



Planning & Zoning Meeting

AGENDA

Tuesday, August 20, 2019

5:30 PM

215 N Broad Street, Monroe, GA 30655

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - June 18, 2019

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Variance to Change Sign - 206 South Hammond Drive

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

[1.](#) Minor Subdivision Plat Review - 1125 North Broad Street

IX. **ADJOURNMENT**

MONROE PLANNING COMMISSION
MINUTES
June 18, 2019

Present: Mike Eckles, Randy Camp, Kyle Harrison, David Butler

Absent: Rosalind Parks

Staff: Debbie Adkinson – Code Dept Assistant
Patrick Kelley – Director of Code and Planning
Darrell Stone – Director of Planning and Development
Logan Propes – City Administrator

Visitors: John Couch, Sadie Krawczyk, Joyce S Cox, Walter R Cox Jr, Lee Rowell, Roger Grant, John Argo, Rick Maxian, Ron Stephens

CALL TO ORDER by CHAIRMAN MIKE ECKLES at 5:37 pm

Chairman Eckles asked for any changes, corrections or additions to the May 21, 2019 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Harrison seconded. Motion carried. Minutes approved.

Chairman Eckles entertained a motion to reverse the agenda. Harrison made the motion to adjust. Camp seconded. Motion Passed Unanimously

Public Hearing open 5:38 pm

The first item of business: is for petition # PCOM-15-2019 for a Certificate of Appropriateness at 1190 W. Spring Street. The applicant, DMD Partners Enterprises, LLC, request a COA for a new office building.

Chairman Eckles requested the Code Officer Report.

Kelley: This is a follow up of a previous request for a rezone. They are presenting their building plans for approval COA.

John Couch representing DMD Partners spoke to the request. He is available to answer any questions the Commission may have.

Harrison wasn't familiar with the location of the project. Kelley explained the exact location being next to the Advanced Auto.

Kelley explained that the applicant has gone to great lengths to comply with the CDO requirements on the site. The building complies with and checks all boxes of the requirements.

Chairman Eckles asked if there was any opposition. There was none. Public Hearing was closed at 5:41 pm.

Chairman Eckles entertained a motion.

Camp made a motion to approve. Harrison seconded. Motion Passed Unanimously

Public Hearing opened 5:42 pm

The second item of business: is for petition # VAR-9-2019 for a Variance of Stream Buffer at 350 Davis Street. The applicant, Sadie Krqwczyk owner of the property request a variance to reduce the buffer from 75' to 50'. This change will allow for the construction of a driveway to serve two of the homes. Code Department recommends approval.

Chairman Eckles asked for a representative to speak for the request.

Sadie Krawczyk owner of the property spoke to the request. She stated this variance will help to get the driveways to the back homes in a better design manner. It also helps with other storm water retention to spread out and make more appealing.

Chairman Eckles asked for questions. Harrison asked if the homes were #'s 2 and 3. Krawczyk state it was. Chairman Eckles for more questions. Being none, he asked if there was anyone to speak against the request.

Public Hearing closed 5:43 pm

Chairman Eckles entertained a motion.

Harrison made a motion to approve.
Camp Seconded. Motion passed
Unanimously

Public Hearing open at 5:44 pm

The third item of business: is petition # RZ-8-2019 for a Rezone at 0 Charlotte Rowell Boulevard. The applicant, MAB American request a rezone from B3 to PCD to better accommodate the Major Tenants for this project. Code department recommends approval with recommended amendments determined by staff, the Planning and Zoning Commission and The Council.

Code Officer Report: Kelley this would be contingent upon the development of a development agreement and any other conditions that might come up at this level or Council level.

John Argo, President of MAB, Roger Grant, Landscape architecture and Rick Maxian, leader of architectural team for the project represented the request. Mr. Argo presented the majority of the request with input from Grant and Maxian. Argo stated there has been much work put into this project in the last two years with Logan Propes, the City Administrator, Sadie Krawczyk, Director of Economic Development, Pat Kelley, Director of Code and Planning and Darrell Stone, Director of Planning and Development along with the other department heads for Utilities and Storm Water. He gave a synopsis of the plans for the project, the layout of the development and the parkway plans. This complex will be about 365K feet of retail space-built end to end with approximately 1000 employees. There were no tenant names released at this time. It was figured that there should be approximately \$180M in gross retail sales.

