



Planning Commission Meeting

AGENDA

Tuesday, September 15, 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 - August 18, 2020

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for COA for New Sign - 428 W Highland Avenue

[2.](#) Request for Conditional Use for Townhouses - 319 S Madison Avenue

[3.](#) Zoning Code Text Amendment #8 - Article X, Sect 1000.3.2 to add item IV
Cottage food business

[4.](#) Request for Conditional Use for Cottage Food Business - 919 Holly Hill Road

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES FOR ZOOM MEETING
August 18, 2020**

Present: Nate Treadaway, Randy Camp, Rosalind Parks

Absent: Mike Eckles

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant

Visitors: Angela Yarman

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

Chairman Camp asked for any changes, corrections or additions to the July 21, 2020 minutes. Hearing none he entertained a motion. Treadaway made a motion to approve. Parks seconded. Motion carried. Minutes approved.

Chairman Camp asked for a Code Officer Report

Kelley: no report for this meeting.

Public Hearing Open 5:31 pm

The First Item of Business is for petition # VAR-000061-2020 for a variance of lot frontage and lot width at 828 Harvest Lane. The applicant is Patricia Green, owner of the property.

Angela Yarman, daughter of the applicant spoke to the request in the absence of her mother. Ms. Green owns the property and the vacant lot next door. She is requesting to have the property line moved over a few feet to eliminate it being over the driveway of the developed lot.

Chairman Camp asked for any questions.

Parks: Addressed to Kelley - Is it common that when someone owns two lots like that the driveway may overlap on to what might be the second?

Kelley: its not common but it does happen since an easement is not needed when you own both.

Parks: how much drive is over the line?

Yarman: it cuts a little wedge over the drive requiring a movement of about 10ft.

Kelley: It's 89+/- ft of road frontage when 100 is required. It's approximately 11% variance or slightly less.

Treadaway: does the carve out on the back-left corner allow the lot size to stay the minimum lot size.

Yarman: yes

Chairman Camp asked for other questions.

There were no questions. Kelley stated the lot is touching the cul-d-sac which gives some consideration when you have a radius on your lot line where you can have a slightly less frontage as long as the lot is the width of the building line. This is a minor variance.

Public Hearing Opened at 5:35 pm

Chairman Camp entertained a motion.

Parks made a motion to approve.
Treadaway second. Motion carried
Recommendation to approve

Old Business: None

New Business: Kelley brought to the table of new projects in town. He gave a synopsis of the progress being made on these projects. Possible ninety-day completion of the Publix once the permit is obtained. He also gave a run down of some of the stores that would be going in the Monroe Pavilion development. He also talked about the new Public Safety building being renovated and where the new location of the Walton Co Development would be housed.

Chairman Camp entertained a motion to adjourn.

Motion to adjourn Parks. Seconded Treadaway
Meeting adjourned 5:42 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 08-26-2020
Description: COA application for corridor design overlay district. 428 W. Highland Ave.

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval*

Background: The new owners of this property wish to make exterior improvements to the property which will increase the appeal and visibility of the property as well as install a new sign, fence and a pergola. The improvements will be within the parameter of the CDO requirements. The COA request is simply required due to the value of the improvements exceeding the trigger value in the ordinance.

Attachment(s): Application and supporting documents.



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

Plan Report

Plan NO.: PCOM-000063-2020

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 08/18/2020

Expiration:

Location Address

Parcel Number

428 W HIGHLAND AVE, MONROE, GA 30655

M0060270

Contacts

WOOD VISION CENTER 1429 Alcovy Mountain Rd SE, Monroe, GA 30655 (770)267-2573	Applicant dr-jim@woodeyecaremail.com
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Description: REQUEST FOR COA FOR NEW SIGN - P&Z Meeting 9/15/20 @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 # 4854	\$50.00
Amount Due:	\$0.00

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

August 18, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

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: 8/14/20

APPLICANT: Wood Vision Center

APPLICANT'S ADDRESS: 428 W. Highland Ave
Monroe, GA 30655

TELEPHONE NUMBER: 770 - 267 - 2573

PROPERTY OWNER: James + Susan Wood

OWNER'S ADDRESS: 1429 Alcovy Mountain Rd SE
Monroe, GA 30655

TELEPHONE NUMBER: 770 - 313 - 9094

PROJECT ADDRESS: 428 W Highland Ave
Monroe, GA 30655

Brief description of project: New signage in front, privacy fence
with pergola in back of building to hide ugly air
conditioning units, etc. + make pretty view from Spring
street w/ professional landscape plan along fence.

(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

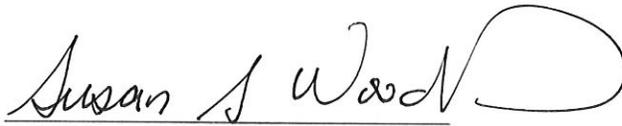
- 5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[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: 8/14/20

Revised 9/23/19

COPY

Return document to:
Rebecca Polston Dally, P.C.
P.O. Box 745
Social Circle, GA 30025
(770) 464-3330
File No: 20-10662

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 16th day of July, 2020 between, **CARJOE PROFESSIONAL BUILDING, LLC**, as party of the first part, hereinafter called Grantor, and **TRUMP EYE, LLC.**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee:

All that tract or parcel of land lying and being in the Town G.M.D. 419, 3rd Land District, located in the City of Monroe, Walton County, Georgia, being shown as Tract 5-B, containing 13,988 Sq. Ft., as more particularly described on plat of survey for **EARL MALLARD**, dated September 20, 1983, revised May 29, 1984, and June 13, 1984, prepared by Gregg & Assoc., certified by Wm J. Gregg, Sr., Ga. R.L.S. No. 1438, which is recorded at Plat Book 33, page 39, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

Subject property is improved with a commercial building known as 428 W. Highland Ave., Monroe, Georgia 30655 according to the current system of numbering property in the City of Monroe.

