



Planning Commission Meeting

AGENDA

Tuesday, April 19, 2022

5:30 PM

215 N. Broad St.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting 3/15/2022

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Variance - Parking Requirements - 730 Hwy 138

[2.](#) Request for Rezone - 0 Double Springs Ch Rd - R-1A to R-1A with modifications

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

[1.](#) Request for Preliminary Plat Review - 0 Double Springs Ch Rd

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—March 15, 2022
DRAFT**

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

Staff: Pat Kelley – Director of Code
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: Hamid Shekarbakht, Frank Heery, Noah Hitz, Whit Holder, Stephanie Goodwin, Callie Nawey, Alexandra Belo, Gabel Holder

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

Chairman Eckles asked for any changes, corrections or additions to the February 15, 2022 minutes.

Motion to approve minutes.

Motion Camp. Second Sisk.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Public Hearing Opened at 5:31pm

The First Item of Business: is Certificate of Appropriateness Case #609 at 600 S. Broad Street. The applicant is requesting approval of a COA application to allow for exterior improvements to an existing building. The improvements to the northwest façade include new loading dock with canopy, new concrete stairs to the loading dock, new exterior windows, new landscaping, limited restriping of existing parking lot, and removal of fire escape leading to unoccupied portions of the building. Staff recommends approval of the project as submitted without conditions. Whit Holder, one of the owners of the property spoke in favor of the project. The goal of the project is to improve appearance and accessibility.

Commissioner Sisk: This is not the street you access from Barrett St—correct? You access it from the front?

Whit Holder: Yes; most of these improvements will not be visible from Broad St

Commissioner Treadaway: The work on the fire escape will not impact safety, otherwise that would have been notated.

Kelley: Correct

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:34 pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Sisk. Second Parks.
Motion Carried

Public Hearing opened at 5:34pm

The Second Item of Business: is Certificate of Appropriateness case #704 at 2050 W. Spring St. to allow for building expansion, exterior modifications, signage modifications, and parking lot modifications. The building expansion will accommodate a larger “pick-up” staging area on the southwest corner of the building. The proposed signage is a like-for-like replacement of existing signs with the addition of two new signs. The total aggregate square footage of the signage still meets the requirements of their sign variance from some time ago. Staff recommends approval as submitted without conditions. Calle Nalley from BRR Architecture spoke in favor of the project.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:38pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Parks. Second Sisk.
Motion Carried

Public Hearing opened at 5:38pm

The Third Item of Business: is Conditional Use Permit Case #707 at 700 Breedlove Dr. to allow for the conversion of an existing office building into apartments. Staff recommends approval with the two conditions outlined in the staff report dated March 4, 2022. The applicant Hamid Shekarbakht spoke in favor of the project. The apartment building would have 6-2 bed/2 bath units aimed at an adult community of 55 and above. There will be gates on the entrance and exits. The back area will be converted into a garden for the residents with a possible option for covered parking and storage for the residents.

Chairman Eckles: You understand and agree to the conditions listed?

Shekarbakht: Yes, Mr. Kelley can you clarify the parking?

Kelley: Apartments require 1.5 spots per unit which gives you 9. With a 20% administrative variance your maximum would be 11.

Commissioner Treadaway: Will the garden space be replacing some of that parking?

Shekarbakht: Correct

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:43 pm

Motion to approve with conditions

Motion Camp. Second Parks
Motion Carried

Old Business: none

The First Item of New Business: is Preliminary Plat Case #706 for the Piedmont Regional Industrial Park located at 0 Piedmont Parkway. The applicant is the Walton County Development authority. Staff recommends approval with 12 corrections as listed in the staff report dated 3/4/2022. No one spoke in a favor of the request.

Motion to approve with conditions

Motion Treadaway. Second Sisk
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Sisk
Meeting adjourned at 5:47pm

To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 04-11-2022
Subject: PRH 730 Monroe, LLC, East side of Hwy 138 – 730 Hwy 138



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Recommendation: Staff recommends denial of this variance request as submitted without conditions.

Description: Drive-Through Coffee Restaurant – Starbucks

Background: Redevelopment of existing site to remove the existing building and redevelop completely.

Attachment(s): Application, staff report and supporting documentation.



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

APPLICATION SUMMARY

VARIANCE CASE #: 832

DATE: April 11, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: PRH 730 Monroe, LLC

PROPERTY OWNER: PRH 730 Monroe, LLC

LOCATION: East side of Hwy 138 – 730 Hwy 138

ACREAGE: ±1.26

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Developed site with unoccupied commercial building and associated parking

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

STAFF RECOMMENDATION: Staff recommends denial of this variance request.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: April 19, 2022

CITY COUNCIL: May 10, 2022

REQUEST SUMMARY

VARIANCE REQUEST SUMMARY:

The applicant is requesting approval of a variance in order to construct more parking spaces than allowed under Section 520.3 of the Zoning Ordinance. Section 520.3 limits the maximum parking on a site to 120% of the minimum number of parking spaces required under Table 3, unless a variance is approved to increase the number of parking spaces beyond 120%. The applicant is requesting the variance in order to construct 26 parking spaces, which is 161% of the minimum number of required off-street parking spaces. The Zoning Ordinance would permit a maximum 120%, or 20 parking spaces on the site based upon the proposed development plan. While the applicant is requesting 26 parking spaces in their request, only 24 parking spaces are illustrated on the submitted site development plan.

PROPOSED PROJECT SUMMARY:

- Drive-Through Coffee Restaurant – Starbucks
 - Total Building Floor Area – 2,500 Sf
 - Proposed Number of Seats – 52
 - Required Parking (Zoning Ordinance – Section 520.3)
 - 1 space / 5 Seats + 1 space / 600 Sf – 16 parking spaces (11/seats+5/floor area)
 - 120% max parking allowed – 20 parking spaces (19.2 spaces rounded up)

- Requested Parking
 - Application – 26 parking spaces or 162% of required minimum number of parking spaces
 - Site Development Plan – 24 parking spaces or 150% of required minimum number of parking spaces

STAFF ANALYSIS

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

- (1) **Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography:** The size, shape, and topography of the site are not the basis for this variance request.
- (2) **Whether the literal application of this Ordinance would create an unnecessary hardship:** No undue hardship is created through a literal application of the Zoning Ordinance.
- (3) **Whether the variance would not cause substantial detriment to the public good or impair the purposes or intent of this Ordinance:** If approved, this variance would impair the purposes and intent of the Zoning Ordinance by allowing parking greater than the maximum allowed. The purpose and intent of the imitating parking spaces is to avoid over parking new developments in the City.
- (4) **Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district:** If approved, this variance will not confer upon the property any special privileges denied to other properties in the same zoning district. This variance request does not result in greater building area or density otherwise permitted by the Zoning Ordinance.
- (5) **Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant:** Section 520.3 of the Zoning Ordinance contains a provision that allows for a variance to be considered in order to exceed 120% of the minimum number of required parking spaces. The applicant has not demonstrated any special circumstances to warrant exceeding the maximum number of parking spaces allowed. The applicant states on their application the existing conditions of the site contains 73 parking spaces for a 5,900 Sf building and that there will be a net reduction of impervious area with the new development. The existing site was developed prior to the amendment to the Zoning Ordinance to limit over parking new developments and actually provides a good example of over parking. Considering the development will be a drive-through coffee restaurant, it’s difficult to support a request to increase parking beyond the maximum 120% (20 parking spaces) allowed by the Zoning Ordinance.
- (6) **Whether the variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district:** The proposed use and structures in this request are permitted by right in the underlying B-3 zoning district.
- (7)

- (8) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe:** Outside of having more parking than allowed, the remainder of the proposed development appears to be consistent with the construction and design standards and criteria adopted by the City.
- (9) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure:** The requested variance is likely the minimum variance required to use the property in a manner desired by the applicant.

STAFF RECOMMENDATION

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



City of Monroe

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

VARIANCE REQUEST PERMIT

PERMIT #:	832	DESCRIPTION:	VARIANCE REQUEST FROM MAX PARKING ALLOWED
JOB ADDRESS:	730 HWY 138	LOT #:	
PARCEL ID:	M0010016	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	PRH 730 Monroe LLC	CONTRACTOR:	PRH 730 Monroe LLC
ADDRESS:	2350 Hopewell Plantation Dr	ADDRESS:	2350 Hopewell Plantation Dr
CITY, STATE ZIP:	Alpharetta GA 30004	CITY, STATE ZIP:	Alpharetta GA 30004
PHONE:	404-429-0175	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	4/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	9/28/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 200.00
FEE TOTAL		\$ 200.00
PAYMENTS		\$- 200.00
BALANCE		\$ 0.00

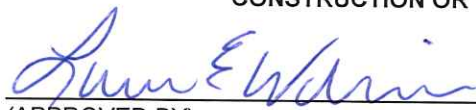
NOTES:

This request for a variance to exceed the maximum number of allowed parking spaces required in the Zoning Ordinance for the City of Monroe in Section 520- Table 3 will be heard by the Planning Commission on April 19, 2022 at 5:30pm and by the Mayor and Council on May 10th at 6:00pm. Both meetings will take place in the Council Chambers at City Hall, 215 N Broad St Monroe, GA 30655.

