Planning Commission Meeting

AGENDA

Tuesday, December 20, 2022
5:30 PM
215 N. Broad St

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. MINUTES OF PREVIOUS MEETING

1. Minutes of Previous Meeting 11/15/2022

V. REPORT FROM CODE ENFORCEMENT OFFICER

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Request for Variance: Minimum lot width & size - 115 6th St.
2. Request for COA: Will Henry Tavern - 138 N. Midland Ave

VIII. ADJOURNMENT

MONROE PLANNING COMMISSION
MEETING MINUTES—November 15, 2022—DRAFT

Present: Mike Eckles, Rosalind Parks, Nate Treadaway, Shauna Mathias

Absent: Randy Camp

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant

Visitors: William McDaniel, Pannita Bootkosa, Harrison Parker, Amy Pearce, Chad Draper, Lee Rowell

Call to Order by Chairman Eckles at 5:30 pm.

Motion to Approve the Agenda as presented:
Motion Parks. Second Treadaway
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the October 18, 2022 minutes.
Motion to approve
Motion Mathias. Second Treadaway.
Motion carried

Chairman Eckles asked for the Code Officer's Report: None
Old Business: None

<u>The First Item of Business:</u> is COA Case #1709, a request for a certificate of appropriateness under the Central Business District at 129 N. Wayne St. to allow for redevelopment of the site for a restaurant. Container type buildings will be used for seating and an alcohol service area. Applicant, owner, and developer Chad Draper spoke in favor of the project. Staff recommends approval of the COA without conditions.

Commissioner Treadaway: Will the containers have full HVAC or just be open?
Draper: One of them will be a full-service area for food and drink so it will have power and meet code and health department requirements. It will have a fan service. There will be trees in between the two sections.

Commissioner Mathias: Will there be indoor seating?
Draper: Yes; there will also be outdoor seating in the front and the entire site will be graded; the current parking lot will be removed

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve as presented

Motion Mathias. Second Parks.
Motion Carried

The Second Item of Business is COA Case #1711, a certificate of appropriateness application to allow for site development and construction of a restaurant at 701 Pavilion Pkwy. The out lots at the Pavilion are unique in that they are subject to COA requirements on two fronts. The proposed landscape meets all of the corridor design overlay requirements. The exterior of building will be brick and architectural metal. The full sign package was submitted as well. Staff recommends approval with conditions as listed in the staff report dated November 1, 2022. Amy Pearce with Seven Multi Sites Solutions, working with Made to Order Holdings, spoke in favor of the project. The sign issue will be fixed.

Commissioner Parks: Any other locations in Georgia?
Pearce: They are coming!

Chairman Eckles: Where is the home office?
Pearce: San Antonio, TX

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions

Motion Treadaway. Second Parks
Motion carried

The Third Item of Business is approval of the 2023 meeting schedule; note the meeting date in November was moved to accommodate Thanksgiving

Motion to approve

Motion Parks. Second Mathias
Motion carried

The Fourth Item of Business is Development Regulations Update #6; Sections updated include Article 7, Section 7.2; Article 7, Section 7.4; Article 7, Section 7.5; Article 8, Section 8.6; Article 9, Section 9.16; and Article 11; for additional details please see the regulation breakdown

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve as presented

Motion Mathias. Second Treadaway
Motion carried

<u>The Fifth Item of Business</u> is Zoning Text Amendment #14—Sections updated include Section 620.3, Section 630.3, Section 644.2, Section 645.3, Section 700.2, Section 810.1, Section 820, and Section 910; for additional details please see the amendment breakdown

Chairman Eckles: Anyone else here to speak in opposition? Lee Rowell—concerned about removing the warehouse use from B-3 and M-1 property; would like clarification on the definition of a warehouse

Callender: The intent of the revision is to get rid of semi-truck to semi-truck distribution; bulk transfer of goods. Someone who runs a business who warehouses goods will be permitted—HVAC contractor as an example—store in front and warehouses parts in back. This business is an end receiver of goods. In the future, the code will incorporate the NAICS code to clarify questions like these.

Motion to approve as presented

Motion Treadaway. Second Mathias
Motion carried

Chairman Eckles entertained a motion to adjourn.
Motion to adjourn

Motion Mathias. Second Eckles.
Meeting adjourned; 6:05pm

Planning
City of Monroe, Georgia

VARIANCE STAFF REPORT

APPLICATION SUMMARY

VARIANCE CASE #: 1805

DATE: December 12, 2022

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Jim P. Campbell

PROPERTY OWNER: Hoback Properties, LLC

LOCATION: South side of 6th Street – 115 6th Street

ACREAGE: ±0.43

EXISTING ZONING: R-1A (Medium Lot Residential District)

EXISTING LAND USE: Single-family residence

ACTION REQUESTED: The owner is requesting a variance for this property to reduce the minimum lot width at the building line and minimum lot size to allow for a subdivision of the property.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: December 20, 2022
CITY COUNCIL: January 10, 2022

REQUEST SUMMARY

VARIANCE REQUEST SUMMARY:

The applicant is requesting approval of a variance to reduce the minimum lot width and minimum lot size in order to allow a subdivision of the property. The subject property is currently zoned R-1A (Medium Lot Residential District) and contains one single-family residence. Section 700.1 – Table 10 of the Zoning Ordinance requires all properties zoned R-1A to have a minimum lot width at the building line of 75 feet and a minimum lot size of 10,000 Sf. The subject property currently has ±137.75 feet of lot width at the building line and is 0.43 acres or 18,748 Square feet in size. The property owner is requesting to subdivide the property with the resulting lot widths, one having 68.5 feet and one having 69.25 feet, at the building line. Each of the proposed lots will be slightly smaller than the required 10,000 Square foot minimum lot size.

PROPOSED PROJECT SUMMARY:

- Lot Width Reduction at the Building Line & Minimum Lot Size Reduction
  - Existing Lot Area – 0.43 Acres or 18,748 Sf
  - Existing Lot Width - ±137.75 feet
  - Proposed Number of Lots – 2

- Proposed Lot Dimensions
  - Lot 134, 9,290 Square feet, lot width at the building line of 69.25 feet
  - Lot 135, 9,458 Square feet, lot width at the building line of 68.5 feet

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 of the property is part of the reason for this request. The resulting lots proposed in the request are slightly under the minimum required for the R-1A zoning district. Had Lot 134 never been combined into Lot 135, no variances would be required to build a residence on the proposed Lot 134 in this request.