Map Parcel No: M0060-00000-270-000

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **TRUMP EYE, LLC.**, the said Grantee, forever in Fee Simple.

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

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed this 16th day of July, 2020
in the presence of.

CARJOE PROFESSIONAL BUILDING, LLC

[Signature]
Unofficial Witness

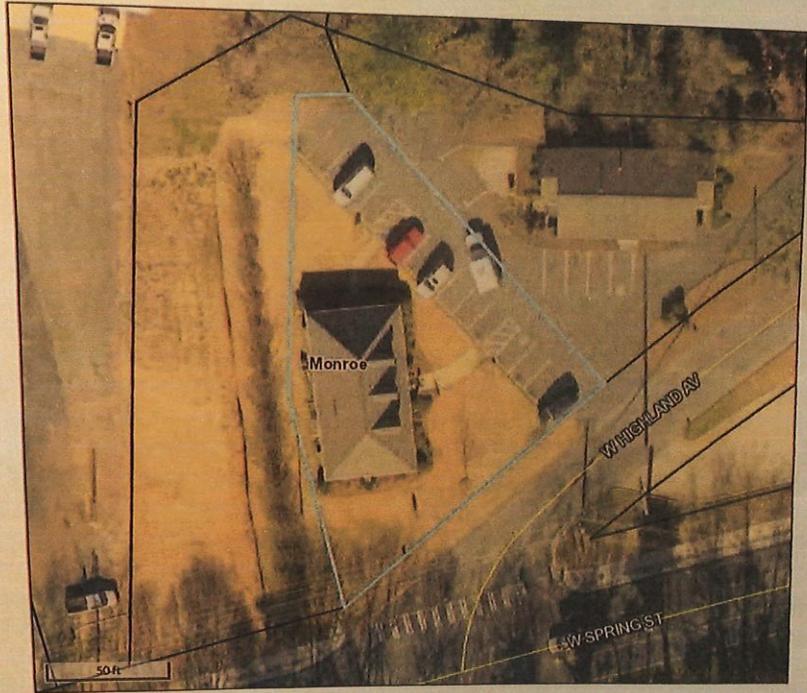
By: [Signature] (SEAL)
CAROL S. DEW, Member

[Signature]
Notary Public
(My commission expires) 11/6/21
(Notary Public Seal Affixed)

By: [Signature] (SEAL)
JOE H. DEW, Member



qPublic.net™ Walton County, GA



Overview

Legend
□ Parcels

Parcel ID	M0060270	Owner	CARJOE PROFESSIONAL BUILDING LLC	Last 25 Sales			
Class Code	Commercial		P O BOX 30	Date	Price	Reason	Qual
Taxing District	Monroe		MONROE GA 30655	3/5/2009	\$330000	FM	Q
	Monroe		Physical Address	7/13/2006	\$280000	FM	Q
Acres	0.32		428 W HIGHLAND AVE				
			Assessed Value				
							Value \$204500

(Note: Not to be used on legal documents)