Harrison asked if the traffic lights are spaced far enough apart to not cause traffic congestion. Stone stated that the traffic study these are mandatory lights to meet the DOT requirements for the traffic. They are planning on roughly 17,000 cars per day. Ultimately the recommendation will have to be a 4 lane on highway 11 as well as the bypass.

Propes asked if MAB had any feedback from GDOT as to the approval or the spacing of the traffic lights? Argo stated the GDOT has seen the plans but they have to get into actual design. Kelley stated we would have to have the GDOT approval before the City can issue a land disturbance permit.

Argo stated there is a lot of awareness and preliminary run up to permit submittals to get to this point. They have confidence that what they are showing will be approved and built.

Harrison: why would you choose an elevated platform over another roundabout like the one on the East side of the parkway?

Argo: The size of the roundabout needed on the West side would interfere with the parking of the hotel areas and the shops A area. Also, the traffic moves a little faster on the roundabout and makes it more disruptive to the retail stores. The roundabouts are not pedestrian friendly and the West side would have more with the Hotels being there.

Kelly asked if Mr. Argo could give an explanation on the North/South between Major F and Major G about making that a City street right of way width and extending that up.

John Argo and Lee Rowell stated the extension would be a North/South route to eventually connect with Drake Drive at the School.

Kelley stated it was discussed to extend the right of way up to the Northern part of the Gas pipeline easement so that it will tie into the rest of the land.

There was more discussion of the many things that will be included in the development agreement. The outparcels will have an aesthetically pleasing façade that will be visible from Highway 78. The expected build out should take around 18 months from construction start with all tenants moving in within a month or so of each other.

Their plans are to purchase in third quarter 2019 and get started.

Chairman Eckles asked if there was anyone to speak against the request.
There was none.

Public Hearing closed 6:20 pm

Chairman Eckles entertained a motion.

Harrison made a motion to approve conditional on the North/South lane easement being a part to the parcel adjacent. Camp seconded.
Motion passed unanimously

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn by Butler Seconded by Harrison
Motion Carried – Meeting adjourned at 6:23 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 07-22-19
Description: First Christian Church at 150 Baker St. request for variance of sign ordinance.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approve conditionally requiring halo or external lighting for the “First Christian Church” portion of the sign.*

Background: *The applicant wishes to have an internally illuminated sign and to update from the current changeable copy sign which requires physically changing the message on the sign.*

Attachment(s):



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

Plan Report

Plan NO.: VAR-000020-2019

Plan Type: Variance

Work Classification: Other

Plan Status: In Review

Apply Date: 07/19/2019

Expiration:

Location Address

Parcel Number

206 S HAMMOND DR, MONROE, GA 30655

M0130085

Contacts

First Christian Church
 150 Baker ST, Monroe, GA 30655

Owner

Description: Request for Variance for Sign - P&Z Mtg 8/20/19 @5:30 pm-Council Mtg 9/10/19 @6:00 pm 215 N Broad St

Valuation: \$0.00

Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$200.00
Check # 921	\$200.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkinson

Issued By: Debbie Adkinson

July 19, 2019

Date

Katal Whithy

Plan_Signature_1

19 July 19

Date

Plan_Signature_2

Date



Variance/Conditional Use Application

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

Meeting of: _____

Your representative must be present at the meeting

Street address 206 S. Hammond Dr. Council District ____/____ Map and Parcel # ____
Zoning ____ Acreage ____ Proposed Use ____ Road Frontage ____ ft. / on
____ (street or streets)

Applicant
Name First Christian Church
Address 206 S. Hammond Dr.
Phone # 770-267-2087

Owner
Name _____
Address _____
Phone # _____

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
We currently have a sign that has a light on the inside + are proposing a digitally lighted sign that will also be lit from inside.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
Current sign + new sign are both 4ft x 8ft.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Current ordinance prohibits signs lit from the inside + we are requesting a variance.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
The new sign will replace our old sign on Hammond Dr. Size is 4ft x 8ft. The sign on Baker St. will remain the same. The monument will stay the same.

