



Historic Preservation Commission Meeting

AGENDA

Tuesday, January 23, 2024

6:00 PM

215 N. Broad St. - City Hall

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. MINUTES OF PREVIOUS MEETING

- [1.](#) Minutes from Previous Meeting

V. OLD BUSINESS

VI. NEW BUSINESS

- [1.](#) Request for COA - Demolition & Site Development - 140 S. Broad St.
- [2.](#) Request for COA - Carport, Fence, & Ramp - 400 E. Church St.
- [3.](#) Request for COA - Fence - 112 W 5th St.
- [4.](#) Request for COA - Signage - 134 S. Broad St.
5. Phase II Historic Survey Update

VII. ADJOURNMENT

Historic Preservation Commission
Meeting Minutes
Regular Meeting—December 21, 2023

Present: Fay Brassie, Laura Powell, Elizabeth Jones

Absent: Marc Hammes, Jane Camp

Staff: Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Daniel South

Meeting called to order at 6:01 P.M.

Motion to approve agenda as submitted

Motion Powell, Second Brassie
Motion carried

Chairman Jones asked if there were any changes or corrections to the previous months' minutes.
To approve minutes as submitted.

Motion by Brassie, Second by Powell
Motion carried.

Old Business: None

New Business:

The First Item of New Business: Request for COA #2824, a request for a fence with a gate and columns at 331 N. Broad St. The property owner, Daniel South spoke in favor of the request. The request is for a wrought iron fence as well as a section of fencing made out of cedar planks. The fence would meet up with the existing fencing at 321 N. Broad St. The cedar privacy fence will run along the W. Marable side the property; beginning just past the driveway. The cedar fence will be made up of horizontal planks 1x6x16. It will be a solid fence. The gate for the fence will be located approximately thirty feet from the street along N. Broad St.

Note: Due to the streetscape improvement project done by the city, the fence section along N. Broad St will temporarily be located 30 feet closer to the house than depicted. Once the streetscape project is finished, the fence will be moved closer to the road.

Chairman Jones read aloud sections of the preservation primer related to new construction to begin the discussion of the fence. Commissioner Brassie is concerned about the proposed height of the fence (84 inches) and how it will look next to the 60 inch fence next door at 321 N. Broad St; the proposed fence will look out of scale and proportion. Her other concern is the proposed gate because it is closed and appears to be made out of recycled wood. Commissioner Powell is concerned about the change in topography along N. Broad St and that a seven foot fence on top of the raised retaining wall will look even larger.

South: My house sits closer to the road than Paul's (321 N. Broad St) and a smaller fence will look out of scale with my house.

Commissioner Brassie: A higher fence will make it look like a fortification. You go lower to get a grand view of

the house; so the house will look more important than the fence. The fence needs to be shorter to go with the neighborhood.

Motion to approve as with conditions: An open rail wrought iron gate with a wrought iron fence not to exceed 6ft in height along N. Broad St. (The gate will match the design of the proposed fence or look like the gate at 321 N. Broad St with the scroll design). The fence along the back and sides of the property can be up 84 inches and the cedar plank privacy fence is approved as discussed

Motion by Brassie, Second by Powell

Motion carried

Motion to adjourn

Motion by Powell, Second by Brassie

Motion carried

Adjourned at 6:28 pm



City of Monroe

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

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HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2892	DESCRIPTION:	Demolition and site development
JOB ADDRESS:	140 S BROAD ST	LOT #:	65
PARCEL ID:	M0140101	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	RELIANT HOMES GA., LLC	CONTRACTOR:	RELIANT HOMES GA., LLC
ADDRESS	PO BOX 2655	PHONE:	
CITY, STATE ZIP:	LOGANVILLE GA 30052		
PHONE:		OWNER:	
PROP.USE			
VALUATION:	\$ 0.00	DATE ISSUED:	1/19/2024
SQ FT	0.00	EXPIRATION:	7/17/2024
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

NOTES:

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.

LAURA WILSON
(APPROVED BY)

