



Planning Commission Meeting

AGENDA

Tuesday, October 20, 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 of Meeting - September 15, 2020

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Rezone & Annexation - 0 North Broad St

[2.](#) Request for COA - 0 Mayfield Drive

[3.](#) Request for COA - 600 S Broad St Bldg 1 Ste A&D

[4.](#) Zoning Code Text Amendment #9 for Article VIII: Site Design; Article IX: Building Design; Article XIII: Landscaping Design and Tree Preservation

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES FOR ZOOM MEETING
September 15, 2020**

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

Absent:

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

Visitors: James & Jamie Cox, Susan wood, Lori Volk, Bruce Hendley

CALL TO ORDER by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the August 18, 2020 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Parks seconded. Motion carried. Minutes approved.

Chairman Eckles ask for a Code Officer Report.

Kelley: no report for this meeting.

Public Hearing Open 5:32 pm

The First Item of Business is for petition # PCOM-000063-2020 for a Certificate of Appropriateness for a new sign at 428 W Highland Avenue. The applicant is Wood Vision Center. Code Department recommends approval.

Susan Wood, Co-owner of property spoke to the request. She stated they would like a new sign to be placed for better view of the location. Their sign would have a pergola on top and the monument would be stone below. The sign would hang inside the pergola.

Chairman Eckles asked for any questions.

Treadaway asked where the sign would be placed. The rendering supplied looks like it would be at the back of the building.

Wood: The sign would be to the side.

Chairman Eckles asked if she is looking to get approval for two signs.

Kelley stated there is no information or rendering on another sign in the application so that would have to wait.

Wood stated she will come back at a later date with other plans they have for another sign and new landscaping and fencing.

Chairman Eckles asked for any opposition to this request. Being none, the Public Hearing was closed at 5:36 pm

Chairman Eckles asked for a motion:

Motion to approve made by Treadaway.
Seconded by Sisk. Motion Carried Unanimously.
COA Granted

Public Hearing Opened at 5:37 pm

The Second Item of Business is for petition # LDU-000064-2020 for a Conditional Use to build Townhouses at 319 South Madison Avenue. The applicant is New Leaf Georgia. Code Department Recommends Approval

Lori Volk with New Leaf Georgia spoke to the request. She stated the plan is to place seven luxury upscale townhomes with three facing Milledge Avenue and four facing South Madison Avenue. They will be two story, with mostly brick exterior to portray the Historic look. There will be one entrance into the complex on South Madison Avenue and one entrance on Milledge Avenue with a shared back alley entrance.

Chairman Eckles asked for any questions and explained to Ms. Volk that she would have to get this approved by Historic Preservation Commission as well.

Camp asked what the price point on the units would be.

Volk stated upper \$200's - \$259 or \$279

Treadaway asked the exact location.

Volk gave a landmark of the corner plant stand.

Chairman Eckles asked for any opposition. Hearing none the Public Hearing was closed at 5:40 pm

Chairman Eckles entertained a motion.

Motion to approve with conditions the Historic Preservation Commission approved made by Treadaway. Seconded by Parks. Motion Carried Unanimously.

Public Hearing Opened at 5:45 pm

The Third Item of Business is for petition # ZONE-000066-2020 for a Zoning Code Text Amendment # 8 for Article X, Sect 1000.3.2 addition of item 4 Cottage Food Business. The applicant is Jamie Cox of 919 Holly Hill Road.

Code Officer Report: Text amendment to allow a cottage food business in their home at 919 Holly Hill Road pursuant to 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 on Hubbard Street. This is to add this business type to that code section.

Chairman Eckles asked if item # three would need to be completed before item # 4 can be determined.

Kelley: yes. What will probably have to be done because they applied concurrently but the 4th item on the agenda can't be ruled on until a later date if the text amendment passes. Therefore, it will need to be tabled if you so choose.

Chairman Eckles stated the third item is for text amendment only.

Jamie Cox, the applicant and owner of 919 Holly Hill Road spoke to the text amendment request. She is requesting this amendment so that she can request a Conditional Use to allow her to have a Cottage Food Business in her home. This type of business is governed by the Department of Agriculture.

Kelley stated even with the text amendment their will still be subject to the rest of the requirements and restrictions that are listed there as far as 35% or 700 sq ft and the others listed in the ordinance.

Chairman Eckles asked for any questions. He asked if any of the committee had read over the existing requirements.

Kelley verified that he was speaking of the text amendment and not for the amendment.

Treadaway asked if all home baking activities governed by the department of agriculture? Is there license unique.

Cox can't do anything commercial as a home business. She is subject to inspection by the Department of Agriculture.

Treadaway asked if there were any commercial vehicles used?

Cox: No, she gets her supplies from Sam's or the grocery store.

Public Hearing close at 5:53 pm

Chairman Eckles entertained a motion

Motioned to approve made by Camp. Seconded by Parks. Motioned carried to recommend approval to the City Council.

Public Hearing Opened At 5:53 pm

The Fourth Item of Business is for petition # RZ-000067-2020 for a Conditional Use at 919 Holly Hill Road for a Cottage Food Business for home bakery. The applicant is Jamie Cox owner.

Chairman Eckles entertained a motion to table this item as the Text Amendment will need to be approved and in place before this can go forward.

Public Hearing closed at 5:54 pm

Motioned to table until December 15, 2020
Meeting made by Parks. Seconded by Sisk.
Motioned carried unanimously.

Old Business: None

New Business: Kelley gave update on Monroe Pavilion and the Walmart Medical Clinic.

