
 7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY. THERE MAY BE OTHER UTILITIES ON OR ABUTTING THIS PROPERTY NOT SHOWN HEREON.
 8. THIS PROPERTY CONTAINS IMPROVEMENTS NOT SHOWN HEREON.
 9. WOOD BROTHERS SURVEYED THE SUBJECT PROPERTY BOUNDARIES SHOWN HEREON. THESE LINES ARE DENOTED WITH BEARING AND DISTANCE INFORMATION SHOWN PERTAINING TO ADJOINING PROPERTY WAS TAKEN FROM PUBLIC RECORDS.
 10. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING TAKEN FROM A SURVEY FOR MARIE GREEN, PREPARED BY SIMS SURVEYING CO. & DATED 11/14/86.
 11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY SAME.

REVISION NOTES:
THIS PLAT WAS REVISED ON OCTOBER 13, 2020.
NO FIELD WORK WAS PERFORMED FOR THIS REVISION.
ADDED ZONING, ADJACENT LOT LINES, REVISED ADJACENT OWNERS.

BOUNDARY SURVEY FOR
MERIDIAN DEVELOPMENT CORPORATION
LOCATED IN
LAND LOT 5, 3rd DISTRICT & LAND LOT 13, 4th DISTRICT
WALTON COUNTY, GEORGIA
THIS PLAT WAS PREPARED ON JANUARY 2, 2008.

THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE ACROSS THE REGISTRANT'S CERTIFICATION.
WARREN S. WOOD GA. RLS #2849
MY REGISTRATION EXPIRES ON DECEMBER 31, 2008.

0' 150' 300' 600' 900'
GRAPHIC SCALE 1"=300'



PREPARED BY
WOOD BROTHERS
LAND SURVEYORS, INC.
P.O. BOX 477
JEFFERSON, GA. 30549
(706) 387-0075

RIVER VILLAGE

MONROE, GEORGIA

OCTOBER 2020



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www.relianthomes.com

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MASTER DEVELOPMENT PLAN

TABULATION CHART			
TOTAL ACREAGE OF SITE = 123.92 ACRES			
		ACRES	UNITS
PCD	PLANNED COMMUNITY DISTRICT	28.7 AC	
PRD	PLANNED RESIDENTIAL DEVELOPMENT	95.22 AC	
I	OUTPARCEL	1.1 AC	
II	CAR WASH	1.6 AC	
III	OUTPARCEL	2.0 AC	
IV	ASSISTED LIVING UNITS	13.2 AC	130
V_A	 S/F RES. FRONT-LOADED (50' X 100' LOTS)		120
V_B	 S/F RES. ALLEY-LOADED (50' X 100' LOTS)		149
	SINGLE-FAMILY - 50.0 ACRES	50.0 AC	
	PARKWAY - 4.0 ACRES	4.0 AC	
	TOTAL OPEN SPACE (52 ACRES) =	42%	

* TOTAL UNITS = 399 UNITS (3.2 UNITS/ACRE)



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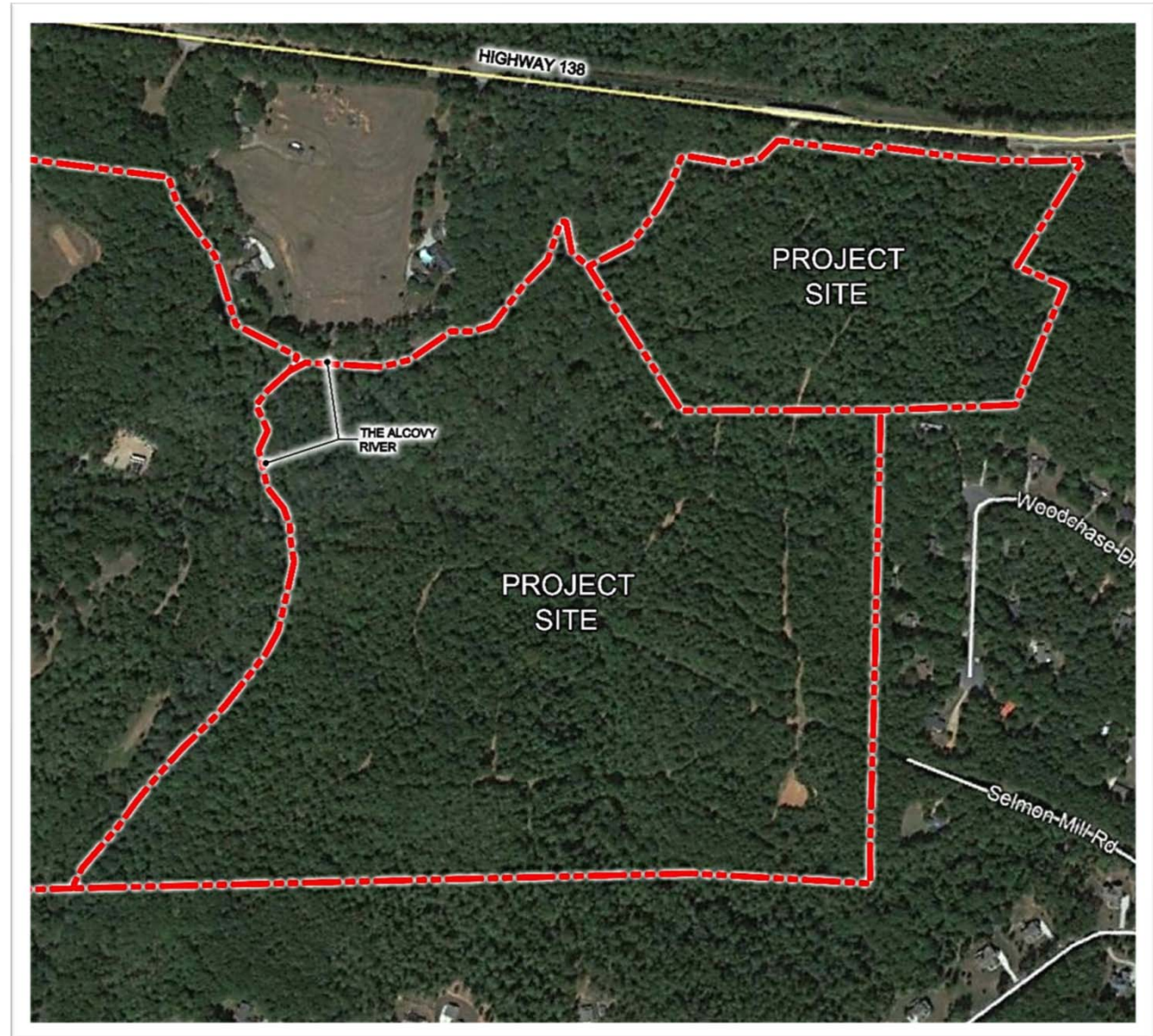
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SITE OVERVIEW

AERIAL SITE MAP

River Village is located at US Hwy and is adjacent to the Alcovy River.



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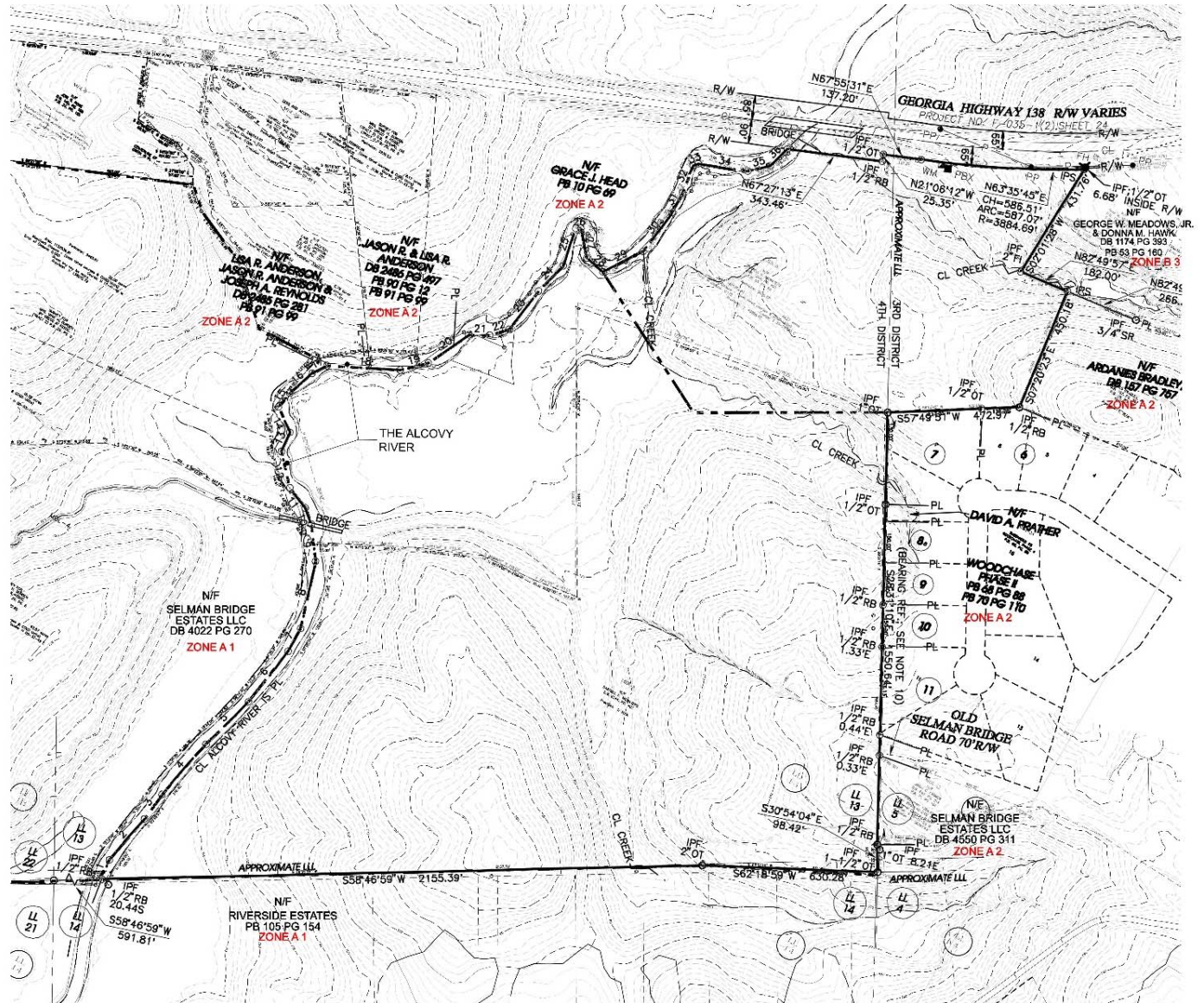
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TOPOGRAPHIC & BOUNDARY SURVEY

EXISTING TOPOGRAPHY

- 2' - Contour Intervals

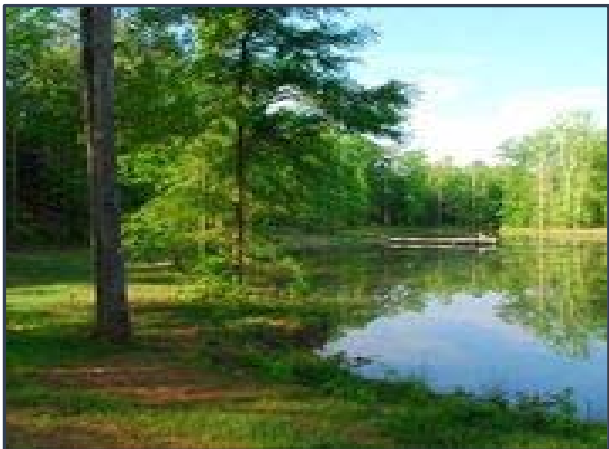
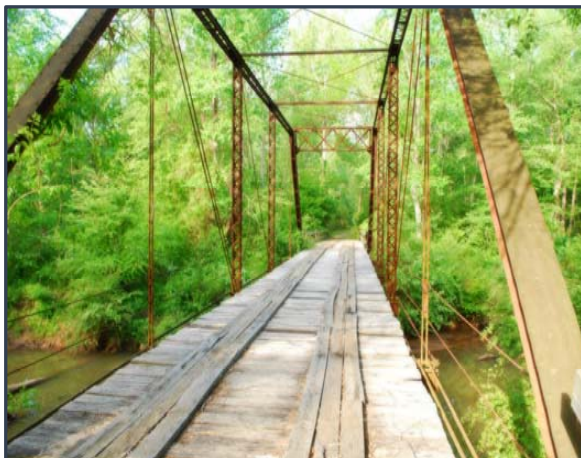


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EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



VISION AND INTENT OF COMMUNITY

The vision of River Village is to create an active yet relaxing living space to call home. The goal is to build a vast living center that will balance residential product choices to include multiple lifestyles. These various residential hubs would support a small retail center within the development and include drug store, physician offices, and a car wash to name a few. The focal point will be the divided parkway which will connect to the residential hubs to the commercial center. Walking and biking trails will be planned with golf cart access throughout the community. The intent at River Village is to create a community pulse bustling with activity and pride. This will be done by creating an active lifestyle encouraging residents to enjoy the outdoors with their neighbors.

River Village is being designed to highlight the beauty of the existing development and create outdoor enjoyment centers for residents to gather. Whether walking one of the pathways with friends or fishing and kayaking on the Alcovy River, there will be plenty of options to enjoy the natural beauty that Walton County and Monroe Georgia have to offer. Pocket parks are planned throughout the community for families to gather outside. A mixture of concrete paver, and natural paths will be constructed to connect the various pods of the development to each other and the green space will highlight the extensive frontage of the Alcovy River for all residents to enjoy.