State the particular hardship that would result from strict application of this Ordinance:
We would not be able to replace our current sign with a new, more modern one.

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

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission 7 of the district is required.

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature  Date: 7-18-19

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

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

Signature _____ Date: _____

Brian Anthony Whitley _____ Date: 7-18-19

Notary Public

Commission Expires: 20 March 2021

I hereby withdraw the above application: Signature _____ Date _____

**My Comm. Exp. March 20, 2021
Walton County, Georgia**





DEED TO SECURE DEBT

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 15th day of November, 1978, between Dan G. Foster, James L. Peters and J. J. Conner as Trustees of The First Christian Church of Monroe, and their successors in office of the State of Georgia and County of Walton, Grantor, and The National Bank of Walton County

of the State of Georgia and County of Walton, Grantee,

WITNESSETH: That, WHEREAS, Grantor is justly indebted to Grantee in the sum of Fifty four thousand two hundred fifty dollars and no/100 Dollars (\$ 54,250.00), in lawful money of the United States, and has agreed to pay the same, with interest thereon, according to the terms of a certain note (the "Note") given by Grantor to Grantee, bearing even date herewith, with final payment being due on Nov. 15, 1979 due in one note, the Note, by reference, being made a part hereof;

NOW, THEREFORE, in consideration of the premises and of the sum hereinabove set forth, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee the following property, to-wit:

All that tract or parcel of land lying and being in the City of Monroe, Walton County, Georgia, on the South side of Baker Street containing Ten (10) acres, more or less, and more particularly described as follows: Beginning at a point at the center of the intersection of Baker and Frances Streets and running South 18 degrees East 780 feet to an iron pin corner; running thence South 84 degrees West 620 feet to an iron pin corner; running thence North 18 degrees West 620 feet to the center of Baker Street; running thence along Baker Street North 70 degrees East 620 feet to the beginning point. Said land is shown by plat made by J. M. Williams, C.S. dated March 16, 1955, and recorded in Plat Book 5, page 188, in the office of the Clerk of Walton Superior Court to which plat and the record thereof reference is hereby made.

Said property was conveyed to R. C. Foster, E. L. Hearn and Brandt LaBoon as Trustees of The First Christian Church of Monroe, and their successors in office by George W. Baker by warranty deed dated April 5, 1955, recorded in Deed Book 37, page 546, Walton County Records.

This Deed to Secure Debt and the indebtedness secured hereby is a contract between the Grantor and the Grantee alone and the indebtedness it is given to secure may not be assumed by any individual, or group of individuals, firm or corporation without the prior written consent of the Grantee herein; should the Grantor herein by contract, deed, conveyance or otherwise attempt to convey the property described herein without such prior written consent of the Grantee, then the Grantee herein, at its option, may declare the entire balance of the indebtedness immediately due and payable on demand; also, such act on the part of the Grantor without the prior written consent of the Grantee shall constitute a default as defined herein.

GEORGIA INTANGIBLE TAX PAID

\$ 163.50
11-16 1978

Loggy J. Byrd
Tax Commissioner
Walton County, Georgia

FILED NOV 16 1978
TIME 4:20 pm
RECORDED NOV 20 1978
BOOK 149 PAGE 195-197
THOMAS S. BATCHELOR
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

TOGETHER with all buildings, structures and other improvements now or hereafter located on the property hereinbefore described, or any part and parcel thereof; and
TOGETHER with all rights, title and interest of Grantor in and to the minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on said property or under or above the same or any part or parcel thereof; and
TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Grantor of, in and to the same and of, in and to every part and parcel thereof; and
TOGETHER with all machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to said property and including all trade, domestic and ornamental fixtures, and articles of personal property of every kind and nature whatsoever (hereinafter collectively called "Equipment"), now or hereafter located in, upon or under said property or any part thereof and used or useable in connection with any present or future operation of said property and now owned or hereafter acquired by Grantor, including, but without limiting the generality of the foregoing, all heating, air-conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, ranges, furnaces, oil burners or units thereof; appliances; air-cooling and air-conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings in commercial, institutional and industrial buildings; together with all additions and replacements thereof (Grantor hereby agreeing with respect to all additions and replacements to execute and deliver to time such further instruments as may be requested by Grantee to confirm the conveyance, transfer and assignment of any of the foregoing); and
TOGETHER with any and all rents which are now due or may hereafter become due by reason of the renting, leasing and bailment of property improvements thereon and Equipment; and



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 07-25-19
Description: Minor subdivision

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approve as presented.*

Background: This is a plat proposed for the subdivision of property for the parties involved in the development of the Monroe Pavilion project, the Rowell Family Partnership and Ms. Jane Still

Attachment(s): See Plat and application attached.