Date created: 6/10/2020
Last Data Uploaded: 6/10/2020 6:36:21 AM

Developed by Schneider & GEOSPATIAL

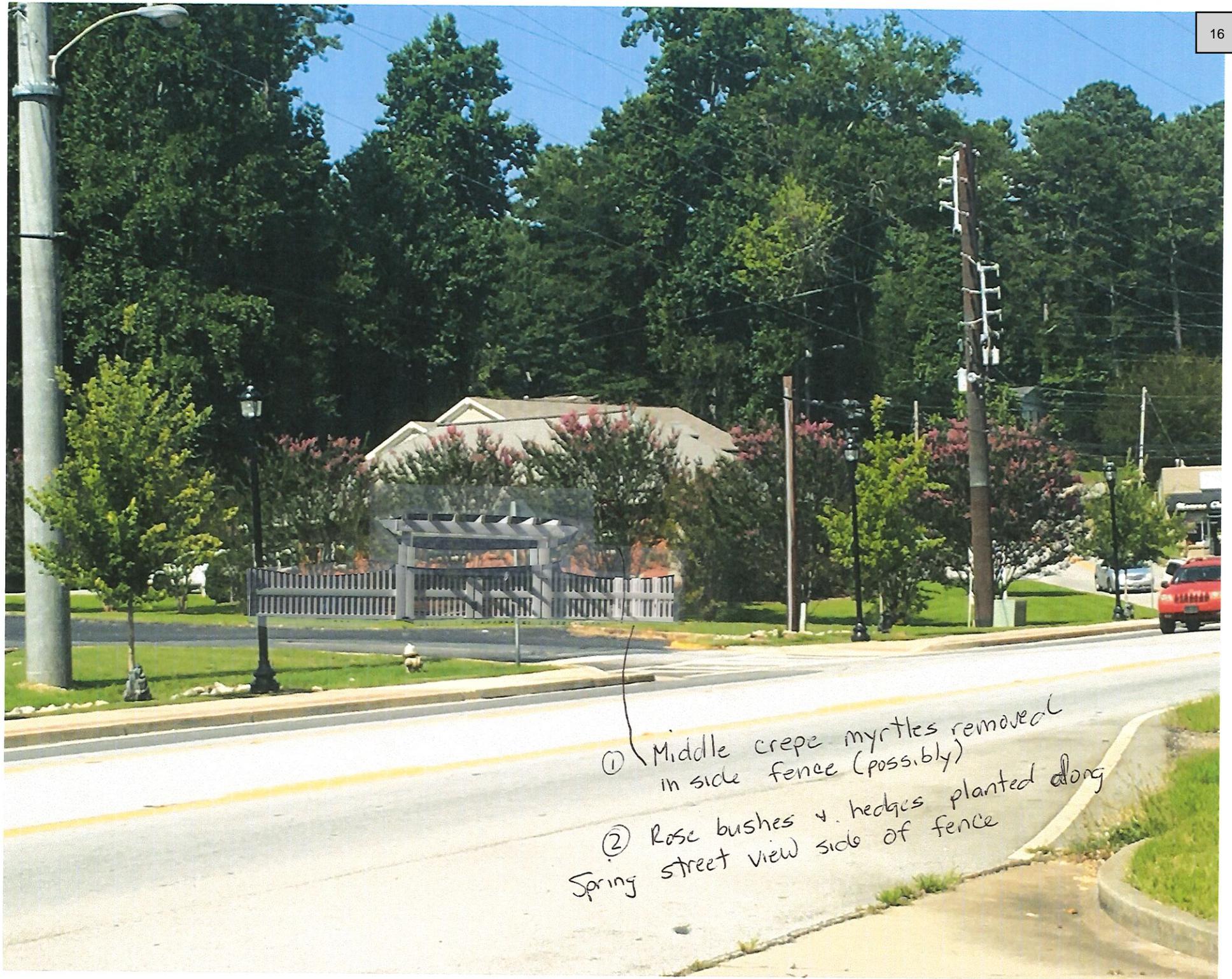








- Building completely obscured from view by crepe myrtles
- Very difficult for new patients to find us!



- ① Middle crepe myrtles removed in side fence (possibly)
- ② Rose bushes & hedges planted along Spring street view side of fence

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for a new sign. A public hearing will be held on September 15, 2020 before the Planning & Zoning Commission, at 5:30 P. M. for 428 W Highland Ave.

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:

August 23, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 08-21-2020
Description: 319 S. Madison Ave. Request for conditional use – Townhouses on a B2 zoned property.

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval with conditions as determined by P&Z, City Council and HPC.*

Background: This property has for years been occupied with dilapidated residential structures which have been demolished over time for the most part. The future land use plan indicates a commercial use. Historical use has been residential. This property is in an historic district and would be subject to approval by the HPC regarding design aesthetics and materials. Residential intown living is a stated desire of the City at large to encourage walkability. This property is adjacent to a newly developing residential area so, although indicated to be commercial on the Future Land Use Plan, the current trend is towards residential as it has been used in the past. Additionally, single family residential homes may already be built in B2 zoning at the R1A parameters. This product does allow for increased density above R1A limits but as a conditional use This has been anticipated and accounted for in the remainder of the zoning requirements.

Attachment(s): Application & supporting documents



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

Plan Report

Plan NO.: LDU-000064-20

Plan Type: Land Use

Work Classification: Conditional Use

Plan Status: In Review

Apply Date: 08/18/2020

Expiration:

Location Address

Parcel Number

319 S MADISON AVE, MONROE, GA 30655

M0160125

Contacts

NEW LEAF GEORGIA
1649 GENTRY LANE, STATHAM, GA 30666
(706)424-0999

Owner

Lori Volk
300 Edwards St, Monroe, GA 30655
(404)630-2834

Applicant

lorivolk1@gmail.com

Description: REQUEST FOR A CONDITIONAL USE TO BUILD TOWNHOUSES - P&Z MTG
9/15/20 @ 5:30 PM - COUNCIL MTG 10/13/20 @ 6:00 PM 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Multifamily Rezone or Variance Fee	\$300.00
Total:	\$300.00

Payments	Amt Paid
Total Fees	\$300.00
Check # 3523	\$300.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

August 18, 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: Sept. 15, 2020

Your representative must be present at the meeting

Street address 319 S. Madison Ave. Council District 4 / _____ Map and Parcel # M0160-125
 Zoning B2 Acreage .647 Proposed Use Townhome Community Road Frontage 162.7 ft. / on
Madison Ave. (street or streets) and 103.43 ft. on Milledge Ave.

Applicant
 Name Lori Volk
 Address 300 Edwards St., Monroe, GA 30655
 Phone # (404) 630-2834

Owner
 Name New Leaf Georgia
 Address 1649 Gentry Lane, Statham, GA 30666
 Phone # (706) 424-0999

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 proposed use is the construction of residential, upscale townhouse villas.
Four of the structures will be detached and facing Madison Ave. Three of the structures will be attached and facing Milledge Ave.