1 / 19 / 24
DATE

140 S Broad Street

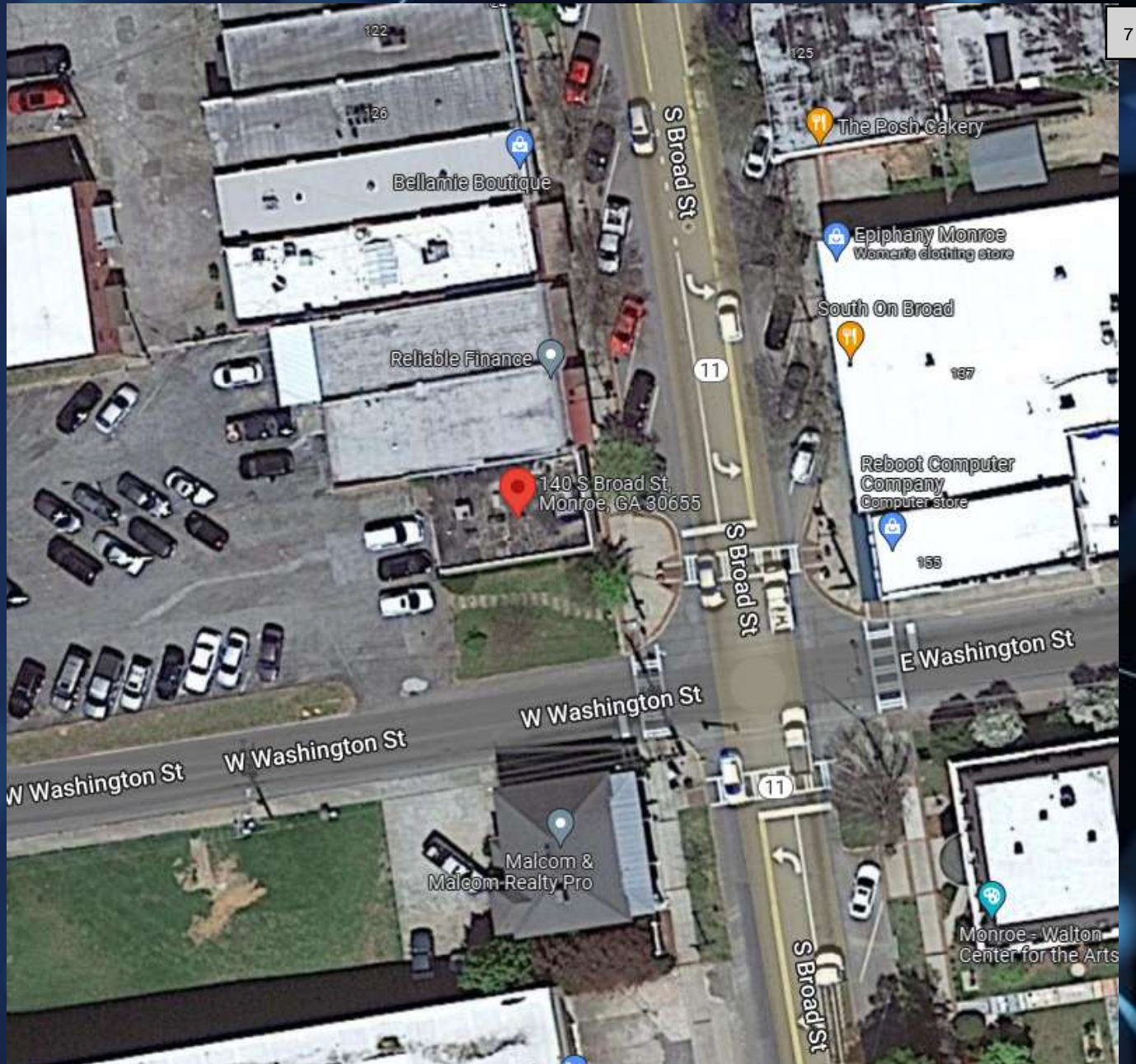
Reliant Homes



Introduction

- Our purpose here today is to discuss the demolition of the current building located at 140 S Broad Street. The building is approximately 1150sqft and was built in 1970. While functional as a business, the building doesn't have the historic look desired for downtown Monroe. Our vision after demolition is to construct a 3-story mixed use building that we feel, while new, will have the desired historic look and will blend nicely with the existing structures along Broad Street.



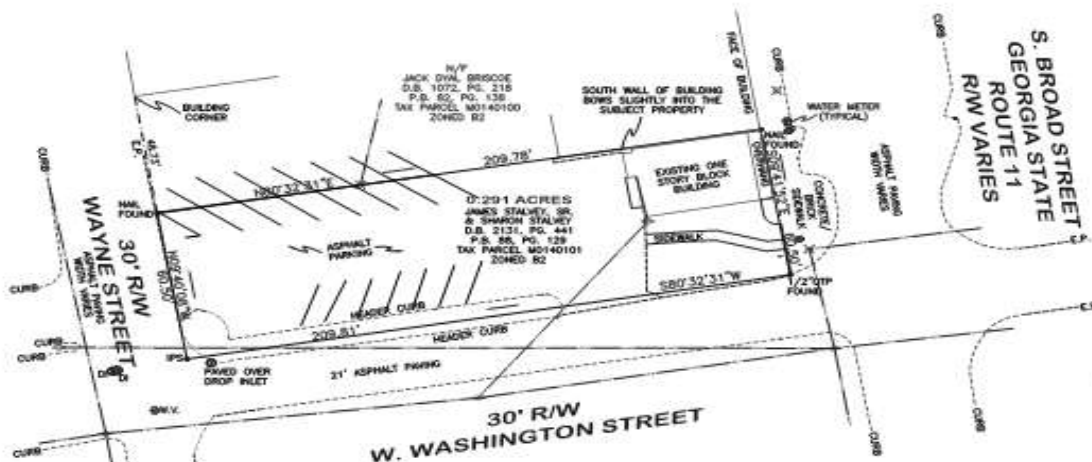


REFERENCES

- CLOSURE STATEMENT**
THE FIELD DATA UPON WHICH THIS PLAN OF SURVEY WAS BASED WAS COLLECTED USING A SPECTRA SPIN 5TH EDITION, UTILIZING THE WGS 84 NETWORK, THE RELATIVE POSITIONAL ACCURACY DEFINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 HORIZONTAL AND 0.07 VERTICAL AT THE 95% CONFIDENCE LEVEL. GROUND SURVEY, THE SUBJECT PROPERTY CONTAINS 0.229 ACRES.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAN OF SURVEY WAS BASED WAS COLLECTED USING A SPECIMAN GNSS RTK RECEIVER UTILIZING THE VRS NOW NETWORK. THE INDICATED POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL. GROUND SURVEY OF THE SUBJECT PROPERTY CONTAINS 0.25% WORK.



NOTES:

- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL 13297C0137E, DATED 12/08/16.
- 2) THE SUBJECT PROPERTY IS LOCATED AT 140 S. BROAD ST., MONROE, LA.
- 3) THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF MONROE.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.
- 5) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GEORGIA STATE PLANE (WEST ZONE), NAD 83, DERIVED FROM GPS OBSERVATIONS.
- 6) THE SUBJECT PROPERTY IS ZONED B2.

INFORMATION REQUIRED: THE REPUTED PRINCIPLE, 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 THE UTILITIES AND STRUCTURES SHOWN HEREON MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERTAKING OF ANY AND ALL EARTH DISTURBING ACTIVITIES PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.



THIS PLAN 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 SUPERVISOR NAMING SAID PERSON.

NO.	REVISOR	DATE
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2		
3		
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LEISERMAN

- [illegible]

SURVEYORS CERTIFICATION

This plan is a representation of an existing parcel or parcels of land, and is not intended to create or alter any parcel or make any changes to any real property boundaries. The following information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein for informational purposes only. It is hereby attested that all local ordinances, applicability of PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ORDINANCES, OR VIOLATION FOR ANY USE OR PURPOSE OF THE LAND, hereinafter, the undersigned hereby certifies that the same complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Geographical and Engineering for Professional Engineers and Land Surveyors and as set forth in G.S.A. § 47-2-1.