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn Parks. Seconded Camp
Meeting adjourned 5:56 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 09-22-2020
Description: County parcel C0900009 / 0 N. Broad St. Request for rezoning from R1 county to B3 City and Annexation

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approve*

Background: This property is adjacent to a city property which is zoned B3. The applicant desires to come into the city in order to develop the entire property with City of Monroe sewer services. The presented plan is conceptual only to indicate the type and mix of uses intended. Actual development will be dependent upon engineering analysis, Zoning, Code of Ordinance and Development Regulations compliance. This property will be in the CDO District.

This plan is for illustrative purposes only and as such does not indicate acceptance of any parameter which would require modification for compliance or a variance.

Attachment(s): Application and supporting documents.



City of Monroe

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

Plan Report

Plan NO.: ZONE-000069-2 **7**

Plan Type: Rezone

Work Classification: Annexation - Map Amendment

Plan Status: In Review

Apply Date: 09/16/2020

Expiration:

Location Address

0 N BROAD ST, MONROE, GA 30656

Contacts

MONROE OZ PARTNERS LLC 426 W HIGHLAND AVE, MONROE, GA 30655 (404)819-2520	Applicant nathanepurvis@gmail.com
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Description: REQUEST FOR REZONE & ANNEXATION OF 7.98 ACRES - P&Z MTG 10-20-20 @ 5:30 PM - COUNCIL MTG 11-10-20 @ 6:00 PM 215 N BROAD ST

Valuation:	<u> \$ 0.00 </u>
Total Sq Feet:	<u> 0.00 </u>

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

Payments	Amt Paid
Total Fees	\$200.00
Check # 1888	\$200.00
Amount Due:	\$0.00

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

Hebbie Adkinson

Issued By:

September 16, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date



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

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION HWY 11 North
COUNCIL DISTRICT 2
MAPNUMBER _____
PARCEL NUMBER C0900009
- II. PRESENT ZONING R1 REQUESTED ZONING B3
- III. ACREAGE 7.98 PROPOSED USE Commercial, self storage
- IV. OWNER OF RECORD Monroe O2 Partners LLC
ADDRESS 426 W. HIGHLAND AVE MONROE, GA 30655
PHONE NUMBER 404-819-2520

The following information must be supplied by the applicant. (attach additional pages if needed)

- V. ANALYSIS:
- A description of all existing uses and zoning of nearby property
Commercial on adjacent lot (Bojangles), Multi-family property surrounding tract (tanglewood) as well as other residential zoning.
 - Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification R1 does diminish the value. This tract is located on hwy 11 & commercial will be the highest & best use.
 - The existing value of the property contained in the petition for rezoning under the existing zoning classification \$ 350,000
 - The value of the property contained in the application for rezoning under the proposed zoning Classification \$ 450,000

5. A description of the suitability of the subject property under the existing zoning classification
Under R1 zoning this property is not suitable for development.
6. A description of the suitability of the subject property under the proposed zoning classification of the property
Under a B3 commercial zoning this property may be suitable for development.

Rezoning/Annexation Application
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7. A description of any existing use of property including a description of all structures presently occupying the property
vacant land with an abandoned house
8. The length of time the property has been vacant or unused as currently zoned
20 +/- years
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification
The property has been available to purchase for many years.

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

LEGAL DESCRIPTION OF PROPERTY

* SEE NEXT PAGE

Rezoning/Annexation Application
Page Three (3)

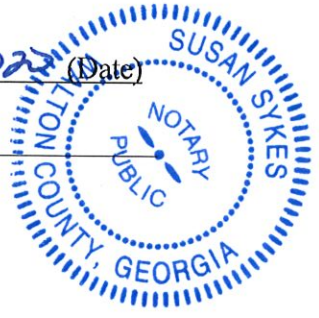
Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) [Signature]
Address 426 W. HIGHLAND AVE MONROE, GA 30055
Phone Number 404-819-2520

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

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

[Signature] (Notary Public) 9/14/2020 (Date)
My Commission Expires September 18, 2021



PETITION REQUESTING ANNEXATION
CITY OF MONROE, GEORGIA

Date: 9-9-2020

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: 7.98 AC Hwy 11 North
MONROE, GA 30056

Tax Map Number: C0900009

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned B3 for the following reasons: to develop a self storage facility with commercial out parcels

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

MONROE 02 Partners LLC
[Signature]

Owners Address: 426 W. HIGHLAND AVE
MONROE, GA 30655

Rezoning/Annexation Application
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What method of sewage disposal is planned for the subject property?

Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from R1 to B3 located at Hwy 11 North, containing 7.98 acre(s), property owner being MONROE 02 PARTNERS LLC filed on 9-9-2020.

CHECK LIST - APPLICATION MATERIAL

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

Monroe Utilities Network Availability Letter

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

Rezoning/Annexation Application
Page five (5)

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

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

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

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

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

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

LEGAL DESCRIPTION

Exhibit 'A'

BK:4661 PG:418-419
Filed and Recorded
Aug-27-2020 10:55 AM
DOC# 2020 - 011861
Real Estate Transfer Tax
Paid: \$ 350.00
1472020003125
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 7339863107

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

Order No.: LOG-201013-PUR

Property Appraiser's Parcel I.D. Number:
C0900-00000-009-000

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 26th day of August, 2020, between

Thomas R Breedlove, III

of the County of Polk, State of Florida, as party or parties of the first part, hereinafter called Grantor, and

Monroe Oz Partners, 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 No/100 Dollars (\$10.00) 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 62, 3rd District, Town GMD 419, Walton County, Georgia, being known as Tract 2 containing 7.98 acres, as shown on a plat of survey prepared by Christopher E. Moore & Associates, Inc., certified by Christopher E. Moore, Registered Professional Land Surveyor No. 2828, dated January 20, 2014 recorded in Plat Book 109, page 145, 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.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.