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

Plan Report

Plan NO.: PLAT-000022-2019

Plan Type: Subdivision Plat

Work Classification: Minor Subdivision

Plan Status: In Review

Apply Date: 07/30/2019

Expiration:

Location Address

1125 N BROAD ST, MONROE, GA 30656

Contacts


Rowell Family Partnership & Still Family Realty LLC PO Box 1378, Monroe, GA 30655	Owner	COLUMBIA ENGINEERING 2862 BUFORD HIGHWAY STE 200, DULUTH, GA 30099 (770)925-0357 jlosurdo@columbia-engineering.com	Applicant
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Description: MINOR SUBDIVISION OF PARCEL M0050045 LOTS 1-83.888 AC, 2-11.585 AC & 3-4.636 AC P&Z MEETING 8/20/19 @5:30 PM 215 N BROAD STREET

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Minor Subdivision Plat Review	\$25.00
Total:	\$25.00

Payments	Amt Paid
Total Fees	\$25.00
Credit Card	\$25.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
	 Issued By: Debbie Adkinson	July 30, 2019 _____ Date
	Plan_Signature_1	_____ Date
	Plan_Signature_2	_____ Date

**CITY OF MONROE MINOR SUBDIVISION PLAT REVIEW
AND NEW PLAT OR RE-PLAT REVIEW**

Jennifer Losurdo, PE, Senior PM

Date Received: July 18, 2019 Phone Number: Columbia Engineering - 770.925.0357

Name of Property Owner on Plat: Rowell Family Partnership LLLP and Jane J. Still

Previous Property Owner: _____

Existing Acreage: 100.109 acres Map/Parcel Number: M0050045

\$25.00 Final Plat Fee Paid: _____ Owes: _____

NO FINAL PLAT FEE REQUIRED, REASON NUMBER: _____

1. Selling/Swapping with adjacent property owner(s)
2. Same acreage/road frontage previously recorded in the Clerk's Office; different name is okay
3. Refinancing home

The plat shall be drawn at a scale not smaller than one hundred (100) feet to one inch. Sheet size shall be no larger than 15x17 inches (border to border)

THE FOLLOWING ITEMS MUST BE ON THE PLAT:

Name and address of owner

North point

Graphic scale

Date

Exact boundary lines of the tract of bearings and distances

Names of owners of record for adjoining land

Zoning districts of parcel and adjoining land

City of Monroe map and parcel number and address

Minimum building front yard setback lines

Statement of floodplain status

FEMA map number and date of panel

Statement of Historic District status

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."

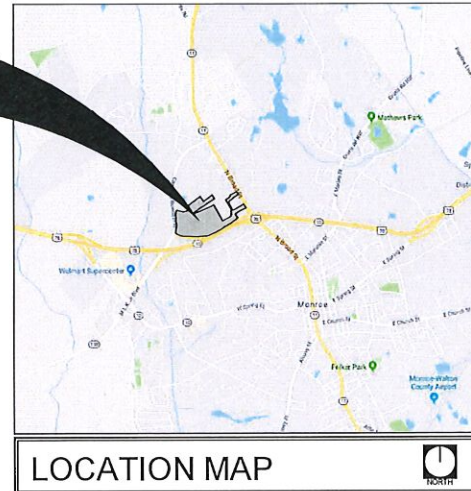
Chairman of City of Monroe Planning Commission

Date

If any of the above facts are omitted or misrepresented on the plat, the Code Office may return the plat.

MINOR SUBDIVISION PLAT FOR MONROE PAVILION

SITE



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 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 SET FORTH IN O.C.G.A. SECTION 15-6-67.