NOTICE

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

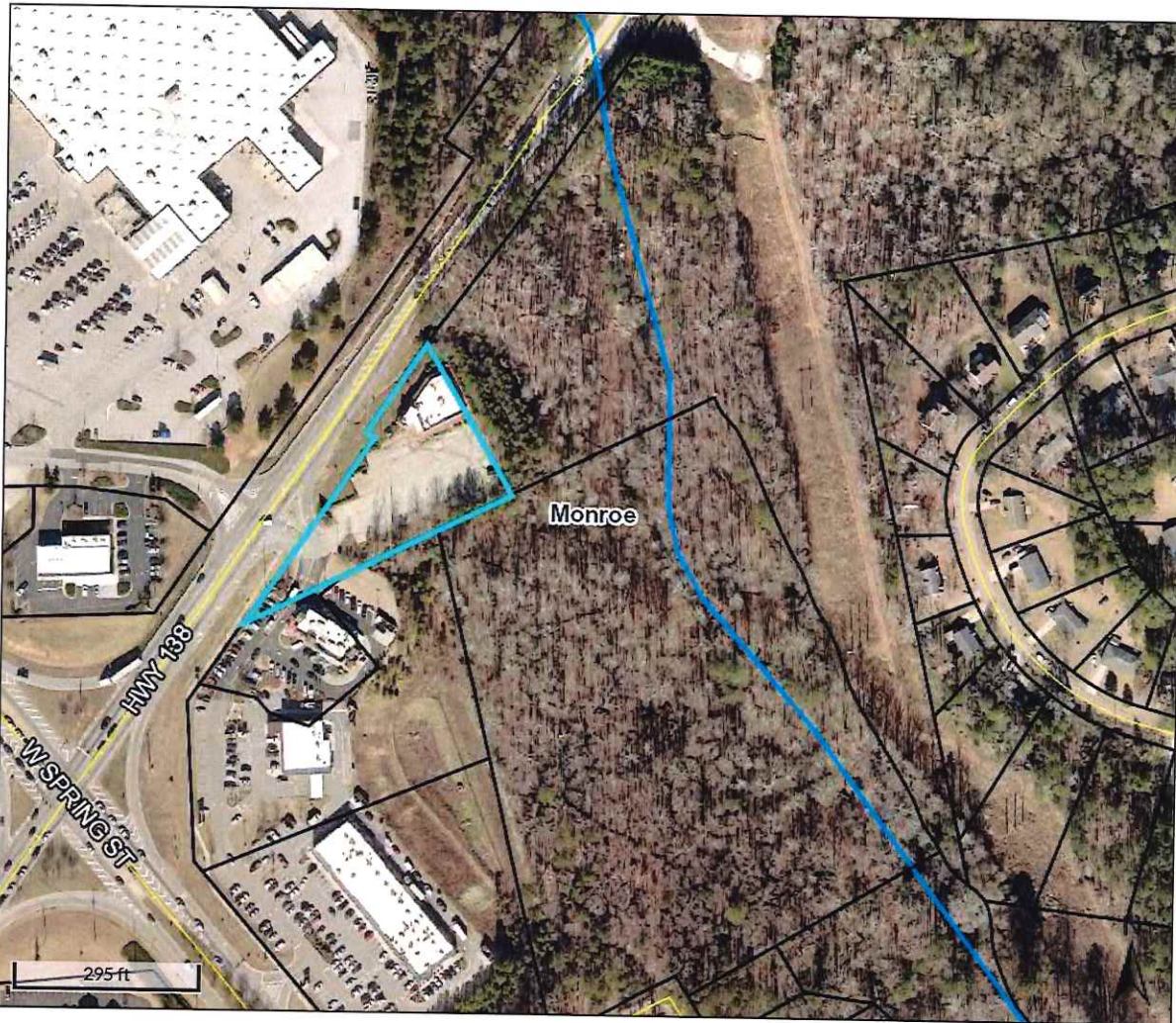
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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



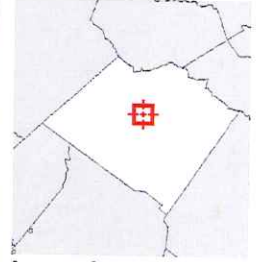
(APPROVED BY)

4/14/22
DATE

Marshall G



Overview



Legend

- Parcels
- Roads

Parcel ID	M0010016	Owner	PRH 730 MONROE LLC	Last 2 Sales			
Class Code	Commercial		2350 HOEPWELL PLANTATION DR	Date	Price	Reason	Qual
Taxing District	Monroe		ALPHARETTA, GA 30004	2/7/2020	\$850000	FM	Q
Acres	1.26	Physical Address	730 HWY 138	9/2/2006	0	UV	U
		Appraised Value	Value \$804900				

(Note: Not to be used on legal documents)

Date created: 4/1/2022
 Last Data Uploaded: 4/1/2022 6:54:42 AM

Developed by Schneider
 GEOSPATIAL

Postcard
 4 Apr 22
 328



215 North Broad Street
Monroe, GA 30655
Tel (770) 267-3429
Fax (770) 267-3698

Receipt Number: R00366274
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 4/1/2022 3:25:32 PM

11

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 10754

Name: PRH 730 Monroe LLC	\$200.00
Total Balance Due:	\$200.00
Amount:	\$200.00
Total Payment Received:	\$200.00
Change:	\$0.00

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting a variance to exceed 120% of the minimum number of off-street parking spaces required in Section 520 – Table 3 on property located at 730 Hwy 138 (Parcel #MO0100016).

A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on April 19, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on May 10, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

April 3, 2022

Variance/Conditional Use Application

Application must be submitted to the Code Department 30 days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 730 HIGHWAY 138 Council District 3 / _____ Map and Parcel # M0010016
 Zoning B-3 Acreage 1.26 Proposed Use RESTAURANT Road Frontage 475 ft. / on
HIGHWAY 138 (street or streets)

Applicant
 Name PRH 730 MONROE, LLC
 Address ATLANTA, GA
 Phone # 404.429.0175

Owner
 Name PRH 730 MONROE, LLC
 Address ATLANTA, GA
 Phone # 404.429.0175

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:
THE PROPOSED USE IS A STARBUCKS COFFEE SHOP, COMMERCIAL RESTAURANT, THE USE WILL CONSIST OF 52 SEATS FOR PATRONS WITH APPROXIMATELY 8 EMPLOYEES ON THE LARGEST SHIFT. THE BUILDING IS 2,500 SQUARE FEET.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
THE PROPOSED USE IS THE SAME AS THE ADJACENT USES WHICH CONSIST OF COMMERCIAL RESTAURANTS AND MULTI-TENANT RETAIL SPACE.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
REQUESTING A VARIACNE FROM THE 120% MAX PARKING ALLOWED. CODE WOULD ONLY ALLOW FOR 18 TOTAL PARKING SPACES, AND STARBUCKS IS SEEKING A TOTAL OF 26 PARKING SPACES.

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 PROPOSED USE IS A 2500 S.F. RESTAURANT WITH 26 PARKING SPACES, 1 LOADING AREA. THE EXISTING SITE CONSIST OF A 5,900 S.F. BUILDING WITH 73 PARKING SPACES. THERE WILL BE A NET REDUCTION OF IMPERVOUS AREA IN THE PROPOSED CONDITION.

State the particular hardship that would result from strict application of this Ordinance:
THE HARDSHIP WOULD RESULT IN AN INADEQUATE NUMBER OF PARKING SPACES AS DETERMINED BY THE OCCUPANT

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature _____ Date: 02/24/22

**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: _____

Date: _____

Notary Public

Commission Expires: _____

I hereby withdraw the above application: Signature _____ Date _____

RECEIVED
#832

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.

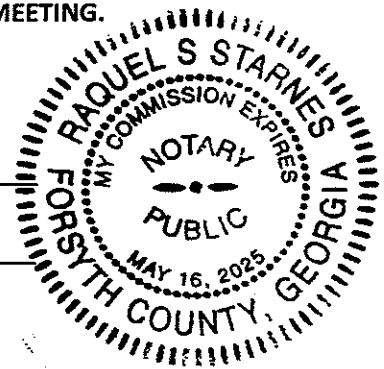
Signature [Handwritten Signature] Date: 02/22/22

**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 [Handwritten Signature] Date: 02/23/22
N/A Amit Parkash managing member

Notary Public [Handwritten Signature] Date: 2/23/22
Commission Expires: May 16, 2025



I hereby withdraw the above application: Signature _____ Date _____

BK:4532 PG:499-502
Filed and Recorded
Feb-07-2020 01:21 PM
DOC# 2020 - 001651
Real Estate Transfer Tax
Paid: \$ 850.00
1472020000439
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 5729084891

Return to:
Sumeet Shah, Esq.
Shah Legal Group, LLC
11138 State Bridge Road, Suite 125
Johns Creek, Georgia 30022
File # 2019-12

Tax ID # M001000000016000

LIMITED WARRANTY DEED

State of Georgia

County of Fulton

This Indenture made this 7th day of February, in the year 2020, between

BALROD, LLC,
a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

PRH 730 MONROE, LLC, a Georgia limited liability company

of the County of Fulton, and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, 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, transferred and confirmed, and by these presents does grant, bargain, sell, alien, convey transfer and confirm unto the said Grantee:

All that tract or parcel of land lying more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to all matters shown on Exhibit "B" attached hereto and made a part hereof.