JRB



Date: September 10, 2020

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at Parcel: M0040001, Lot: 62, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

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

Vashon T. Hill
City of Monroe



CODE DEPARTMENT

September 21, 2020

To: Walton County Board of Commissioners
111 South Broad Street
Monroe, Georgia 30655

Re: Map and Parcel CO900009

Dear Commissioners:

Please be advised that the City of Monroe, Georgia by the authority vested in the Mayor and the Council of the City of Monroe, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and the City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Monroe, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9.

See Exhibit "A" Attached

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Monroe, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Pursuant to O.C.G.A. § 36-36-11 a public hearing on zoning of the property to be annexed as B3 City will be held November 10, 2020 at 215 N. Broad Street. If the county has a bonafide land use classification objection under O.C.G.A. § 36-36-11, in accordance with the land use agreement between the City of Monroe and Walton County, please notify Patrick Kelley in accordance with said agreement

Sincerely,

Debbie Adkinson
Code Department Assistant



CODE DEPARTMENT

September 22, 2020

To Whom It May Concern:

Below you will find information regarding a Legal Notice scheduled to run in The Walton Tribune on September 27, 2020 concerning a Rezone & Annexation 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: October 20, 2020

Will be held at 215 N Broad St at 5:30 PM on the following application:

City Council: November 10, 2020

Will be held in the meeting room at 215 N Broad Street at 6:00 PM on the following application:

Annexation and Rezone of 7.98 acres parcel C0900009. Petition # ZONE-000069-2020

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

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Walton County, Georgia and Incorporated areas, Map number 13297C0130D, dated 5-18-2009.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 512,000 feet.

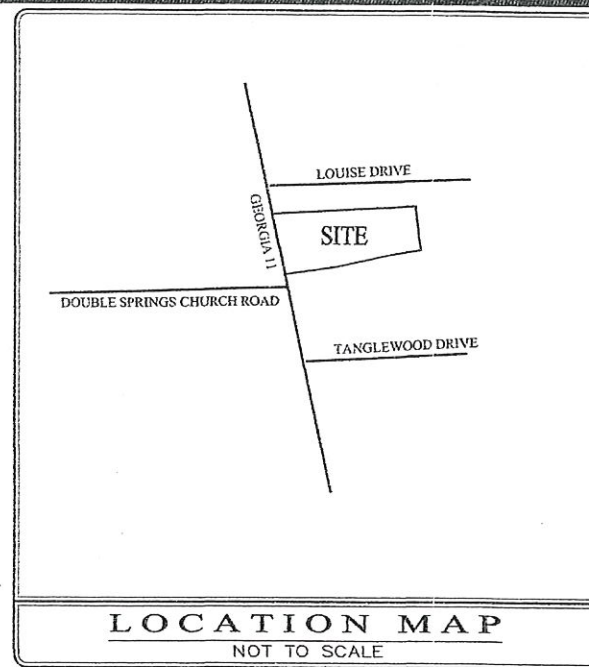
This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in 35,965 feet and an angular error of 0 seconds per angle point, and was adjusted using compass rule.

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

NOTE:

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE TRACT INTO 2 PARCELS.
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.
4. THOMAS R. BREEDLOVE, III AUTHORIZED THIS SURVEY ADDRESS: 3640 THOMPSON RD, MONROE, GA. 30656 770-267-6662
5. TOTAL AREA= 695,221 S.F. (15.96 ACRES)



LEGEND

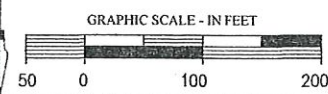
- POWER POLE
- POWER POLE W/ GUY WIRE
- ⊙ POWER POLE W/LIGHT
- ⊙ LIGHT STANDARD
- ⊙ LAMP POST
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX or SECURITY CAMERA
- ⊙ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ JUNCTION BOX/STORM SEWER MANHOLE
- ⊙ HEADWALL
- ⊙ CATCH BASINS
- ⊙ DROP INLETS
- ⊙ STORM SEWER LINE
- ⊙ CURB INLET
- ⊙ FLARED END SECTION
- SUBDIVISION LOT NUMBER
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ DISK CONTROL MARKER (AS NOTED)
- ⊙ TEMPORARY BENCHMARK
- ⊙ SIGN (AS NOTED)
- P- OVERHEAD POWER LINE
- T- OVERHEAD TELEPHONE LINE
- G- APPROX. LOCATION GAS LINE
- W- APPROX. LOCATION WATER LINE
- S- SANITARY SEWER LINE
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- BSL BUILDING SETBACK LINE
- L.L. LAND LOT
- L.L.L. LAND LOT LINE
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- F.F.E. FINISHED FLOOR ELEVATION
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE



APPROVED FOR RECORDING
 AS IS
 NOT A BUILDABLE RESIDENTIAL LOT
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT
 DATE: 2/20/14 NAME: Christopher E. Moore

CHRISTOPHER E. MOORE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 848 FAIRWAY DRIVE ~ MONROE, GA. 30655
 Phone: (770) 963-7418 chris@cmaland.com



DIVISION PLAT FOR
THOMAS R. BREEDLOVE, III & ANITA DOSTER

D.B. 2910 PG. 142
 P.B. 7, PG. 28

LAND LOT 62
 3RD DISTRICT
 WALTON COUNTY, GA
 1-20-2014 / SCALE 1"=100'
 JOB# 130072

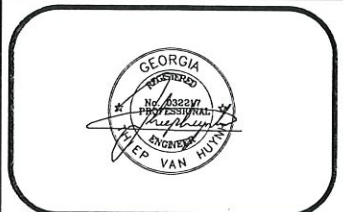
REVISIONS			
NO.	DATE	DESCRIPTION	BY



ALCOVY
 SURVEYING & ENGINEERING, INC.
 P.O.C. TIP HUYNH, P.E.
 2205 Highway 81 South
 Loganville, Georgia 30052
 Phone: 770-466-4002
 Fax: 770-466-4296
 tip@alcovyse.com