UNITED STATES COURT OF APPEALS FOR THE NINTH CIRCUIT

BOUNDARY SURVEY FOR

**81 INVESTMENT
COMPANY,LLC**



**NORTHEAST LAND
SURVEYING, LLC**

A Georgia Land Surveying Firm, LPA #1200

P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

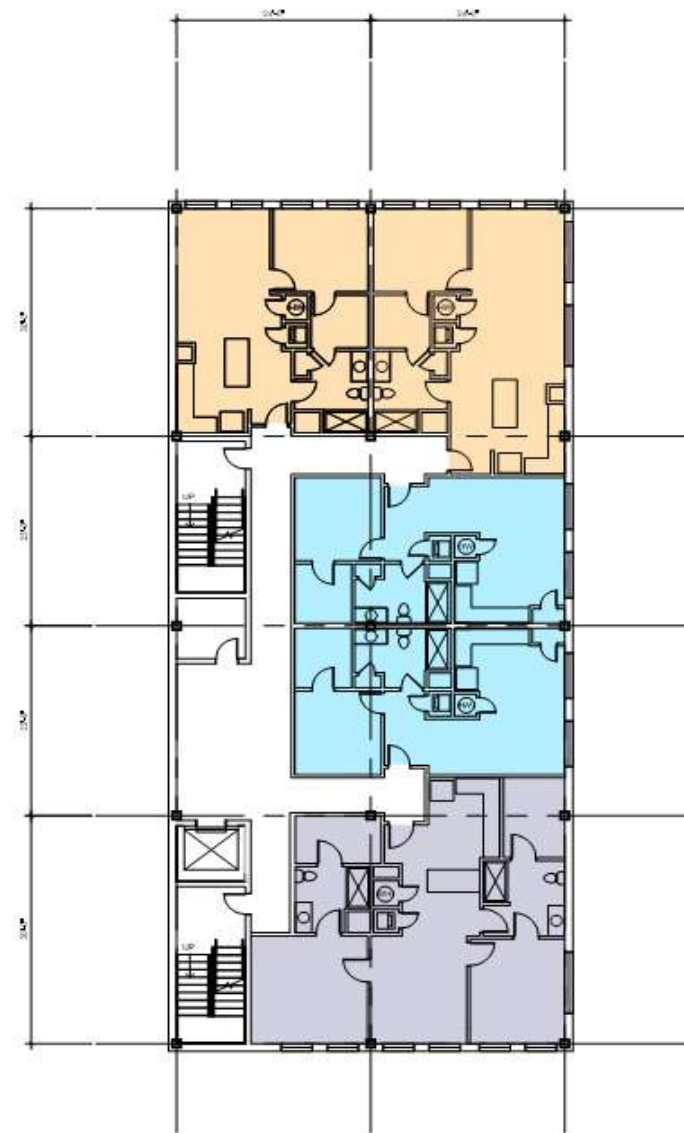
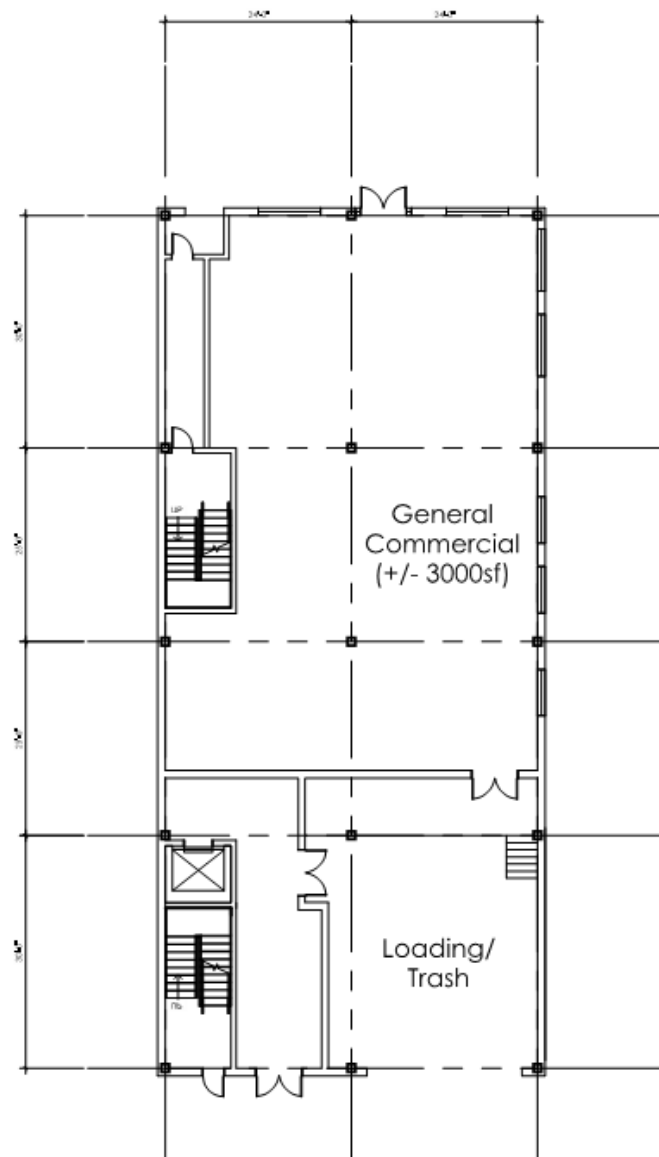
Project Name		OWNER	PROJECT
Project Address		CDM	1"=30'
Lot/Block/Tract		CHENIERE	1 OF 1
Date of Issue		PLC	
Date of Issue		DATE OF FIELD WORK	SHEET
Date of Issue		02/01/02	
City		DATE	PROJECT NO.
County Name		02/01/02	22006