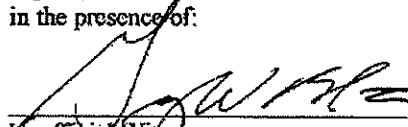
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

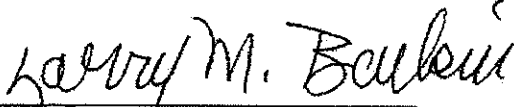
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owing, holding or claiming by, through, or under the said Grantor.


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

Signed, sealed and delivered
in the presence of:

BALROD, LLC, a Georgia limited liability
company


Unofficial Witness

By: 
Name: Larry M. Balkin
Its: Sole Member


Notary Public

SUMEET SHAH
NOTARY PUBLIC
FULTON COUNTY
State of Georgia
My Commission Expires JUNE 2, 2020

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 29 of the 3rd Land District, Walton County, Georgia, consisting of 1.258 acres, more or less, and being more particularly shown and delineated on a plat survey of October 9th, 1997, prepared by Matthew V. Ingram, Registered Land Surveyor, which plat is by reference incorporated herein and made a part hereof, and being more particularly described as follows:

To locate the true point or place of beginning, begin at an iron pin at the intersection of the centerline of State Route Number 138 with the centerline of State Route Number 10; thence proceed along a bearing of North 39 degrees 13 minutes 22 seconds East for 438.54 feet to an iron pin, which is the true point of place of beginning; thence along said right-of-way of State Route Number 138 North 30 degrees 50 minutes 46 seconds East for 286.25 feet to a right-of-way marker; thence North 59 degrees 13 minutes 17 seconds West for 15.04 feet to a right-of-way marker; thence North 30 degrees 31 minutes 17 seconds East for 190.88 feet to an iron pin; thence departing said right-of-way South 30 degrees 34 minutes 00 seconds East for 270.85 feet to an iron pin; thence South 63 degrees 23 minutes 00 seconds West for 412.20 feet to an iron pin and the true point of beginning; said property being the same property described in that survey for Harvie Ewing, dated October 9, 1997, prepared by M.V. Ingram Enterprises, Inc., Land Surveying and Planning, which plat is by reference incorporated herein and made a part hereof.

EXHIBIT "B"

1. All taxes and assessments for the year 2020 and subsequent years, not due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.
2. Rights of tenants in possession under unrecorded leases and the terms and conditions of any unrecorded leases.
3. Matters appearing on Plat recorded in Plat Book 13, Page 203, Walton County, Georgia
4. Easement for Right of Way in favor of Georgia Power Company, recorded in Book 109, Page 277, aforesaid records.
5. Easement and Maintenance Agreement by and between Balrod, LLC and Paradise Shoppes of Monroe, L.P. recorded in Book 2605, Page 208, aforesaid records.
6. Grant of Slope Easement in favor of Larry Balkin, recorded in Book 1983, Page 416, aforesaid records.
7. Boundary Line Agreement by and between Edward P. Grayson, C. Nathan Little, Sidney B. Cooper, as Trustees and Troop Committee of Monroe Boy Scouts, Troop No. 81 of Boy Scouts of America, CPS Partners Unlimited LLC, and Larry Balkin recorded in Book 1976, Page 434; re-recorded in Book 1983, Page 405, aforesaid records.
8. Grant of Sewer Easement and Slope Easement in favor of Larry Balkin, recorded in Book 1976, Page 444, aforesaid records.
9. Affidavit of Paradise Shoppes of Monroe, L.P. recorded in Book 2605, Page 249, aforesaid records.
10. All matters affecting the subject property as depicted on that certain Survey for Balrod, LLC, prepared by Ben Mcleroy & Associates, Inc., bearing the seal of Ben Mcleroy, GRLS No. 1184, dated June 23, 2017.


Walton County, GA
Summary

Parcel Number M0010016
 Location Address 730 HWY 138
 Legal Description 1.26AC
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning B3
 Tax District Monroe (District 01)
 Millage Rate 39.382
 Acres 1.26
 Neighborhood 09682 - STORE RETAIL (09682)
 Homestead Exemption No (S0)
 Landlot/District 293 /

[View Map](#)**Owner**

PRH 730 MONROE LLC
 2350 HOEPWELL PLANTATION DR
 ALPHARETTA, GA 30004

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	09040-SF-MONROE BUSINESS	Square Feet	54,798	0	0	1.26	1

Commercial Improvement Information

Description Store Retail
 Value \$298,600
 Actual Year Built 2005
 Effective Year Built 2005
 Square Feet 5794
 Wall Height 12
 Wall Frames Steel
 Exterior Wall Stucco / Frame
 Roof Cover Other
 Interior Walls Sheetrock
 Floor Construction Concrete on Ground
 Floor Finish Other
 11% Carpet/Tile
 Ceiling Finish Acoustical Tile
 Lighting Recessed
 Heating CH A/C
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving-Conc(O) 4" >10000	2005	0x0 / 29000	1	\$45,200

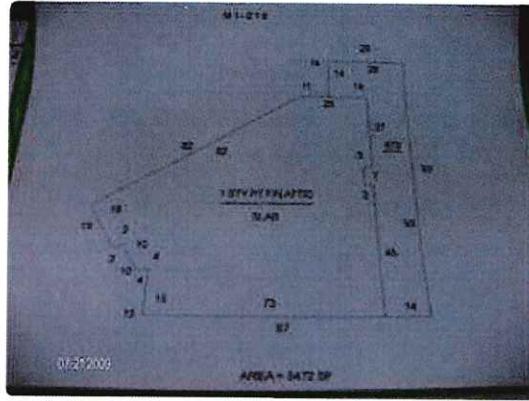
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/7/2020	4532 499	NPR	\$850,000	Fair Market - Improved	BALROD LLC	PRH 730 MONROE LLC
9/2/2006	2549 162	NPR	\$0	Unqualified - Vacant	BALROD LLC	BALROD LLC
2/11/2005	2142 192	098 189	\$0	Unqualified Sale		WB&T INVESTORS LLC
5/30/2004	1976 457	NPR	\$0	Unqualified - Vacant	BALKIN LARRY	BALROD LLC
8/1/2002	1508 398	NPR	\$165,000	Land Market - Vacant	R	BALKIN LARRY