(2) Whether the literal application of this Ordinance would create an unnecessary hardship: The undue hardship through a literal application of the Zoning Ordinance would result in the inability to subdivide the property as presented in this request to reestablish a previously existing lot.

(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 should not impair the purposes and intent of the Zoning Ordinance. The proposed lot widths and sizes are comparable to all of the existing lots within the old Walton Mills neighborhood developed over 85 years ago.

(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 would confer special privileges for the applicant that is not currently available to every other property zoned R-1A in the City. However, the proposed Lot 134 is identical in size as it previously existed before being combined into Lot 135 at some point prior to 1972. The applicant is basically requesting to reestablish a lot that previously existed before being combined and considered one lot under the 1972 Development Regulations.

(5) Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant: The special circumstances surrounding this request represent the proposed intent by the applicant and not the result of any previous actions taken 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: The proposed use and structures in this request are permitted by right in the underlying R-1A 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 applicant has already received a Certificate of Appropriateness approval from the Historic Preservation Committee to construct a house similar to homes located in the Walton Mills neighborhood on the proposed Lot 135.

(8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure: A single-family dwelling has existed on the subject property since 1935. The requested variance to reduce the lot widths and lot size are the minimum variances necessary to allow the property to be subdivided and developed as it was originally intended in 1935.

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 to reduce the minimum lot size and reduce the minimum lot width at the building line as submitted without conditions.

RECEIVED
#1805

CITY OF MONROE

VARIANCE APPLICATION

VARIANCE REQUEST LOCATION & DESCRIPTION

Address: 115 Sixth St, Monroe 30655

Parcel #: M0200110 **Council Districts:** 3T / 3rd

Zoning: R1A **Acreage/Square Feet:** 0.43 Acres

Stated Purpose of Variance Request (Provide ordinance reference): To reduce the minimum lot width from 75' to 69.25' (lot 135) and from 75' to 72.20' (lot 134) Section 700.1 : Table 10

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Jim P. Campbell Jr. DBA Hoback Properties LLC **Phone #:** 770-652-1188

Address: 2580 Double Springs Church Rd **City:** Monroe **State:** GA **Zip:** 30656

Applicant (If different than owner): _____ **Phone #:** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

VARIANCE INFORMATION

Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)): I want to separate the original lot 134 for the purpose of building a single family home.

Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)): The lot was combined with lot # 135 years ago and now lacks several feet of frontage / width.

Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)): Section 700.1 : Table 10 - Minimum lot width at the building line for the R-1A zoning district

VARIANCE INFORMATION CONT.

Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)): It is approx 8.25' short of road frontage width to make two 75' wide lots.

Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)): The empty lot # 134 could not be built on.

If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))

REQUIRED SUBMITTAL ITEMS

- [x] Completed Application
- [x] Fee (see Fee Schedule)
- [x] Survey Plat
- [x] Site Plan; Drawn to Scale
- [x] Deed
- [x] Proof of all property taxes paid in full
- [x] COA or HPC approval
- [ ] Other information as required by Code Enforcement

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: _____ **DATE:** 10/27/22

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ **DATE:** _____

NOTARY PUBLIC:

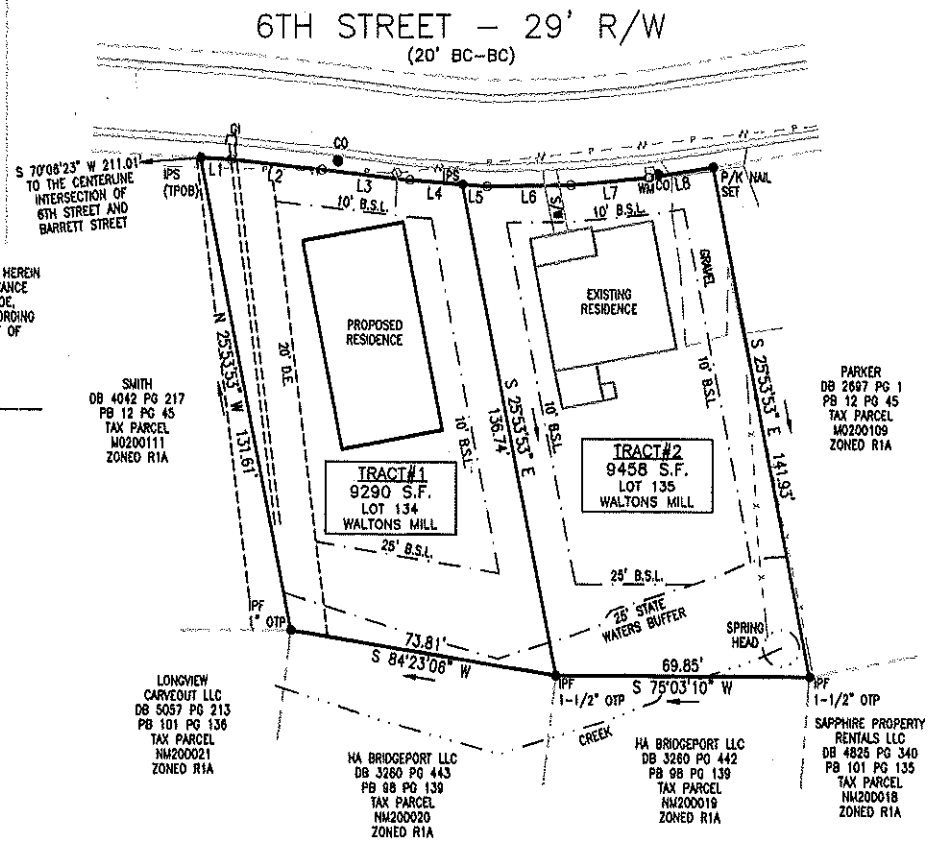
SWORN TO AND SUBSCRIBED BEFORE THIS _____ **DAY OF** _____, **20**_____