Existing Parking Lot Layout



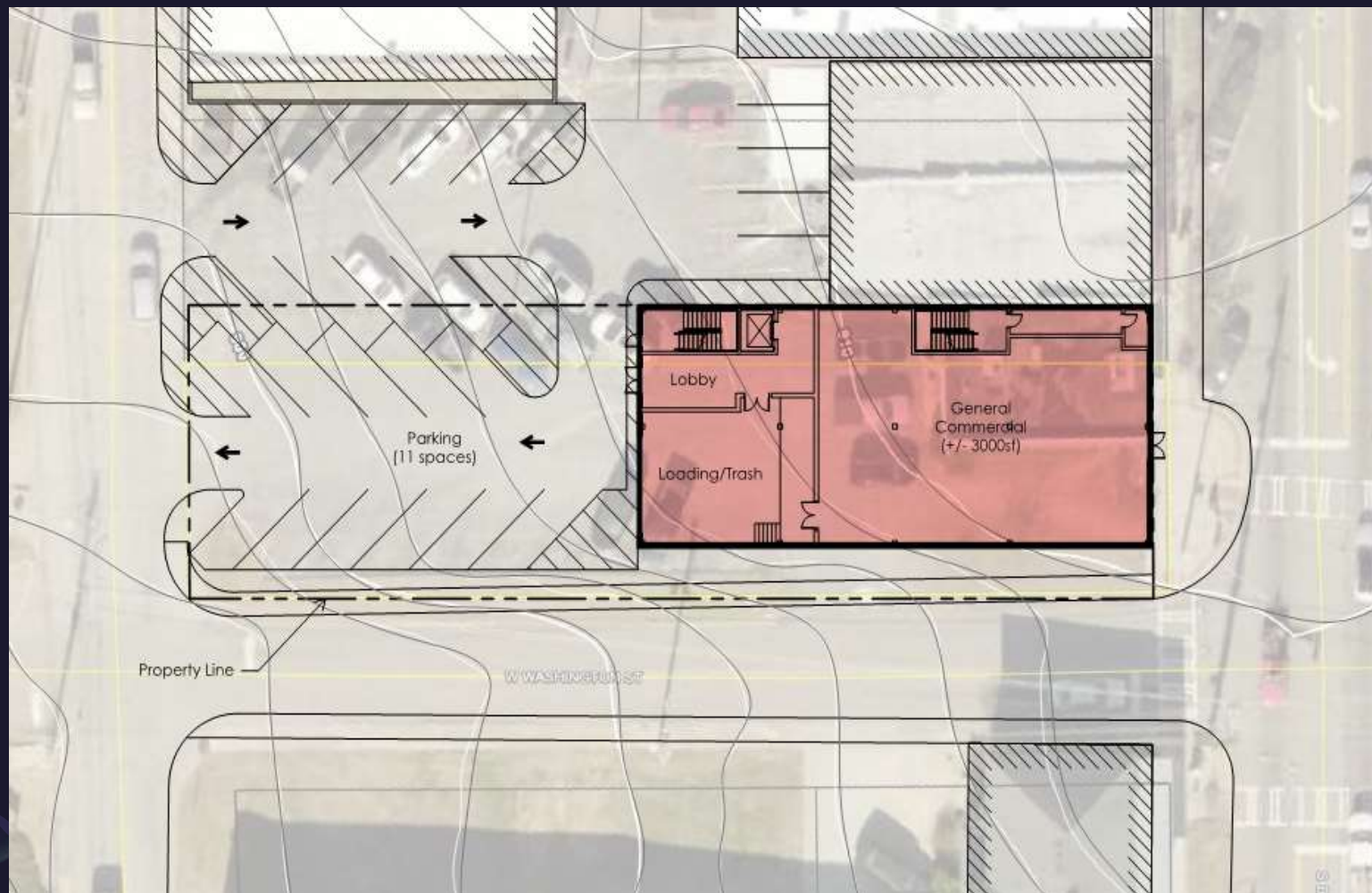
The Troy @ 140 S Broad Street





- 1-Bedroom (+/- 720 sf)
- 1-Bedroom/ Studio (+/- 670 sf)
- 2-Bedroom (+/- 1,185 sf)

New Proposed Parking Lot Layout



Height Comparison





Summary

- We are excited for the continued quality growth in Monroe and hope that our vision for a Live/Work concept for 140 S Broad Street will also be that of the Historic Preservation Committee and look forward to bringing this vision to life.

Thank You

RELIANT HOMES

**City of Monroe**

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2893	DESCRIPTION:	Car port, fence, and ramp
JOB ADDRESS:	400 E CHURCH ST	LOT #:	
PARCEL ID:	M0160112A00	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	CHARLES BRADLEY	CONTRACTOR:	CHARLES BRADLEY
ADDRESS	400 E CHURCH ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655		
PHONE:		OWNER:	
PROP.USE			
VALUATION:	\$ 34,000.00	DATE ISSUED:	1/19/2024
SQ FT	0.00	EXPIRATION:	7/17/2024
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00

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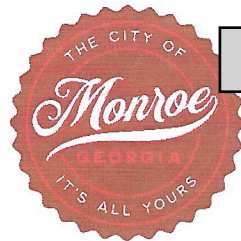
Laura Wilson

(APPROVED BY)

1 /19 /24
DATE

Certificate of Appropriateness Application—Historic District

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 a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 400 E Church St Parcel # M0160-112-A

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

Property Owner: Heather Marsh & Charles Bradley

Address: _____

Telephone Number: 770-310-0210 Email Address: chuckbradley@mac.com

Applicant: <u>same as above</u>	
Address: _____	
Telephone Number: _____	Email Address: _____

Estimated cost of project: \$34,000.00

Please submit the following items with your application:

- ☒ Photographs of existing condition of the property to show all areas affected
- ☒ Map of the property showing existing buildings, roads, and walkways
- ☒ Map of the property showing the location and design of the proposed work
- ☒ Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- ☒ Architectural floorplans (new construction only)
- ☒ Written description of the project including proposed materials
- ☐ Owner authorization statement, if applicant is not the property owner
- ☒ Application Fee \$100 (Additional fees required for demolition)