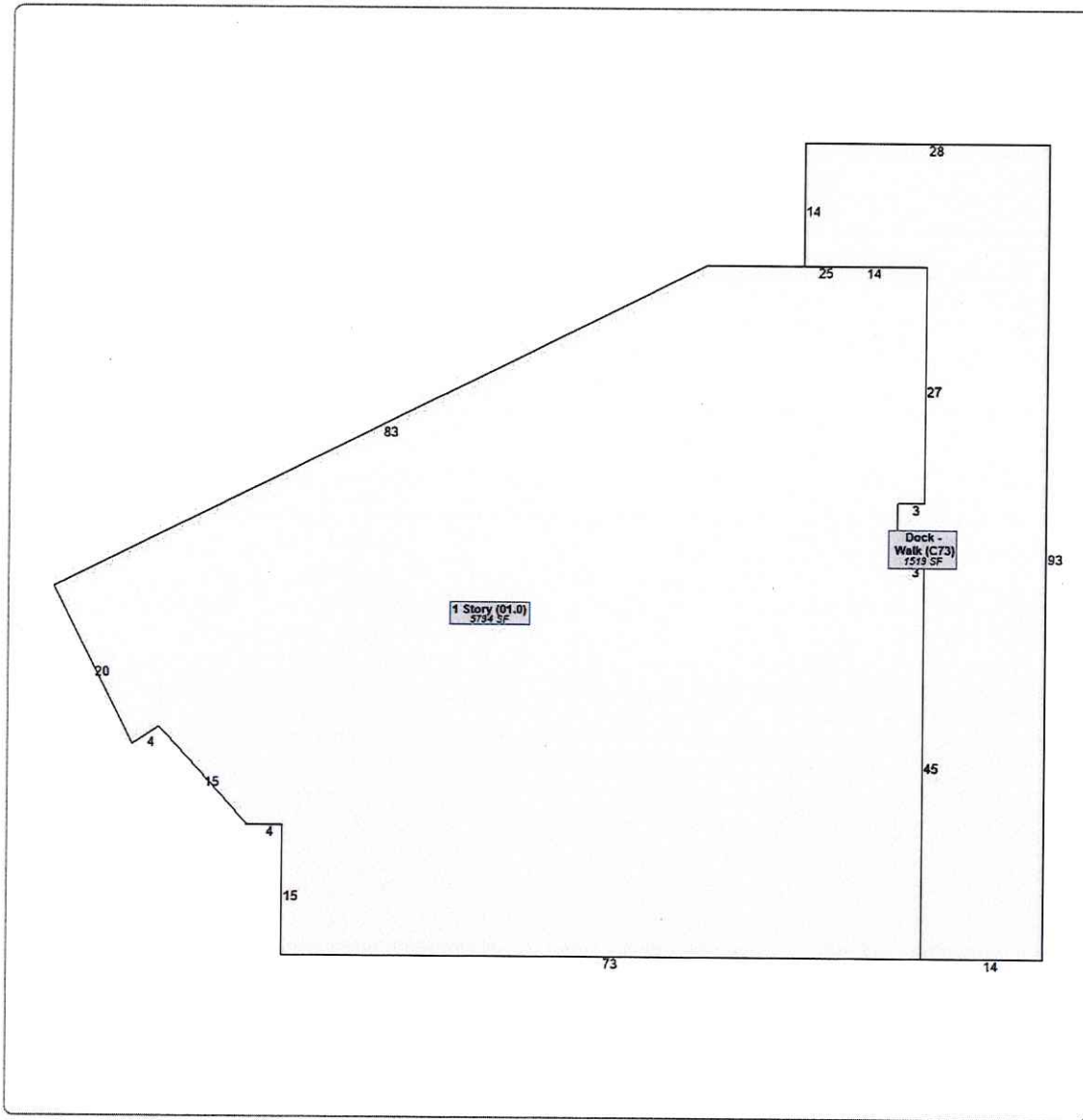
Valuation

	2021	2020	2019	2018
Previous Value	\$804,900	\$804,900	\$804,900	\$804,900
Land Value	\$461,100	\$461,100	\$461,100	\$461,100
+ Improvement Value	\$298,600	\$298,600	\$298,600	\$298,600
+ Accessory Value	\$45,200	\$45,200	\$45,200	\$45,200
= Current Value	\$804,900	\$804,900	\$804,900	\$804,900

Photos



Sketches



No data available for the following modules: Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 2/24/2022, 9:24:42 AM](#)

Version 2.3.177

ALTA TABLE "A" ITEMS

- 2) THE ADDRESS 730 HIGHWAY 138 WAS TAKEN FROM CURRENT COUNTY TAX RECORDS.
3) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13297C0136E, WILTON COUNTY GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE 12/09/2015, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:
ZONE "X" (OTHER AREAS); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN...
7) THE BUILDING DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE BASED ON THE MAIN EXTERIOR WALLS AT GROUND LEVEL...

REFERENCES
1. SITE DEVELOPMENT PLANS FOR LOS 3 AMIGOS MEXICAN RESTAURANT PREPARED BY SOUTHEASTERN ENGINEERING, INC. DATED MARCH 10, 2004.
PARCEL SUMMARY (SUBJECT PROPERTY)
OWNER: PRH 730 MONROE, LLC
REFERENCES: DB 4532, PG 499
PARCEL ID: M0010016
ACREAGE: 1.259 AC. OR 54,850 SQ. FT.

PROJECT CONTACTS
WATER: CITY OF MONROE (404) 427-6012
SEWER: CITY OF MONROE (404) 427-1434
GAS: CITY OF MONROE (770) 990-6680
ELECTRIC: CITY OF MONROE (404) 392-7066
TELECOMMUNICATION: WINDSTREAM (800) 289-1901
TELECOMMUNICATION: CITY OF MONROE (770) 780-6900



LeCraw ENGINEERING, INC.
2021 LEICRAW ENGINEERING WAY, SUITE A
DULUTH, GA 30096
PHONE - 678-548-8100
FAX - 770-441-0288
WWW.LEICRAW.COM
LSC101169 EXP. 06/30/2022

SYMBOL LEGEND

- CORNER MONUMENT SET (SEE NOTE #F)
IRON PIN FOUND (TYPE NOTED)
CONCRETE MONUMENT FOUND
INTERSECTION POINT
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
FLARED END SECTION
DROP INLET
HEADWALL
CURB INLET
STORM MANHOLE
STORM JUNCTION BOX
PEDESTAL INLET
FIRE HYDRANT
WATER VALVE
WATER METER
IRRIGATION CONTROL VALVE
FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE
GAS VALVE
GAS METER
TELEPHONE BOX
TELEPHONE MANHOLE
CABLE PEDESTAL
GUY WIRE
LIGHT POLE
POWER POLE
POWER MANHOLE
ELECTRIC METER
TRANSFORMER
SANITARY SEWER MANHOLE
SANITARY SEWER GREASE TRAP
CLEANOUT
CROSS WALK SIGNAL POLE
TRAFFIC SIGNAL HAND HOLE
TRAFFIC SIGNAL POLE
MAILBOX
MONITORING WELL
STREET SIGN
BOLLARD
LANDSCAPE LIGHT
AIR CONDITIONING UNIT
PARKING COUNT
PAINTED TRAFFIC ARROW
HANDICAPPED SPACE
EVERGREEN TREE
UNDERSTORY TREE
DECIDUOUS TREE (HARDWOOD)
BENCHMARK
TEST HOLE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
RIGHT-OF-WAY
REBAR FOUND
OPEN TOP PIPE FOUND
CRIMP TOP PIPE FOUND
ACCESS EASEMENT
SANITARY SEWER EASEMENT
DRAINAGE EASEMENT
CORRUGATED METAL PIPE
DUCTILE IRON PIPE
HIGH DENSITY POLYETHYLENE PIPE
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
VITRIFIED CLAY PIPE
BROKEN LINE (NOT TO SCALE)
END NOT LOCATED
CURB INLET
DROP INLET
INVERT ELEVATION
EXISTING SPOT ELEVATION
BOTTOM OF WALL
TOP OF WALL
FINISHED FLOOR ELEVATION
MEASURED DISTANCE
RECORD DISTANCE
MEASURED ANGLE
RECORD ANGLE
BUILDING SETBACK LINE
TITLE EXCEPTION NUMBER
CURB AND GUTTER
CHAIN LINK FENCE

LINE LEGEND

- SITE BOUNDARY LINE
ADJACENT BOUNDARY LINE
INTERIOR BOUNDARY LINE
RIGHT-OF-WAY LINE
SETBACK LINE
EASEMENT LINE
DITCH/CREEK LINE
APPROX. FLOOD LIMITS
ROAD CENTERLINE
CURB & GUTTER
FENCE
STORM SEWER
CONTOURS
WATER LINE
SANITARY SEWER
FORCEMAIN
GAS LINE
TELEVISION CABLE
UNKNOWN UTILITY LINE
TELEPHONE LINE
OVERHEAD UTILITY
UNDERGROUND POWER
GUARDRAIL
PAINT STRIPING
TREE LINE
CREEK BUFFER
CREEK BANK

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...
JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678
DATE: AS SURVEYOR FOR LEICRAW ENGINEERING, INC.

ALTA CERTIFICATION

TO: PARKKASH REALTY, LLC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...
DATE OF PLAT OR MAP: JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

Table with columns: DATE, DRAWN BY, CHECKED BY, INITIAL ISSUE, DESCRIPTION, REV #.

PARKKASH REALTY, LLC
PROJECT: ALTANSPS LAND TITLE SURVEY
730 HIGHWAY 138
LOCATED IN LAND LOT 29, 3RD DISTRICT, WILTON COUNTY, GEORGIA

