



Planning & Zoning Meeting

AGENDA

Tuesday, March 16, 2021

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 - February 16, 2021

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Variance of Sec 520, Table 3 of Zoning Ordinance - 211 Baker Street

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES FOR VIRTUAL MEETING
February 16, 2021**

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

Absent: None

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

Visitors: Joyce Chambers, Pastor Tommy Fountain, Dawn Parker

CALL TO ORDER by Chairman Eckles at 5:36 pm.

Chairman Eckles asked for any changes, corrections or additions to the January 19, 2021 minutes.

To approve

Motion Camp, Second Parks
Passed unanimously.

Chairman Eckles ask for a Code Officer Report.

Kelley: The apartment complex at 698 S Broad Street is complete and has their CO. It turned out nice and we hope everyone enjoys it.

PH open 5:38 pm

The First Item of Business is for petition # PCOM-000087-2020 for a COA at 1025 East Spring St. The applicant is 1025 Church, owner. The request is to place a metal cover over the play ground for children to be able to enjoy it.

Joyce Chambers of 1025 Church spoke to the request. Wanting to put an open-air pavilion over the play ground so the children will be able to enjoy it. 42 x 50 pavilion which will match as close as possible to the existing building.

Chairman Eckles asked for any questions.

Hearing none he asked for any opposition. There was none.

PH closed at 5:41

Chairman Eckles entertained a motion.

To Approve

Motion Parks. Second Camp
Passed unanimously

Old Business: None

New Business: There was some discussion about the upcoming P&Z 101 and 102 classes and who is attending.

Chairman Eckles entertained a motion to adjourn.

Motion by Parks, Second Treadaway

Meeting adjourned at 5:43 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 02-23-2021
Description: Parking Variance request

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approval without conditions*

Background: This is a proposed wellness center development. The applicant wishes to exceed the 120% of required parking maximum due to their intended operational needs. The plan conforms to the maximum 60% impervious coverage even with the increase in parking spaces.

Attachment(s): City planner report, application and supporting documents.

**Planning
City of Monroe, Georgia
VARIANCE STAFF REPORT**

APPLICATION SUMMARY

VARIANCE CASE #: VAR-000090-2021

DATE: February 19, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: C M H Real Estate, LLC

PROPERTY OWNER: C M H Real Estate, LLC

LOCATION: North side of Baker Street – 211 Baker Street

ACREAGE: ±1.707

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Partially developed with a medical office building and a parking area.

ACTION REQUESTED: The owner is requesting a variance for this property to allow more parking spaces than permitted by the Zoning Ordinance.

STAFF RECOMMENDATION: Staff recommends approval of this variance request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 16, 2021

CITY COUNCIL: April 13, 2021

REQUEST SUMMARY

VARIANCE REQUEST SUMMARY:

The applicant is requesting approval of a variance in order to construct more parking spaces than allowed under Section 520.3 of the Zoning Ordinance. Section 520.3 limits the maximum parking on a site to 120% of the minimum number of parking spaces required under Table 3, unless a variance is approved to increase the number of parking spaces beyond 120%. The applicant is requesting the variance in order to construct 69 parking spaces, which is 197% of the minimum number of required off-street parking spaces. The applicant states the need for a large amount of parking is due to the unique nature of the business which will have a high number of employees and clients.

PROPOSED PROJECT SUMMARY:

- Medical/Wellness Offices
 - Total Building Floor Area – 7,484 Sf
 - Proposed Wellness Building – 6,000 Sf
 - Existing Medical Office – 1,484 Sf
 - Required Parking (Zoning Ordinance – Section 520.3)
 - 3 spaces / 1,000 Sf & 1 space per employee – 35 parking spaces

- 120% max parking allowed – 42 parking spaces
- Requested Parking
 - 69 parking spaces or 197% of required minimum number of parking spaces