Changing market demands, new urban design ideas, cultural changes, and shifting public policy are favoring suburban mixed-use developments as preferences and attitudes change with the generations. Our community will include first-time home buyers, retirees and empty nesters looking to downsize, young adults renting their first apartment, and people looking for a place that is more than a standard neighborhood; a place to live, gather, and play.

Having an assisted living facility within the development will allow residents to care for and spend more time with aging parents that need more assistance, by having them within walking distance of kids and grandkids. By being in the center of a thriving development, our aging community will have more opportunities to enjoy an active lifestyle full of family and local community.



VISION AND INTENT OF COMMUNITY

All structures in the community will be covered by architectural guidelines to ensure a seamless transition between phases and will highlight craftsman style homes that will include a mixture of rear entry and front entry single-family homes.

The retail buildings will also showcase the craftsman style look throughout the entire development. The retail areas, entrances and pocket parks will include abundant landscaping complementing the residential neighborhoods. All hardscape elements, signage and mailboxes will be in keeping with the architectural designs, and consistent throughout the community.





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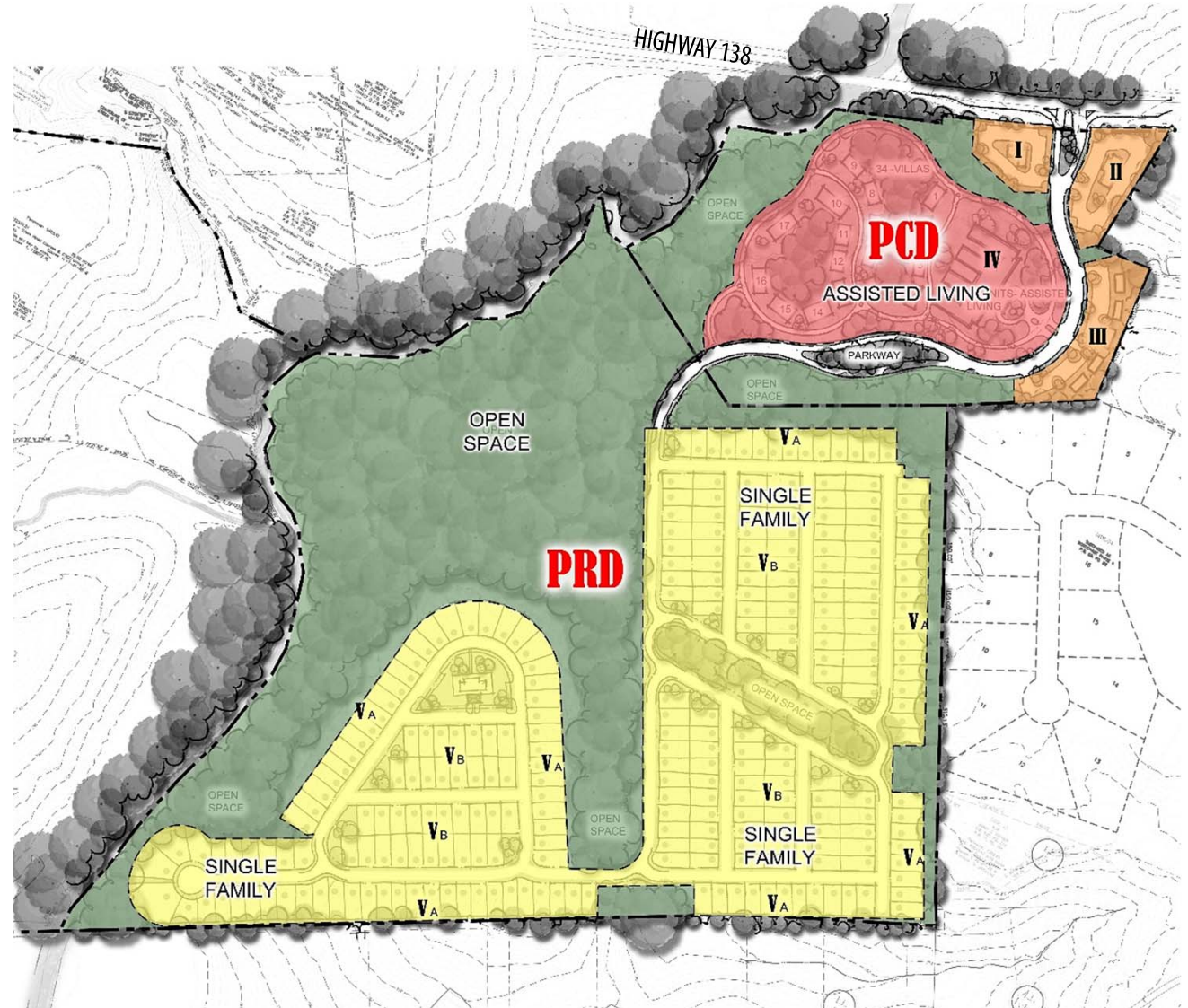
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REECE, HOOPES & FINCHER, INC.



UNIFORM PLAN

TABULATION CHART		
TOTAL ACREAGE OF SITE = 123.92 ACRES		
		ACRES UNITS
PCD	PLANNED COMMUNITY DISTRICT	28.7 AC
PRD	PLANNED RESIDENTIAL DEVELOPMENT	95.22 AC
I	OUTPARCEL	1.1 AC
II	CAR WASH	1.6 AC
III	OUTPARCEL	2.0 AC
IV	ASSISTED LIVING UNITS	13.2 AC 130
V_A	 S/F RES. FRONT-LOADED (50' X 100' LOTS)	120
V_B	 S/F RES. ALLEY-LOADED (50' X 100' LOTS)	149
SINGLE-FAMILY - 50.0 ACRES		50.0 AC
PARKWAY - 4.0 ACRES		4.0 AC
TOTAL OPEN SPACE (52 ACRES) =		42%

* TOTAL UNITS = 399 UNITS (3.2 UNITS/ACRE)





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COMMERCIAL AREAS

TABULATION CHART		
TOTAL ACREAGE OF SITE = 123.92 ACRES		
		ACRES UNITS
PCD	PLANNED COMMUNITY DISTRICT	28.7 AC
PRD	PLANNED RESIDENTIAL DEVELOPMENT	95.22 AC
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SINGLE-FAMILY - 50.0 ACRES		50.0 AC
PARKWAY - 4.0 ACRES		4.0 AC
TOTAL OPEN SPACE (52 ACRES) =		42%

* TOTAL UNITS = 399 UNITS (3.2 UNITS/ACRE)

COMMERCIAL:

- I = 1.1 AC.
- II = 1.6 AC.
- III = 2.0 AC.

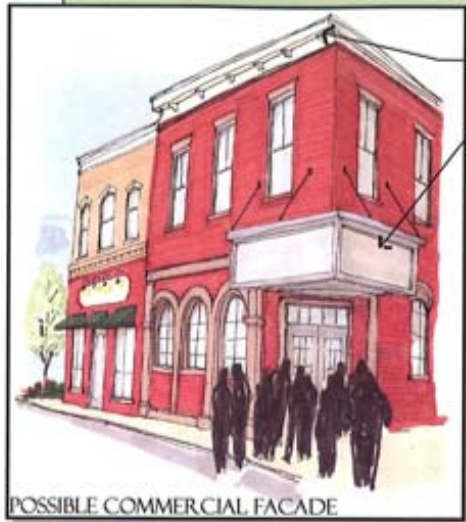


COMMERCIAL LAND USE STANDARDS

PERFORMANCE STANDARDS	
PERMITTED USES:	RETAIL ESTABLISHMENTS, OFFICES, RESTAURANTS & DRIVE-THRU
BUILDING SETBACKS:	
• FRONT	60'
• REAR	50'
• SIDE	10'
MINIMUM BUILDING SEPARATION:	25'
MAXIMUM HEIGHT:	60'
MAXIMUM BUILDING COVERAGE:	70%
PARKING REQUIREMENTS:	
• RETAIL ESTABLISHMENTS	1 PER 250 S.F.
• OFFICES	1 PER 300 S.F.
• LANDSCAPE STRIP ADJACENT TO HWY 138	20'



COMMERCIAL-ARCHITECTURAL STYLE



DEEP CORNICES
CORNER AND MAIN STREET FEATURES



LARGE OVERHANGS
DECORATIVE LIGHTS
VERTICAL VARIETY

TRADITIONAL LIGHT FIXTURES

CONTROLLED SIGNAGE AREAS
HARDSCAPE DESIGN AREAS



BREAKS IN BUILDING PLANES



COMMERCIAL-ARCHITECTURAL STYLE



MATERIAL CHANGES
 DECORATIVE LIGHTS

POSSIBLE COMMERCIAL FACADE



TRADITIONAL LIGHT FIXTURES
 CONTROLLED SIGNAGE AREAS

POSSIBLE COMMERCIAL FACADE



ARCHITECTURAL BASES

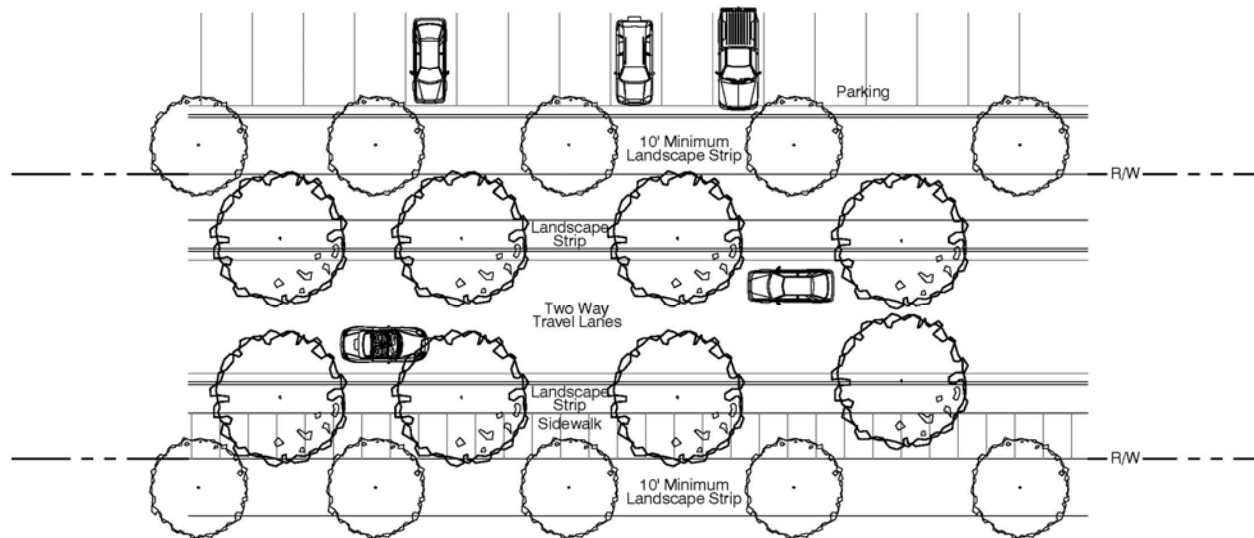
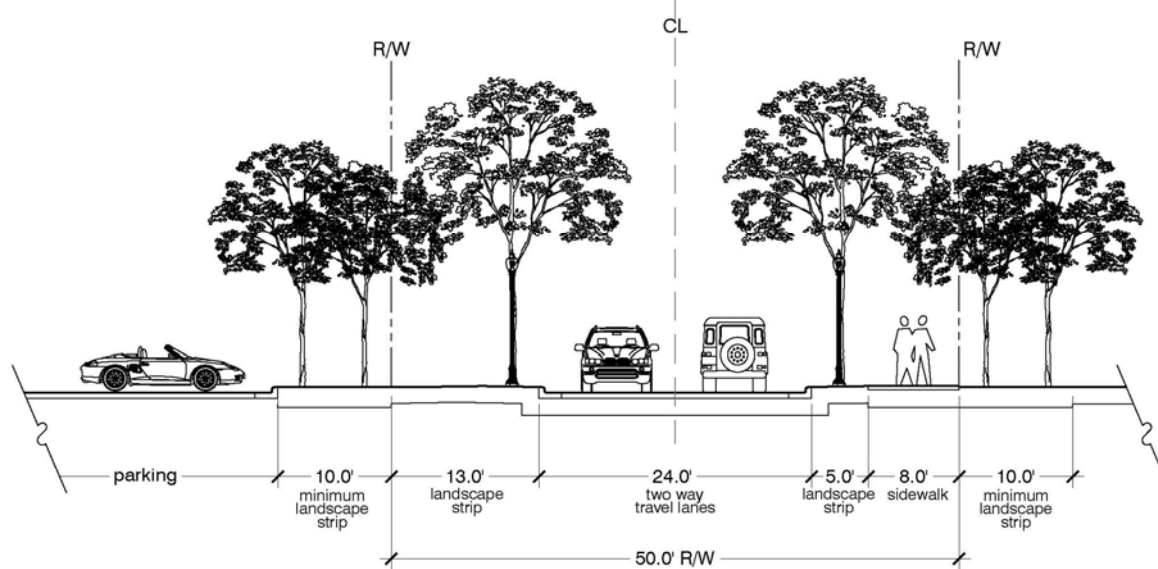