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

Signature of Applicant

12/15/2023

Date

400 E Church Street Upgrades

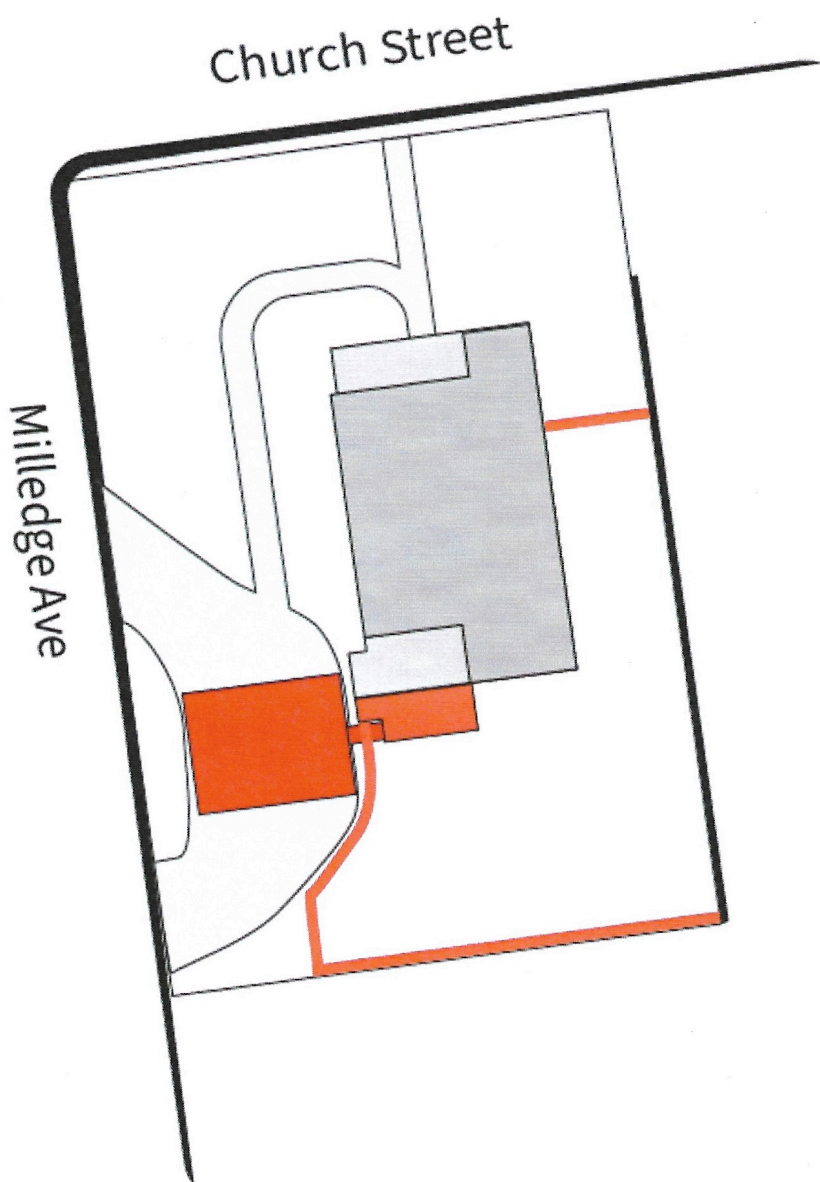
19

There are some upgrades that we need to have in place in order to complete our Monroe house.



Updates - shown in red

1. Porte-cochère (carport)
2. Open Metal Fence
3. Privacy Fence
4. Accessibility Ramp





Chuck Bradley
400 E Church St
Monroe, GA 30655
(770) 310-0210

Your Outdoor Solutions

3435 Vista Creek Drive
Dacula, GA 30019
Phone: (678) 549-2468
Email: youroutdoorsolutionsllc@gmail.com
Web: www.yosgeorgia.com

Estimate # 262
Date 12/02/2023
Business / Tax # 88-1970963

Description

Total

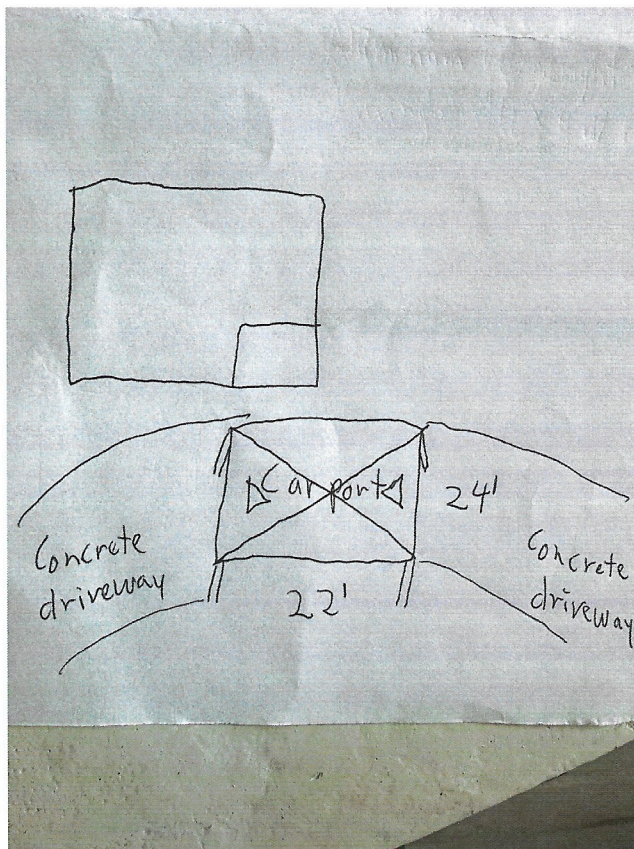
Wooden Car Port with shingles \$16,400.00

The job will be to build a Car Port approximately 24'x22' Hip Style with 6x6 posts covered holding the roof, and 2 gables on the entrance and exit. The roof will be framed with 2x8 frame wood, and the roof will be 2x6. The shingles paper on top and the shingles with shingle hips on the corners.

Subtotal	\$16,400.00
Total	\$16,400.00

Notes:

The price includes materials and labor. Every job requires 50% deposit to buy materials and to separate a starting date, balance due at completion, and any changes will be charged separately.



By signing this document, the customer agrees to the services and conditions outlined in document.