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR VARIANCE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1430.6 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography:** The size, shape, and topography of the site are not the basis for this variance request.
- (2) **Whether the literal application of this Ordinance would create an unnecessary hardship:** No undue hardship is created through a literal application of the Zoning Ordinance.
- (3) **Whether the variance would not cause substantial detriment to the public good or impair the purposes or intent of this Ordinance:** If approved, this variance will not cause substantial detriment to the public good or impair the purposes or intent of the zoning ordinance.
- (4) **Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district:** If approved, this variance will not confer upon the property any special privileges denied to other properties in the same zoning district. This variance request does not result in greater building area or density otherwise permitted by the Zoning Ordinance.
- (5) **Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant:** Section 520.3 of the Zoning Ordinance contains a provision that allows for a variance to be considered in order to exceed 120% of the minimum number of required parking spaces. This provision under Section 520.3 is the basis for this variance request.
- (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:** The proposed use and structures in this request are permitted by right in the underlying B-3 zoning district.
- (7) **Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe:** The proposed development appears to be consistent with the construction and design standards and criteria adopted by the City.
- (8) **Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure:** The requested variance is likely the minimum variance required to use the property in a manner desired by the applicant.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested variance as submitted without conditions to increase the minimum number of parking spaces greater than 120% allowed on the site.



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

Plan Report

Plan NO.: VAR-000090-21 **7**

Plan Type: Variance

Work Classification: New Construction

Plan Status: In Review

Apply Date: 02/15/2021

Expiration:

Location Address

Parcel Number

211 BAKER ST, MONROE, GA 30655

M0240021A00

Contacts

CMH REAL ESTATE LLC 2133 SETHS RIDGE, LOGANVILLE, GA 30052 (770)490-9968	Owner jhill@ourfamilyhealthcenter.com
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Description: REQUEST FOR VARIANCE TO VARY SECTION 520: TABLE 3 - P&Z MTG 3/16/2021 @ 5:30 PM - COUNCIL MTG 4/13/2021 @ 6:00 PM THESE WILL BE VIRTUAL-ZOOM MEETINGS.

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 # 2215	\$200.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkinson

Issued By: Debbie Adkinson

February 15, 2021

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: MARCH 16/APRIL 13

Your representative must be present at the meeting

Street address 211 BAKER ST. MONROE Council District 4 / 8 Map and Parcel # M0240021A00
 Zoning B-3 Acreage 1.707 Proposed Use WELLNESS CENTER Road Frontage 173.37 ft. / on
BAKER ST. (street or streets)

Applicant
 Name C M H REAL ESTATE LLC
 Address 2133 SETHS RIDGE, LOGANVILLE
 Phone # 773-490-9968

Owner
 Name C M H REAL ESTATE LLC
 Address 2133 SETHS RIDGE, LOGANVILLE
 Phone # 773-490-9968

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:
PROPERTY IS CURRENTLY USE AS AN ADMINISTRATION BUILDING FOR AN EXISTING MEDICAL OFFICE. PLANNED EXPANSION TO ACCOMODATE A 6,000 SF WELLNESS CENTER.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
THE PROPERTY IS CURRENTLY ZONED B3. THE PROP. TO THE NORTH IS ZONED B3. THE PROP. TO THE EAST IS ZONED B3, SOUTHEAST IS B1 AND TO THE WEST IS ZONE B3.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
DUE TO THE LACK OF PARKING SPACES FOR THE EXISTING MEDICAL ADMINISTRATION FACILITY AND THE NATURE OF THE BUSINESS, WHICH REQUIRES HIGH PARKING COUNT. WE ARE REQUESTING A VARIANCE TO MEET OUR PARKING NEED.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
THE SITE REQUIRED 35 PARKING SPACES. THE CITY ALLOW FOR A MAX. OF 120% OF THE REQUIRED, WHICH IS 42 SPACES. OUR NEED IS 69 PARKING SPACES, THEREFORE REQUESTING A VARIANCE TO ALLOW FOR AN ADDITIONAL 27 PARKING SPACES.

State the particular hardship that would result from strict application of this Ordinance:
DUE TO THE NATURE OF OUR BUSINESS WHICH REQUIRED HIGH NUMBER OF EMPLOYEES AND CLIENTS. WE ARE REQUESTING A VARIANCE TO PROVIDE FOR PARKING SPACES ABOVE THE MAXIMUM ALLOWED BY THE CITY.