POSSIBLE COMMERCIAL FACADE

COMMERCIAL-ARCHITECTURAL STYLE



TYPICAL STREET SECTION-COMMERCIAL



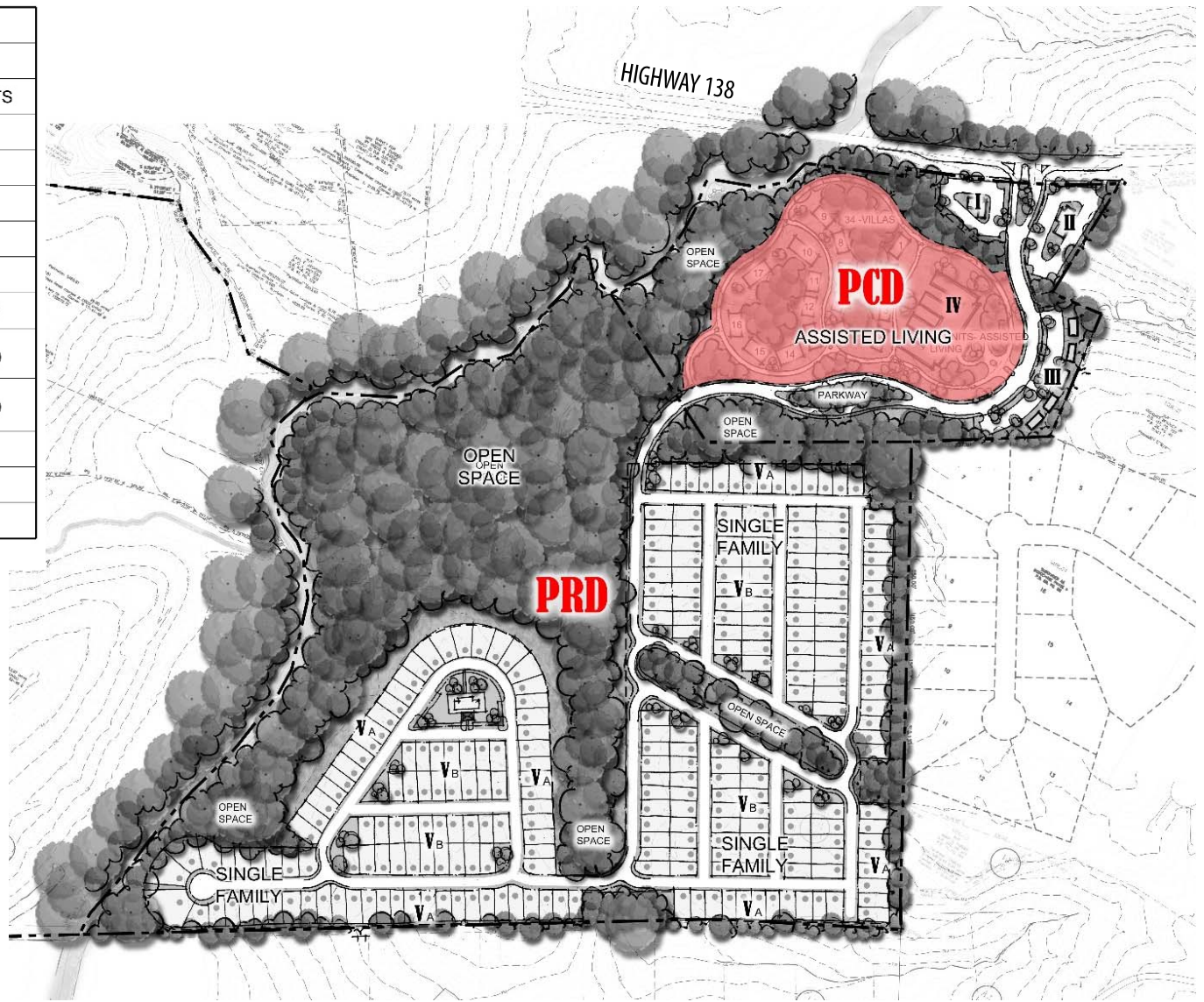
ASSISTED LIVING

TABULATION CHART			
TOTAL ACREAGE OF SITE = 123.92 ACRES			
		ACRES	UNITS
PCD	PLANNED COMMUNITY DISTRICT	28.7 AC	
PRD	PLANNED RESIDENTIAL DEVELOPMENT	95.22 AC	
I	OUTPARCEL	1.1 AC	
II	CAR WASH	1.6 AC	
III	OUTPARCEL	2.0 AC	
IV	ASSISTED LIVING UNITS	13.2 AC	130
V_A	S/F RES. FRONT-LOADED (50' X 100' LOTS)		120
V_B	S/F RES. ALLEY-LOADED (50' X 100' LOTS)		149
	SINGLE-FAMILY - 50.0 ACRES	50.0 AC	
	PARKWAY - 4.0 ACRES	4.0 AC	
	TOTAL OPEN SPACE (52 ACRES) =	42%	

* TOTAL UNITS = 399 UNITS (3.2 UNITS/ACRE)

ASSISTED LIVING:

- TOTAL ACRE = 13.2 AC.



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ASSISTED LIVING CENTER LAND USE STANDARDS

PERFORMANCE STANDARDS	
PERMITTED USES:	INDEPENDENT LIVING, ASSISTED LIVING, EXTENDED CARE FACILITY
BUILDING SETBACKS:	
• FRONT	50'
• REAR	25'
• SIDE	10'
MINIMUM BUILDING SEPARATION:	25'
MAXIMUM HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	70%
PARKING REQUIREMENTS:	1 SPACE / UNIT
• LANDSCAPE STRIP ADJACENT TO HWY 138	20'



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ASSISTED LIVING-ARCHITECTURAL STYLE





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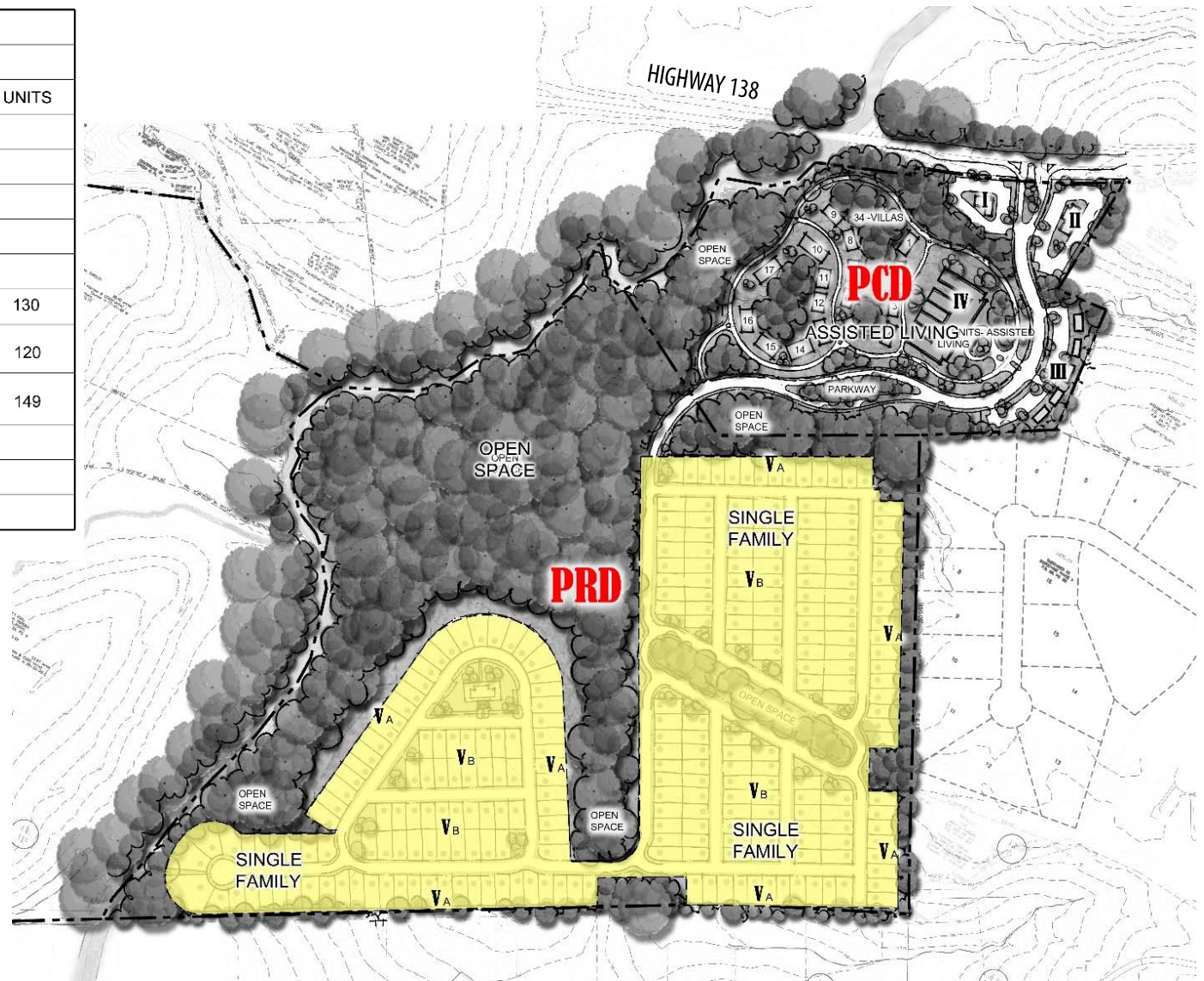
SINGLE-FAMILY AREAS

TABULATION CHART			
TOTAL ACREAGE OF SITE = 123.92 ACRES			
		ACRES	UNITS
PCD	PLANNED COMMUNITY DISTRICT	28.7 AC	
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IV	ASSISTED LIVING UNITS	13.2 AC	130
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V_B	 S/F RES. ALLEY-LOADED (50' X 100' LOTS)		149
SINGLE-FAMILY - 50.0 ACRES		50.0 AC	
PARKWAY - 4.0 ACRES		4.0 AC	
TOTAL OPEN SPACE (52 ACRES) =		42%	

* TOTAL UNITS = 399 UNITS (3.2 UNITS/ACRE)

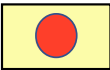
SINGLE FAMILY:

- TOTAL ACRE = 50 AC.
- TOTAL FRONT-LOADED LOTS = 120
- TOTAL ALLEY-LOADED LOTS = 149
- 3.2 UNITS / AC

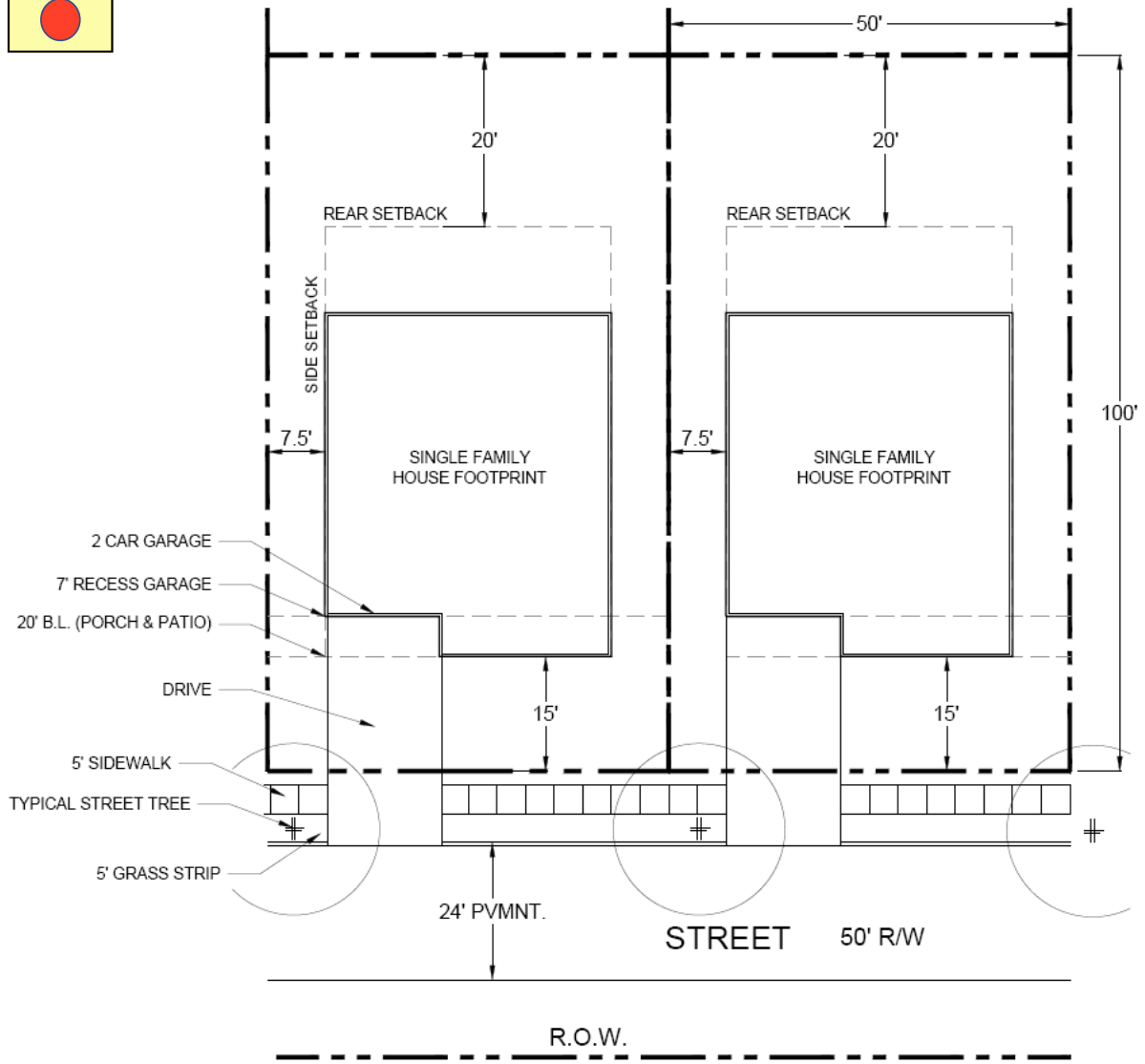


SINGLE-FAMILY FRONT ENTRY LAND USE STANDARDS

SINGLE-FAMILY FRONT ENTRY DATA CHART



PERFORMANCE STANDARDS	
PERMITTED USES:	SINGLE-FAMILY DETACHED HOMES
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM LOT WIDTH:	50'
BUILDING SETBACKS:	
• FRONT	15'
• REAR	20'
• SIDE	7.5'
MINIMUM BUILDING SEPARATION:	15'
BUFFERS AND SETBACKS:	
• RIPERIAN BUFFERS	50'
• IMPERVIOUS SURFACE SETBACKS:	75'
MAXIMUM HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	N/A
PARKING REQUIREMENTS:	2 CAR / LOT