Signed on: 12/02/2023

Your Outdoor Solutions LLC



Signed on: 12/02/2023

Chuck Bradley



Prepared For

Chuck B 24 y
400 E Church St
Monroe, GA 30655
(770) 310-0210

Your Outdoor Solutions

3435 Vista Creek Drive

Dacula, GA 30019

Phone: (678) 549-2468

Email: youroutdoorsolutionsllc@gmail.com

Web: www.yosgeorgia.com

Estimate # 261
Date 12/02/2023
Business / Tax # 88-1970963

Description

Total

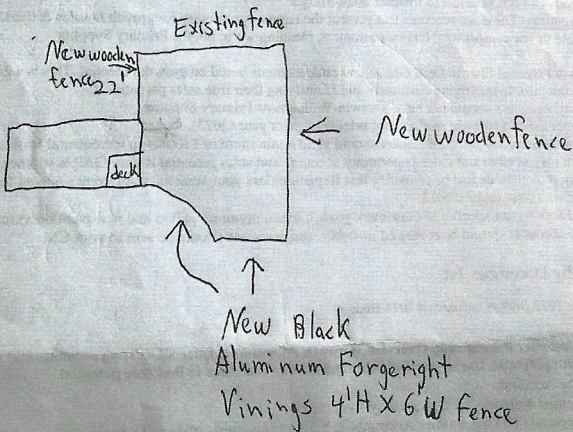
Black Aluminum Forgeright Fence 4'Hx6'W	\$6,200.00
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The job will be to build a fence, Black Forgeright Vinings 4'x6' in the side of the house, and it will connect to the wooden one ion the back.

Subtotal	\$6,200.00
Total	\$6,200.00
Deposit Due	\$3,100.00

Notes:

The price includes materials and labor. Every job requires 50% deposit to buy materials and to separate a starting date, balance due at completion, and any changes will be charged separately.





Prepared For

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Chuck Bracey
400 E Church St
Monroe, GA 30655
(770) 310-0210

Your Outdoor Solutions

3435 Vista Creek Drive
Dacula, GA 30019
Phone: (678) 549-2468
Email: youroutdoorsolutionsllc@gmail.com
Web: www.yosgeorgia.com

Estimate # 260
Date 12/02/2023
Business / Tax # 88-1970963

Description	Total
Privacy wooden fence 6' high	\$3,600.00
The job is to build 103' linear feet of wooden privacy fence, dog ear style, in the back of the house and in the left side. Approximately 81' linear feet on the back and 22' on the side.	
Subtotal	\$3,600.00
Total	\$3,600.00
Deposit Due	\$1,800.00

Notes:

The price includes materials and labor. Every job requires 50% deposit to buy materials and to separate a starting date, balance due at completion, and any changes will be charged separately.





Prepared For

Chuck Brad 29
400 E Church St
Monroe, GA 30655
(770) 310-0210

Your Outdoor Solutions

3435 Vista Creek Drive

Dacula, GA 30019

Phone: (678) 549-2468

Email: youroutdoorsolutionsllc@gmail.com

Web: www.yosgeorgia.com

Estimate # 259

Date 12/02/2023

Business / Tax # 88-1970963

Description	Total
-------------	-------

Ramp	\$7,800.00
------	------------

The job will be to build a ramp, starting at the end of the deck, away from the house, moving toward the house, build a landing to turn around back away from the house. The landing will be approximately halfway distance between the deck level and the ground, ending in the ground with a concrete pad. Each ramp will be approximately 27' long. The ramp will be approximately 48" wide. The post holding the gram of the ramp will be 6x6 with proper concrete slab and metal base. All the ramp will have handrails similar to the ones in the actual deck, the side next to the deck will not require handrails, but the other side will have handrails.

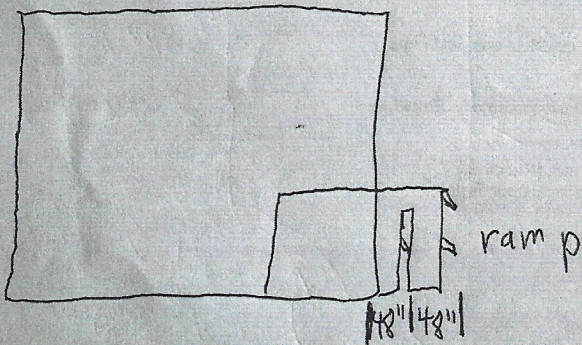
Subtotal	\$7,800.00
-----------------	------------

Total	\$7,800.00
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Deposit Due	\$3,900.00
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Notes:

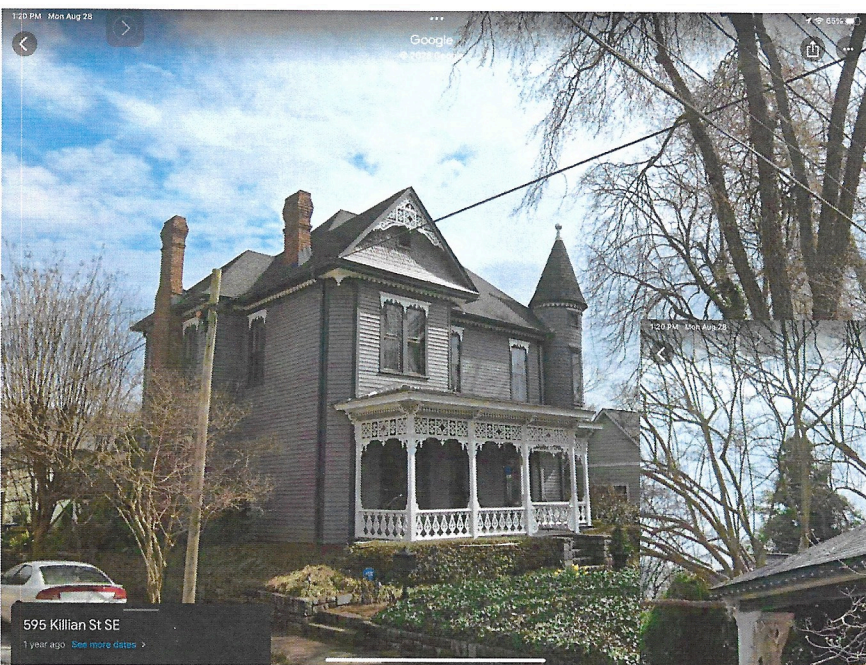
The price includes materials and labor. Every job requires 50% deposit to buy materials and to separate a starting date, balance due at completion, and any changes will be charged separately.