State relationship of structure and/or use to existing structures and uses on adjacent lots:
The townhomes will be designed and built to fit into the historic downtown vision within an area of existing residential structures. Quality materials will be used, such as brick and hard-plank, and balconies will be part of the design in order to enjoy green space events.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
This request is for approval to build upscale townhome villas, which are a permitted land use under section 620.3 Table 7-Commercial Zoning District Land Use Regulations, under the RESIDENTIAL sub-category.

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:
Each structure will be 24 ft. X 45 ft. with two stories at a height of 30 ft. There will be enclosed garages with an additional 21 ft. of parking space for additional vehicles. A shared back-alley drive will connect each residence's garage entrance. There is a 5 ft. Building setback line on the sides and 20 ft. on the fronts.

State the particular hardship that would result from strict application of this Ordinance:
N/A for Conditional Use application

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 Lori Volk Date: 8/14/2020

**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 Brian Henally

Date: 8/14/20

Lori Volk

Date: 8/14/2020

Notary Public

Commission Expires: 8/22/2023



I hereby withdraw the above application: Signature _____ Date _____

2-1
LOW

BK: 4644 PG: 428-429
Filed and Recorded
Aug-03-2020 02:15:05PM
DOC#: D2020-010520
Real Estate Transfer Tax Paid \$152.00
1472020002723

★
After Recording Return To:
Beau Kaye & Associates, LLC
258 North Broad Street,
Winder, Georgia 30680
FILE NO. 20W0682K

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

STATE OF GEORGIA

COUNTY OF BARROW

LIMITED
WARRANTY DEED

This Indenture made this 30th day of July, in the year Two Thousand Twenty, between Howard Brothers Construction and Development, Inc. n/k/a Howard Brothers Branding, Inc. and Ian Henderson, Individually, as party or parties of the first part, hereinafter called Grantor, and New Leaf Georgia, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

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

All that tract or parcel of land lying and being in Land Lot 65 of the 3rd District of Walton County, Georgia, containing 0.647 acres, more or less, as shown on that plat entitled "Retracement Survey for Howard Brothers Construction & Development", prepared by Alvov Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor Number 2921, dated March 26, 2018, recorded in Plat Book 118, Page 122, Walton County, Georgia records; which plat is incorporated herein by reference thereto for a more complete description of the property conveyed.

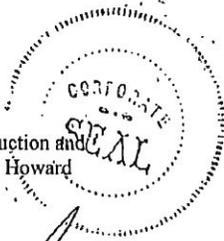
THIS CONVEYANCE is subject to all restrictions and easements of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Howard Brothers Construction and Development, Inc., n/k/a Howard Brothers Branding, Inc.



[Handwritten Signature] (Seal)
John S. Howard CEO

[Handwritten Signature] (Seal)
Robert L. Howard, CFO

[Handwritten Signature] (Seal)
Ian Henderson, Individually

Signed, sealed and delivered this 30th day of July, 2020 in the presence of:

[Handwritten Signature]

Unofficial Witness

[Handwritten Signature]
Notary Public



4-4
LAW

env. X

Probate Court Return Mailing Address:
303 S. Hammond Dr., #118
Monroe, Georgia 30655

BK: 4644 FG: 430-433
Filed and Recorded
Aug-03-2020 02:16:11PM
DOC#: D2020-010521
Real Estate Transfer Tax \$0.00
1472020002166

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

(Above space to be used for filing in Superior Court Clerk's Office of Deeds and Records)

2019 Property Tax Statement

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

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

HOWARD BROTHERS CONSTRUC
 AND DEVELOPMENT INC &
 HENDERSON IAN KEITH
 MONROE, GA 30655

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due
2019-17685	11/15/2019	\$0.00	\$705.21	\$0.00	Paid 12/10/2019

Map: M0160-00000-125-000
 Location: 319 MADISON AVE S
 Account No: 353700 010

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

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

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



Tax Payer: HOWARD BROTHERS CONSTRUC
Map Code: M0160-00000-125-000 Real
Description: .63AC
Location: 319 MADISON AVE S
Bill No: 2019-17685

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$44,200.00	11/15/2019	08/14/2019		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$17,680.00	\$0.00	\$17,680.00	0.001981	\$35.02	\$0.00	\$35.02
CITY TAX	\$0.00	\$17,680.00	\$0.00	\$17,680.00	0.005821	\$181.49	-\$78.57	\$102.92
COUNTY	\$0.00	\$17,680.00	\$0.00	\$17,680.00	0.010905	\$237.97	-\$45.17	\$192.80
SCH BOND	\$0.00	\$17,680.00	\$0.00	\$17,680.00	0.002300	\$40.66	\$0.00	\$40.66
SCHOOL	\$0.00	\$17,680.00	\$0.00	\$17,680.00	0.018600	\$328.85	\$0.00	\$328.85
TOTALS					0.039607	\$823.99	-\$123.74	\$700.25

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

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

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

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

Current Due	\$700.25
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$4.96
Previous Payments	\$705.21
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/10/2019

BK:118 PG:122-122

Filed and Recorded

Jul-07-2020 09:05 AM

DOC# 2020 - 000187

KAREN P. DAVID

CLERK OF SUPERIOR COURT

WALTON COUNTY, GA

Participant ID: 6458806574

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 D.C.G.A. Section 15-6-67.