NOTARY SIGNATURE: _____

DATE: _____ **SEAL:**

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

10



CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

CODE ENFORCEMENT OFFICER DATE

0 15 30 60

SCALE 1" = 30'

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
- PROPERTY CORNER FOUND
- PROPERTY CORNER
- CONCRETE MONUMENT
- ELEVATION BENCHMARK
- DELTA (SURVEY CONTROL)
- CO (CLEANOUT)
- FH (FIRE HYDRANT)
- SSMH (SANITARY SEWER MANHOLE)
- WM (WATER METER)
- WV (WATER VALVE)
- UTILITY POLE
- FENCELINE
- OVERHEAD UTILITY
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- FLOODPLAIN
- SANITARY SEWER
- WATERLINE

REFERENCES:
DEED BOOK 2977 PAGE 343
PLAT BOOK 12 PAGE 45

OWNER OF RECORD:
HOBACK PROPERTIES LLC
2580 DOUBLE SPRINGS CHURCH RD
MONROE, GA 30656

GEORGIA REGISTERED NO. 2905 LAND SURVEYOR JOHN F. BREWER, III

LINE CHART

LINE #	BEARING	DISTANCE
L1	N 78°13'20" E	8.36'
L2	N 81°17'19" E	25.01'
L3	N 81°19'55" E	24.31'
L4	N 79°21'26" E	14.50'
L5	N 79°21'26" E	6.76'
L6	N 73°52'20" E	23.02'
L7	N 69°22'20" E	21.56'
L8	N 65°25'31" E	17.91'

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.

JOHN F. BREWER, III PLS#2905 10/25/2022 DATE

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 38,524 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 101,882 FEET BY MAP CHECK.

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

THE BASIS OF BEARINGS FOR THIS SURVEY ARE A COMPASS READING OF MAGNETIC NORTH AND/OR NORTH ORIENTATION FROM RECORD SURVEYS.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0137E AND 13297C0139E WITH AN EFFECTIVE DATE OF 12/8/2016 FOR COMMUNITY NUMBER 130227, CITY OF MONROE, WALTON COUNTY, GEORGIA.

FIELDWORK COMPLETED: 10/17/2022.

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

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

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.

TOTAL AREA = 0.430 ACRES (18748 S.F.)

BEING A DIVISION OF TAX PARCEL M0200110, ZONED R1A. PROPERTY PREVIOUSLY SUBDIVIDED PER PLAT BOOK 12 PAGE 45.

SETBACKS:
- -FRONT: 10'
- -SIDE: 10'
- -REAR: 25'

THE SUBJECT PROPERTY IS LOCATED WITHIN THE HISTORICAL DISTRICT.

N W E S

GA WEST ZONE
1002 NAD 83

MINOR SUBDIVISION SURVEY FOR:
HOBACK PROPERTIES LLC

PROJECT NO: 22-1380

DATED: 10/25/2022

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

W&A Engineering
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
TRAFFIC ENGINEERING • PLANNING DEVELOPMENT
355 Oneta Street, Suite D100 Athens, GA 30601
P: (706) 310-0436 • F: (706) 310-0411
wandaengineering.com

3/ JR

RETURN TO:
Preston & Malcom, P. C.
Post Office Box 984
110-112 Court Square
Monroe, Georgia 30655
File No. 08-21998

Deed Doc: QCD Rec#: 161452
Recorded 11/25/2008 03:48PM
Georgia Transfer Tax Paid : $0.00

KATHY E. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02977 Pg 0343-0345

[Space above this line for recording data]

QUITCLAIM DEED
TITLE PURPOSES ONLY

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made the 25th day of November in the year **Two Thousand Eight**, between

JAMES P. CAMPBELL, JR.

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

HOBACK PROPERTIES, LLC

of the County of **Walton**, State of **Georgia**, 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 one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said grantee:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Notary Public, Walton County, Georgia
My Commission Expires Aug. 14, 2011

James P. Campbell Jr. (SEAL)
JAMES P. CAMPBELL, JR.

GINGER W. HUTLEY NOTARY PUBLIC WALTON COUNTY, GA.

SEAL AFFIXED

Preston and Malcom, P. C.
Monroe, Georgia 30655

EXHIBIT "A"

TRACT I

All that tract or parcel of land lying and being in Land Lot 30, 3rd District, Town G.M.D. 419, City of Monroe, Walton County, Georgia, being Lot 37 in REED MANOR SUBDIVISION as shown on a plat of survey prepared by Sims Surveying Co., certified by Kenneth C. Sims, Registered Professional Land Surveyor No. 1783, dated January 8, 1990, recorded in Plat Book 49, page 79, Clerk's Office, Walton Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein 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 Southwesterly right of way of a cul de sac at the Northeasterly end of Reed Court (shown as having a 50 foot radius in the cul de sac and a 50 foot wide right of way along the street) located 148.95 feet in a general Easterly direction along the Southwesterly right of way of Reed Court and its cul de sac from its intersection with the Northeasterly right of way of Reed Way (shown as being 50 feet in width); Running thence along and around the right of way of said cul de sac, following the curvature thereof in a general Southeasterly, Easterly and Northeasterly direction, an arc distance of 96.7 feet to an iron pin, the exact bearing and distance between the latter two points is shown by a chord which is North 41°00'00" East 81.5 feet; Running thence North 69°23'20" East 32.04 feet to an iron pin; Running thence South 28°50'09" East 143.0 feet to an iron pin; Running thence South 74°38'05" West 133.94 feet to an iron pin; Running thence South 14°49'00" East 91.0 feet to the POINT OF BEGINNING. Said lot is improved with a dwelling located thereon, known as No. 1129 Reed Court, according to the present system of numbering structures in the City of Monroe.

This is the same property conveyed to Grantor herein by Warranty Deed dated April 26, 2001, recorded in Deed Book 1219, page 446, Walton County Records.