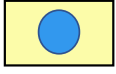
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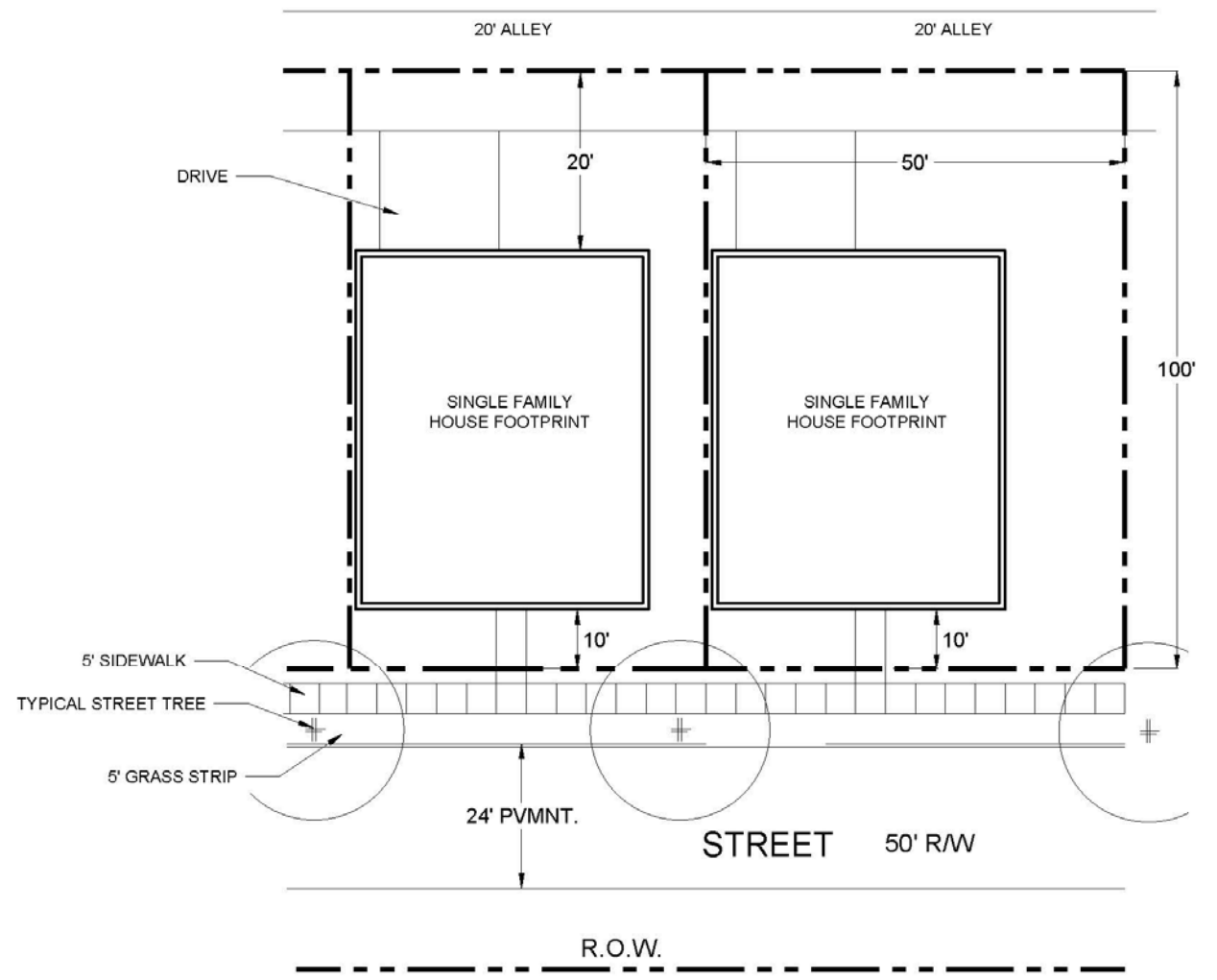


SINGLE-FAMILY REAR ENTRY LAND USE STANDARDS

SINGLE-FAMILY REAR ENTRY DATA CHART

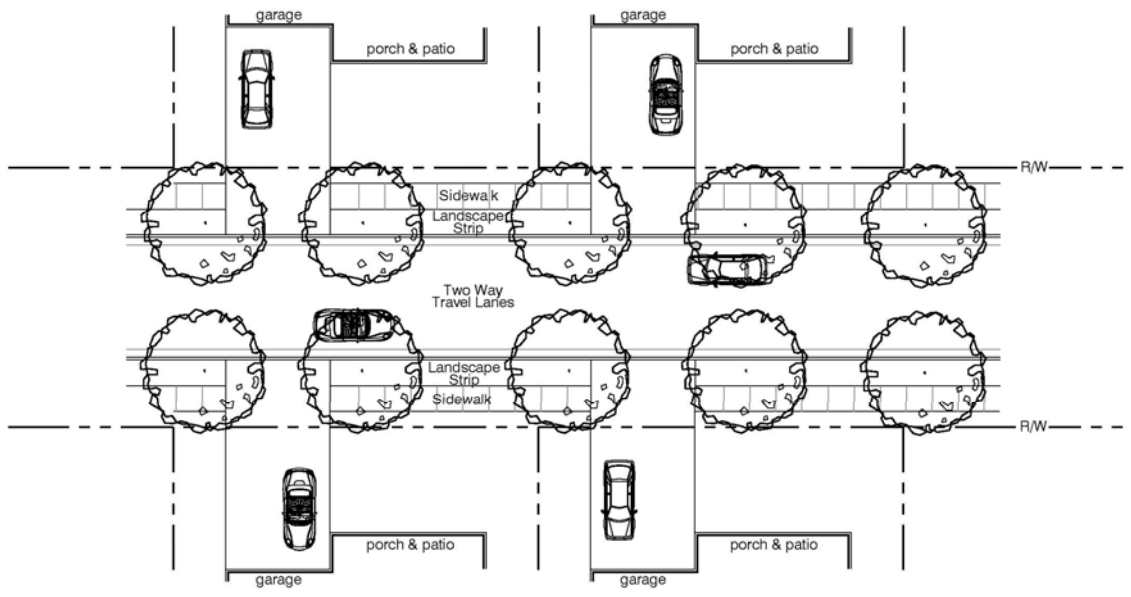
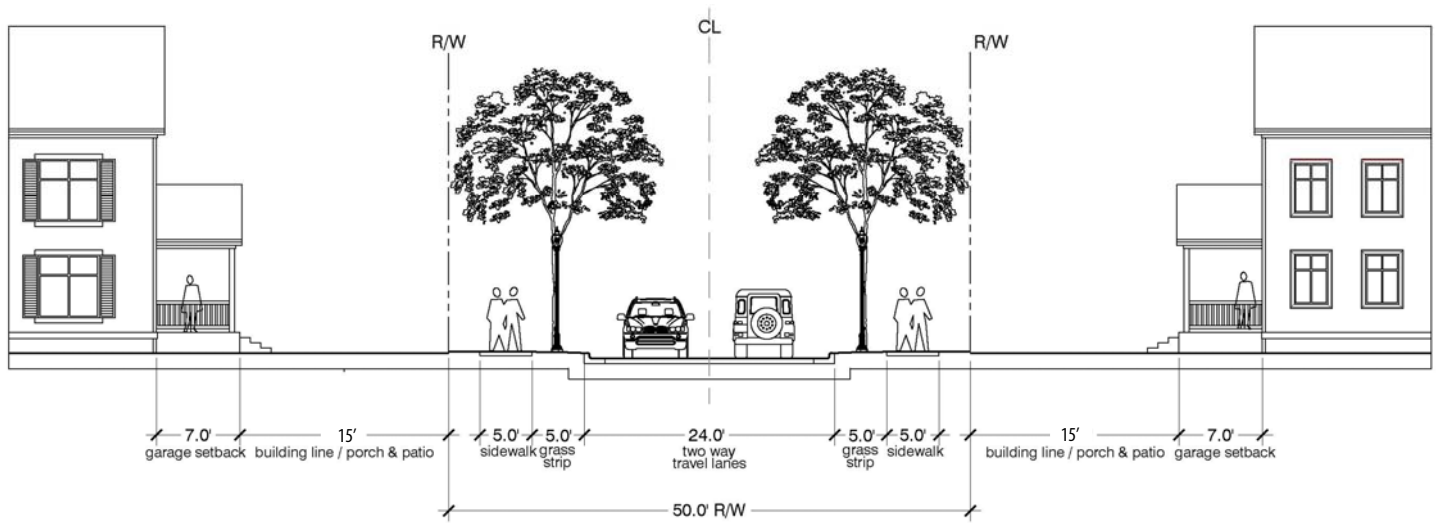


PERFORMANCE STANDARDS	
PERMITTED USES:	SINGLE-FAMILY DETACHED HOMES
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM LOT WIDTH:	50'
BUILDING SETBACKS:	
• FRONT	10'
• REAR	20'
• SIDE	ZERO LOT LINE
MINIMUM BUILDING SEPARATION:	10'
BUFFERS AND SETBACKS:	
• RIPERIAN BUFFERS	50'
• IMPERVIOUS SURFACE SETBACKS:	75'
MAXIMUM HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	60% PER LOT
PARKING REQUIREMENTS:	2 CAR / LOT



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TYPICAL STREET SECTION—SINGLE-FAMILY



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SINGLE-FAMILY ARCHITECTURE STYLE

Single Family

- Offers small-town community living, just minutes away from restaurants, grocery stores, shopping, and HWY 138
- Elementary, middle, and high schools so close to home, it would be quicker for your children to walk there on our interconnected trail system than to get a ride from mom or dad
- Create a community that incorporates all lifestyles in a healthy fashion
- The residential sections will enjoy diverse housing options with fresh architecture designed to feel like a small-town community built around the natural environment
- Designed and built to minimize impact on existing tree line
- Immersed in trail connections allow connection to your surroundings and an active amenity center with a pool, tennis courts, and more that caters to more active lifestyles
- The thoughtfully designed homes are geared toward maximizing your living experience while minimizing inconvenience
- Open floor plans with ample natural light
- Modern farmhouse style with high quality materials





Open floor plans with quality interior finishes similar in style to image above.



Modern Farmhouse with board and batten, cementitious siding, metal accent roof and front porch. Single family homes to be similar in style to images shown.

OPEN SPACE AREAS

TABULATION CHART			
TOTAL ACREAGE OF SITE = 123.92 ACRES			
		ACRES	UNITS
PCD	PLANNED COMMUNITY DISTRICT	28.7 AC	
PRD	PLANNED RESIDENTIAL DEVELOPMENT	95.22 AC	
I	OUTPARCEL	1.1 AC	
II	CAR WASH	1.6 AC	
III	OUTPARCEL	2.0 AC	
IV	ASSISTED LIVING UNITS	13.2 AC	130
V_A	 S/F RES. FRONT-LOADED (50' X 100' LOTS)		120
V_B	 S/F RES. ALLEY-LOADED (50' X 100' LOTS)		149
	SINGLE-FAMILY - 50.0 ACRES	50.0 AC	
	PARKWAY - 4.0 ACRES	4.0 AC	
	TOTAL OPEN SPACE (52 ACRES) =	42%	

* TOTAL UNITS = 399 UNITS (3.2 UNITS/ACRE)



OPEN SPACE & AMENITIES

Open Space & Amenities

- Our future guests and residents will enjoy their time spent exploring the brilliant natural setting that gives our River Village development its distinctive spirit
- Miles of trails for walking and jogging connect neighborhoods, pocket parks, shopping and dining, which offers residents with an opportunity to unwind and recharge
- Vary your route to meander past streams, natural wetlands, or just stop by at a shaded bench along the way to relax and enjoy what nature has to offer
- Environmental impacts on the site are minimized utilizing the PCD and PRD zoning classification by creating an efficient land use plan that preserves over 30% of the site
- Town Green and Community Room offer unique gathering space and venue for local youth sports teams, local nonprofits, birthday parties, farmers' markets, concerts, movie nights, and more



Town Green



Outdoor Gathering Space



Farmers Market / Cornhole Events

OPEN SPACE & AMENITIES



Nature Trails



Community Gathering



Bridge Crossing on Nature Trails



Salt-Water Pool



Tennis Courts



Community Events on the Town Green

Plan to Establish Board to Enforce Community Standards

The Developer will establish and operate an Architectural Review Board for the residential portions of the community until such time as the Developer turns over such powers to the River Village Owners Association, a non-profit corporation. The River Village Property Owners Association will manage all common area maintenance, financial management and enforcement of community standards, and guidelines and regulations of the solely residential portions of the community. All planned construction must be approved by the Architectural Review Board prior to commencement, and such approvals will be subject to review of complete building plans, grading plans, and landscape designs. The Architectural Review Board will publish guidelines for approvals, and these will include architectural detail standards, materials, and colors.

The Developer will establish and operate an Architectural Review Board for the commercial/retail portions of the community until such time as the Developer turns over such powers to the River Village Commercial Property Owners Association, a non-profit corporation. The River Village Commercial Property Owners Association will manage all common area maintenance, financial management and enforcement of community standards, and guidelines and regulations of the commercial portions of the community. All planned construction must be approved by the Architectural Review Board prior to commencement, and such approvals will be subject to review of complete building plans, grading plans, and landscape designs. The Architectural Review Board will publish guidelines for approvals, and these will include architectural detail standards, materials, and colors.