[Signature]
Royal Calvin Smith, Ga. R.L.S. No. 2921

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

[Signature]
CITY OF MONROE CODE OFFICE

07-07-2020

DATE:

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

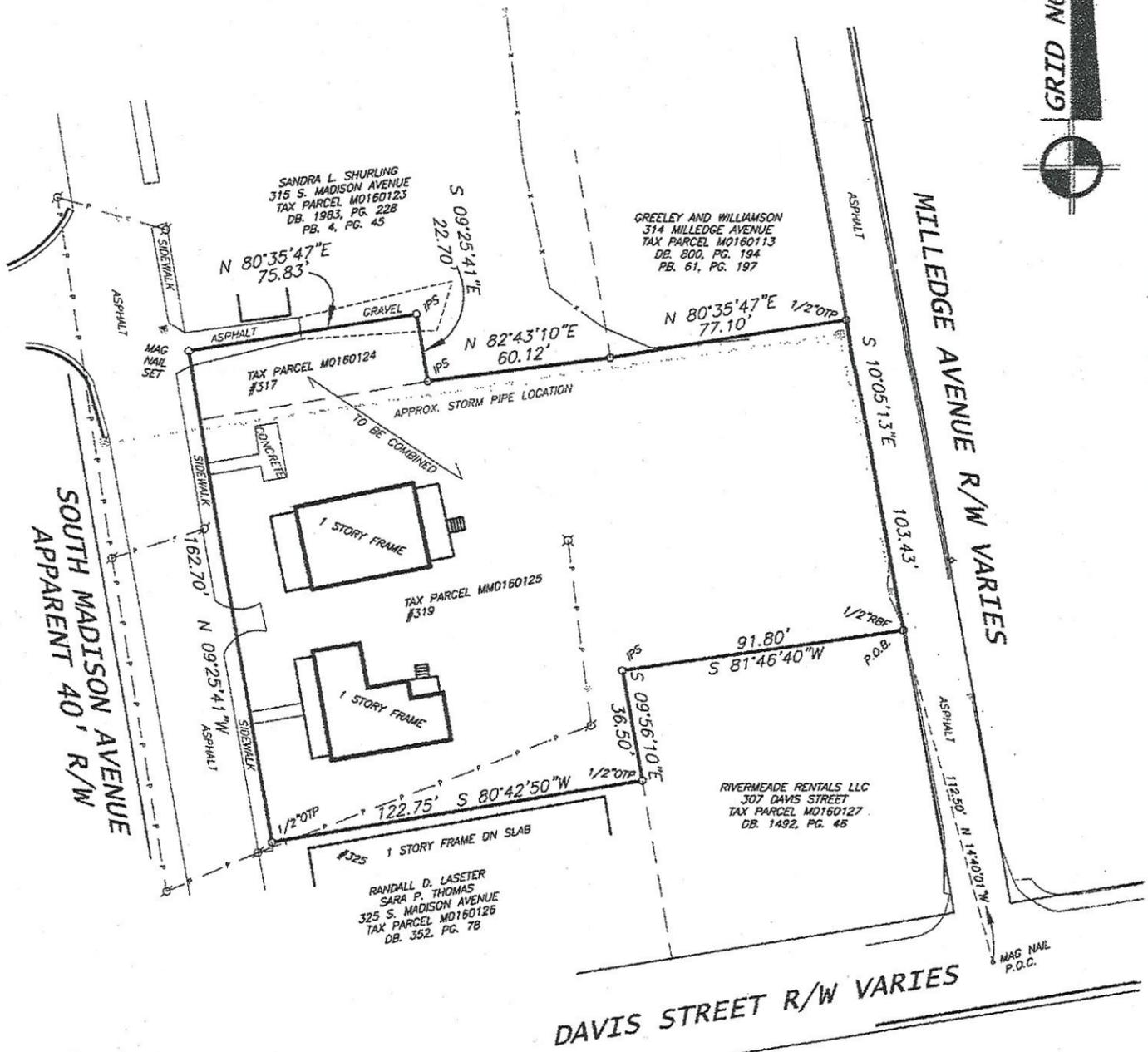
NOTE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCEPTER TWO DATA COLLECTOR RUNNING CARLSON SURVEY SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK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

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

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

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

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



GRID NORTH GA. WEST ZONE



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

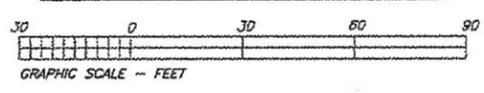
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO. 13297C0137E DATED 12/08/2016

A GEOMAX ROBOTOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 490,526 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,839 FEET.

PER CURRENT TAX INFORMATION OWNER:
HOWARD BROTHERS CONSTRUCTION & DEVELOPMENT
IAN KATH HENDERSON
903 HARVEST LANE
MONROE, GA. 30655



0.647 ACRES

	RETRACEMENT SURVEY FOR:	
	HOWARD BROTHERS CONSTRUCTION & DEVELOPMENT	
IN THE CITY OF MONROE, TAX PARCEL M0160125 & M0160124		
FIELD WORK DATE: 3/20/18	DATE OF PLAT PREPARATION: 3/26/18	
LAND LOT(S) 65	3rd DISTRICT	WALTON COUNTY, GEORGIA
ALCOVY SURVEYING AND ENGINEERING, INC.		SCALE: 1" = 30'
2205 HWY. 81 S., LOGANVILLE, GA. 30052		JOB NO. 18-033
Phone 770-466-4002 - LSF #000759		



VICINITY MAP
N.T.S.