TRACT II

All that tract or parcel of land lying and being in the 419th GMD, City of Monroe, Walton County, Georgia, being Lot No. 25 in WALTON MILLS SUBDIVISION as shown on a plat of survey prepared by Pickell & Pickell Engineers, certified by Heyward M. Pickell, Registered Engineer and Surveyor, dated February 12, 1964, recorded in Plat Book 12, page 45, and re-recorded in Plat Book 16, page 223, Clerk's Office, Walton Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description of the property conveyed. Said lot is improved with a dwelling house located thereon known as No. 130 3rd Street according to the present system of numbering structures in the City of Monroe.

This is the same property conveyed to Grantor herein by Warranty Deed dated August 10, 2001, recorded in Deed Book 1277, pages 402-403, Walton County Records.

TRACT III

All that tract or parcel of land lying and being in the State of Georgia, County of Walton and in the City of Monroe, containing 0.452 acres as shown by a plat and survey entitled "Survey for Carl Sorrells Estate" made by Sims Surveying Co., certified by Kenneth C. Sims, Registered Surveyor No. 1783, dated April 22, 1974, recorded in Plat Book 20, page 128, Clerk's Office, Walton Superior Court. Reference to said survey and the record thereof being hereby made for a more complete description.

Said property is bounded, now or formerly, as follows: Northeasterly and Northwesterly by other lands of Carl Sorrells Estate; Southeasterly by right of way of Marable Street and Southwesterly by lands of Mrs. Raymond Briscoe.

This is the same property conveyed to Grantor herein by Warranty Deed dated December 23, 2002, recorded in Deed Book 1569, page 366, Walton County Records.

EXHIBIT "A"
continued

TRACT IV

All that tract or parcel of land lying and being in the City of Monroe, 419th GMD, Walton County, Georgia, being Lots 134 and 135 in WALTON MILL SUBDIVISION as shown on a plat of survey prepared by Heyward M. Pickell, having South Carolina Registration No. 356, for Pickell & Pickell Engineers, dated February 12, 1964, recorded in Plat Book 12, page 45, and re-recorded in Plat Book 16, page 223, Clerk's Office, Walton Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description of the property conveyed. Lot 135 is improved with a dwelling house located thereon known as No. 115 Sixth Street according to the present system of numbering structures in the City of Monroe.

This is the same property conveyed to Grantor herein by Warranty Deed dated March 27, 2002, recorded in Deed Book 1409, page 161, Walton County Records.

115
CITY OF MONROE
CITY OF MONROE
APPLICATION FOR A
VARIANCE
FOR: MINIMUM LOT WIDTH
★PUBLIC HEARING INFO★
PLANNING COMMISSION
DATE: 12-20-22 TIME: 5:30 PM
CITY COUNCIL
DATE: 1-10-23 TIME: 6:00 PM
MEETINGS ARE HELD IN THE
COUNCIL CHAMBERS AT CITY HALL
215 NORTH BROAD STREET
FOR ADDITIONAL INFORMATION PLEASE CALL
770-207-4674
LOT CORNER

NOTICE TO THE PUBLIC
CITY OF MONROE

A petition has been filed with the City of Monroe requesting a variance from Section 700.1 Table 10 of the Zoning Ordinance to reduce the minimum required lot width at the building line for the R1-A zoning district at 115 6th St. (Parcel #M0200110).

A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on December 20, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on January 10, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.

PLEASE RUN ON THE FOLLOWING DATE:

December 4, 2022

CERTIFICATE OF APPROPRIATENESS

THE INTERNATIONAL BUILDING CODE

ISSUED: 9/27/2022

PLAN TYPE: Historic Preservation

PROJECT NUMBER: Commission 1279

ADDRESS: 115 6th St. Monroe, GA 30655 PARCEL #: M0200110

OWNER: Hoback Properties LLC
2580 Double Springs Ch Rd
Monroe, GA 30656

ZONING: R-1A

TYPE OF WORK: Historic Preservation COA Application CONSTRUCTION CLASS: **FINAL APPROVAL**

The request is for new construction at 115 6th St; applicant is also seeking a variance from City Council to split the existing lot and then put a new single-family home on the vacant lot

9/28/2022

CODE DEPARTMENT OFFICIAL Date

This certificate is a legal document for changes or additions to the exterior of an existing Historic Property.

SPECIAL CONDITIONS: Approved as presented

Planning
City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1807

DATE: December 12, 2022

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Sparks-Grizzard Construction Inc.

PROPERTY OWNER: Pinehurst Homes, LLC

LOCATION: South side of E. Highland Ave., west side of N. Madison Ave., and the east side of N. Midland Ave. – 138 N. Midland Avenue

ACREAGE: ±0.53

EXISTING ZONING: B-2 (General Commercial District)

EXISTING LAND USE: Brick retail building and an accessory block garage building

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow renovations and a deck addition to an existing retail building to allow for repurposing a site for a restaurant and tavern.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness as requested without conditions.

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: December 20, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to convert an existing brick retail building into a restaurant and tavern. Along with the renovation, the applicant proposes to add a wooden deck on the side of the building. No other improvements to the lot are proposed in this request.

PROPOSED PROJECT SUMMARY:

- Renovation – 138 N Midland Avenue
  - Proposed Use – Restaurant and Tavern
  - Existing Building – 5,000 Sf
  - Exterior Renovations
    - Exterior to be repainted to a brick toned color
    - Front awning will be replaced with a larger new shingled awning

- Exterior Improvements
  - A ±1,020 square foot wooden deck will be added to the side of the building
  - The existing block building located on the rear of the lot does not have any proposed improvements or renovations

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STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "SPECIAL DESIGN STANDARDS AND EXCEPTIONS FOR THE CBD OVERLAY" AS SET FORTH IN SECTION 646.6 OF THE *CITY OF MONROE ZONING ORDINANCE*.

646.6.1 Because of the pedestrian nature of the CBD Overlay, the presence of ample on-street and public lot parking, and the allowance of commercial parking garages within the CBD, new buildings and uses within the CBD shall not be subject to the off-street parking requirements as required in Section 520 of this Ordinance upon granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements: The site currently does have on-site parking. Public parking is located in the vicinity adjacent to the site. No changes are proposed to the on-site parking however it should be noted that the site could likely benefit from a resurface treatment and restriping of existing parking spaces.