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SITE PLAN

PROPOSED MONROE COMMERCIAL

C0900009
 PARCELS: M0040001
 LAND LOT(S): 62
 DISTRICT: 3RD
 1110 N. BROAD STREET
 MONROE, GEORGIA

DATE: 8/18/2020
 SCALE: 1" = 60'

DEVELOPER/PERMITTEE
 HAL BREDLOVE HB LANDS
 P.O. BOX 604
 MONROE, GA 30655

OWNER
 HB LANDS CO. INC.
 P.O. BOX 604
 MONROE, GA 30655

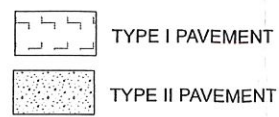
24 HOUR - EMERGENCY CONTACT
 NATHAN PURVIS
 PHONE: 404-819-2520
 nathanpurvis@gmail.com

REVISIONS

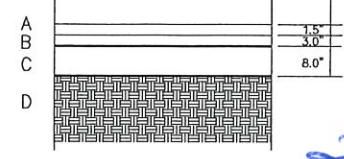
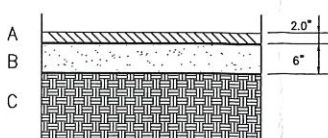
NO.	DATE	DESCRIPTION

JOB No. 15-148
 C-1

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 95% OF ASTM D 698 DENSITY
- D. STABILIZED SUBGRADE
 RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 98% OF ASTM D 698 DENSITY



Inadequate Road Frontage if City Street

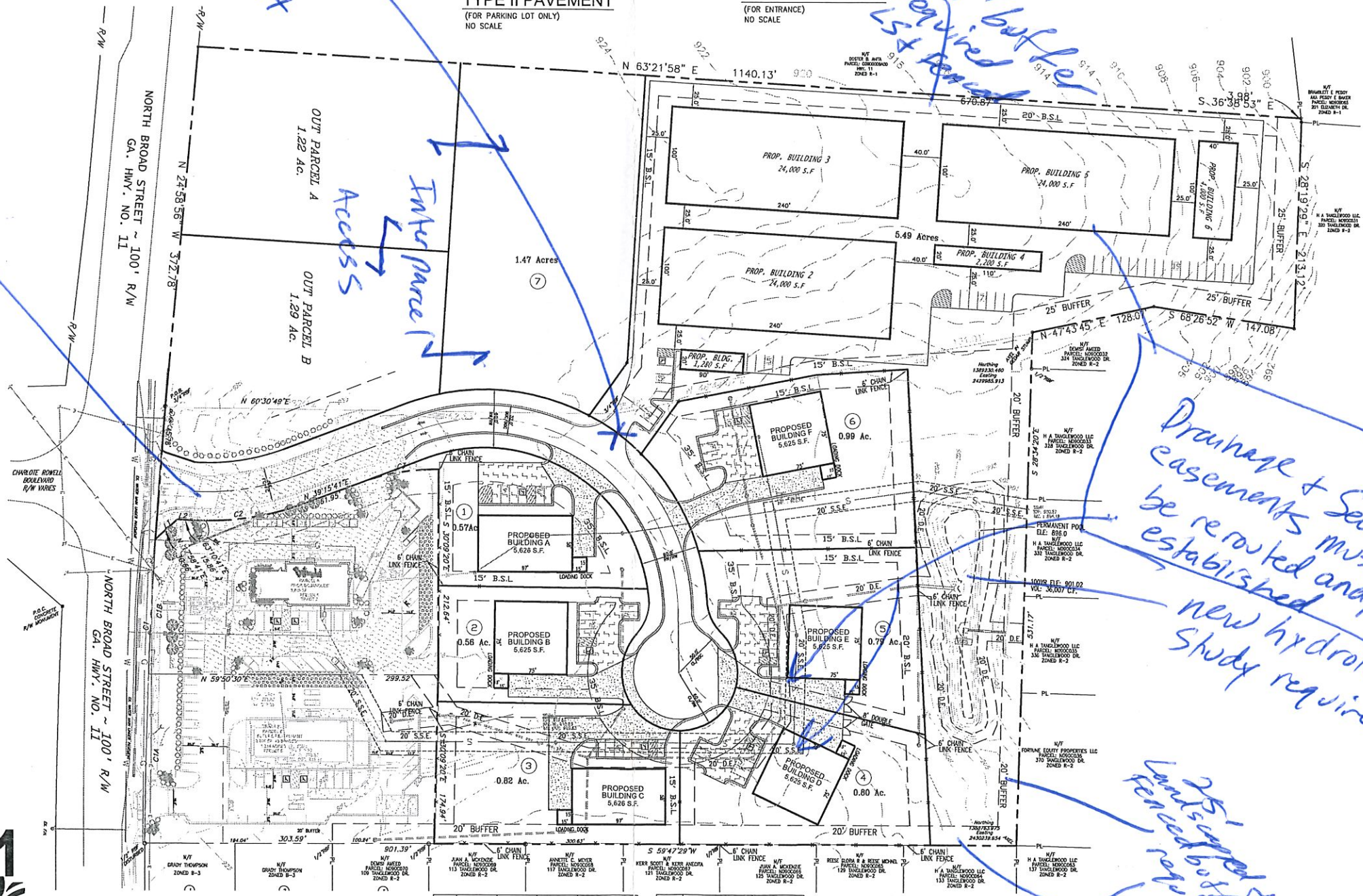
Private Dr. or City St.?