Landscaping

The overall landscape concept for the development will highlight the natural conditions of the site and provide a unifying landscape design which will complement the proposed building designs. The development is designed to preserve trees in certain locations as well as bring in new planting between and in front of buildings. The landscape will take environmental features such as existing plant and tree species, topography, tree cover, and other natural features into account. Landscaping is crucial to the visual appeal and atmosphere of the development. Native Georgia plantings will be utilized to enhance the sustainability of the existing vegetation. The landscape design will further establish a positive, harmonious character within the community.

Signage

All signage in the development will comply with City of Monroe requirements.

Lighting

The community streetlights will not exceed 16 feet in height and will have a black metal finish, as required by the City of Monroe. Typical streetlight detail shown - or similar style as substitute

Note: Streetlights will be provided throughout property



COMMUNITY STANDARDS

Street Furniture

Street furniture will consist of, but not be limited to, high-quality metal benches and high-quality covered metal trashcans to accommodate a pedestrian friendly atmosphere with plenty of spaces to sit and relax in the Town Green or other open spaces throughout the community.



Ownership & Maintenance of Streets & Open Space

The streets within the development will be deeded to City of Monroe who will own and maintain them. Open Space will be owned and maintained by the River Village Property Owners Association in the residential section of the development, while Open Space within the commercial section will be owned and maintained by the River Village Commercial Property Owners Association.

ARCHITECTURAL FEATURES & THEMES

Commercial Buildings

All commercial buildings will be located at street level with front doors facing Highway 138. Transparent windows will be on all first-floor spaces. Commercial buildings will be designed to look like they were built over time rather than all at once, with varying wall projections a minimum of 12 inches in depth. The commercial buildings will feature variations in the roofline, and will use decorative elements such as crown moldings, dentils, brick soldier courses, or similar details.

Residential Buildings

The single-family detached homes will explore modern farmhouse and mill architectural characteristics consistent with the historical architecture present in the City of Monroe and consistent with the guidelines set forth in the City of Monroe.

Building Materials

The single-family detached homes will have a distinctive mix of quality materials and colors to enhance the aesthetic value of the community as a whole. Building materials will consist of asphalt shingles, cementitious siding (Hardie plank), metal accent roofs, brick & stone accents, stucco, cedar shake accents, and board and batten siding. No vinyl siding shall be used. The commercial buildings will be comprised of brick, stone, stucco, cedar shake accents, cementitious siding, and other similar high-quality materials.

Building Colors

Building colors will complement the overall aesthetic of the community and will be determined by the community's Architectural Review Board and enforced by the River Village Property Owner's Association in the residential section and by the River Village Commercial Property Owner's Association in the commercial section of the development.

Prohibited Retail Uses

This development will comply with existing City of Monroe prohibited uses





Date: October 7, 2020

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 1000 Hwy 138, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION (Lots located within the city of Monroe)

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

Vashon P. Hill

 City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 1000 Hwy 138 to
be rezoned from PRD/PCD to PCD/PRD
to change Master Plan**

**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on November 17, 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 1000 Hwy 138 to
be rezoned from PRD/PCD to PCD/PRD
to change Master Plan**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on December 8, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 25, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-22-2020
Description: Variance request 249 Boulevard to subdivide this parcel into 3 non-conforming lots. By varying Article VII Sect 700.1 Table 11, R1 lot frontage, min.

Budget Account/Project Name: NA
Funding Source: 2020 NA

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

Recommendation: Deny

Background:
 Current R1 zoning requires a 100' lot width minimum this is a variance request of the lot frontage requirement.
 This request will subdivide a single conforming lot into 3 non-conforming lots and add frontage to an adjacent non-conforming lot which will remain non-conforming even with the addition. This request is not in keeping with the established development pattern, of Boulevard, which is currently enjoyed by the constituents on this street. Since this neighborhood was originally platted, the lot pattern has been completely abandoned to combine land for larger lots and houses than were likely intended originally. The average current lot frontage on the same side of the street as the request is approximately 97'. On the opposite side of the street the current average is approximately 89'. Along Alcovy Street (the remainder of the Mondland Subdivision) the average lot frontage is approximately 83'. There is only 1 lot remaining on Boulevard that has a 50' or less lot frontage excluding the recent variance granted for subdivision of a non-conforming lot at 257 Boulevard into two non-conforming lots to accommodate the moving of an historic home. This was non-conforming but the extenuating circumstance made it somewhat more acceptable.
 (continued below)

The variances requested are excessive and do not meet the considerations for a variance. Most particularly the creation of a hardship by actions of the applicant. Subdividing in this way is a choice by the developer.

The zoning ordinance reads:

1430.6 Standards for Variance Application Decisions.

When considering an application for a variance, the Council and the Planning Commission should consider the following issues in regards to the subject property and requested variance:

- (1) Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography;
- (2) Whether the literal application of this Ordinance would create an unnecessary hardship;
- (3) Whether the variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance;
- (4) Whether a variance will not confer upon the property of the applicant any special privilege denied to other properties in the district;
- (5) Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant;
- (6) Whether the variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district;
- (7) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe; and,
- (8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure.

This variance request seeks to take advantage of the opening wedge variance of the previously mentioned parcel at 257 Boulevard. In addition, the variance request is excessive in that it seeks reduction of required lot frontage on the newly created lots of 45% on tract 1 and 39.59% on tract 3 while concurrently taking a presently conforming lot to a non-conforming status requiring 10.44% variance for the existing home. The last variance on tract 2 may not have been necessary but for the proposed adding of land to 253 Boulevard (the lot created by the non-conforming subdivision of 257 Boulevard) in order to accommodate a driveway.

Attachment(s): Application and supporting documents



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

Plan Report

Plan NO.: VAR-000078- 87

Plan Type: Variance

Work Classification: Variance

Plan Status: In Review

Apply Date: 10/13/2020

Expiration:

Location Address

249 BOULEVARD, MONROE, GA 30655

Contacts

CHAD DRAPER PO BOX 1124, MONROE, GA 30655 (503)927-6321	Applicant chad@placeportland.com
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Description: REQUEST FOR VARIANCE TO VARY ZONING ORDINANCE ARTICLE VII SECT 700.1 TABLE 11 LOT FRONTAGE - P&Z MTG 11/17/20 @5:30 PM - COUNCIL MTG 12/8/20 @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
Credit Card	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Heblee Adkinson

Issued By:

October 13, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

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 249 Boulevard Monroe GA 30655 Council District _____ / _____ Map and Parcel # _____
Zoning R1 Acreage 1.12 Proposed Use RESIDENTIAL Road Frontage 225 ft. / on
Boulevard (street or streets)

Applicant
Name CHAD DRAPER
Address PO Box 1124 Monroe GA 30655
Phone # 503 927 6321

Owner
Name ROBERT CARTER
Address 1100 Ivey Brook Dr. Bethlehem Ga
Phone # 404 428-3436

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:

THE NATURE OF THE REQUEST IS TO ADD 10 FEET TO THE PROPERTY I OWN AT 253 BOULEVARD TO ALLOW FOR A DRIVEWAY. ALSO FOR THE ADDITION OF 2 BUILDING LOTS. EXISTING HOME TO BE FULLY RENOVATED.

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

STRUCTURE THAT EXISTS IS HISTORIC AND WILL BE RENOVATED. 253 BOULEVARD IS CURRENTLY BEING RESTORED. NEW STRUCTURES WILL CONFORM TO HISTORIC FORM.

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

THE REQUEST IS IN KEEPING WITH THE RESIDENTIAL NATURE OF THE STREET. THIS WILL INCREASE THE LOT WIDTH OF 253 BOULEVARD BY 10 FEET. THE RESTORATION OF 2 HOMES AND ADDITION OF 2 MORE WILL ENHANCE VALUE.

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:

RENOVATION OF THE EXISTING HOME AT 249 BOULEVARD. NEW CONSTRUCTION IN KEEPING WITH NEIGHBORHOOD ON 2 BUILDABLE LOTS.

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

THE ADDITIONAL 10 FOOT PROPOSED STRIP WILL ALLOW 253 BOULEVARD TO HAVE A STANDARD DRIVEWAY.

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature *[Handwritten Signature]* Date: 8-17-2020

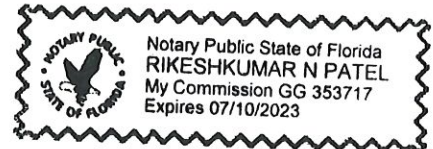
**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

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

Signature *Robert L. Carr* Date: 8/17/2020

Ran Patel Date: 8/17/2020
Notary Public

Commission Expires: 07/10/2023



I hereby withdraw the above application: Signature _____ Date _____

Addendum to Variance and Conditional Use Application

Application Dated: 8/17/2020

Date: 10/11/2020

Subject Property Address: 249 Boulevard Monroe, Ga. 30655

Applicant is requesting to create 2 new building lots, one to the left and one to the right of the existing historic home located at 249 Boulevard. The proposed lot sizes are compatible with other lots on the street. The addition of 2 new homes in keeping with the neighborhood will bolster the historic rhythm of houses along the street. The proposed request is well in keeping with the original plat of the neighborhood originally titled Mondland Place. The existing home at 249 Boulevard will remain and be fully restored. Tract #4 will add 10.07 feet to the road frontage at 253 Boulevard (owned by the applicant.)

The parcel to the left and to the rear of subject property is zoned PRD which will most certainly be much higher density residential. The parcel to the right of subject property was recently approved for a lot size variance. Approval of this variance will actually increase the street frontage at 253 Boulevard. The subject parcel is currently unusually large for the neighborhood providing ample room for the request.

Applicant is asking for a variance to the minimum lot width, or any other hindrances to approval, for the creation of tracts per the W&A Engineering survey for this parcel dated 10/2/2020.


Tract 1: 55.01 feet of frontage. 0.324 Acres (New Building Lot)

Tract 2: 89.56 feet of frontage. 0.475 Acres (Existing Historic Home @ 249 Boulevard)

Tract 3: 60.41 feet of frontage. 0.390 Acres (New Building Lot)

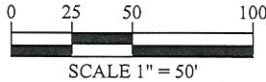
Tract 4: 10.07 feet of frontage. 0.032 Acres (Frontage to be added to home at 253 Boulevard)

Applicant :  CHAD C DRAPER
10/11/2020 3:56:15 PM EDT

Property Owner: 
10/11/2020 3:52:25 PM EDT

SURVEYOR'S CERTIFICATE

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.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 26°56'37" E	10.07'
L2	N 26°56'37" E	60.41'
L3	N 26°56'37" E	47.95'
L4	N 27°20'22" E	41.61'
L5	N 27°20'22" E	55.01'
L6	S 03°06'25" W	1.95'



GA WEST. ZONE 1002
NAD 83

10/2/2020
DATE
JOHN F. BREWER, III PLS#2905

REFERENCES:
DEED BOOK 666 PAGE 411
PLAT BOOK 26 PAGE 154

OWNER OF RECORD:
ROBERT LEONARD CARTER JR
1100 VEY BROOK DRIVE
BETHLEHEM, GA 30620

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

CITY OF MONROE, GEORGIA

SIGNED: _____

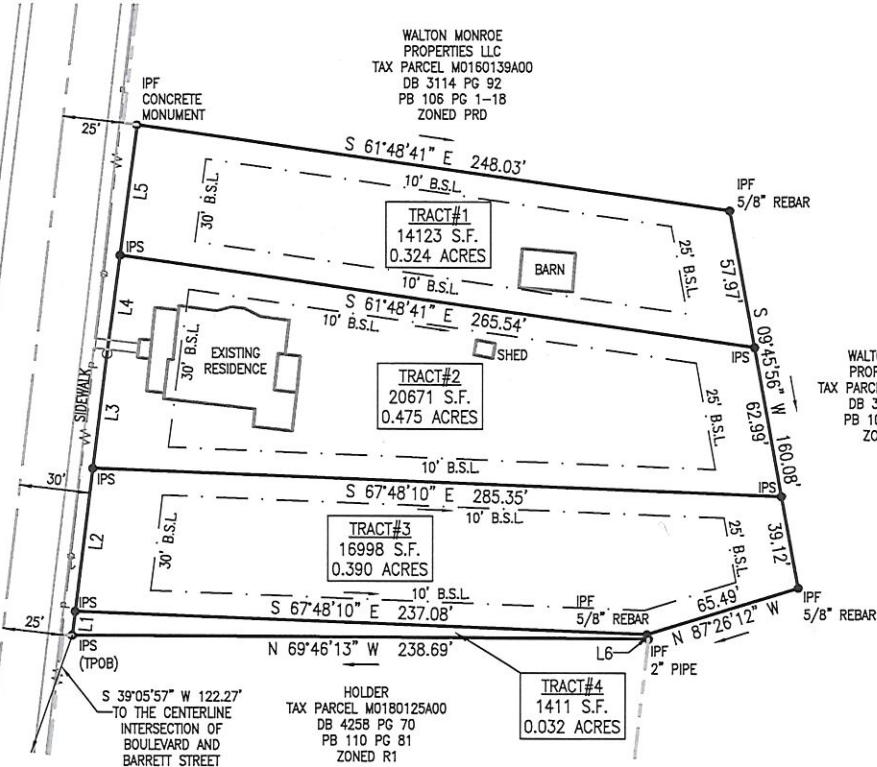
DATE: _____

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

SURVEY LEGEND

DB	-	DEED BOOK
DE	-	DRAINAGE EASEMENT
PB	-	PLAT BOOK
B.S.L.	-	BUILDING SETBACK LINE
CMF	-	CONCRETE MONUMENT FOUND
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (5/8" REBAR)
OTF	-	OPEN TOP PIPE
POC	-	POINT OF COMMENCEMENT
R/W	-	RIGHT-OF-WAY
TPOB	-	TRUE POINT OF BEGINNING
○	-	PROPERTY CORNER FOUND
○	-	PROPERTY CORNER
○	-	CONCRETE MONUMENT
○	-	ELEVATION BENCHMARK
△	-	DELTA (SURVEY CONTROL)
□	-	CD (CLEANOUT)
⊕	-	FH (FIRE HYDRANT)
⊕	-	SSMH (SANITARY SEWER MANHOLE)
⊕	-	WM (WATER METER)
⊕	-	WV (WATER VALVE)
⊕	-	UTILITY POLE
— x —	-	FENCELINE
— v —	-	OVERHEAD UTILITY
— w —	-	OVERHEAD POWER
— p —	-	OVERHEAD TELEPHONE
— fp —	-	FLOODPLAIN
— ss —	-	SANITARY SEWER
— w —	-	WATERLINE

BOULEVARD - R/W VARIES
(37' PAVED)
SIDEWALK



WALTON MONROE PROPERTIES LLC
TAX PARCEL M0160139A00
DB 3114 PG 92
PB 106 PG 1-18
ZONED PRD

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 50,532 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 226,110 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA GS16 GNSS RTK RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0137E WITH AN EFFECTIVE DATE OF 12/8/2016 FOR COMMUNITY NUMBER 130227, WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

FIELDWORK COMPLETED: 9/16/2020.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

BEING A DIVISION OF TAX PARCEL M0180126 ZONED R1.