646.6.2 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the lot coverage restrictions of Section 570 of this Ordinance shall not apply to property located within the CBD Overlay upon granting of a COA by the Planning Commission allowing such lot coverage proposed: The existing building footprint is not directly on the boundary of the property. The applicant does propose to include a wooden deck improvement along the side of the existing building. The site is entirely impervious. The site could be enhanced and the hardscaping could be reduced by the addition of decorative planters or landscaping.

646.6.3 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the dimensional requirements of the underlying zoning district contained in Section 700.2-Table 11 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Commission allowing different dimensional requirements. Said dimensional requirements shall be consistent with the minimums contained herein in Table 9: The proposed improvements on this site are consistent with the standards in Table 9 of Section 646.6 in the Zoning Ordinance.

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 Certificate of Appropriateness application to allow renovation of the existing building for a new restaurant and tavern as submitted without conditions.

City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	1807	DESCRIPTION:	P&Z COA site development Will Henry Tavern
JOB ADDRESS:	138 N MIDLAND AVE	LOT #:	
PARCEL ID:	M0140198	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	SPARKS GRIZZARD CONSTRUCTION,	CONTRACTOR:	SPARKS GRIZZARD CONSTRUCTION,
ADDRESS	367 Athens Hwy	PHONE:	
CITY, STATE ZIP:	Loganville GA 30052		
PHONE:		OWNER:	
		PHONE:	
PROP.USE	COMMERCIAL		
VALUATION:	$ 0.00	DATE ISSUED:	11/29/2022
SQ FT	0.00	EXPIRATION:	5/28/2023
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	**770-207-4674** **lwilson@monroega.gov**		

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	$ 100.00
	FEE TOTAL	$ 100.00
	PAYMENTS	$ 0.00
	BALANCE	$ 100.00

NOTES:

The Planning Commission will hear your request for a Certificate of Appropriateness for site development of a restaurant at 138 N. Midland Ave. on December 20, 2022 at 5:30p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(APPROVED BY)

11/29/22
DATE

Certificate of Appropriateness Application

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 138 N. Midland Ave. Parcel # M0140-00000-198-000

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: Danny Clack

Address: 138 N Midland Ave, Monroe GA 30655

Telephone Number: 404-234-6202 Email Address: dannyclack56@yahoo.com

Applicant: Sparks-Grizzard Construction Inc	
Address: 367 Athens Hwy, Suite 650, Loganville GA 30052	
Telephone Number: 770-979-5220	Email Address: sgcontractor@mail.com

Estimated cost of project: $400,000.00

Please submit the following items with your application:

✓ Photographs of existing condition of the property to show all areas affected

✓ Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used

✓ Written description of the project

____ Owner authorization statement, if applicant is not the property owner

✓ Application Fee $100

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.

Signature of Applicant 10/10/22 Date

COA Central Business District (CBD) & Corridor Design Overlay (CDO) Supplemental Information

1. The Planning Commission meets on the third Tuesday of each month in the Council Chambers at City Hall (215 N. Broad St Monroe, GA 30655) at 5:30pm.

2. To be placed on the agenda for that month, a completed application must be turn in **at least 30 days prior** to the meeting date. For example, if the meeting is scheduled for February 15th, all applications must be turned in by January 14th.

3. It is recommended the applicant appear at the meeting on the scheduled time and day to make a presentation to the Commission members.

4. In review of COA applications, the Planning Commission shall take into account the following elements to ensure the exterior form and appearance of the structure is consistent with the visual character of the Corridor or District

- Impervious surface, parking, parking islands, greenspace, trees, landscaping, buffers
- Signage
- Lighting
- Historical and architectural value and significance
- Architectural style, general design arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and appurtenant features of other development and structures in the Corridor or District

5. The Code Office will post a notice which will notify all affected property owners of the material change being requested not less than 15 days prior to the meeting at which the request for the 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.

6. Ordinary maintenance or repair of any exterior architectural feature in or on a property that does not involve a change in design is excluded from review.

7. In review of COA applications, the Planning Commission shall not consider interior arrangements or use having no effect on exterior architectural features.

8. Specific **Corridor Design Standards and Guidelines** can be found in Section 643A of the Zoning Ordinance

9. Specific Design Standards and Exemptions for the **Central Business District (CBD) Overlay** can be found in Section 646.6 of the Zoning Ordinance