Victorian Inspiration for Porte-cochère

31

From Grant Park in Atlanta



Location for Porte-cochère

Existing driveway

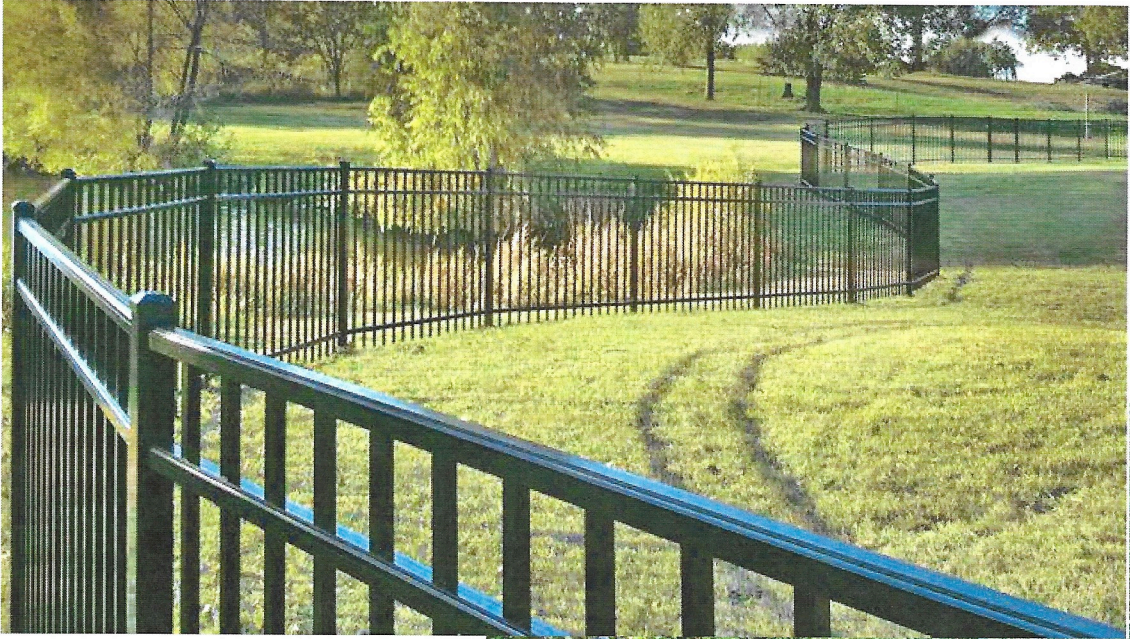


Future Porte-cochère





Samples of Aluminum Fences



Back yard area for fences

35

Existing yard



Future Aluminum fence and Privacy Fence



East side yard area for fence

36

Existing yard



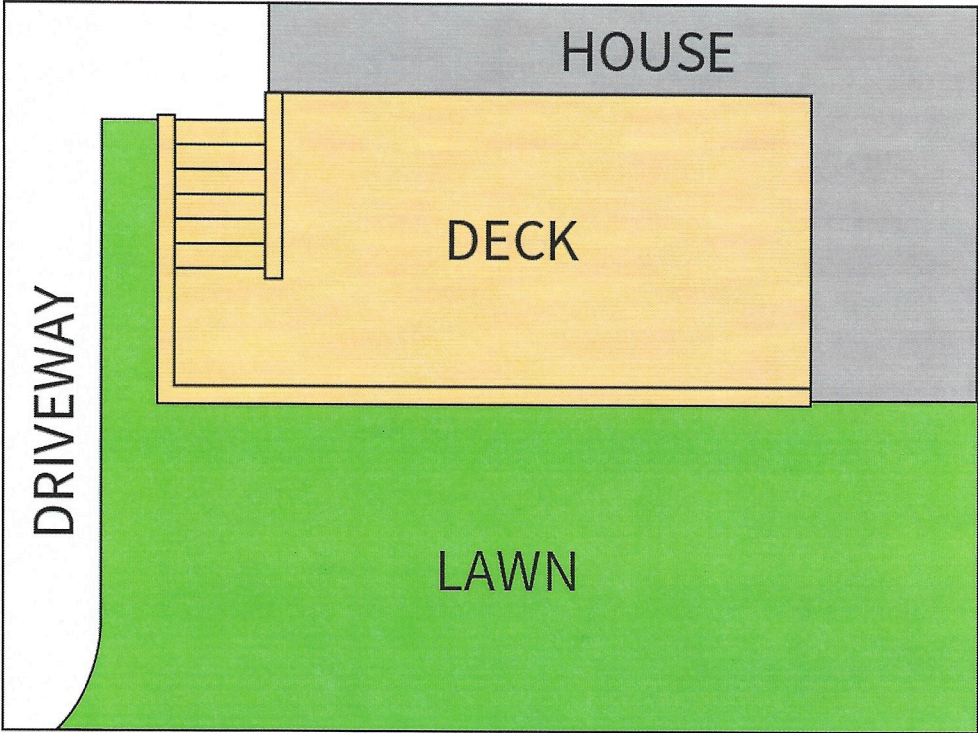
Future Privacy Fence



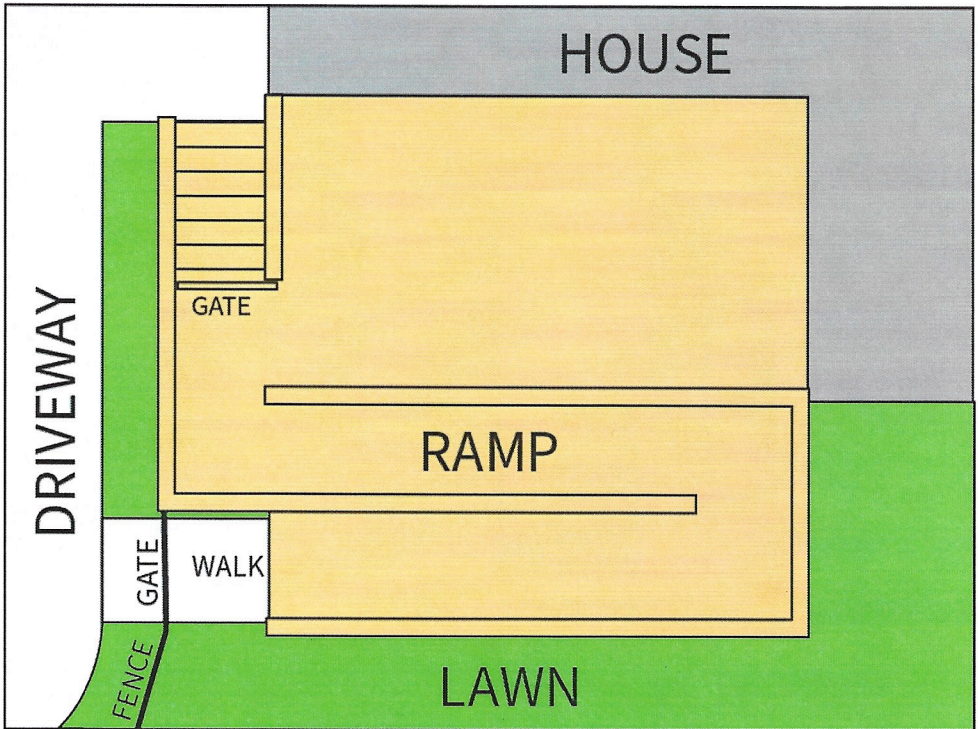
Plan for Accessibility Ramp

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Existing Back Deck and Yard



Future Accessibility Ramp, Walkway, and Fence



Elevation for Accessibility Ramp

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Existing deck



Future ramp, walkway, and fence





City of Monroe

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

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HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2894	DESCRIPTION:	FENCE WITH 2 GATES
JOB ADDRESS:	112 W 5TH ST	LOT #:	
PARCEL ID:	M0180062	BLK #:	
SUBDIVISION:	MILL VILLAGE	ZONING:	R-2
ISSUED TO:	YVONNE STEPHENS	CONTRACTOR:	YVONNE STEPHENS
ADDRESS	112 W 5TH ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:			
PROP.USE	RESIDENTIAL		
VALUATION:	\$ 1,068.00	DATE ISSUED:	1/19/2024
SQ FT	0.00	EXPIRATION:	7/17/2024
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

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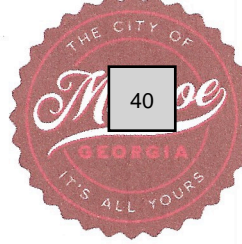
LAURA WILSON

(APPROVED BY)

1 / 19 / 24
DATE

Certificate of Appropriateness Application—Historic District

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



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Project Address: 112 W 5th St Parcel # M0180062

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

Property Owner: Yvonne + Ricky Stephens

Address: 112 W 5th St

Telephone Number: 678-790-8846 Email Address: N/A

Applicant: <u>Yvonne Stephens</u>	
Address: <u>112 W 5th St</u>	
Telephone Number: <u>678-790-8846</u>	Email Address: <u>N/A</u>

Estimated cost of project: \$1068.00

Please submit the following items with your application:

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

☐ Map of the property showing existing buildings, roads, and walkways

☒ Map of the property showing the location and design of the proposed work

☐ Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable

☐ Architectural floorplans (new construction only)

☐ Written description of the project including proposed materials

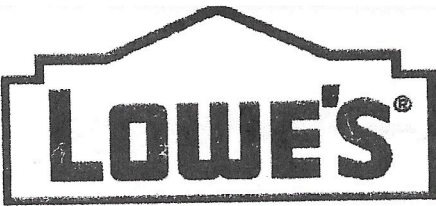