SURVEY TEAM:
DRAWN BY: KBW
FIELD WORK BY: DTW
REVIEWED BY: JAC



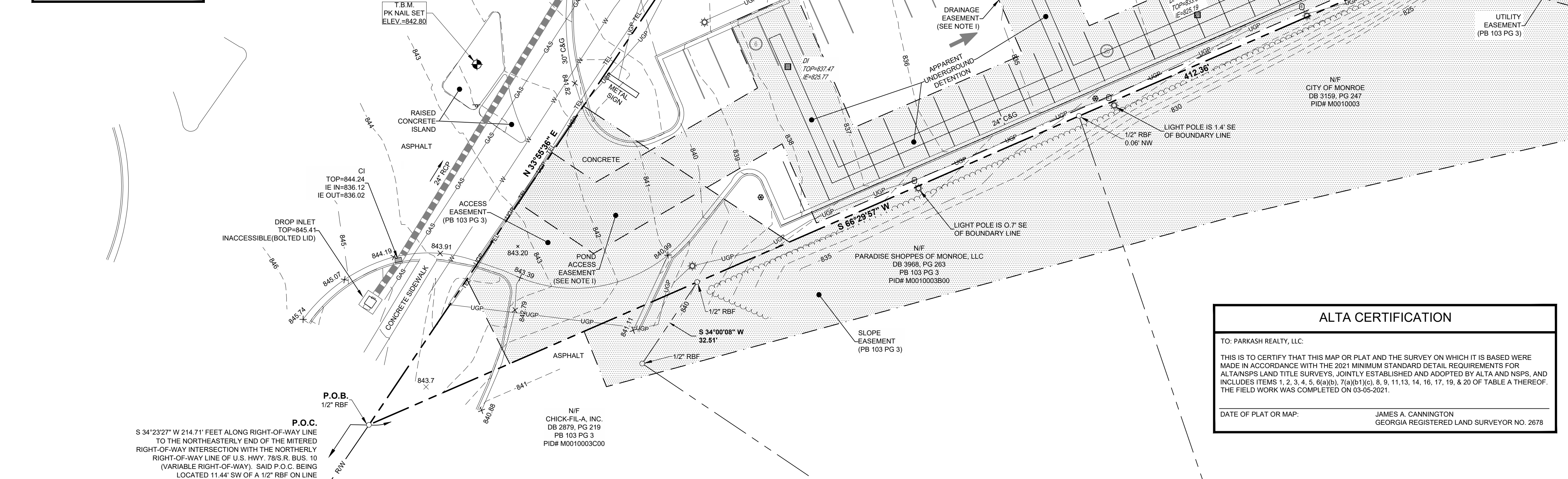
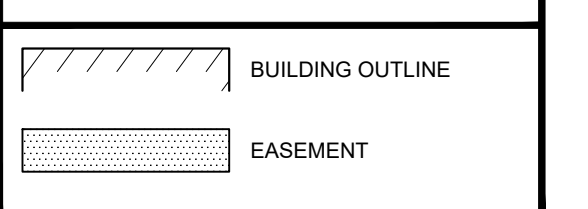
SCALE & NORTH ARROW:
NORTH ARROW (SEE NOTE #E)
GRAPHIC SCALE: 1"=20'

JOB #: 257002
SHEET: 1 OF 1

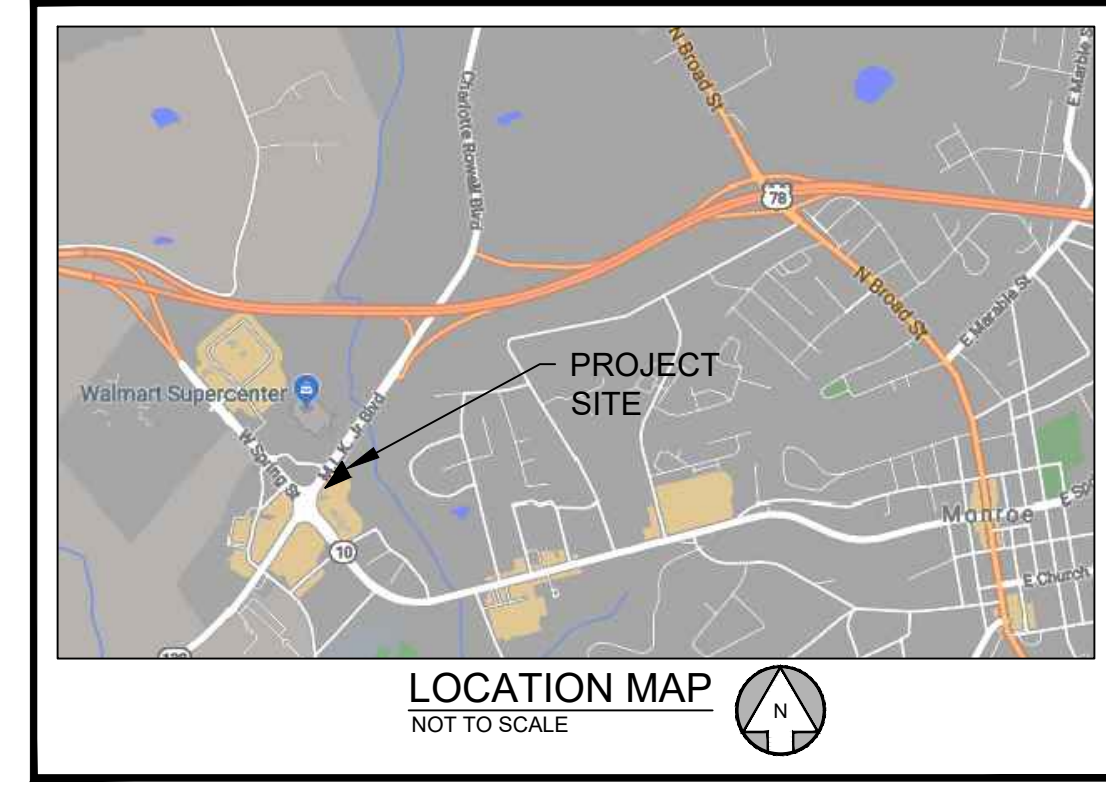
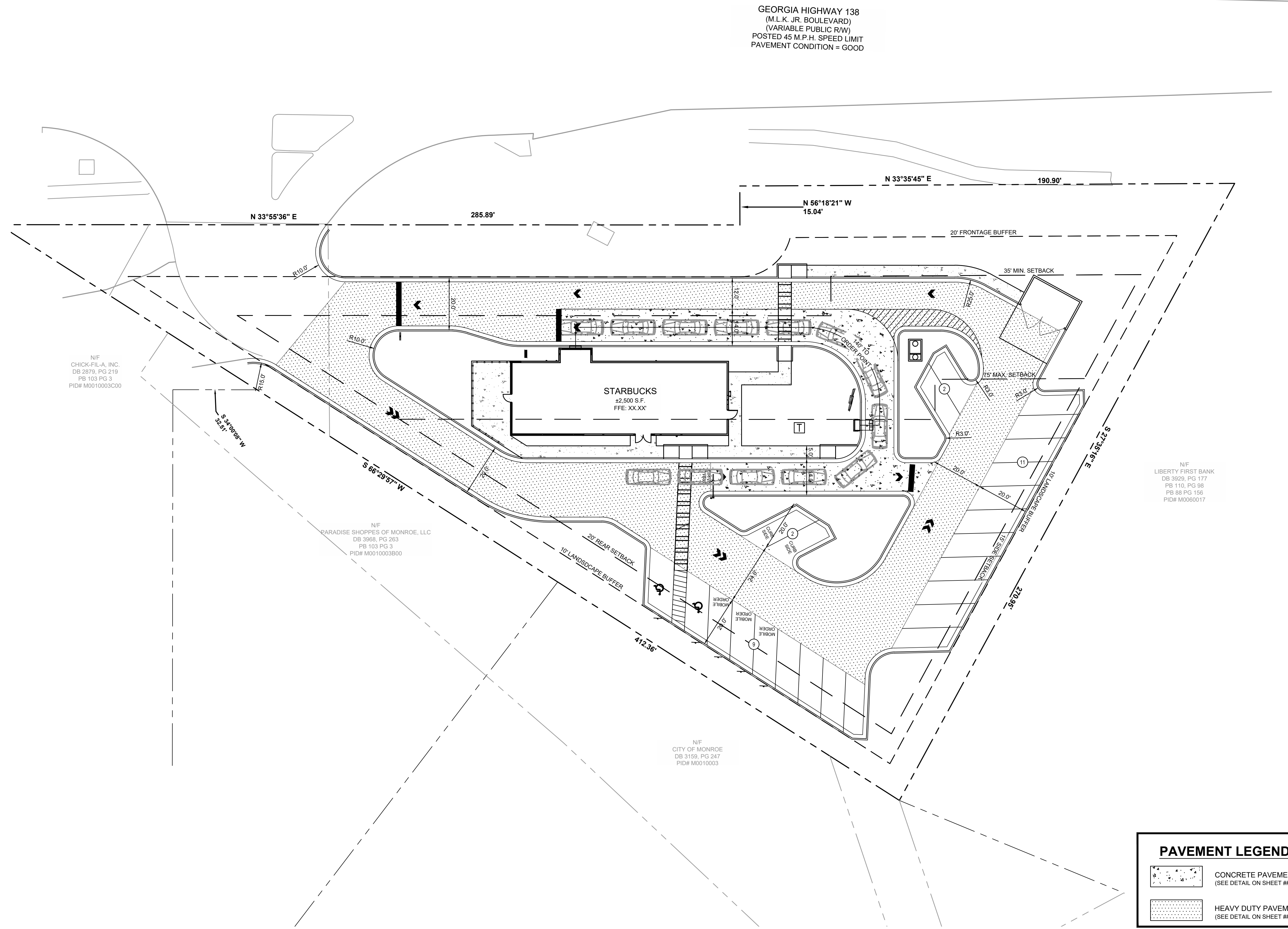
GENERAL NOTES

- A) THE FIELD SURVEY WAS PERFORMED ON MARCH 5, 2021. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
B) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A CHAMPION PRO GPS RECEIVER. GROUND MEASUREMENTS WERE OBTAINED USING A GEOMAX ZOOM 90 TOTAL STATION.
C) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 25,507 FEET...
K) THE CONTOURS SHOWN THROUGH THE INACCESSIBLE AREA (INCLUDED HEREON) WERE INTERPOLATED FROM DATA SURVEYED AROUND THE PERIMETER AND MAY BE LOCATED IMPROVEMENTS WERE VISIBLE WITHIN THE REFERENCED AREA WHICH ARE NOT SHOWN HEREON.