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 *M. P. [Signature]* Date: 2/9/2021

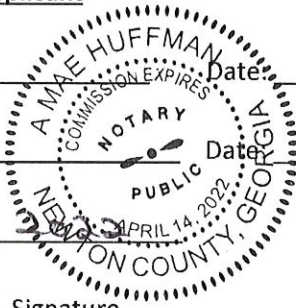
**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

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

Signature *[Signature]* Date: 02.09.2021

Notary Public *[Signature]* Date: 02.09.2021

Commission Expires: APRIL 14, 2022



I hereby withdraw the above application: Signature _____ Date _____



Deed Doc: WD Rec#: 211132
Recorded 12/04/2012 04:10PM
Georgia Transfer Tax Paid : \$302.80

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 03461 Pg 0380-0382

3-1
00

Return Recorded Document to:
William E. Porter, P.C.
1835 Lockeway Drive, Suite 303
Alpharetta, Georgia 30004



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

File #: 12-0392

THIS INDENTURE made and delivered on November 30, 2012, between W. Joey Gross and T. Henry Wall, as party or parties of the first part, hereinafter called Grantor, and C. M. H. Real Estate, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, 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 72, 3rd District, City of Monroe, Walton County, Georgia, containing 2.458 acres, as shown on a plat of survey prepared by John F. Brewer & Associates, certified by John F. Brewer, Registered Professional Land Surveyor No. 2115, dated November 20, 1990, recorded in Plat Book 66, Page 117, Clerk's Office, Walton County Superior Court. Reference is hereby made to said plat of survey for a more complete description of the property conveyed.

According to such plat of survey, the tract herein is more particularly described as follows: BEGINNING at an iron pin located on the Southeasterly right of way of East Spring Street (shown as being 80 feet in width) situated 215.45 feet Northeasterly along such right of way from its intersection with the centerline of Frances Street a/k/a Hammond Drive; running thence along said right of way North 48 degrees 27 minutes 58 seconds East 200.02 feet to an iron pin; running thence South 41 degrees 48 minutes 41 seconds East 219.26 feet to an iron pin; running thence South 48 degrees 18 minutes 18 seconds West 51.32 feet to an iron pin; running thence South 32 degrees 53 minutes 30 seconds East 255.00 feet to an iron pin; running thence South 30 degrees 55 minutes 27 seconds East 195.07 feet to an iron pin located on the Northwesterly right of way of Baker Street (shown as being 40 feet in width); running thence along said right of way South 67 degrees 18 minutes 38 seconds West 23.00 feet to a point; continuing thence South 70 degrees 23 minutes 07 seconds West 150.31 feet to an iron pin; running thence North 26 degrees 42 minutes 22 seconds West 393.31 feet to an iron pin; running thence North 45 degrees 26 minutes 07 seconds West 220.0 feet to the POINT OF BEGINNING. This is the same property conveyed by two warranty deeds: (a) a deed from Dave Glass to Taylor A. Bragg, Jr. and Robert W. Robison, dated April 8, 1955, recorded in Deed Book 37, Page 548; and (b) a deed from Jack H. Peppers, et al. to Taylor A. Bragg, Jr. and R. W. Robison, dated June 23, 1958, recorded in Deed Book 47, Page 40, Walton County Records.

The within conveyance of the Real Property is subject to the exceptions to title and matters set forth in Exhibit "A", attached hereto and made a part hereof by reference, and all other rights of way, easements, and restrictions of record, if any.

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

TOGETHER WITH all rights, members, easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Property.

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 claiming by, through, or under Grantor, and not otherwise.

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

Signed, sealed and delivered
in the presence of:

[Handwritten Signature]

Unofficial Witness

[Handwritten Signature]

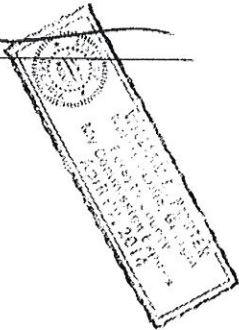
W. Joey Gross

[Handwritten Signature]

Notary Public

[Handwritten Signature]

T. Henry Wall



SEAL AFFIXED

EXHIBIT A
Permitted Exceptions

- 1) All taxes for the year 2013 and all subsequent years, and any additional taxes resulting from reassessment, amendment, or re-billing of taxes of the subject property subsequent to the Date of Policy.
- 2) All matters described and depicted on that plat of Survey for Monroe Veterinary Clinic, prepared by John F. Brewer & Associates, scaled and certified by John F. Brewer, GRLS No. 2115, dated November 20, 1995, and recorded in Plat Book 66, Page 117, Walton County, Georgia records.
- 3) Declaration of Restrictive Covenants dated 02/28/2011, by T. Henry Wall and W. Joey Gross, Declarants, recorded 03/01/2011, in Deed Book 3239, Pages 177-178, Walton County, Georgia records.