Will Henry Tavern 10-14-2022

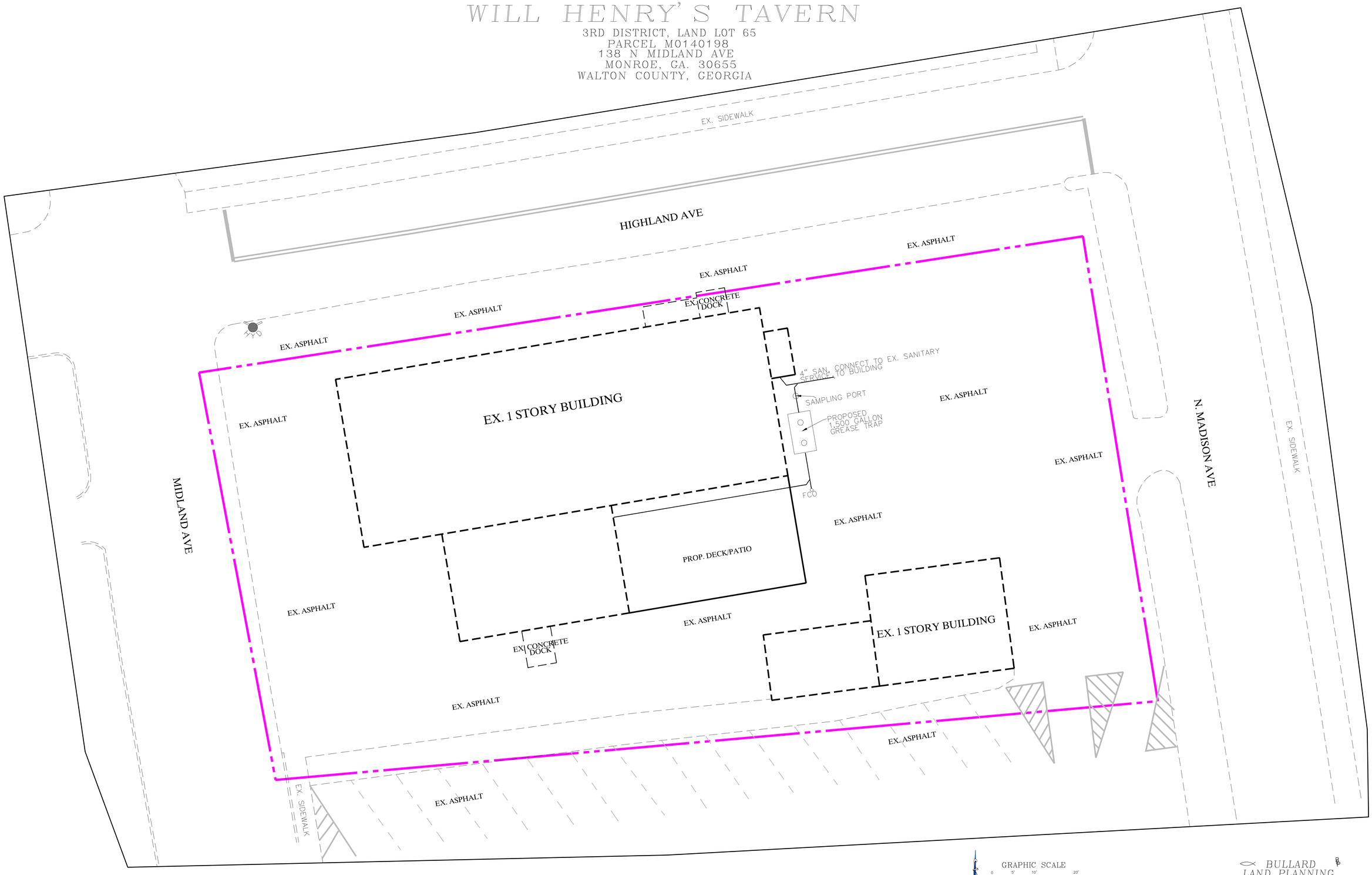
Written description of the proposed work at 138 Midland Avenue, Monroe Ga.30655

The bulk of the work will be on the interior of the building. We are adding new restrooms, offices, 2 bars and a commercial kitchen. We will be adding all new electric and HVAC service and equipment. The intent is to bring back the original look to the interior of the building and have a new modern equipment and fixtures.

On the exterior we will be painting the existing brick back close to the original brick color. We are adding a deck for outside dining in the back right corner behind the kitchen. We will be adding a grease trap to the rear of the building. We will be repairing an existing concrete dock and steps as well as light maintenance work. The existing canopies will be removed from the exterior to clean up the front façade.

SITE PLAN FOR:
WILL HENRY'S TAVERN

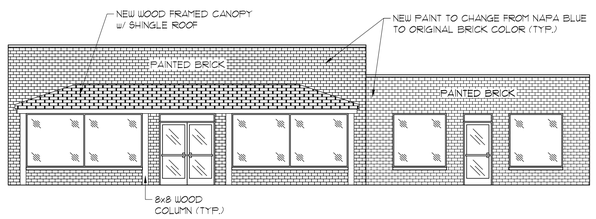
3RD DISTRICT, LAND LOT 65
PARCEL M0140198
138 N MIDLAND AVE
MONROE, GA. 30655
WALTON COUNTY, GEORGIA



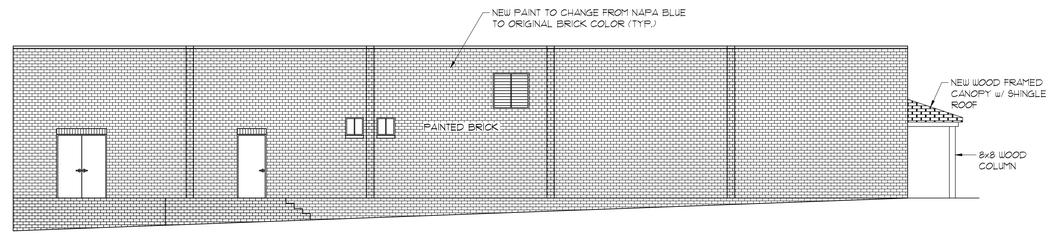
GRAPHIC SCALE
0 5' 10' 20'
1 INCH= 10 FT.

BULLARD LAND PLANNING
3790 CANNONWOLDE DR.
SNELLVILLE, GEORGIA 30039
blpbobby@bellsouth.net
(678) 344-1293~(770) 978-8857 FAX

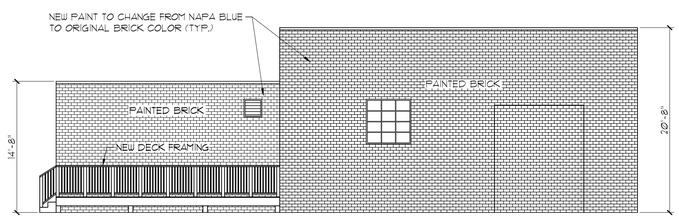
DATE: 11-14-22



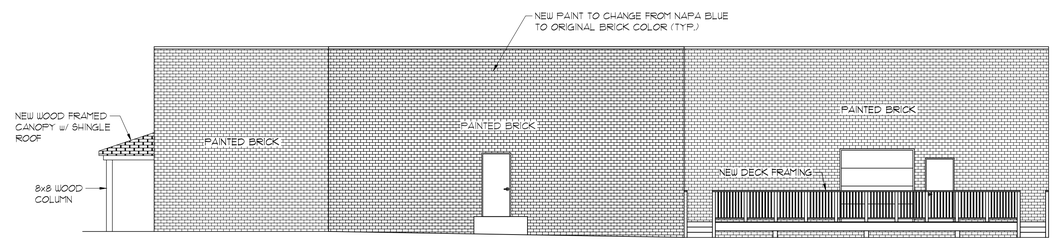
FRONT ELEVATION
SCALE : 1/8" = 1'-0"