ALCOVY
SURVEYING & ENGINEERING, INC.
P.O. C. TYP HWY 81 S.
2205 Highway 81 South
Loganville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4296
sp@alcovyse.com

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SITE PLAN

PROPOSED

PARCEL: M0160124 & M0160125
LAND LOT: 65
DISTRICT: 3RD
317 S MADISON AVE.
CITY OF COVINGTON, GA

DATE: 7/30/2020
SCALE: 1" = 30'

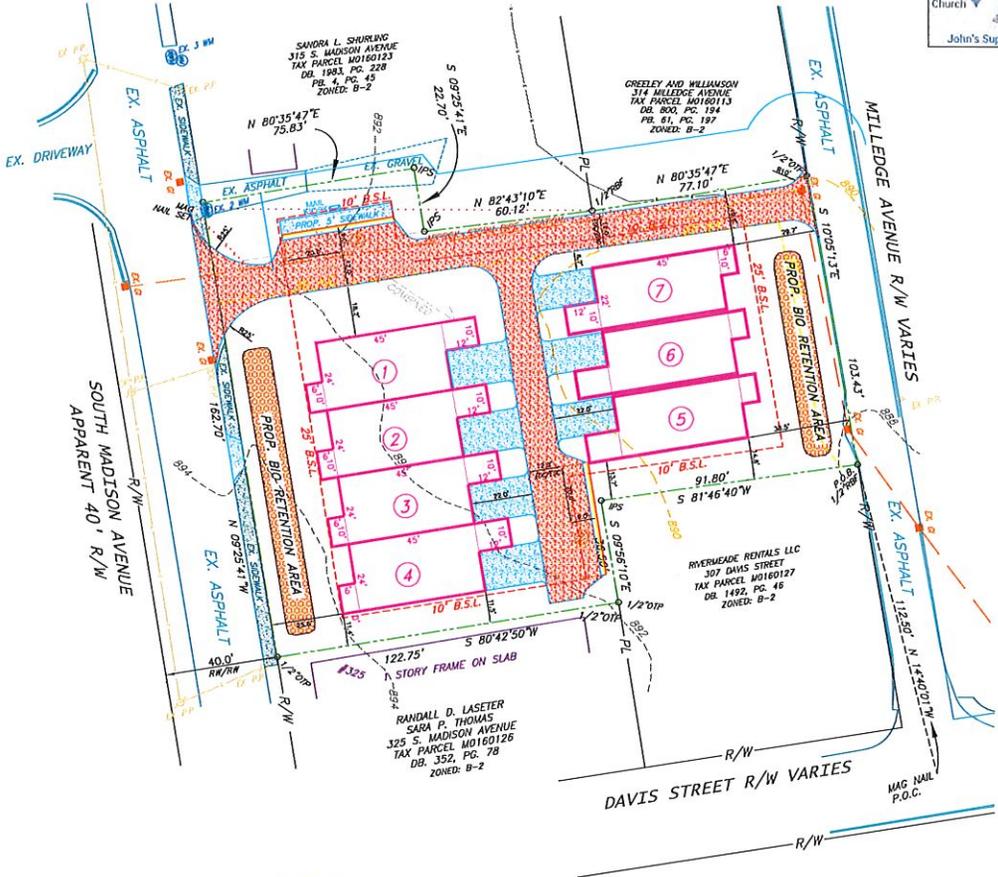
OWNER
NEW LEAF GEORGIA, LLC.

24 HOUR - EMERGENCY CONTACT
BRUCE HENDLEY
770-424-0999
bruce@hendleyhome.sga.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 18-033
C-1



PAVEMENT LEGEND

CONCRETE PAVEMENT

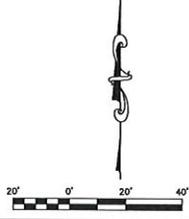
A. 5.0 INCH CONCRETE W/ FIBER MESH
B. STABILIZED SUBGRADE
SAY SUBGRADE SOIL EX. 2% OR COMPACTED FILL
COMPACTED TO A MINIMUM OF 100% PROCTOR

A B

CONCRETE PAVEMENT
NO SCALE

- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PSL SET WITH CAP STAMPED "ALCOVY"
 - C.M.P. = CONCRETE MONUMENT FOUND
 - O.P.P. = OPEN TOP PIPE
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 - W.L. = WATER LINE
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 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING

GEORGIA811
www.Georgia811.com



**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting
the property at 319 S Madison Avenue
to be considered for a Conditional Use
to allow Townhouses in a B2 Zoning.
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on September 15, 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 319 S Madison Avenue
to be considered for a Conditional Use
to allow for Townhouses in a B2 Zoning.
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on October 13, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

August 23, 2020



To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 08-26-2020

Description: City of Monroe
 215 N. Broad St
 Zoning text amendment #8
 Art. X, Section 1000.3.2 to add Item (iv) cottage food business
 Requested by Jamie Cox of 919 Holly Hill Rd.