2020 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

C M H REAL ESTATE LLC
 2133 SETHS RIDGE
 LOGANVILLE, GA 30052

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*
2020-6204	11/15/2020	\$0.00	\$4377.43	\$0.00	Paid 11/12/2020

Map: M0240-00000-021-A00

Location: 211 BAKER ST

Account No: 124080 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: C M H REAL ESTATE LLC
Map Code: M0240-00000-021-A00 Real
Description: LOT #2 1.71AC
Location: 211 BAKER ST
Bill No: 2020-6204

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	1.7100	\$275,900.00	11/15/2020	08/18/2020			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY TAX	\$0	\$110,360	\$0	\$110,360	0.007588	\$1,357.76	-\$520.35	\$837.41
COUNTY	\$0	\$110,360	\$0	\$110,360	0.010677	\$1,491.07	-\$312.76	\$1,178.31
SCH BOND	\$0	\$110,360	\$0	\$110,360	0.002300	\$253.83	\$0.00	\$253.83
SCHOOL	\$0	\$110,360	\$0	\$110,360	0.019100	\$2,107.88	\$0.00	\$2,107.88
TOTALS					0.039665	\$5,210.54	-\$833.11	\$4,377.43

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	\$4,377.43
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$4,377.43
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/12/2020



CODE DEPARTMENT

February 16, 2021

To Whom It May Concern:

Below you will find information regarding a Legal Notice scheduled to run in The Walton Tribune on February 28, 2021 concerning a Variance, adjacent to your property.

Being an adjoining property owner, this could be of interest to you.

BE ADVISED OF THE DATE, TIME AND PLACE OF PUBLIC HEARING:

Planning Commission: March 16, 2021

Will be held as a Virtual-Zoom Meeting at 5:30 PM on the following application:

City Council: April 13, 2021

Will be held in the meeting room at 215 N Broad Street or as a Virtual-Zoom Meeting at 6:00 PM on the following application:

Variance for 1.707 acres at 211 Baker Street for additional parking. Petition # VAR-000090-2021.

Copies of application submittal can be viewed on line at www.monroega.com
Choose Government, Agendas Meetings, & Minutes, choose the meeting you plan to attend for this application.

If you are interested in speaking at the Council Meeting for or against the request, you will need to sign up before the meeting starts.

Sincerely,

Debbie Adkinson
Code Department Assistant

SITE PLAN NOTES

1. SITE CONTAINS 1.707 ACRES TOTAL.
2. PROPERTY IS ZONED B-3.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 8/18/17.
4. NO PART OF THIS SITE IS IN A FLOOD HAZARD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 13297C0137E, DATED 12/8/16.
5. THERE ARE NO MAXIMUM ALLOWABLE BUILDING HEIGHT LIMIT.
6. ALL CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
7. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO CITY OF MONROE AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
10. HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBTAINED BY VEHICLES PARKING IN THE SPACES.
11. CONTRACTOR TO NOTIFY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
12. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT.
13. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
14. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
15. THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 1995 EDITION OF THE STANDARD BUILDING CODE BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
16. NO DRIVE UP WINDOWS ARE PROPOSED.
17. BUILDING NOT TO BE SPRINKLERED.
18. NO SIGNAGE IS PROPOSED AT THIS TIME AND THE APPROPRIATE SIGN PERMITS TO BE OBTAINED AT A LATER DATE.
19. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON THIS SITE.
20. OWNER IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAIN SYSTEM OUTSIDE OF RIGHT OF WAY.
21. OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
22. THERE ARE NO WETLANDS ON THIS SITE.
23. SITE IS SERVED BY CITY OF MONROE SANITARY SEWER SYSTEM.
24. SITE IS SERVED BY CITY OF MONROE WATER SYSTEM.
25. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP. SEE DETAIL SHEET D-2.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (D1) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE DUMPSTER PAD.
- (G) 5' CONCRETE SIDEWALK.
- (H) HANDICAP SIGN. SEE DETAIL SHEET.
- (J) PARKING CURB/WHEEL STOP.
- (K) 6" RIBBON CURB.