Inter-Parcel Access

25' buffer required 1st Parcel

Drainage & Sewer easements must be re-routed and/or established and/or new hydrology study required

25' buffer required



GEORGIA811
 www.Georgia811.com

Curve	Radius	Length	Chord	Chord Bear.
C1	280.00'	116.88'	116.03'	N 51°13'11" E
C2	290.00'	82.77'	82.21'	N 50°01'58" E
C3	529.59'	140.10'	140.10'	N 29°14'58" W

Course	Bearing	Distance
L1	N 17°36'41" E	30.68'
L2	N 63°10'41" E	15.68'
L3	N 39°15'41" E	61.95'

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 0 N Broad St
to be rezoned from R1 County to
B3 City and Annexed**

**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on October 20, 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 0 N Broad St
to be rezoned from R1 County to
B3 City and Annexed**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on November 10, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

September 27, 2020



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

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

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

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

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



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

Plan Report

Plan NO.: PCOM-000071- 23

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 09/18/2020

Expiration:

Location Address

0 MAYFIELD DR, MONROE, GA 30655

Contacts

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

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

Valuation:	\$ 0.00
Total Sq Feet:	0.00

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

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

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

Debbie Adkinson

Issued By: Debbie Adkinson

September 18, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

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

DATE: 9/17/2020

APPLICANT: White Oak Real Estate Acquisitions, LLC

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

TELEPHONE NUMBER: 404-256-0401

PROPERTY OWNER: Deane H. Stokes Living Trust

OWNER'S ADDRESS: 2859 Paces Ferry Road SE, Suite 830
Atlanta, GA 30339

TELEPHONE NUMBER: 404-909-8654

PROJECT ADDRESS: Parcel # M0060003 located on Mayfield Drive

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

Brief description of project:

Please see attached.

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

[Sec 643.4(4) (a)]

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

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

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

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

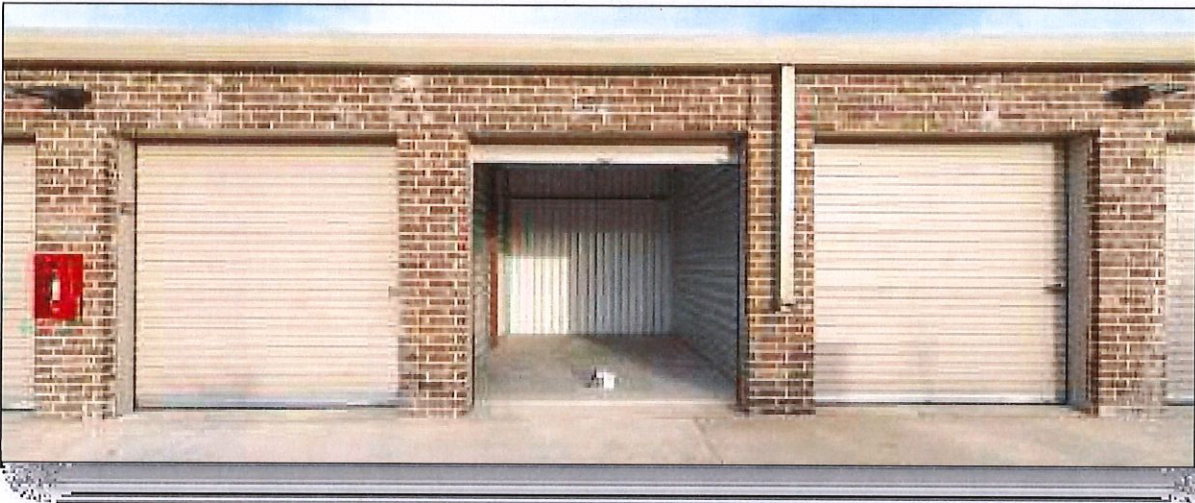
Date: 9/17/2020

Revised 9/23/19

Description of Project:

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

Exterior Brick Façade Examples – Areas that front HWY 78



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



Exterior Office Examples – Front Mayfield Drive



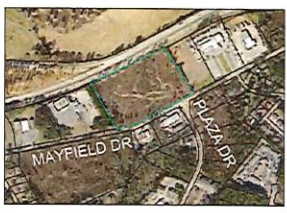
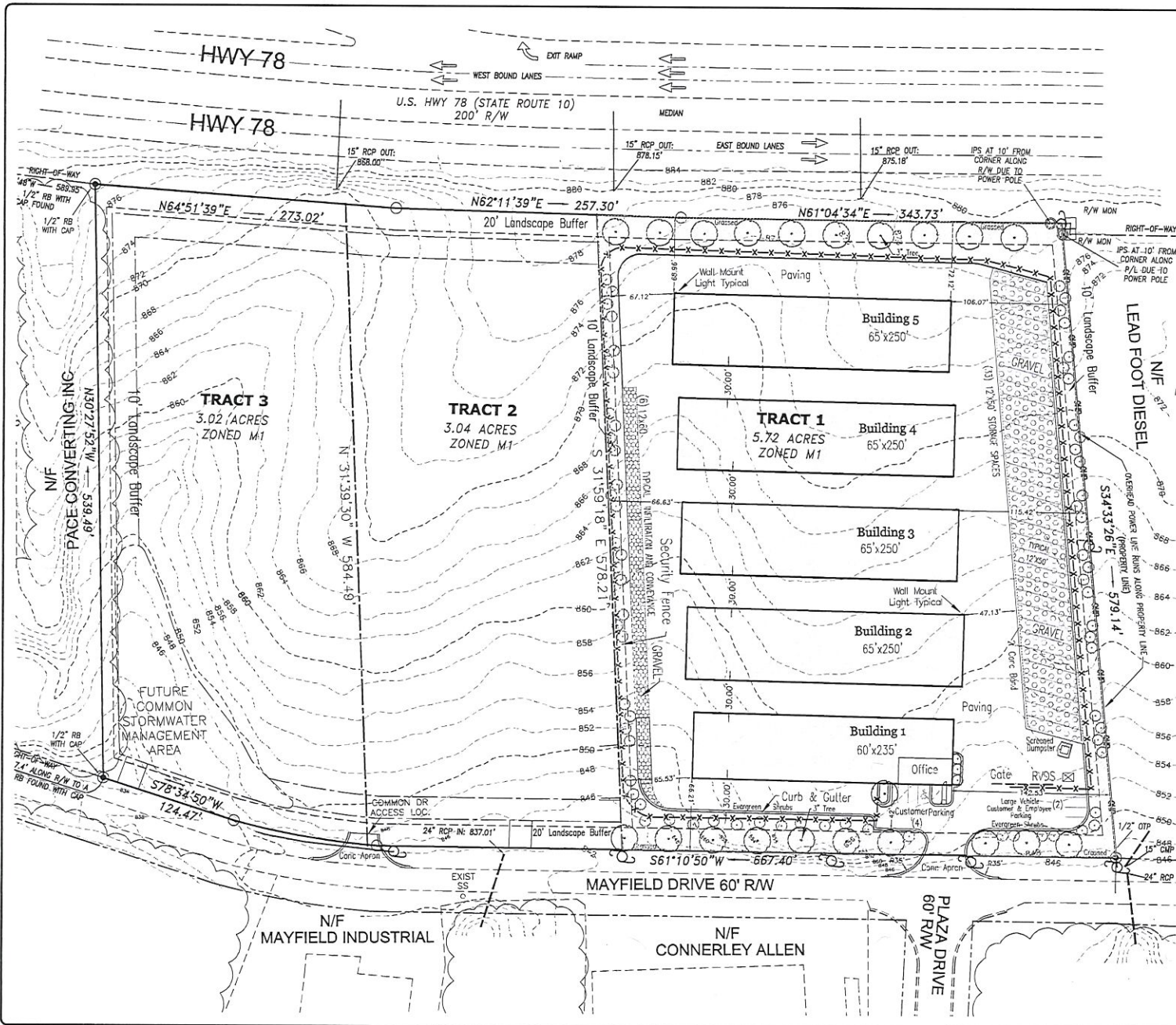


Interior Example – Office



Interior Example – Storage Buildings





SITE LOCATION MAP

Vegetation and Coverage.
 All vegetation shall be assessed, installed, and maintained in accordance with the Ordinance. The minimum landscape buffer coverage is the sum of the areas required to meet all landscape buffer requirements as set forth below:
 a) Frontage. A landscape buffer is required along all public rights-of-way, permitting only the encroachment of driveway necessary to serve the property. Trees within the frontage area must be a minimum of three inches caliper, spaced as shown. Deciduous and/or hardwood trees shall be used.
 b) Perimeter. A 10' landscape buffer is required alongside one to the rear of abutting property.
 c) Topography. "Slopesides" and hand watering shall be used.
 d) Illumination. (1) All interior luminaires shall be shielded to prevent glare onto adjacent property. (2) Intensity: A maximum light level of PL = 2.3 foot candles measured at ground level is permitted. Extensions to developments may be lighted exceeding 0.2 foot candles for traffic safety only.
Stormwater management:
 Common stormwater management area shall be combined with utility easements to service all tracts.

Area And Percentage Of Lot Covered By:

Land Use	Area (Ac)	% of Total
Building 1	14,100	5.60%
Building 2	16,250	6.52%
Building 3	16,250	6.52%
Building 4	16,250	6.52%
Building 5	16,250	6.52%
Drives & Loading Areas	88,121	35.77%
Gravel Parking*	32,236	12.94%
Landscape 1	48,706	19.50%
Site Impervious Coverage		87.51%

* Pavement gravel areas not included in site coverage



CONNERLEY ALLEN
 INCORPORATED
 120 WILD AZALEA LANE
 ATHENS, GA 30606
 24 HOURS CONTACT
 KALEWARD
 706-549-8888

HIGHWAY 78 STORAGE
 MAYFIELD DRIVE
 TAXID M000003
 1177 ACRES

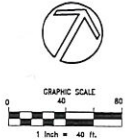
SouthView
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering

165 Southview Drive
 Atlanta Georgia 30329
 770.517.9940

DATE	BY	DESCRIPTION

C.O.A. SITE PLAN

1



**NOTICE TO THE PUBLIC
CITY OF MONROE**

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

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

Please run on the following date:

September 27, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 09-22-2020
Description: COA application 600 S. Broad St. Bldg. 1 Suites A&D Façade renovations

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 owners wish to add additional entrances for more potential business tenant spaces. The doors are in keeping with previously approved styles already existing on site. This is a planned commercial district and these changes are also in keeping with that plan.

Attachment(s): Applications and illustrative photos and drawings.



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

Plan Report

Plan NO.: PCOM-000070-35

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 09/18/2020

Expiration:

Location Address

Parcel Number

600 S BROAD ST BLDG 1 STE A & D, MONROE, GA 30655

M0180124

Contacts

Pleasant Valley Assets LLC
 120 Second ST Ste 101, Monroe, GA 30655

Owner

WHIT HOLDER
 1885 ALCOVY MTN RD SE, MONROE, GA 30655

Applicant

whit@georgia reclaimed.com

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

Valuation: \$ 0.00

Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$50.00
Check # 3289	\$50.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkinson

Issued By: Debbie Adkinson

September 18, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

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

DATE: 9-17-2020

APPLICANT: Whit Holder

APPLICANT'S ADDRESS: 1885 Alcorn Mtn RD SE
Monroe, GA 30655

TELEPHONE NUMBER: 678-520-8718

PROPERTY OWNER: Pleasant Valley Assets LLC

OWNER'S ADDRESS: 600 S Broad St, Bldg 3, Suite 1B
Monroe, GA 30655

TELEPHONE NUMBER: 678-520-8718

PROJECT ADDRESS: 600 S Broad St, Bldg 1 Suites A+D
Monroe, GA 30655

Brief description of project: This application is to add
doors and windows to the east-facing
facade of these two buildings. We would
also like to add canopies/awnings above
the doors. We are dividing the buildings into
smaller suites and need more entrances.