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



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



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

SPARKS-GRIZZARD DESIGN, INC. &G.I.D. IS THE CONSTRUCTION MANAGER FOR THIS PROJECT AND SHALL REPRESENT THE OWNER IN ORDER TO MAINTAIN THE INTEGRITY OF THE PROJECT. ENGINEER'S AND ARCHITECT'S SEALS ALL PROPOSED BIDDERS ARE REQUIRED TO BE QUALIFIED THROUGH THE CONSTRUCTION MANAGER. ANYONE THAT SUBMITS A BID DIRECTLY TO THE OWNER OR ARCHITECT WITHOUT PRIOR QUALIFICATION BY SPARKS-GRIZZARD WILL BE REJECTED. SPARKS-GRIZZARD DESIGN, INC. &G.I.D. IS SOLE RESPONSIBLE FOR PRICING THE COMPLETE PROJECT BASED ON THE INTENT OF THE DESIGNER. SHOULD YOU BE AWARDED THE CONSTRUCTION ITEM BREAKDOWN OF THE PRICE INCLUDING QUANTITIES, ALL BIDDERS WILL ACCEPT THE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE CONSIDERED DESIGN/BUILD DRAWINGS. BIDDERS ARE RESPONSIBLE FOR PRICING THE COMPLETE PROJECT BASED ON THE INTENT OF THE DESIGNER. SHOULD YOU BE AWARDED THE CONSTRUCTION PROJECT SG WILL BE INVOLVED IN THE FOLLOWING CAPACITY: SG WILL BE INCLUDED IN THE CONSTRUCTION CONTRACT AND OUR SERVICES PAID FOR BY THE OWNER. SG WILL APPROVE ALL DRAW APPLICATIONS AND REQUESTS FOR CHANGE ORDERS. SG WILL MEET THE OWNER AND CONTRACTOR ON SITE TO REVIEW THE PAY REQUEST QUALITY AND QUANTITY OF THE WORK PERFORMED. SUBMITTALS ARE REQUIRED ON ALL MATERIALS ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW QUESTIONS CONCERNING THESE DRAWINGS OR THEIR INTENT SHOULD BE DIRECTED TO SG THE PROJECT MANAGER.

REV	DATE	DESCRIPTION
1	10-25-2022	REVISED PER CITY COMMENTS
2		
3		

PFAU ENGINEERING INC.
STRUCTURAL-CIVIL ENGINEERING
29 Lowry Way Kingston, Georgia 30145
Phone/Fax (770)-606-0449 Email: gfpfau@gmail.com

SPARKS-GRIZZARD DESIGN, INC.
DESIGN
367 ATHENS HIGHWAY • SUITE 650 • LOGANVILLE, GEORGIA • 30052

GEORGIA REGISTERED No. 20112 PROFESSIONAL ENGINEER GARY R. PFAU

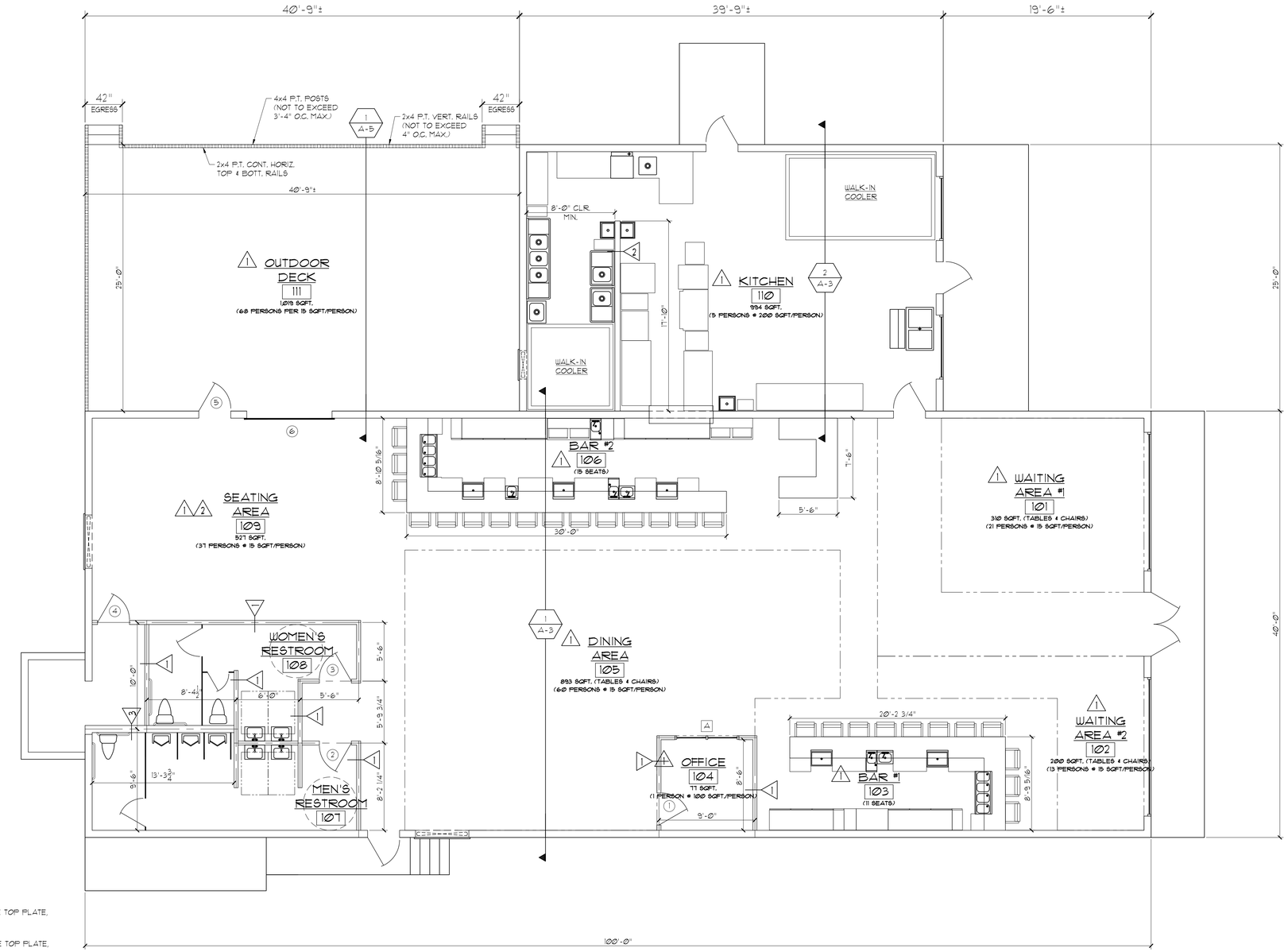
WILL HENRY TAVERN INTERIOR FINISH
MONROE, GEORGIA

SCALE: SEE PLAN
PROJECT NO.:
DRAWN BY: B. MARSH
DATE: 12-02-22
DESIGNED BY: S.G.C.
CHECKED BY: G.R.P.