- NOTE:
1. TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 2. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
 3. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
 4. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

SITE ANALYSIS

TOTAL BUILDING 7,484 S.F.
 PROP. WELLNESS CENTER 6,000 S.F.
 EX. MEDICAL OFFICE 1,484 S.F.
 TOTAL AREA 1.707 AC.
 TOTAL IMPERVIOUS 1.02 AC. OR 59.75%
 MAX. IMPERVIOUS 60%
 ZONED B-3

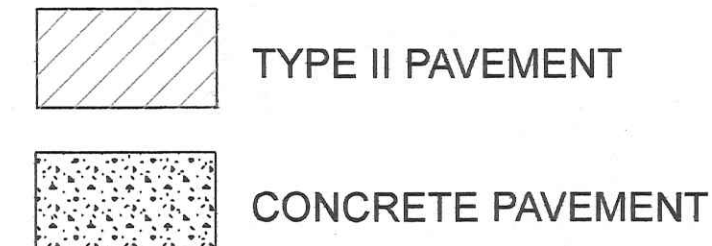
VARIANCE REQUEST TO ALLOW FOR PROPOSED NUMBER OF PARKING SPACES TO EXCEED 120% LIMIT PER CITY OF MONROE ZONING ORDINANCE AS SHOWN PER THIS SITE PLAN.

EMP. IN PROP. 6,000 S.F. CENTER 25
 EMP. IN EX. 1,484SF ADMIN. 10
 TOTAL NUMBER OF EMPLOYEES 35

REQUIRED PARKING
 3 SP. / 1,000 S.F. 23 SPACES
 1 SP. / EMPLOYEE 35 SPACES
 TOTAL REQUIRED 35 SPACES
 120% MAX. PARKING ALLOWED 42 SPACES

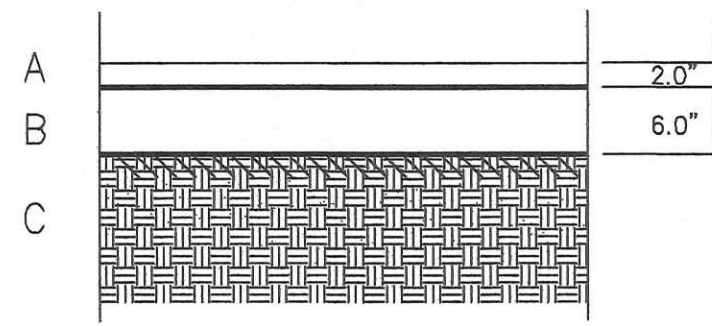
EX. SPACES 11 SPACES
 PROP. SPACES 58 SPACES
 TOTAL PROVIDED 69 SPACES
 H.C. SPACES REQ. 3 SPACES
 H.C. SPACES PROVIDED 4 SPACES

PAVEMENT LEGEND



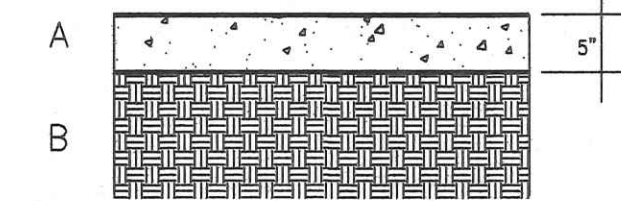
- A. 2.0 INCH ASPHALT TOPPING - TYPE "E" OR "F"
- B. 6.0 INCHES OF CRUSHED STONE BASE COURSE

- C. STABILIZED SUBGRADE
 RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)
 COMPACTED TO A MINIMUM OF 98%
 OF ASTM D 698 DENSITY