TRACT#4 TO BE COMBINED WITH TAX PARCEL M0180125A00.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE HISTORICAL DISTRICT.

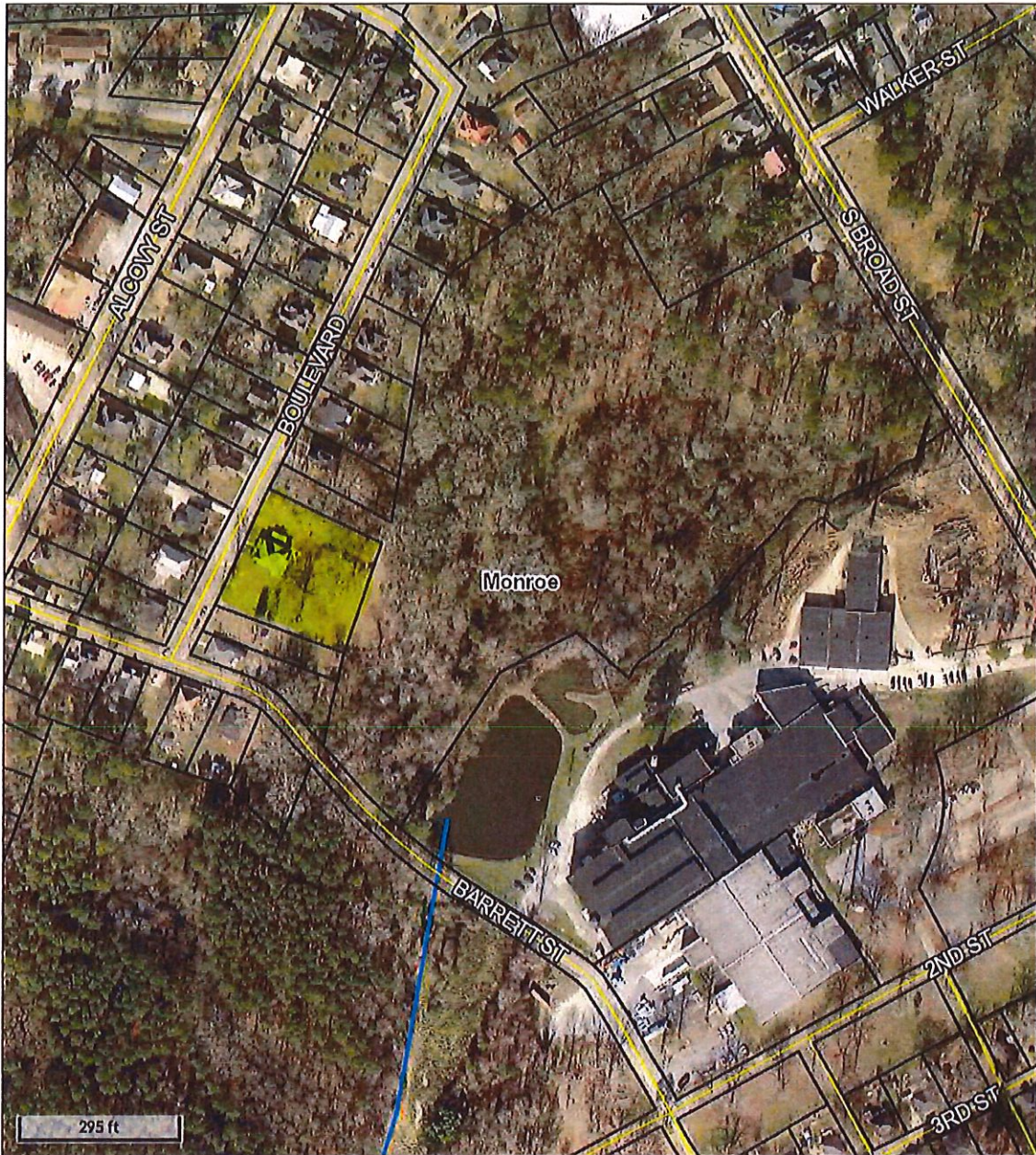
TOTAL AREA = 1.221 ACRES

MINOR SURVEY FOR:
CHAD DRAPER
249 BOULEVARD
LAND LOT 37, 3RD DISTRICT
CITY OF MONROE
WALTON COUNTY, GEORGIA

W&A Engineering
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT
355 Omega Street, Suite D100 Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-0411
wataengineering.com



PROJECT NO: 20295
DATED 10/2/2020



Overview



Legend

- Parcels

Date created: 10/11/2020
Last Data Uploaded: 10/11/2020 6:27:53 AM

Developed by  **Schneider**
GEOSPATIAL



Summary

Parcel Number M0180126
 Location Address 249 BOULEVARD
 Legal Description LOT#17&20
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R1
 Tax District Monroe (District 01)
 Millage Rate 39.382
 Acres 1.12
 Neighborhood Monroe/Alcovy St & Boulevard - 00221 25K base (00221)
 Homestead Exemption No (50)
 Landlot/District 37 / 3

[View Map](#)



Owner

CARTER ROBERT LEONARD JR
 1100 IVEY BROOK DRIVE
 BETHLEHEM, GA 30620

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00221 Monroe/Alcovy&Blvd 28K B	Lot	0	0	0	1.12	1

Residential Improvement Information

Style Single Family
 Heated Square Feet 2392
 Interior Walls Plywood
 Exterior Walls Wood Siding
 Foundation Other
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1909
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Baseboard
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Value \$96,600
 Condition Average
 House Address 0 BOULEVARD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FB LAND	2002	17568x0 / 0	1	\$0
FB IMPROVEMENT	2002	56643x0 / 0	1	\$0
Residential Garages-Avg	2000	12x20 / 0	1	\$2,700

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/11/1996	666 411	026 154	\$0	Unqualified - Improved	CARTER ROBERT L JR	CARTER ROBERT LEONARD JR
	193 747	26 154	\$0	Unqualified Sale		CARTER ROBERT L JR

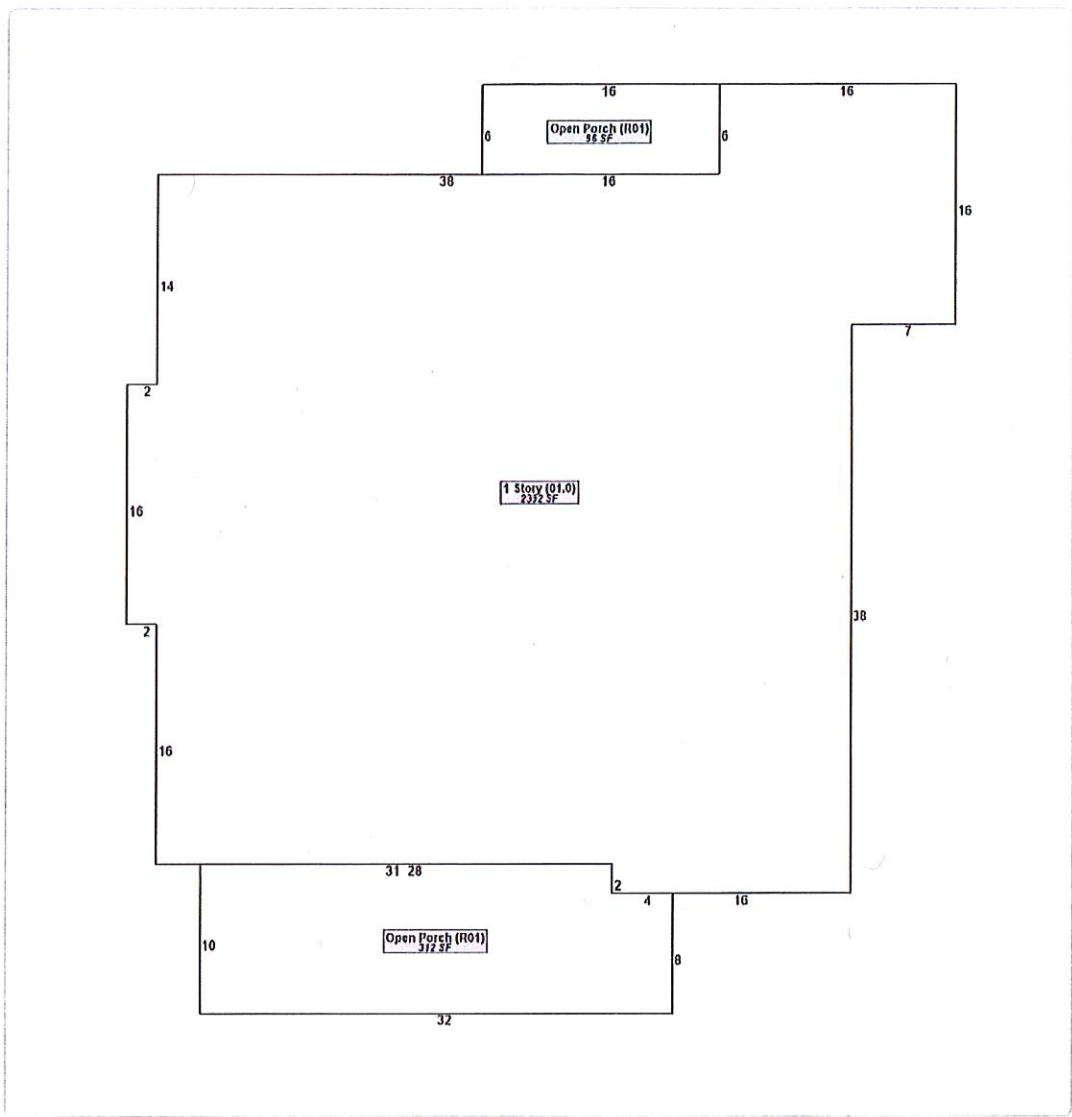
Valuation

	2020	2019	2018	2017
Previous Value	\$119,200	\$113,100	\$113,100	\$80,500
Land Value	\$36,400	\$32,500	\$32,500	\$32,500
+ Improvement Value	\$96,600	\$84,000	\$77,900	\$77,900
+ Accessory Value	\$2,700	\$2,700	\$2,700	\$2,700
= Current Value	\$135,700	\$119,200	\$113,100	\$113,100

Photos



Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

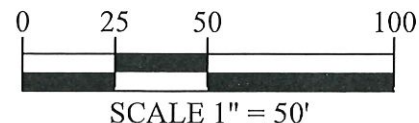
Last Data Upload: 10/11/2020, 6:27:53 AM

Version 2.3.90

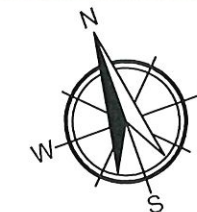


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GA WEST, ZONE 1002
NAD 83

JOHN F. BREWER, III PLS#2905
DATE 10/2/2020

REFERENCES:
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PLAT BOOK 26 PAGE 154

OWNER OF RECORD:
ROBERT LEONARD CARTER JR
1100 IVEY BROOK DRIVE
BETHLEHEM, GA 30620

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

CITY OF MONROE, GEORGIA

SIGNED: _____

DATE: _____

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

SURVEY LEGEND	
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
PB	- PLAT BOOK
B.S.L.	- BUILDING SETBACK LINE
CMF	- CONCRETE MONUMENT FOUND
IPF	- IRON PIN FOUND
IPS	- IRON PIN SET (5/8" REBAR)
OTP	- OPEN TOP PIPE
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT-OF-WAY
TPOB	- TRUE POINT OF BEGINNING
PC	- PROPERTY CORNER FOUND
CC	- PROPERTY CORNER
CM	- CONCRETE MONUMENT
EB	- ELEVATION BENCHMARK
Δ	- DELTA (SURVEY CONTROL)
CO	- CLEANOUT
FH	- FIRE HYDRANT
SSMH	- SANITARY SEWER MANHOLE
WM	- WATER METER
WV	- WATER VALVE
U	- UTILITY POLE
— X —	- FENCELINE
— √ —	- OVERHEAD UTILITY
— √ —	- OVERHEAD POWER
— P —	- OVERHEAD TELEPHONE
— FP —	- FLOODPLAIN
— SS —	- SANITARY SEWER
— W —	- WATERLINE

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 50,532 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 226,110 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA GS16 GNSS RTK RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0137E WITH AN EFFECTIVE DATE OF 12/8/2016 FOR COMMUNITY NUMBER 130227, WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

FIELDWORK COMPLETED: 9/16/2020.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

BEING A DIVISION OF TAX PARCEL M0180126 ZONED R1.