**OWNER'S CERTIFICATE AND DECLARATION, STATE OF GEORGIA,
THE CITY OF MONROE:**

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

DATED THIS _____ DAY OF _____, 2019.

ROWELL FAMILY PARTNERSHIP LLLP, OWNER
A GEORGIA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____
NAME: M. LEE ROWELL
ITS: PRESIDENT

BY: _____ OWNER
JANE J. STILL, AN INDIVIDUAL

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:

THE CITY OF MONROE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF MONROE THE DEDICATION OF ALL PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.

DATED THIS _____ DAY OF _____, 2019

BY: _____, MAYOR
THE CITY OF MONROE MAYOR AND CITY COUNCIL

ATTEST: _____
CITY CLERK, CITY OF MONROE

SURVEYOR CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,373 FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,413,430 FEET, AND CONTAINS A TOTAL OF 100.109 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE S6 AUTOTRACKING TOTAL STATION, NIKON NIVO TOTAL STATION, GPS W/EGPS. R6 GPS UNIT, TRIMBLE SB ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.

BY: DANIEL F. CONROY DATE: JULY 5, 2019
REG.NO. 3250 DATE OF EXPIRATION: DECEMBER 31, 2020

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE.
DATED THIS _____ DAY OF _____, 2019

BY: _____
CODE ENFORCEMENT OFFICER

REFERENCES:

- LIMITED WARRANTY DEED TO ROWELL FAMILY LIMITED PARTNERSHIP, LLLP - DEED BOOK 1163, PAGE 108 AS FOUND IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, WALTON COUNTY, GA.
- SURVEY OF BREEDLOVE PROPERTY PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS AND ENGINEERS, DATED OCTOBER 31, 1986
- SURVEY FOR DOUGLAS HARDEN AND J. O. MAYFIELD PROPERTIES PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS AND ENGINEERS, DATED OCTOBER 10, 1986 - PLAT BOOK 40, PAGE 116 AS FOUND IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, WALTON COUNTY, GA.
- SURVEY FOR HAZEL C. WHITEHEAD PREPARED BY VON ITTER AND ASSOCIATES, DATED JULY 31, 1990 - PLAT BOOK 50, PAGE 134 AS FOUND IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, WALTON COUNTY, GA.
- RIGHT-OF-WAY PLANS FOR GEORGIA DEPARTMENT OF TRANSPORTATION PREPARED BY PRECISION PLANNING, INC., DATED MARCH 18, 2010 PROJECT NUMBER CSSTP-000700(103)
- SURVEY OF CITY OF SOCIAL CIRCLE GAS LINE EASEMENT PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS AND ENGINEERS, DATED FEBRUARY 6, 1997 (SEE DB 976, PG 156) AS FOUND IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, WALTON COUNTY, GA.
- EASEMENT AND ACCESS AGREEMENT - DEED BOOK 1324, PAGE 131 AS FOUND IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, WALTON COUNTY, GA.
- SURVEY FOR ROWELL FAMILY PARTNERSHIP, LLLP, AND JANE J. STILL PREPARED BY W. T. DUNAHOO AND ASSOCIATES, DATED SEPTEMBER 5, 2001 - PLAT BOOK 87, PAGE 83 AS FOUND IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, WALTON COUNTY, GA.
- SURVEY FOR ROWELL FAMILY PARTNERSHIP, LLLP, AND JANE J. STILL PREPARED BY W. T. DUNAHOO AND ASSOCIATES, DATED NOVEMBER 2, 2001 - PLAT BOOK 87, PAGE 84 AS FOUND IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, WALTON COUNTY, GA.
- SURVEY FOR LEE ROWELL (4.061 ACRES) PREPARE BY BREWER AND DUDLEY, LLC, DATED AUGUST 17, 2005.
- PLANS FOR 24" RAW WATER MAIN-RIVER INTAKE PS TO WTP PLAN AND PROFILE (SHEETS 4 & 5, STA 60+00-120+00) FOR THE CITY OF MONROE, GEORGIA, WATER SYSTEM IMPROVEMENTS PREPARED BY PETER JOHNS, PE, DATED AUGUST 2006 AND LAST REVISED AUGUST 31, 2006.
- ALTA/NSPS SURVEY FOR MAB AMERICAN MANAGEMENT, LLC AS PREPARED BY COLUMBIA ENGINEERING DATED 3/30/2019
- GENERAL LOCATION OF GAS LINES INSTALLED AS LOCATED ON SURVEY PREPARED BY COLUMBIA ENGINEERING IN REFERENCE 12 PER EASEMENT FOUND AT DEED BOOK 585 PAGE 207, DEED BOOK 976 PAGE 156, DEED BOOK 585 PAGE 219.