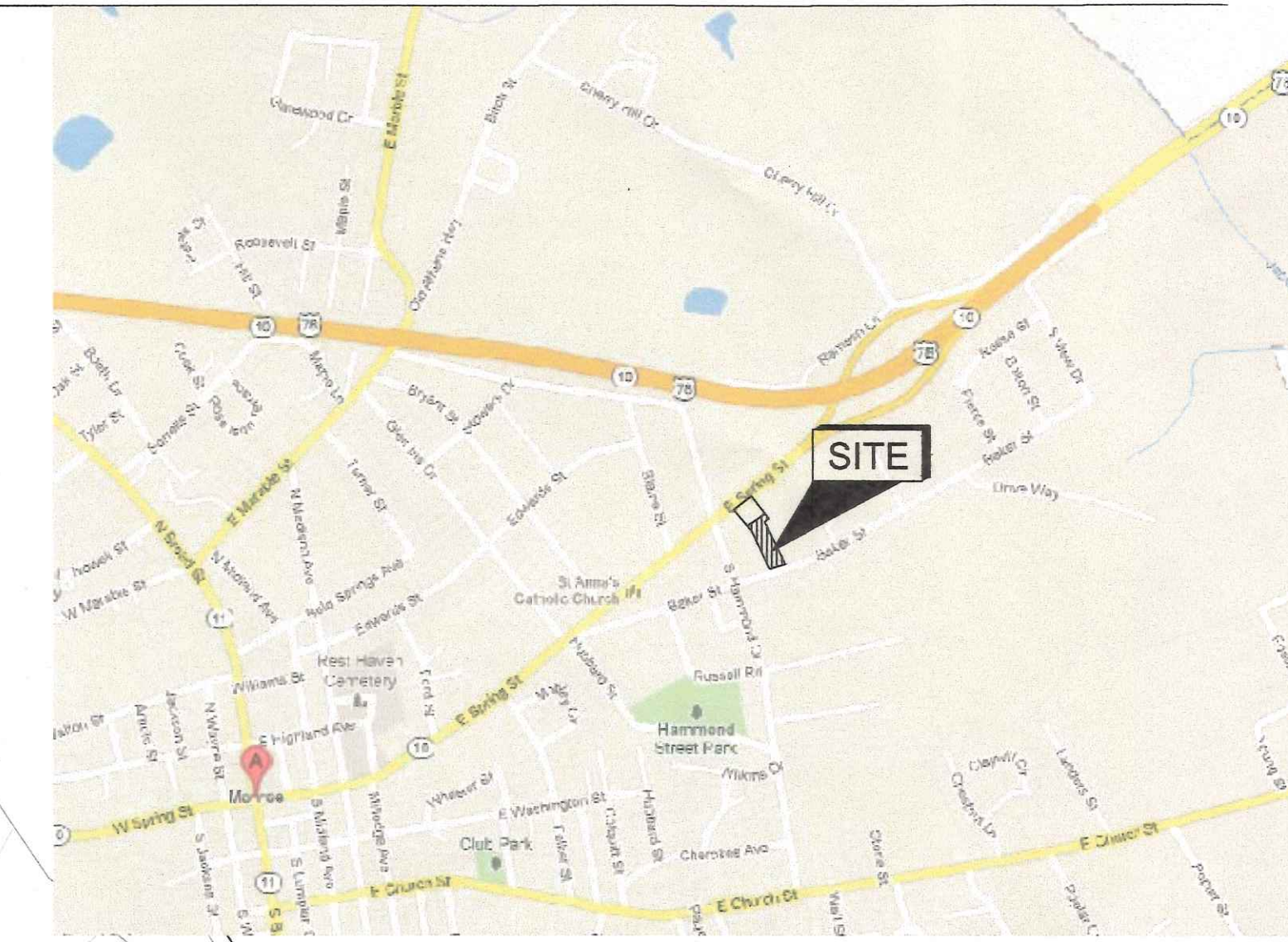
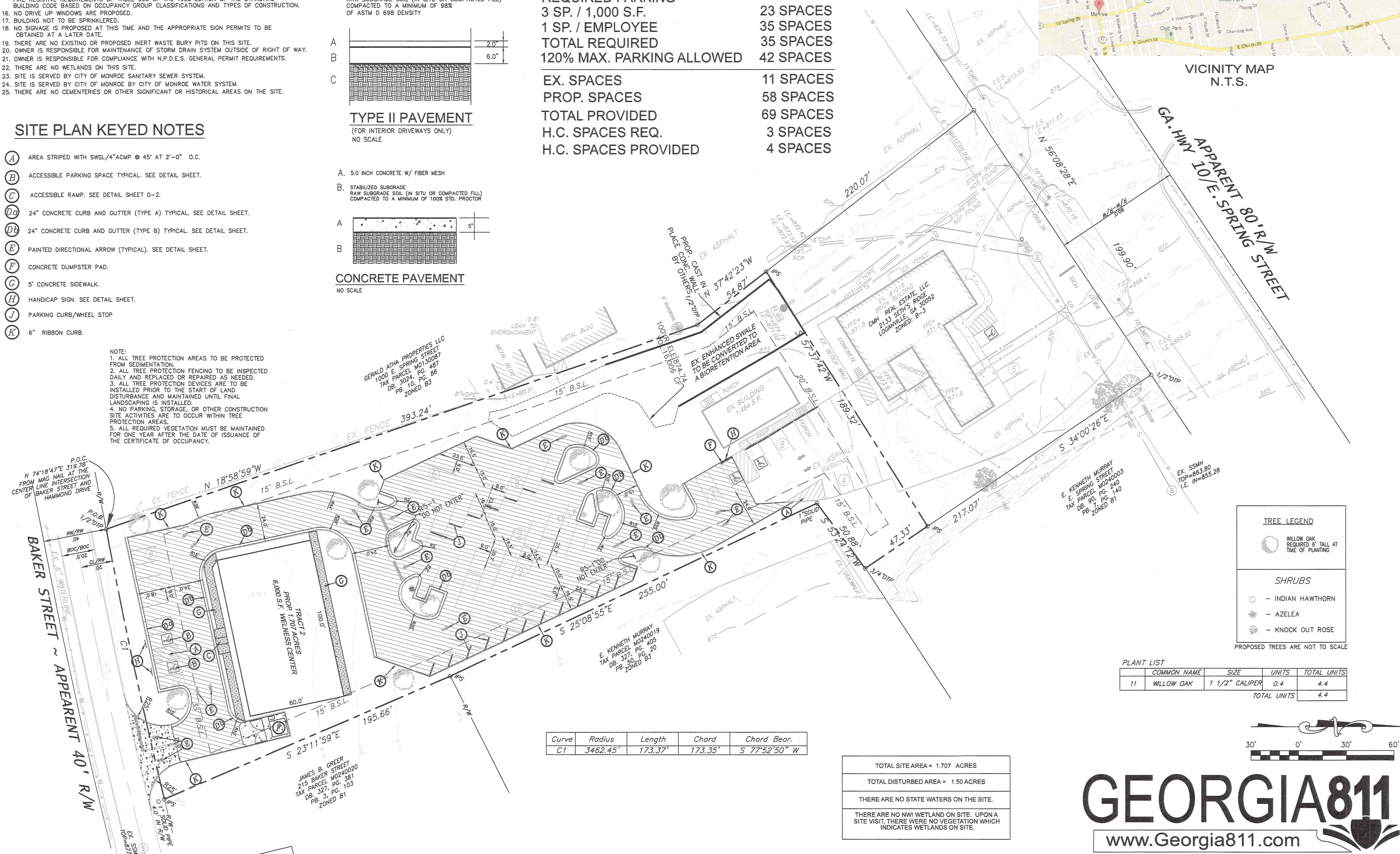