(Continue on separate sheet, if necessary.)

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

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

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

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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.

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

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

[Sec 643.4(4) (a)]

“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)].

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

Applicant

Date: 9-17-2020

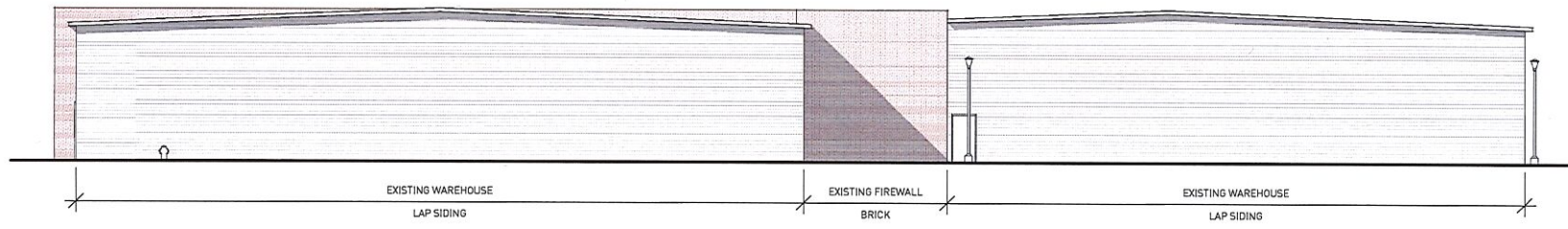
Revised 9/23/19



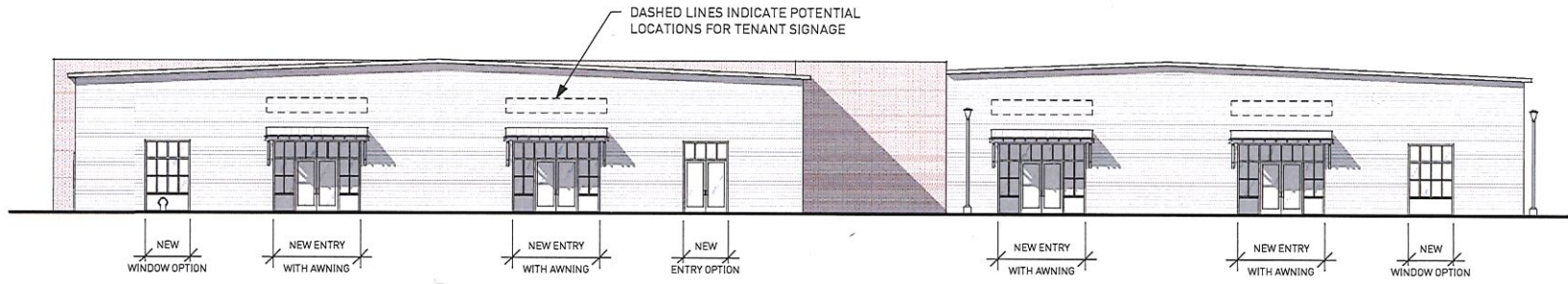




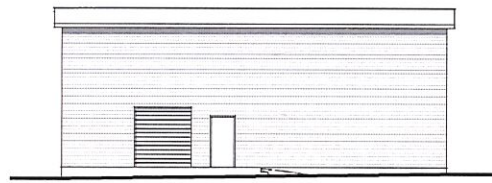




1 EXISTING BROAD STREET ELEVATION
Z-1.0 1/16" = 1'-0"



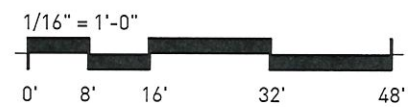
2 PROPOSED BROAD STREET ELEVATION
Z-1.0 1/16" = 1'-0"



3 EXISTING NORTH ELEVATION
Z-1.0 1/16" = 1'-0"



4 PROPOSED NORTH ELEVATION
Z-1.0 1/16" = 1'-0"



ELEVATIONS
Z-1.0
09/18/20

WALTON MILL WAREHOUSES

600 S. BROAD STREET
MONROE, GA 30655



**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on October 20, 2020 before the Planning & Zoning Commission, at 5:30 P. M. for a renovation and signs at 600 S Broad St BLDG 1 Ste A & D.

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

Please run on the following date:

September 27, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-05-2020
Description: City of Monroe
 215 N.Broad St.
 Zoning text amendment #9
 ARTICLE VIII: SITE DESIGN;
 ARTICLE IX: BUILDLING DESIGN;
 ARTICLE XIII: LANDSCAPING DESIGN AND TREE PRESERVATION.

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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



Recommendation: *Approve*

Background: This is an effort to ensure quality development for the current and future residents of the City of Monroe by establishing acceptable minimum standards in the articles listed

Attachment(s): Application, adopting ordinance, notice to the public.



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

Plan Report

Plan NO.: ZONE-000074-46

Plan Type: Rezone

Work Classification: Text Amendment

Plan Status: In Review

Apply Date: 10/05/2020

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

Applicant

Description: ZONING CODE TEXT AMENDMENT FOR ARTICLE VIII: SITE DESIGN; ARTICLE IX: BUILDING DESIGN; ARTICLE XIII: LANDSCAPING DESIGN AND TREE PRESERVATION - P&Z MTG 10/20/20 @ 6:00 PM - COUNCIL MTG 11/3/20 & 11/10/20 @ 6:00 PM 215 N BROAD ST

Valuation: \$ 0.00

Total Sq Feet: 0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Alfred Robinson

Issued By:

October 05, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

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

THE MAYOR AND THE COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS FOLLOWS:

Article I.