TRACT#4 TO BE COMBINED WITH TAX PARCEL M0180125A00.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE HISTORICAL DISTRICT.

TOTAL AREA = 1.221 ACRES



MINOR SURVEY FOR:

CHAD DRAPER

PROJECT NO: 20295

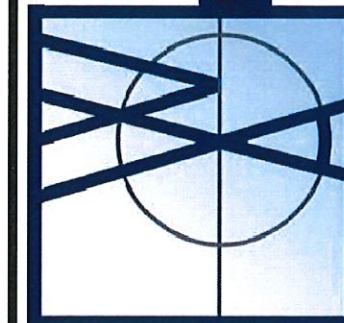
DATED 10/2/2020

249 BOULEVARD
LAND LOT 37, 3RD DISTRICT
CITY OF MONROE
WALTON COUNTY, GEORGIA

W&A Engineering

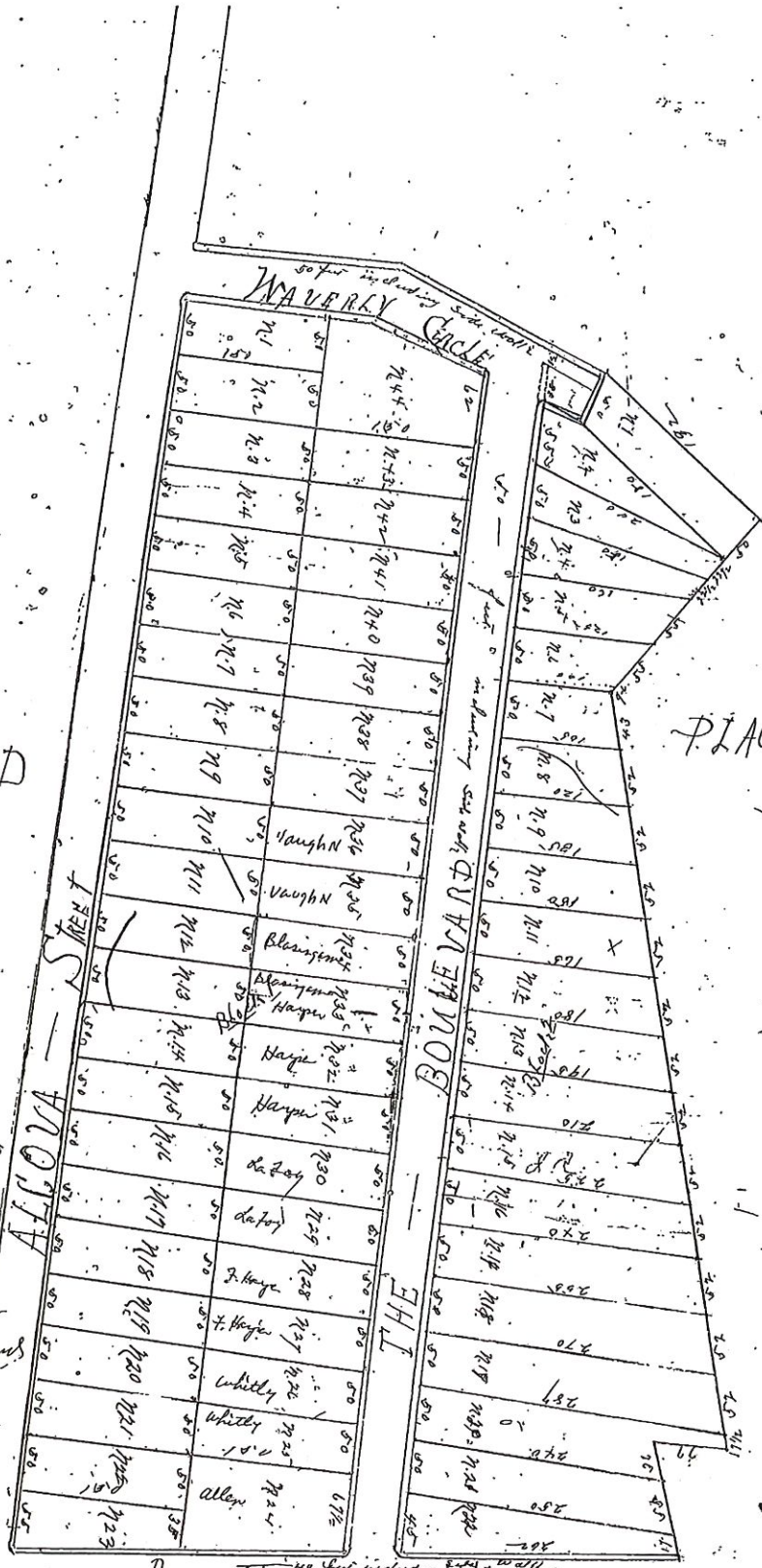
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100 Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

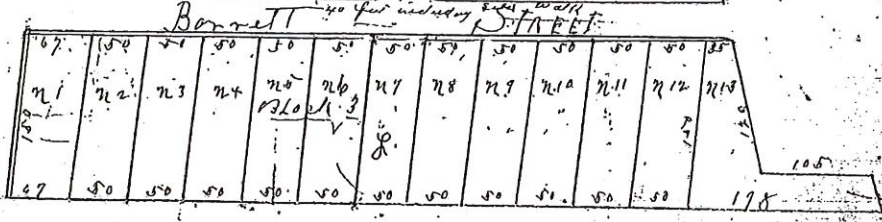


MONDLAND

PLACE



This is to certify that
 Map above is a
 representation
 Mondland Place
 owned by my firm
 American Land Co. and
 its + Lots + Side
 Walk, as shown on
 above map
 Oct 22 1904
 E. Burton C.S.





This is to certify that the map above is a true representation of Mondland Place conveyed by me for American Land Co. lots 1 through 118. I certify that the lots and their size, width, as shown on the above map.

Oct 22, 1904
H. E. Burton C.S.

Bennett

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118
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**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 for lot frontage of the Zoning Ordinance for 249 Boulevard. A public hearing will be held on November 17, 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 for lot frontage of the Zoning Ordinance for 249 Boulevard. A public hearing will be held on December 8, 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:

October 25, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 09-22-2020
Description: 0 Mayfield Dr. Request for a Certificate of Appropriateness

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Deny due to non-compliance with the Corridor design requirements on a previously undeveloped property.*

Background: The applicants are intending to install a storage facility at this location. The design presented does not meet the design parameter required for the Corridor overlay. The building facades are upgraded only facing the roads. The parking surfaces in the 12X50 and 12x60 storage spaces are inadequate and the gravel proposed exceeds allowable maximums. Additional impervious parking will cause the impervious surface maximum to be exceeded by an even greater margin than proposed. Maximum impervious surface is 60%. Proposed is 67.51%. This could have been alleviated by inclusion of more land in this site. This is a clear indication that the desire is to overdevelop this property contrary to the vision that the Planning and Zoning Commission and the City Council intended by the development of the CDO requirements. There are no Stormwater facilities shown and no plan or easement agreement presented for off site detention as proposed. An irrigation system and internal landscaping are not anticipated as is required. The intentions for the remainder of the site are not indicated and no subdivision of the property has been made although it is indicated / anticipated. Setback requirements have not been met although this is undeveloped land.

Attachment(s): Application, plans and illustrative photos.



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

Plan Report

Plan NO.: PCOM-000071 101

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 09/18/2020

Expiration:

Location Address

0 MAYFIELD DR, MONROE, GA 30655

Contacts

WHITE OAK REAL ESTATE ACQUISITIONS **Applicant**
 LLC
 4300 PACES FERRY ROAD STE 500, ATLANTA, GA 30339
 (404)256-0401 kward@longleafcre.com

Description: REQUEST FOR COA FOR STORAGE BUILDINGS P&Z MTG 10/20/20 @ 5:30 PM - COUNCIL MTG 11/10/20 @ 6:00 PM 215 N BROAD ST

Valuation: \$ 0.00

Total Sq Feet: 0.00

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Credit Card	\$50.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkinson

Issued By: Debbie Adkinson

September 18, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 45 through 52 of the Zoning Ordinance.

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

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

DATE: 9/17/2020

APPLICANT: White Oak Real Estate Acquisitions, LLC

APPLICANT'S ADDRESS: 4300 Paces Ferry Road, Suite 500
Atlanta, GA 30339

TELEPHONE NUMBER: 404-256-0401

PROPERTY OWNER: Deane H. Stokes Living Trust

OWNER'S ADDRESS: 2859 Paces Ferry Road SE, Suite 830

Atlanta, GA 30339

TELEPHONE NUMBER: 404-909-8654

PROJECT ADDRESS: Parcel # M0060003 located on Mayfield Drive

Monroe, GA – 11.74 acres – recorded in Plat Book 110 Page 684

Brief description of project:

Please see attached.

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

[Sec 643.4(4) (a)]

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

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

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

[Signature], Manager
Applicant WHITE OAK REAL ESTATE ACQUISITIONS, LLC

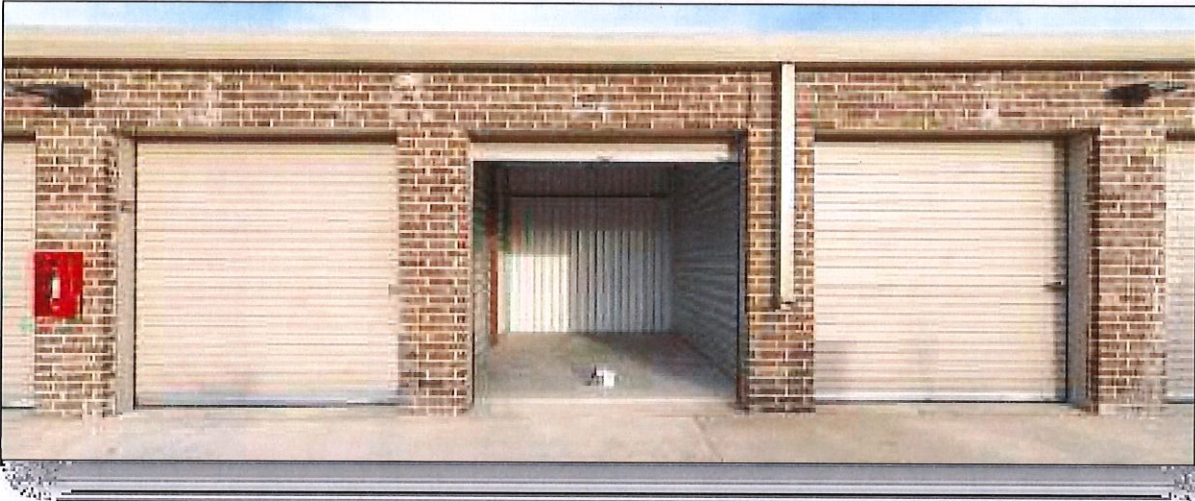
Date: 9/17/2020

Revised 9/23/19

Description of Project:

The proposed development will consist of an approximate 79,000 square foot, fully climate-controlled Class A self-storage facility offering interior space and drive-up climate units as well as outdoor RV/boat/vehicle storage. This state-of-the-art facility is anticipated to be constructed in phases, with the initial phase consisting of approximately 31,500 square feet of climate-controlled space and [X] parking spaces for rent. Amenities will include professionally-designed interior/exterior lighting and a closed-circuit security system with continuous DVR recording, fully-enclosed fence and electronic gate system with individual gate code entry, RV wastewater disposal station, full-time manager / relief manager, UHaul rentals, professional moving services and moving/storage-related retail offerings.

Exterior Brick Façade Examples – Areas that front HWY 78



Exterior Façade Examples – Areas that do NOT front HWY 78 (i.e. interior drive lanes)



Exterior Office Examples – Front Mayfield Drive





Interior Example – Office



Interior Example – Storage Buildings



MEMORANDUM TO MONROE PLANNING & ZONING COMMISSION

To: Kyle Harrison
Mike Eckles
Randy Camp
David Butler
Rosalind Parks

From: John Hampton, White Oak Real Estate Acquisitions
Kyle Ward, Longleaf Realty Trust

CC: Patrick Kelley

Re: 0 Mayfield Drive – Certificate of Appropriateness Application Comments

Date: October 20, 2020

Monroe Planning and Zoning Commission –

We are pleased to provide you with this memorandum in response to the comments submitted by Patrick Kelley with regard to our application for a Certificate of Appropriateness (COA) on Parcel M0060003.

It is important to note that this parcel is zoned M1, which allows for a self-storage facility and outside vehicle storage as of right under the permitted uses in the M-1 zoning ordinance. In contrast to the other self-storage application on the agenda, our parcel does not require an annexation into the City of Monroe, does not border four residential properties and homes and does not require a residential-to-commercial rezoning from R-1 to B-3.

The Mayfield Road parcel is appropriately zoned for the proposed use and our property only borders other M-1 industrial properties, none of which have been subject to the restrictions outlined in the CDO. As such, our proposed self-storage development will not only be consistent with neighboring uses, but our design, materials, landscaping and architecture will far exceed that of the existing commercial and industrial developments along Mayfield Drive.

To that end, we have thoughtfully addressed each of the comments made by Mr. Kelley in the following letter and have modified our site plan accordingly, therefore we would ask that our COA application be approved without hinderance or delay subject to the attached revisions and comments.

Respectfully,

John M. Hampton
Kyle Ward

COMMENT #1: “The design presented does not meet the design parameter required for the Corridor overlay. The building facades are upgraded only facing the roads.”

Applicant Response: The building facades as proposed in the COA application are appropriately upgraded per the CDO regulations, as only the buildings that are either adjacent or visible from US 78 are required to have a brick façade. Interior buildings and structures in areas of the property that are not visible or adjacent to US 78 are not required to have an upgraded façade. Please see text from CDO code below.

Code Reference: 643A.2 Architecture

(1) General Criteria for Conceptual Planning.