☒ Owner authorization statement, if applicant is not the property owner

☐ Application Fee \$100 (Additional fees required for demolition)

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

Yvonne Stephens
Signature of Applicant

12/19/2023
Date



41

LOWE'S HOME CENTERS, LLC
4022 ATLANTA HIGHWAY
LOGANVILLE, GA 30052 (770) 570-1140

- SALE -

SALES#: 32969JF4 2644893 TRANS#: 509587326 12-09-23

156673 7/16-4-6 DE PT 8-FT PANEL	359.88
6 @ 59.98	
156673 7/16-4-6 DE PT 8-FT PANEL	269.88
6 @ 44.98	

SUBTOTAL:	629.76
TOTAL TAX:	37.79
INVOICE 94693 TOTAL:	667.55
CASH:	700.00
CHANGE:	32.45

STORE: 2969 TERMINAL: 21 12/09/23 14:42:53
OF ITEMS PURCHASED: 12
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2895	DESCRIPTION:	SIGNAGE
JOB ADDRESS:	134 SOUTH BROAD ST	LOT #:	
PARCEL ID:	M0140100	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	CODY STUBBS	CONTRACTOR:	CODY STUBBS
ADDRESS	139 FELKER ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:			
PROP.USE	COMMERCIAL		
VALUATION:	\$ 450.00	DATE ISSUED:	1/19/2024
SQ FT	0.00	EXPIRATION:	7/17/2024
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

NOTES:

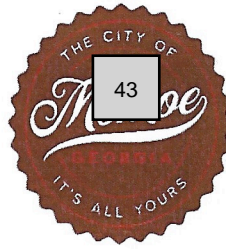
NOTICE

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)

_____/_____/_____
DATE



Certificate of Appropriateness Application—Historic District

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 a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 134 S Broad St. Monroe, GA 30655 Parcel # _____

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

Property Owner: Jack Briscoe

Address: PO Box 48884 Athens, GA 30604

Telephone Number: 404-985-4938 Email Address: briscoedwng85@gmail.com

Applicant: Cody Stubbs

Address: 139 Felker St. Monroe, GA 30655

Telephone Number: 706-498-7942 Email Address: Cody@sanbearproductions.com

Estimated cost of project: \$450

Please submit the following items with your application:

- ☐ Photographs of existing condition of the property to show all areas affected
- ☐ Map of the property showing existing buildings, roads, and walkways
- ☐ Map of the property showing the location and design of the proposed work
- ☐ Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- ☐ Architectural floorplans (new construction only)
- ☐ Written description of the project including proposed materials
- ☐ Owner authorization statement, if applicant is not the property owner
- ☐ Application Fee \$100 (Additional fees required for demolition)

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

[Signature]
Signature of Applicant

12/20/23
Date