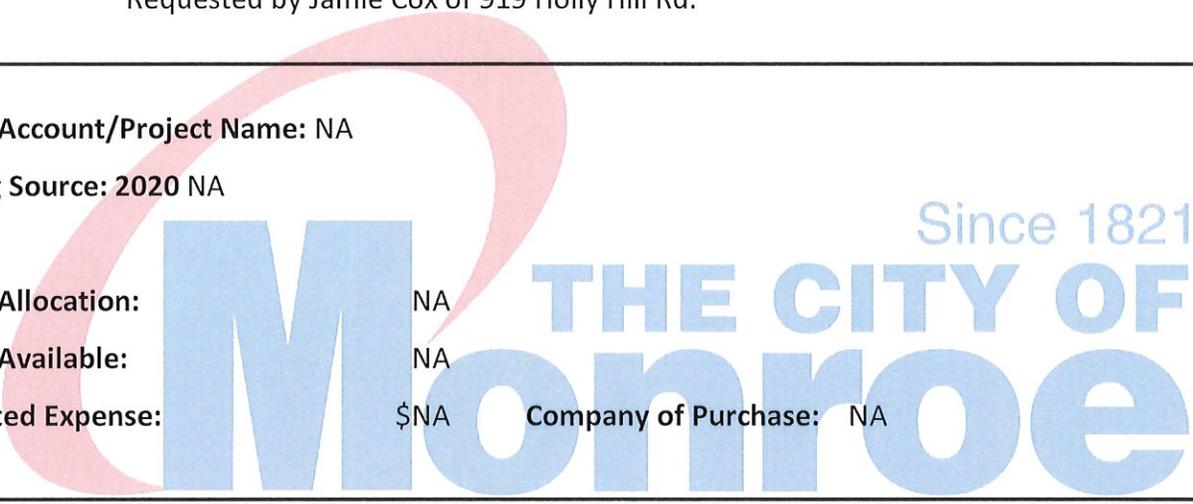
Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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



Recommendation:

Background: The applicant wishes to establish a cottage food business within their home at 919 Holly Hill Rd. pursuant to the restrictions related to a home business. They have recently relocated to the City and had operated this business in the jurisdiction from which they moved. Additionally, they have another business in the City already on Hubbard St.

Attachment(s): Application receipt, application, adopting ordinance (if approved). Notice to the public.



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

Plan Report

Plan NO.: ZONE-000066-2020

Plan Type: Rezone

Work Classification: Text Amendment

Plan Status: In Review

Apply Date: 08/19/2020

Expiration:

Location Address	Parcel Number
215 N BROAD ST, MONROE, GA 30655	M0140026

Contacts	
City Of Monroe P.O. BOX 1249, Monroe, GA 30655 (770)267-7536	Owner JAMIE COX 919 HOLLY HILL RD, MONROE, GA 30655 (678)758-0203
	Applicant doughandbatterllc@gmail.com

Description: Zoning Code Text Amendment for Article X, Sect 1000.3.2 - P&Z Mtg 9/15/20 @ 5:30 pm -Council Mtg 10/13/20 @ 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 # 1031	\$100.00
Amount Due:	\$0.00

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



 Issued By:

_____ Plan_Signature_1

_____ Plan_Signature_2

August 19, 2020

 Date

_____ Date

_____ Date



Zoning Code Text Amendment Application

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

Meeting of: _____

Your representative must be present at the meeting

Text to be amended Section 1000.3.2 of Article X

Applicant
Name Jamie Cox
Address 919 Holly Hill Rd
Phone # 678-758-0203

Statement of intent (explain in detail the requested change):

To obtain a Cottage license through the department of agriculture. Which will allow me to my in home bakery that was established in Jackson County. This will allow me to make wedding cakes & be able to participate in festivals & venues. Be able to sell as a vender at events.

Statement explaining why any subject property is not suitable for development under the existing text:

Explanation of the hardship which will result if the amendment is not granted:

I would not be able to sell wedding cakes, be a vender at events, or sell in any capacity. I would have to close my business that is already established.

Other information required by the Code Enforcement Officer:

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.

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

Signature Jamie Cox

Date: 8/19/2020

Notary Public Deborah M Adkinson

Date: 8/19/2020

Commission Expires: Sept 8, 2020



I hereby withdraw the above application: Signature _____ Date _____

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

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

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

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 13th, day of October, 2020.

SECOND READING AND ADOPTED on this 13th day of October, 2020.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 8

1. Section 1000.3.2 (a) Additional Minimum Requirements – Residential Business. A residential Business: limited to – add item (iv) cottage food business.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe Planning & Zoning commission will be holding a hearing for a zoning action/zoning code text amendment of Article X Sect 100.3.2. A public hearing will be held on September 15, 2020 at 5:30 P. M. in the City Hall Building at 215 N Broad Street.

The City of Monroe Council will be holding a hearing for a zoning action/zoning code text amendment of Article X, Sect. 1000.3.2. A public hearing will be held on October 13, 2020 at 6:00 P.M. in the City Hall Building at 215 N Broad Street

All those having an interest should be present.