FLOOR PLAN

DRAWING NUMBER
3

JOB #



WALL TYPE LEGEND

STANDARD CLAY BRICK VENEER LAYED IN RUNNING BOND FORMAT

STANDARD 8" CMU, BLOCK LAYED IN RUNNING BOND FORMAT

ONE HOUR FIRE WALL TO BE CONSTRUCTED OF METAL STUDS WITH ONE LAYER OF 5/8" FIRE RATED DRYWALL APPLIED TO EACH SIDE AND CLOSED OFF TO THE FLOOR/ROOF. REFER TO DESIGN NO. U465 FROM THE UL. FIRE RESISTANCE DIRECTORY.

ONE HOUR FIRE WALL TO BE CONSTRUCTED OF WOOD STUDS WITH ONE LAYER OF 5/8" FIRE RATED DRYWALL APPLIED TO EACH SIDE AND CLOSED OFF TO THE FLOOR/ROOF. REFER TO DESIGN NO. U331 FROM THE UL. FIRE RESISTANCE DIRECTORY.

1 — 2x4 WOOD STUDS @ 16" O.C. w/ P.T. SILL PLATE, DOUBLE TOP PLATE, AND 1/2" SHEETROCK FINISH EACH SIDE.

2 — 2x6 WOOD STUDS @ 16" O.C. w/ P.T. SILL PLATE, DOUBLE TOP PLATE, AND 1/2" SHEETROCK FINISH EACH SIDE.

3 — 2x8 WOOD STUDS @ 16" O.C. w/ P.T. SILL PLATE, DOUBLE TOP PLATE, AND 1/2" SHEETROCK FINISH EACH SIDE.

4 — 1 x 1 WOOD STUDS AT 16" O.C. W/ P.T. SILL PLATE & DBL TOP PLATE TO 11 A.F.F.

5 — 1 x 1 WOOD STUDS AT 16" O.C. W/ P.T. SILL PLATE & DBL TOP PLATE TO 11 A.F.F.

NOTES:
FOR ALL WALLS, FRAME ALL WALL OPENINGS FOR DOORS & WINDOWS WITH AN APPROPRIATE SIZED PRESSURE TREATED WOOD (2 x) MEMBER TO ALLOW FOR ADDITIONAL SUPPORT OF DOOR & WINDOW JAMBS.

NEW FLOOR PLAN

SCALE : 3/16" = 1'-0"

SPARKS-GRIZZARD DESIGN, INC. (SG) IS THE CONSTRUCTION MANAGER FOR THIS PROJECT AND SHALL REPRESENT THE OWNER IN ORDER TO MAINTAIN THE INTEGRITY OF THE PROJECT. ENGINEERS AND ARCHITECTS SEALS ALL PROPOSED BIDDERS ARE REQUIRED TO BE QUALIFIED THROUGH THE CONSTRUCTION MANAGER. ANYONE PLACING BIDS FOR THE PROPOSED SUBCONTRACTORS AND PRIME CONTRACTORS SHALL HAVE COPIES OF THE PLANS AND SPECIFICATIONS. ANYONE ITEM BREAKDOWN OF THE PRICE INCLUDING QUANTITIES. ALL BIDDERS WILL ACCEPT THE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE CONSIDERED DESIGN/BUILD DRAWINGS. BIDDERS ARE RESPONSIBLE FOR PRICING THE COMPLETE PROJECT BASED ON THE INTENT OF THE DESIGNER. SHOULD YOU BE AWARDED THE CONSTRUCTION PROJECT BY THE OWNER, SG WILL APPROVE ALL DRAW APPLICATIONS AND REQUESTS FOR CHANGE ORDERS. SG WILL MEET THE OWNER AND CONTRACTOR ON SITE TO REVIEW THE PAY REQUEST QUALITY AND QUANTITY OF THE WORK PERFORMED. SUBMITTALS ARE REQUIRED ON ALL MATERIALS. ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW. QUESTIONS CONCERNING THESE DRAWINGS OR THEIR INTENT SHOULD BE DIRECTED TO SG THE PROJECT MANAGER.

PFAU ENGINEERING INC.
STRUCTURAL-CIVIL ENGINEERING
29 Lowry Way Kingston, Georgia 30145
Phone/Fax (770)-606-0449 Email: gpfau@bellsouth.net

REV	DATE	DESCRIPTION
1	10-25-2022	REVISED PER CITY COMMENTS
2	03-20-2023	REVISED PER CITY COMMENTS

SPARKS-GRIZZARD DESIGN, INC.
DESIGN CONSTRUCTION
367 ATHENS HIGHWAY • SUITE 650 • LOGANVILLE, GEORGIA • 30052

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 20812 GARY R. PFAU

WILL HENRY TAVERN INTERIOR FINISH
MONROE, GEORGIA

SCALE: SEE PLAN	PROJECT NO.:	DRAWN BY: B.MARSH
DATE:	DESIGNED BY: S.G.C.	CHECKED BY: G.R.P.

NEW FLOOR PLAN

DRAWING NUMBER
2

JOB #

We are excite o inform you that
we will moving soon
to our W LOCATION
524-A Eas Spring Street
We look forwar seeing you there
304

NAPA
MACHINE SHOP
SERVICES
NAPA
MACHINE SHOP
SERVICES
NAPA
MACHINE SHOP
SERVICES
NAPA
MACHINE SHOP
SERVICES
ALLEN'S
RETAIL CARS
WE FINANCE
770-267-8547

STOP