HATCH LEGEND



Drawing name: C:\Users\michael.boothaker\LeCraw\Engineering\Dropbox\Shared Folder\LeCraw\Engineering\257002 - Parkash Realty, LLC - 730 GA 138 - Monroe, GA\CADD\CONSTR\257002 - 06 - SITE.dwg C-3.0 SITE PLAN Feb 24, 2022 12:06pm by michael.boothaker



SITE SUMMARY

SITE AREA	
SITE AREA:	1.26 ACRES (54,850 S.F.)
IMPERVIOUS AREA:	--- SF (-%)
PERVIOUS AREA:	--- SF (-%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF MONROE
ZONING:	B-3 (HIGHWAY COMMERCIAL DISTRICT)
ADJACENT ZONING:	B-3
BUILDING SETBACKS	
FRONT:	35'
SIDE:	15'
REAR:	20'
BUILDING SUMMARY	
BUILDING AREA:	2,500 S.F. (52 SEATS)
BUILDING COVERAGE:	4.56%
PARKING SUMMARY	
PARKING REQ.:	1 SPACE / 5 SEATS + 1 SPACE / 600 SF
	15 SPACES (MIN.), 18 SPACES (MAX.)
PARKING PROV.:	26 SPACES
STANDARD STALL DIMENSIONS:	9' x 20'
MIN. DRIVE WIDTH:	24'

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-8.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-8.0 FOR DETAIL
3	HEAVY DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
5	X' WIDE CONCRETE SIDEWALK, SEE SHEET C-8.0 FOR DETAIL
6	TYPE 'X' ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-8.0 FOR DETAIL
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET C-8.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET C-8.0 FOR DETAIL
11	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1), SEE SHEET C-8.0 FOR MOUNTING DETAIL
13	DO NOT ENTER SIGN (R5-1), SEE SHEET C-8.0 FOR MOUNTING DETAIL
14	CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-8.0 FOR DETAIL
15	GDOT REQUIRED CONCRETE APRON, SEE SHEET C-8.X FOR DETAIL(S) AND PAVEMENT SPECIFICATIONS
16	TAPER CURB FROM 6" TO 0" OVER 5', SEE SHEET C-8.X FOR DETAIL
17	SIDEWALK TO BE FLUSH WITH PAVEMENT
18	CONCRETE FLUME (WIDTHS MAY VARY)
19	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
20	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-8.X FOR DETAILS
21	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
22	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, DATED MARCH 5, 2021. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13298C0136E, DATED DECEMBER 8, 2016.
- 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY TERRACON DATED MARCH 24, 2014.

PAVEMENT LEGEND

	CONCRETE PAVEMENT (SEE DETAIL ON SHEET #####)
	HEAVY DUTY PAVEMENT (SEE DETAIL ON SHEET #####)

PREPARED IN THE OFFICE OF:

© 2022 LECRAW ENGINEERING, INC.
DULUTH, GA 30096
PHONE - 678-546-8100
WWW.LECRAWENGINEERING.COM
PEF050768

DATE	CHECKED BY
DATE	DRAWN BY
DATE	REV #

CLIENT: **PARKASH REALTY, LLC**
ALPHARETTA, GA 30004

PROJECT: **RETAIL DEVELOPMENT**

LAND LOT 29, 3RD DISTRICT, PARCEL M001001016
MONROE, WALTON COUNTY, GEORGIA

SEAL:

DESIGN TEAM:

DRAWN BY:	
DESIGNED BY:	
REVIEWED BY:	

SCALE & NORTH ARROW:

JOB #: 257002
DATE:

SITE PLAN
C-3.0



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 04-11-2022
Subject: Parkland Communities Inc, Rowell Family Partnership & Still Family Realty LLC, rezone case #833
 To modify a condition of the previous rezone conditions.

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Recommendation: Staff recommends approval of this rezone request subject to the revised conditions.

Description: The owners are petitioning for a condition modification to a previously approved rezone of this property in order to allow for a detached single-family residential development.

Background: The applicant is requesting approval of a condition modification to Rezone #256 (R-1 to R-1A) approved by the City Council on January 11, 2022. The applicant is requesting to modify the wording in Condition #7 to allow for submittal of a preliminary plat while the development agreement is completed between the developer and the City. This condition does not impact the current moratorium in place until June 30th which prohibits the submittal of a preliminary plat for a single-family residential development located outside of the core of the City.

Attachment(s): Application, staff report and supporting documentation.



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

APPLICATION SUMMARY

REZONE CASE #: 833

DATE: April 11, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Parkland Communities Inc

PROPERTY OWNER: Rowell Family Partnership & Still Family Realty LLC

LOCATION: Southeast corner of the intersection with Double Springs Church Road and Cedar Ridge Road

ACREAGE: ±83.072

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

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone R-1A to R-1A With Modifications

REQUEST SUMMARY: The owners are petitioning for a condition modification to a previously approved rezone of this property in order to allow for a detached single-family residential development.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to the revised conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: April 19, 2022

CITY COUNCIL: May 10, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a condition modification to Rezone #256 (R-1 to R-1A) approved by the City Council on January 11, 2022. The applicant is requesting to modify the wording in Condition #7 to allow for submittal of a preliminary plat while the development agreement is completed between the developer and the City. This condition does not impact the current moratorium in place until June 30th which prohibits the submittal of a preliminary plat for a single-family residential development located outside of the core of the City.

Condition #7 is worded as follows:

- 7. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.

The applicant is requesting Condition #7 be modified to allow for submittal of a preliminary plat while the development agreement is completed between the developer and the City. The applicant proposes to essentially modify one word from “submittal” to “approval” in Condition #7 as follows:

- 7. Prior to Preliminary Plat approval, the developer shall enter into a fully executed development agreement with the City of Monroe.

Staff believes the original intent of Condition #7 is maintained with the requested modification. The modified condition is included below in the list of conditions previously approved by City Council for Rezone #256.

PROPOSED PROJECT SUMMARY:

- Single-Family Detached Residential Development with open space, landscape buffers, and an active amenity area
 - Development Area – 83.072 Acres
 - Total Lots Proposed – 141
 - Min. Lot Size – 10,000 Sf
 - Min. Dwelling Size – 1,500 Sf
 - Development Density – 1.69 DUs per acre
 - Open Space – 29.1 Acres (35%; min. 15% required)

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone modification for a residential development with the following modified conditions:

1. The minimum dwelling size allowed shall be 1,500 Sf.
2. The developer shall provide a minimum of six (6) building designs for the single-family detached residences for each neighborhood illustrated on the concept plan (The Meadows and Creekside).
3. All dwellings shall be constructed on crawlspace, basement, or raised slab foundations. Each side of every dwelling façade shall be constructed with brick, stone, or other masonry type product. Cement based siding such as hardiplank or other similar material is permitted. EFIS siding shall be prohibited. A variety of the required façade materials shall be used on each dwelling throughout the development. Wood, vinyl or aluminum siding may be utilized on a limited basis in the soffit and eave trim areas only.
4. All garage doors shall be side or rear facing on each dwelling. No garage doors shall be extended beyond the front entry of each dwelling, i.e. courtyard garage entries.
5. The developer shall provide a minimum of three (3) of the following amenities for recreation: pool, playground, pavilion, clubhouse/fitness center, play courts such as but not limited to tennis, volleyball, or basketball.

6. Prior to Preliminary Plat submittal, the developer shall submit a completed traffic study for review and comment.
7. Prior to Preliminary Plat approval, the developer shall enter into a fully executed development agreement with the City of Monroe.
8. At the time of Preliminary Plat submittal, the developer shall provide a draft of the HOA covenants for review by the City.
9. The development shall contain a maximum of 141 single-family lots.
10. The development shall not contain more than 20% rentals.
11. The development shall contain not less than 35% open space.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	833	DESCRIPTION:	REZONE FROM R-1A TO R1-A W/CONDITION MODIFICATIONS
JOB ADDRESS:	0 DOUBLE SPRINGS CH RD	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Parkland Communities Inc	CONTRACTOR:	Parkland Communities Inc
ADDRESS:	299 South Main St	ADDRESS:	299 South Main St
CITY, STATE ZIP:	Alpharetta GA 30009	CITY, STATE ZIP:	Alpharetta GA 30009
PHONE:	770-225-4730	PHONE:	
PROP. USE		DATE ISSUED:	4/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	9/28/2022
SQ FT	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION	770-207-4674	# OF OTHER ROOMS	
REQUESTS:	lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-01	REZONE REQUEST TO R-1/R-1A	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$- 300.00
BALANCE		\$ 0.00

NOTES:

This request for a Rezone from R-1A to R-1A with modifications on Parcel #MO050045 (southeast corner of Double Springs Ch Rd and Cedar Ridge Rd) will be heard by the Planning Commission on April 19, 2022 at 5:30pm and by the Mayor and Council on May 10, 2022 at 6:00pm. Both meetings will be held in Council Chambers at City Hall at 215 N. Broad St Monroe, GA 30655.