Please run on the following date:

August 23, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 08-26-2020
Description: 919 Holly Hill Rd. A Conditional Use request for cottage food business

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Table for action by the City council on the text amendment request to allow cottage food business as a conditional use.*

Background: This additional conditional use is under consideration by the Planning and Zoning Commission as well as the City Council as a text amendment to the City of Monroe Zoning Ordinance. If the use is to be approved, the first and second readings of the amending ordinance will be in the October and November City Council meetings, respectively. This will allow for consideration of this conditional use by P&Z for this request in October and consideration of the Conditional use subsequent to the second reading by the City Council in November. If this motion to amend is not to be considered for approval by the City Council this application will be withdrawn and the applicant will be refunded the fee for the conditional use application due to failure of the text amendment to have occurred.

Attachment(s): Application receipt, application and supporting documents



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

Plan Report

Plan NO.: RZ-000067-2020

Plan Type: Re-Zoning Request All Types

Work Classification: Conditional Use

Plan Status: In Review

Apply Date: 08/19/2020

Expiration:

Location Address

919 HOLLY HILL RD, MONROE, GA 30655

Contacts

JAMIE COX **Applicant**
919 HOLLY HILL RD, MONROE, GA 30655
(678)758-0203 doughandbatterllc@gmail.com

Description: REQUEST FOR CONDITIONAL USE FOR IN HOME BAKERY IN R1 ZONE - P&Z
MTG 9/15/20 @ 5:30 PM - COUNCIL MTG 10/13/20 @ 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 # 1031	\$100.00
Amount Due:	\$0.00

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

Issued By:

August 19, 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 919 Holly Hill Rd Council District _____ / _____ Map and Parcel # _____
Zoning _____ Acreage _____ Proposed Use _____ Road Frontage _____ ft. / on
_____ (street or streets)

Applicant
Name Jamie Cox
Address 919 Holly Hill Rd
Phone # 678-758-0203

Owner
Name James Cox
Address 919 Holly Hill Rd
Phone # 678-492-7964

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:

In home bakery with usage of Cottage license obtained by the dept. of agriculture. This would allow for festival participation as well for event venues that require the license. 3 people reside in the home. 1 employee. Hours of operation M-F 9am-4pm.

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

Kitchen, dining, and attached garage are spaces used for production and storage.

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

To continue existing business that was established in Jackson County at our prior residence. Would like to move my business to our new residence to be able continue to serve my clients and grow the business.

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:

Driveway would be used if there is customer pick up.

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

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature Jane Cox Date: 8/6/2020

**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 [Signature] Date: 8-12-2020

[Signature] Date: 8/12/2020

Notary Public
Commission Expires: 04/12/2021



I hereby withdraw the above application: Signature _____ Date _____

BK:4566 PG:39-40

Filed and Recorded

Apr-03-2020 02:44 PM

DOC# 2020 - 004308

Real Estate Transfer Tax

Paid: \$ 339.00

1472020001229

KAREN P. DAVID

CLERK OF SUPERIOR COURT

WALTON COUNTY, GA

Participant ID: 9416110167

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax: (706) 342-9843 Email: cvmerritt@themerrittlawfirm.com File No 20062/James Selton Cox, Jr..

**STATE OF GEORGIA
COUNTY OF MORGAN**

LIMITED WARRANTY DEED

THIS INDENTURE, made this 30th day of March, 2020 between **Havenly Homes, LLC**, a Georgia Limited Liability Company, of the first part, hereinafter called Grantor; and **James Selton Cox, Jr.**, of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" to include their respective heirs, representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all the following described property, to-wit:

FOR INFORMATION ONLY:

Current Address: 919 Holly Hill Road, Monroe, Georgia 30655

Map/Parcel No: M0070063

Deed Reference: Deed Book 4420, page 004

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 39, of the 3rd Land District, Walton County, City of Monroe, Georgia, being Lot 1, containing ONE AND 116/1000^{THS} (1.116) ACRES, more or less, as per survey for Rebecca J. Hawkins, by John Brewer & Associates, Land Surveyor, and recorded in Plat Book 100, Page 190, Walton County, Georgia; said plat being incorporated herein and made a part hereof by reference.

The aforesaid property is conveyed subject to the following:

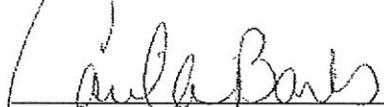
- 1) Taxes for the year 2020 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) Any existing restrictive covenants of record;
- 4) All matters disclosed on the aforesaid plat of survey; and
- 5) Zoning ordinances of Walton County, Georgia.

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

AND Grantor, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against any persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first above written.

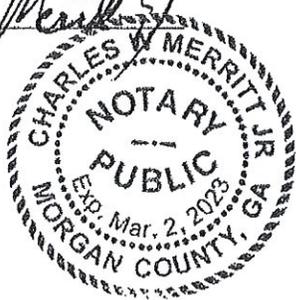
HAVENLY HOMES, LLC,
A Georgia Limited Liability Company
Acting by and through its Manger,

 (SEAL)
Camille Banks

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting
the property at 919 Holly Hill Rd
to be considered for a Conditional Use
for a in home bakery in a R1 Zoning.
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on September 15, 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 919 Holly Hill Rd
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**PLEASE RUN ON THE
FOLLOWING DATE:**

August 23, 2020