GENERAL NOTES

- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS IN ZONE X (PORTION IN ZONE A AS PLOTTED) ZONE A OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13297C0136E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 2016 AND IT IS IN A AREA DETERMINED TO BE IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITHOUT BASE FLOOD ELEVATION.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S6 AUTOTRACKING TOTAL STATION, NIKON NIVO TOTAL STATION, GPS W/EGPS. R6 GPS UNIT, TRIMBLE SB ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD88.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 03/27/2018.
- THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY eGPS SOLUTIONS, INC.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 46,373 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,413,430 FEET.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
- THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
- THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.
- THE PURPOSE OF THIS PLAT IS FOR CONVEYANCE ONLY, NO DEDICATIONS ARE ASSOCIATED WITH THIS PLAT.
- PROPERTY ZONED: PCD (PLANNED COMMERCIAL DISTRICT)
- THIS PROPERTY DOES NOT LIE IN A HISTORIC DISTRICT.
- REFERENCES ON THIS PLAT TO EASEMENTS AND SIMILAR GEOGRAPHIES ARE FOR INFORMATION ONLY; NO EASEMENTS ARE CREATED BY THIS PLAT.

OWNERS:

ROWELL FAMILY PARTNERSHIP LLLP, A GEORGIA LIABILITY PARTNERSHIP
C/O LANDCORPS, INC.
ATTN: MICHAEL LEE ROWELL
779 ROWE ROAD
PO BOX 1936
MONROE, GEORGIA 30655

JANE J. STILL
10111 WINDWARD WAY
JACKSONVILLE FL 32256

ENGINEER/SURVEYOR:
COLUMBIA ENGINEERING AND SERVICES
2862 BUFORD HIGHWAY, SUITE 200
DULUTH, GA 30096
TELEPHONE: 770-925-0357

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30099
(770) 925-0357



FOR THE FIRM COLUMBIA ENGINEERING LSF#000902

MINOR SUBDIVISION PLAT FOR

MONROE PAVILION

LAND LOTS 40 AND 63, 3RD DISTRICT

WITHIN THE INCORPORATED MUNICIPAL LIMITS OF CITY OF MONROE
WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE
**MINOR
SUBDIVISION
PLAT**

FILE NAME: 4273.01_MINOR_PLAT	
DRAWN BY: AL	DRAWING NO.:
JOB NO.: 4273.01	
FIELD DATE: 03/27/18	1 OF 2
PLAT DATE: 07/24/19	
SCALE: N/A	



FOR THE FIRM COLUMBIA ENGINEERING LSF#000902

MINOR SUBDIVISION PLAT FOR
MONROE PAVILION
 LAND LOTS 40 AND 63, 3RD DISTRICT
 WITHIN THE INCORPORATED MUNICIPAL LIMITS OF CITY OF MONROE
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE

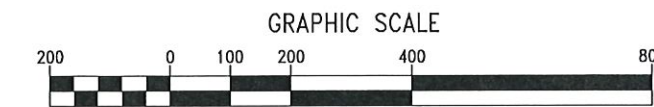
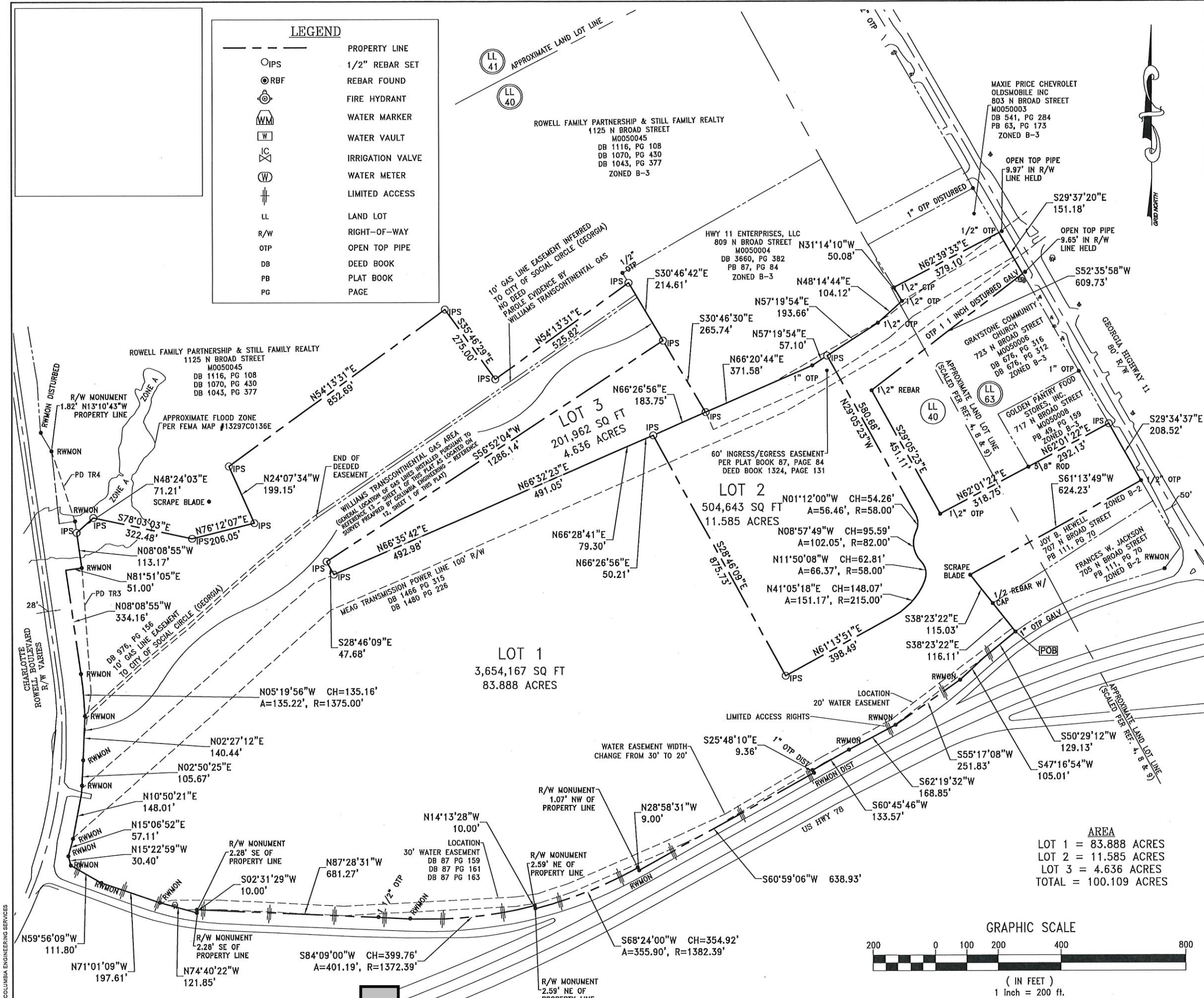
MINOR SUBDIVISION PLAT

FILE NAME: 4273.01_MINOR_PLAT

DRAWN BY: AL	DRAWING NO.
JOB NO.: 4273.01	2 OF 2
FIELD DATE: 03/27/18	
PLAT DATE: 07/24/19	
SCALE: 1"=200'	

LEGEND

---	PROPERTY LINE
○ IPS	1/2" REBAR SET
⊙ RBF	REBAR FOUND
⊕	FIRE HYDRANT
WM	WATER MARKER
W	WATER VAULT
IC	IRRIGATION VALVE
W	WATER METER
	LIMITED ACCESS
LL	LAND LOT
R/W	RIGHT-OF-WAY
OTP	OPEN TOP PIPE
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE



AREA
 LOT 1 = 83.888 ACRES
 LOT 2 = 11.585 ACRES
 LOT 3 = 4.636 ACRES
 TOTAL = 100.109 ACRES

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