(c) In areas where new structures are adjacent to and visible from roadways, architecture shall adhere to the standards set forth below.

(vii) Materials. Brick and wood siding are the most common traditional building materials in the City. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardiboard and hardiplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding are not permitted. This prohibition includes metal building types commonly known as “Butler Buildings”. Stucco, not including E.I.F.S., is acceptable in limited areas (e.g. parapets) or as full exterior surface for architectural styles and forms reflecting City’s historic architecture that traditionally utilized stucco (e.g. religious architecture, Art Modern and Art Deco buildings).

COMMENT #2: “The parking surfaces in the 12x50 and 12x60 storage spaces are inadequate and the gravel proposed exceeds allowable maximums. Additional impervious parking will cause the impervious surface maximum to be exceeded by an even greater margin than proposed. Maximum impervious surface is 60%. Proposed is 67.51%. This could have been alleviated by inclusion of more land in the site. This is a clear indication that the desire is to overdevelop the property contrary to the vision that the Planning and Zoning Commission and the City Council intended by the development of the CDO requirements.”

Applicant Response: Please see revised site plan attached which contemplates the main 11.74-acre tract to be subdivided into two parcels instead of three parcels as well as increases the acreage of the storage parcel (Tract 1) to 6.45 acres from 5.72 acres. The inclusion of this additional land allows for the impervious surface area to be 59.66%, which is below the maximum allowable impervious surface requirements. With regard to the comment on parking surfaces, please elaborate on what is inadequate about 12x50 and 12x60 parking spaces – typical parking spaces for cars and RVs range from 10x20 to 10x40, so the proposed spaces are actually well-above average dimensions to allow for a more user-friendly parking experience. All turn radiuses and drive lane dimensions have been drawn by a professional engineer to ensure efficient and adequate traffic flow.

Additionally, the initial plan that was submitted was in no way an indication of any intent to overdevelop the property contrary to the vision of the Planning and Zoning Commission or City Council, which is further demonstrated by the applicant’s willingness to increase the acreage of the main land parcel and only subdivide the excess land into one additional tract.

COMMENT #3: “There are no Stormwater facilities shown and no plan or easement agreement presented for offsite detention as proposed.”

Applicant Response: As there is currently only one parcel, it is apparent from the site plan that it is the applicant’s intention to have the stormwater detention facility shown on the Tract 2 handle storm water from the self-storage facility located on Tract 1. In the event that the property is subdivided per the revised site plan, it will be under common ownership so no easement would be necessary; however, if a subdivision occurs, the applicant will place an easement on the Property allowing for Tract 1 to use the detention pond on Tract 2. Please see attached exhibit for a representative storm water easement that the applicant has used in the past on similar projects.

COMMENT #4: “An irrigation system and internal landscaping are not anticipated as is required.”

Applicant Response: Per the revised site plan, the landscaped area has been increased and the landscape buffer has been expanded with inclusion of additional acreage on Tract 1. As indicated on the revised site plan, trees and shrubs will be irrigated with treegator bags (or similar device), which is an environmentally-conscious, slow-watering device for trees and shrubs between (1”-8” in diameter).

COMMENT #5: “Setback requirements have not been met although this is undeveloped land.”

Applicant Response: As illustrated on the site plan, the buildings conform to the setback requirements outlined in the CDO regulations, which state that frontage setbacks shall **NOT exceed 75 feet**. While the proposed parcel is greater than three (3) acres, it is not possible to put outparcels or curb cuts on US 78.

Per the revised site plan, the building setback on Mayfield Drive is 75 feet and the setback from US 78 is 75 feet, which is in compliance with the CDO setback requirements.

Code Reference: 643A.2 Architecture

- (2) Area Specific Criteria. Properties less than three (3) acres shall follow a frontage setback of not more than seventy-five (75) feet. Frontage setbacks should be scaled and proportioned to the form and scale of adjacent parcels. Properties greater than three acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. Where additional stores will be located within the main building, each such store shall have a least one exterior public entrance.

Attorney Contact Information

[SPACE ABOVE LINE RESERVED FOR RECORDING INFORMATION]

**STATE OF GEORGIA
WALTON COUNTY**

STORM WATER EASEMENT AGREEMENT

THIS STORM WATER EASEMENT AGREEMENT, ("the Agreement"), is made and entered into as of this ___ day of _____, 2020, between WHITE OAK REAL ESTATE ACQUISITIONS, LLC, as Grantor, and, _____, as Grantee.

RECITALS:

A. **WHITE OAK REAL ESTATE ACQUISITIONS, LLC** is the owner of the following property being more particularly described as:

[INSERT LEGAL DESCRIPTION OF TRACT 2]

B. Grantee is the Owner of the following property being more particularly described as:

[INSERT LEGAL DESCRIPTION OF TRACT 1]; and

C. Grantor has agreed to grant Grantee a non-exclusive easement for storm water discharge over and across the property of Grantor to and from the Existing Detention Pond under the conditions set forth hereinbelow; and,

AGREEMENT:

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree, intending to be legally bound, as follows:

1. **Easements.** Grantor has granted, sold and conveyed and does hereby grant, sell and convey unto Grantee, its successors and/or assigns, a non-exclusive, perpetual easement to (a) construct, repair, replace, reconstruct, alter and maintain piping to transport storm water from the property of Grantee across the property of Grantee to the Existing Detention Pond as depicted on the Plat for storm water discharge from the property of Grantee on, in, over, through, under and across the property of Grantor into the Pond located thereon. Grantee agrees to bear all costs and expenses associated with constructing any piping as contemplated by this Paragraph 1. The easements described in this Paragraph are appurtenant to and shall benefit the properties of Grantor and Grantee and the terms and conditions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

2. **Easements Perpetual.** The easements granted in this Agreement are appurtenant to and shall run with title to the properties of Grantor and Grantee and shall be perpetual, and Grantor hereby binds itself and its successors and assigns to warrant and forever defend the easements hereby granted unto Grantee, and its, successors and assigns, against every other person whomsoever lawfully claiming or to claim the same or any part thereof.

3. **Right of Entry.** Grantee, its agents, contractors, heirs, successors and assigns, shall have the right to enter the property of Grantor for purposes of installation, maintenance, repair of the Detention Pond and related piping.

4. **Nonforfeiture or Reversion.** Any obligation contained herein with regard to the easements granted hereby shall be construed as covenants and not as conditions and any violation of any covenant shall not result in a forfeiture or reversion of title of any easement granted hereby.

5. **Miscellaneous.**

(a) The terms and provisions of this Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

(b) This Agreement may be executed in any number of counterparts, each of which shall constitute an original and all of which shall compromise but one and the same instrument.

(c) Any improvements or other actions made by pursuant to this Agreement shall be made in accordance with any and all rules, regulations, and laws of the local, state and federal governments.

(d) This Agreement shall be binding on the parties hereto and their agents, contractors, heirs, successors and assigns.

****SIGNATURE BLOCK CONTINUED ON FOLLOWING PAGE****

DRAFT – STORM WATER EASEMENT EXAMPLE

TO HAVE AND TO HOLD said permanent easement for the purposes hereinabove set forth unto said Grantee, his heirs, successors and assigns, forever.

WITNESS, the hands and seals of the undersigned, this the _____ day of _____, 2020.

GRANTOR:

WHITE OAK REAL ESTATE ACQUISITIONS, LLC

By: _____

Name:

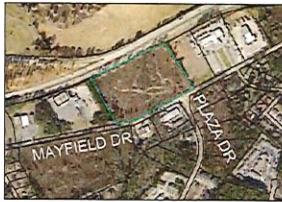
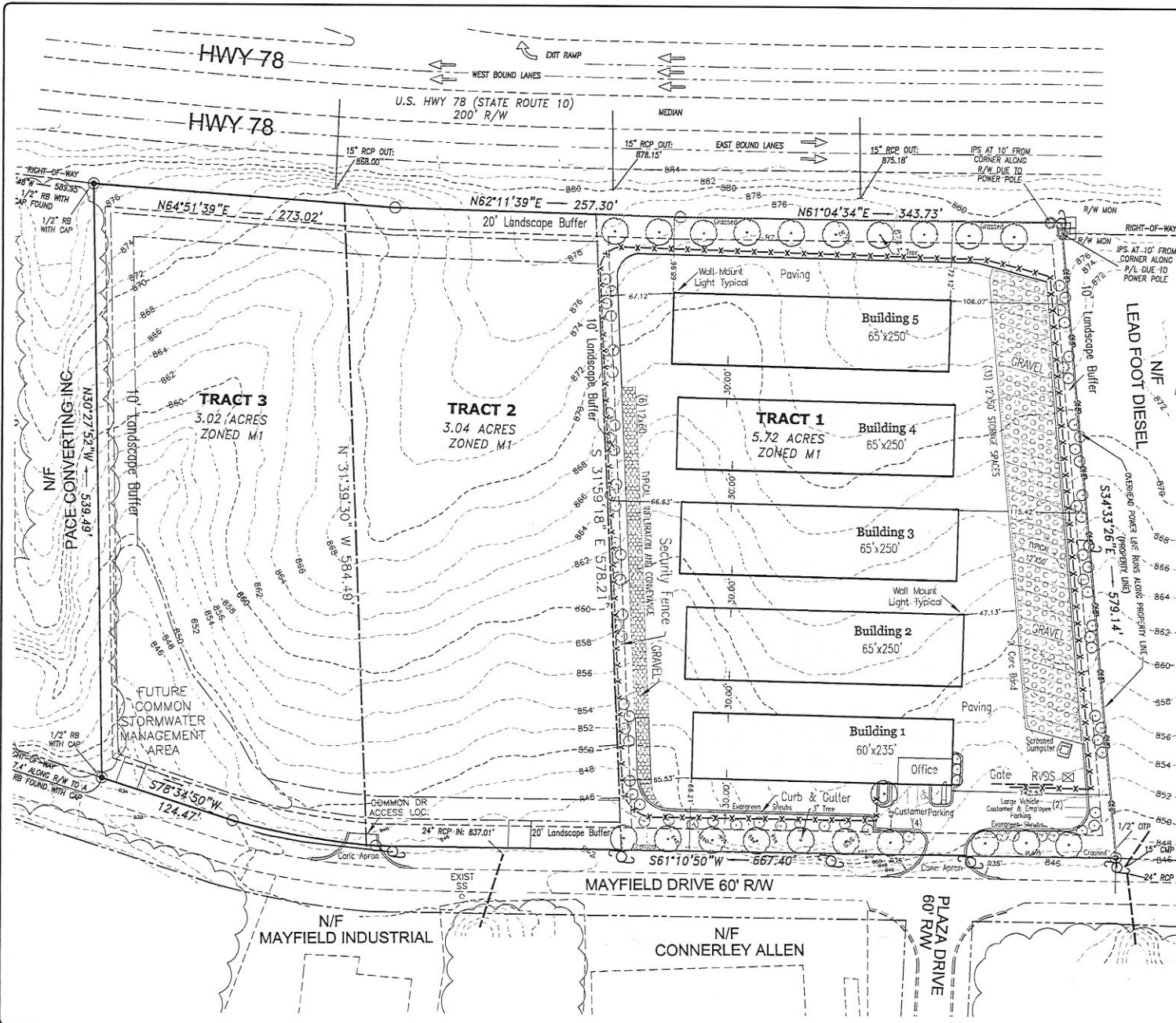
Its: Manager

Signed, sealed and delivered in the presence of:

Witness

Notary Public

This the ____ day of _____, 2020



SITE LOCATION MAP

Vegetation and Coverage.
 All vegetation shall be assessed, installed, and maintained in accordance with the Ordinance. The minimum landscape buffer coverage is the sum of the areas required to meet all landscape buffer requirements as set forth below:
 a) Frontage. A landscape buffer is required along all public rights-of-way, permitting only the encroachment of driveway necessary to serve the property. Trees within the landscape area must be a minimum of three inches caliper, spaced as shown. Deciduous and/or hardwood trees shall be used.
 b) Perimeter. A 10' landscape buffer is required alongside one to the rear of abutting property.

Proprietary
 Irrigation "subirrigation" and hand watering shall be used.
 Illumination
 (a) All exterior luminaires shall be shielded to prevent glare onto adjacent property.
 (b) Intensity: A maximum light level of PL = 2.3 foot candles measured at ground level is permitted. Extensions to developments may be lighted exceeding 0.2 foot candles for traffic safety only.

Stormwater management:
 Common stormwater management area shall be combined with utility easements to service all tracts.

Area And Percentage Of Lot Covered By:

Land Use	Area (Ac)	% of Total
Building 1	14,100	5.60%
Building 2	16,250	6.52%
Building 3	16,250	6.52%
Building 4	16,250	6.52%
Building 5	16,250	6.52%
Drives & Loading Areas	88,121	35.77%
Gravel Parking*	32,226	12.94%
Landscape 1	48,706	19.50%
Site Impervious Coverage		87.51%

* Pavement gravel areas not included in site coverage



CONNERLEY ALLEN
 INCORPORATED
 1400 WILD AZALEA LANE
 ATHENS, GA 30606
 24HOUR CONTACT
 KYLE WARD
 706-874-4858

HIGHWAY 78 STORAGE
 MAYFIELD DRIVE
 TAXID M000003
 1177 ACRES

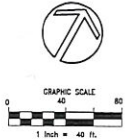
SouthView
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering

865 SouthView Drive
 Atlanta Georgia 30328
 770.517.0968

Block	Area	Area	Area
Block 1	1177		
Block 2			
Block 3			
Block 4			
Block 5			
Block 6			
Block 7			
Block 8			
Block 9			
Block 10			

C.O.A. SITE PLAN

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**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on October 20, 2020 before the Planning & Zoning Commission, at 5:30 P. M. for a renovation and signs at 0 Mayfield Dr.

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

Please run on the following date:

September 27, 2020