The following Sections of the Official Zoning Ordinance of the City of Monroe, Georgia are hereby deleted in their entirety and replaced with Amendment # 9 of said zoning ordinance as follows:

ARTICLE VIII: SITE DESIGN;

ARTICLE IX: BUILDING DESIGN;

ARTICLE XIII: LANDSCAPING DESIGN AND TREE PRESERVATION.

SEE THE ATTACHED “**EXHIBIT A**” FOR THE COMPLETE TEXT OF THE ABOVE-REFERENCED SECTIONS OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA

Article II.

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

Article III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This 3rd day of November, 2020.

SECOND READING AND ADOPTED. This 10th day of November, 2020.

CITY OF MONROE, GEORGIA

By: _____ **(SEAL)**

John S. Howard, Mayor

Attest: _____ **(SEAL)**

Debbie Kirk, City Clerk

EXHIBIT A

**OFFICIAL ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA,
NINTH AMENDMENT
NOVEMBER 10, 2020**

ARTICLE VIII: SITE DESIGN

Section 800 General.

All site designs shall comply with this article's site design, and building form standards

Section 810 Newly Platted Subdivisions.

810.1 Single and Two Family Dwelling Subdivisions.

The following site design standards shall be utilized for every newly platted residential subdivision containing single and two family dwellings.

- (1) There shall be only one building design or substantially similar building design permitted per 5 adjacent or opposite adjacent lots. Provided however, if the average lot size of the subdivision exceeds 1 acre, one building design or substantially similar building design shall be permitted per 3 adjacent or opposite adjacent lots.
- (2) Every newly platted residential lot in the city limits that abuts a street on the back side of the property shall maintain designated natural or undisturbed buffers.

ARTICLE IX: BUILDING DESIGN

Section 900 General.

This Article is established to ensure that building design standards are developed for certain zoning districts within the City. These building design standards are implemented to promote and encourage quality building construction and design elements consistent with the desired construction styles that promote the best interests of the residents of the City of Monroe, Georgia.

Section 910 Residential Building Design Standards.

910.1 Single and Two Family Dwellings.

The following building design standards shall apply to all single and two family dwelling units constructed in the City, regardless of their zoning district:

- (1) All dwellings shall be constructed of brick, stone or other masonry type product. Cement based siding such as Hardiplank or other similar material is permitted. Vinyl and aluminum siding is prohibited. Vinyl or aluminum may be utilized on a limited basis in the soffit and eave trim areas.

- (2) All primary roofs shall have a minimum 6/12 pitch. Dormer and porch roofs may have lower slopes.
- (3) All primary roof overhangs for exterior walls shall be no less than 16 inches for brick sided designs, and no less than 12 inches for all other designs. Said overhang requirements shall apply to gable ends as well as exterior walls supporting rafters.
- (4) All primary front entrances shall be scaled to the relative proportions of the building design, adjoining streetscape, and maintain the overall architectural style of the residence.
- (5) All primary front and rear entrances shall be recessed a minimum of 5 feet, and shall be covered by a roof extension, trellis extension, or shed roof extension no less than 6 feet by 6 feet in dimension.
- (6) All exterior wall sections wider than 25 feet shall include an interruption in the plane of the façade by recess, protrusion, or fenestration.
- (7) No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- (8) All garage doors must be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry.
- (9) All garage doors in cul-de-sac lots where the lot width would prohibit side or rear entry shall be no more than 20% of the front façade or 120 square feet, whichever is less.

910.2 Multi Family Dwellings.

All multi-family dwellings located in the City shall be constructed with brick veneers.

ARTICLE XIII: LANDSCAPING DESIGN AND TREE PRESERVATION

Section 1300 General.

The purpose of this article is to encourage the preservation of existing trees and other vegetation on residential property in the city by regulating and controlling the removal of native and planted trees and other vegetation, thereby maintaining and enhancing the quality of life of the City; and, to preserve and protect existing vegetation on public lands from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage homeowners to preserve and respect our urban forests and to encourage the replacement of trees on residential property in order to maintain this valuable resource as an integral part of the community's environment.

Section 1310 Newly Platted Residential Subdivisions

1310.1 Single and Two Family Dwellings

- (1) Every newly platted residential subdivision of single and two family dwellings in the city limits shall plant and/or maintain no less than one tree per 50 feet of road frontage at least two inches in diameter, and shall situate the tree(s) on the front half of the property and within the boundaries of the subject lot. These trees shall be in addition to any specimen trees located on the lot.

(2) All stormwater and related structures shall be screened or eliminated from visibility. No visible stormwater or related structures shall be permitted.

NOTICE TO THE PUBLIC
CITY OF MONROE

The City of Monroe Planning and Zoning Commission will hold a public hearing for Zoning Ordinance amendments to Article VIII: Site Design, Article IX: Building Design and Article XIII: Landscaping Design and Tree Preservation of the Zoning Ordinance of the City of Monroe. The public hearing will be held before the Planning and Zoning Commission on October 20, 2020, at 5:30 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655 concerning the same.

The City Council of the City of Monroe, Georgia will hold a public hearing for the same Zoning Ordinance amendments to Article VIII: Site Design, Article IX: Building Design and Article XIII: Landscaping Design and Tree Preservation of the Zoning Ordinance of the City of Monroe. The public hearing will be held before the City Council on November 3, 2020, at 6:00 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655.

A copy of the proposed Zoning Ordinance amendments are available for review and inspection at the City of Monroe, Code Department Office located at City Hall, 215 N. Broad Street, Monroe, Georgia 30655.

All those having an interest concerning this Zoning Ordinance text amendment should be present.