TYPE II PAVEMENT
 (FOR INTERIOR DRIVEWAYS ONLY)
 NO SCALE

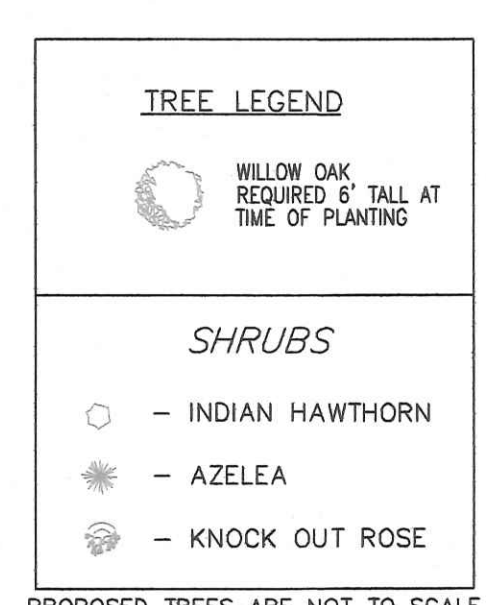
- A. 5.0 INCH CONCRETE W/ FIBER MESH
- B. STABILIZED SUBGRADE
 RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)
 COMPACTED TO A MINIMUM OF 100% STD. PROCTOR



CONCRETE PAVEMENT
 NO SCALE



VICINITY MAP
 N.T.S.