NOTICE

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

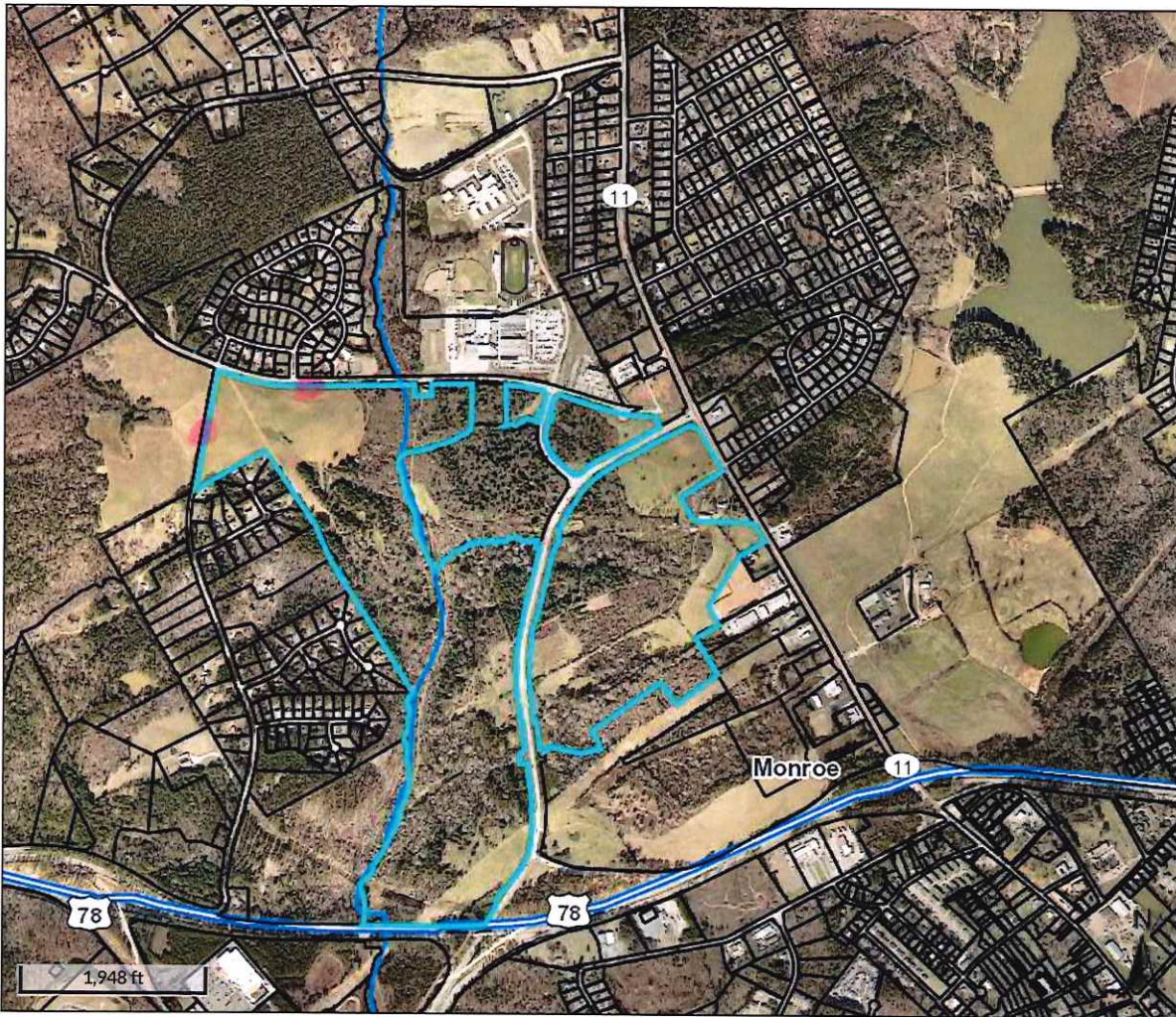
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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



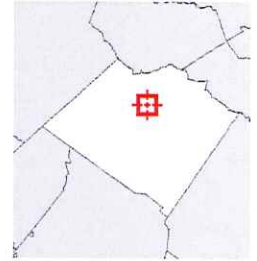
(APPROVED BY)

4/14/22
DATE

Marshall G



Overview



Legend

- Parcels
- Roads

Parcel ID	M0050045	Owner	ROWELL FAMILY	Last 2 Sales			
Class Code	Residential		PARTNERSHIP &	Date	Price	Reason	Qual
Taxing District	Monroe		STILL FAMILY REALTY LLC	12/21/2000	\$696902	UV	U
Acres	320.22		P O BOX 1936	3/20/2000	\$696902	LM	Q
			MONROE, GA 30655				
		Physical Address	1125 N BROAD ST				
		Appraised Value	Value \$14951300				

(Note: Not to be used on legal documents)

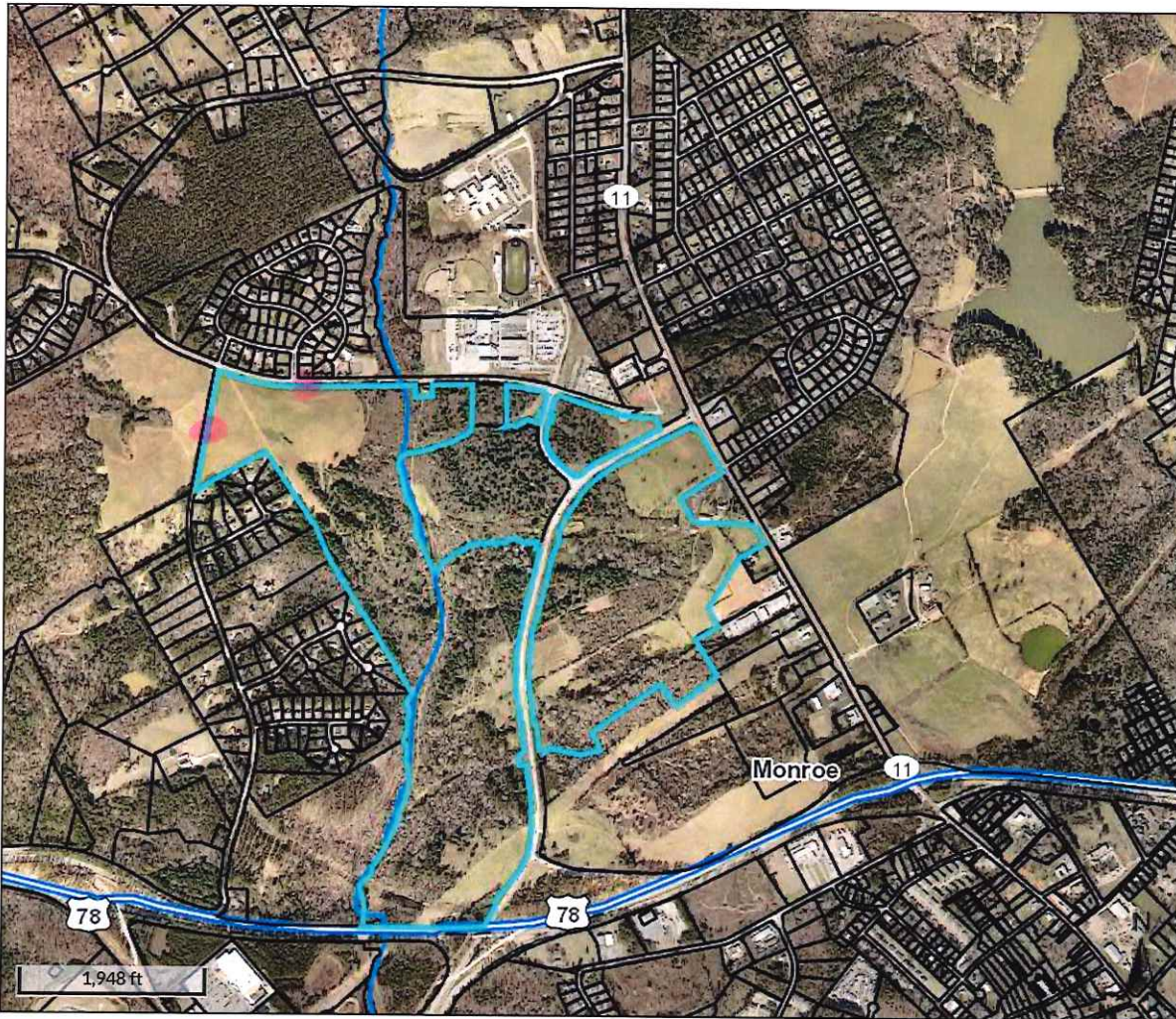
Date created: 4/1/2022
Last Data Uploaded: 4/1/2022 6:54:42 AM