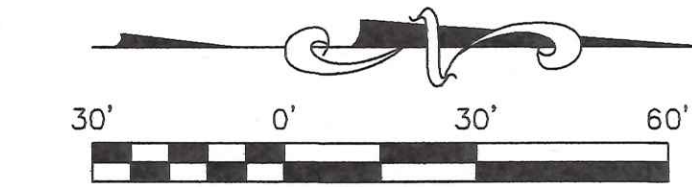


PLANT LIST

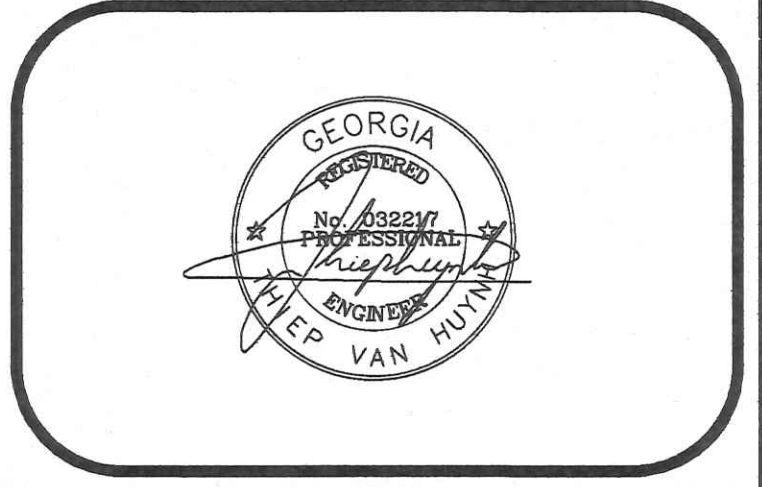
COMMON NAME	SIZE	UNITS	TOTAL UNITS
WILLOW OAK	1 1/2" CALIPER	0.4	4.4
TOTAL UNITS			4.4

Curve	Radius	Length	Chord	Chord Bear.
C1	3462.45'	173.37'	173.35'	S 77°52'56" W

TOTAL SITE AREA = 1.707 ACRES
 TOTAL DISTURBED AREA = 1.50 ACRES
 THERE ARE NO STATE WATERS ON THE SITE.
 THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.



ALCOVY
 SURVEYING & ENGINEERING, INC.
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 tip@alcovyse.com
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SITE PLAN

PROPOSED OUR FAMILY PRACTICE MEDICAL OFFICE EXPANSION PHASE III

PARCEL: M0240021A00
 LAND LOT: 72
 DISTRICT : 3rd
 211 BAKER STREET
 CITY OF MONROE, GA

DATE: 12/17/2020
 SCALE: 1"=30'

OWNER/ PRIMARY PERMITTEE

CMH REAL ESTATE, LLC.
 2133 SETH'S RIDGE
 LOGANVILLE, GA 30052
 NAME: JON HILL
 PHONE: (773) 7490-9968
 EMAIL: jhill@ourfamilyhealthcenter.com

24 HOUR - EMERGENCY CONTACT
 JON HILL
 773-490-9968
 jhill@ourfamilyhealthcenter.com

REVISIONS

NO.	DATE	DESCRIPTION
1	1/25/20	REVISED PARKING

JOB No. #12-112
VR

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of Article V, Section 520, Table 3 of the Zoning Ordinance for 211 Baker Street. A public hearing will be held on March 16, 2021 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of Article V, section 520, Table 3 of the Zoning Ordinance for 211 Baker Street. A public hearing will be held on April 13, 2021 before the Mayor and Council, at 6:00 pm.

These meetings will be held via Zoom online. The link will be available to the public on our web site and on the agenda. All those having an interest should be present.

Please run on the following date:

February 28, 2021