Developed by Schneider GEOSPATIAL

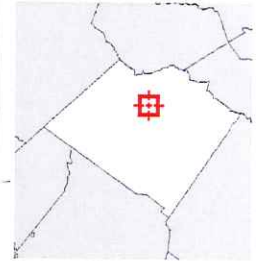
posted 4 Apr 22

328

Marshal G



Overview



Legend

- Parcels
- Roads

Parcel ID	M0050045	Owner	ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY LLC	Last 2 Sales			
Class Code	Residential		P O BOX 1936	Date	Price	Reason	Qual
Taxing District	Monroe		MONROE, GA 30655	12/21/2000	\$696902	UV	U
Acres	320.22	Physical Address	1125 N BROAD ST	3/20/2000	\$696902	LM	Q
		Appraised Value	Value \$14951300				

(Note: Not to be used on legal documents)

Date created: 4/1/2022
 Last Data Uploaded: 4/1/2022 6:54:42 AM

Developed by Schneider GEOSPATIAL

postal 4 Apr 27

308



215 North Broad Street
 Monroe, GA 30655
 Tel (770) 267-3429
 Fax (770) 267-3698

Receipt Number: R00366281

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 4/1/2022 3:32:18 PM

32

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 1259

Name: Parkland Communities Inc \$300.00

Total Balance Due: \$300.00

Amount: \$300.00

Total Payment Received: \$300.00

Change: \$0.00

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the southeast corner of the intersection of Double Springs Church Rd and Cedar Ridge Rd (Parcel #MO050045) be rezoned from R1A to R1A with modifications.

A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on April 19, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on May 10, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

April 3, 2022

REZONE APPLICATION FORM

PERMIT NUMBER _____

I. LOCATION 0 Double Springs Church
COUNCIL DISTRICT 1
MAPNUMBER M0050045
PARCEL NUMBER M0050045

II. PRESENT ZONING R-1A REQUESTED ZONING R-1A with condition modification

III. ACREAGE 82.36 PROPOSED USE Single-Family Subdivision

IV. OWNER OF RECORD ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY LLC
ADDRESS P O BOX 1936, MONROE, GA 30655

PHONE NUMBER 770-225-4730 ext. 81 Email Tylerl@allianceco.com

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

V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property
Please see attached
2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
Please see attached
3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
Please see attached
4. The value of the property contained in the application for rezoning under the proposed zoning Classification
Please see attached
5. A description of the suitability of the subject property under the existing zoning classification
Please see attached
6. A description of the suitability of the subject property under the proposed zoning classification of the property
Please see attached

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property _____
Please see attached _____

- 8. The length of time the property has been vacant or unused as currently zoned _____
Please see attached _____

- 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 _____
Please see attached _____


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

Please see attached


Rezoning 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.

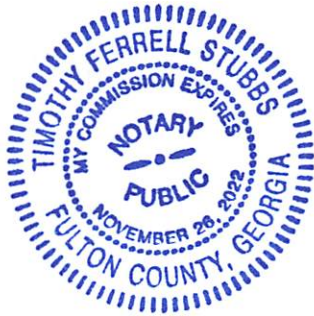
Owner of property (signature) 
Address P.O. Box 1936, Marietta, GA 30065
Phone Number (770) 318-6153

Attorney/Agent (signature) Tyler Lasser - Applicant's Representative
Address 299 South Main Street, Alpharetta, GA 30009
Phone Number 770-225-4730 ext. 819

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

 (Notary Public) March 17, 2022 (Date)

My Commission Expires 11-26-2022



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.

Rezoning Application

Page six (6)

COMMENTS

Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: _____ Date: _____

Letter of Intent
Springfield Subdivision
Amendment to Conditions of Zoning

The applicant, Parkland Communities Inc., requests an amendment to the approved conditions from Rezone Case #256, which was approved by Monroe City Council in January 2022. The approved request was a rezoning of an approximately 83.072-acre lot from R-1 to R-1A for the purpose of constructing a single-family residential community.

As approved by City Council, the community will include up to 141 single-family dwellings (1.69 u/a), an amenity area, and abundant open space. Access to the site will be provided via Cedar Ridge Road, and Double Springs Church Road. In part due to Mountain Creek spanning the entirety of the eastern and southern property lines, and a perennial stream that bisects the southern corner property, 35% of the site, or 29.1 acres, is dedicated to open space. Further open space will be located along the western property line, where adjacent to the neighboring single-family subdivision, and an additional 25-foot landscape strip along the Double Springs Church Road and Cedar Ridge Road frontage, creating year-round screening. Located near the entrance of the site, the community’s luxury amenity area will feature a pool, cabana, and outdoor furniture, in addition to a playground and open play field. A parking area will be located adjacent to the amenity area, supplying plenty of spaces for residents and guests. Though parking will be provided, the amenity area and Double Springs Church Road will be easily accessible for pedestrians, as sidewalks will be provided on both sides of the internal street for safe and sufficient walkability. The community will consist of two different sections with varying architectural styles and sizes throughout. The Meadows at Springfield will include 34 ranch-style homes that are a minimum of 1,800 square feet with minimum 10,000 square feet lots. The remainder of the site will include 107 two-story homes that are a minimum of 2,400 square feet in size with minimum 10,350 square feet lots. All dwellings will include a minimum two-car garage, and will be constructed using a mixture of materials, comprising of brick, stacked stone and fiber cement siding.

Approval of the original zoning request included condition 7, which states “Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe”. The applicant requests to amend the condition to state the following:

7. Prior to Preliminary Plat approval, the developer shall enter into a fully executed development agreement with the City of Monroe.

The applicant requests the condition change to allow the applicant to submit plans and begin the plan review process while the city-wide moratorium for preliminary plat approval remains in effect. The moratorium, approved in December 2021, is in effect through June 2022. The applicant will enter into a development agreement prior to the approval of the plat after the expiration of the moratorium, and the community will be constructed in conformance will all other approved zoning conditions.

Rezoning Application Analysis

A DESCRIPTION OF ALL EXISTING USES AND ZONING OF NEARBY PROPERTY

East – currently vacant parcels zoned B-3; South - single-family subdivision (unincorporated Walton County); West - currently vacant parcel zoned R-1; North - R-1 zoned single-family subdivision.

DESCRIPTION OF THE EXTENT TO WHICH THE PROPERTY VALUE OF THE SUBJECT PROPERTY IS DIMINISHED BY THE EXISTING ZONING DISTRICT CLASSIFICATION.

The subject site was approved to its current zoning district, R1-A, in January 2022. The applicant requests only to amend a condition of approval and retain its current zoning district.

THE EXISTING VALUE OF THE PROPERTY CONTAINED IN THE PETITION FOR REZONING UNDER THE EXISTING ZONING CLASSIFICATION

The existing zoning is the most valuable zoning district possible at the subject site.

THE VALUE OF THE PROPERTY CONTAINED IN THE APPLICATION FOR REZOING UNDER THE PROPOSED ZONING CLASSIFICATION

The applicant submits the current zoning allows for a use that is most compatible with the surrounding area and is the most economically feasible.

A DESCRIPTION OF THE SUITABILITY OF THE SUBJECT PROPERTY UNDER THE EXISTING ZONING CLASSIFICATION

The current zoning district allows for a use and density that is suitable with the surrounding area.

A DESCRIPTION OF THE SUITABILITY OF THE SUBJECT PROPERTY UNDER THE PROPOSED ZONING CLASSIFICATION OF THE PROPERTY

Under the current zoning district, which will remain R1-A, the use will remain consistent with the Monroe Future Land Use Map from the Walton County Comprehensive Plan, as residential uses are encouraged for this area. It is also consistent with the surrounding uses including subdivisions to the south and north of the subject site.

A DESCRIPTION OF ANY EXISTING USE OF PROPERTY INCLUDING A DESCRIPTION OF ALL STRUCTURES PRESENTLY OCCUPYING THE PROPERTY

The subject site is currently vacant with no existing structures.

THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT OR UNUSED AS CURRENTLY ZONED

The subject property has not yet been developed as currently zoned.

A DETAILED DESCRIPTION OF ALL EFFORTS TAKEN BY THE PROPERTY OWNER TO USE THE PROPERTY OR SELL THE PROPERTY UNDER THE EXISTING ZONING CLASSIFICATION

Please refer to above responses.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.



Post Office Box 1249 • Monroe, Georgia 30655
Telephone 770-267-7536 • Fax 770-267-2319

John S. Howard, Mayor
Larry A. Bradley, Vice Mayor

September 14, 2021

Elizabeth Kim
Parkland Communities, Inc.
299 South Main St, Ste A
Alpharetta, GA 30009

RE: Parcel #M0050045– Double Springs Church Rd /Cedar Ridge Rd

Dear Ms. Kim:

The City of Monroe will be able to serve a potential development located at parcel number M0290008, which lies within the incorporated boundaries of the city, with the following:

- Sanitary sewer services pending developer provided infrastructure improvements and extensions including but not limited to pump station(s), other connecting pump station upgrades, force main installation and/or gravity line(s), and connection to the City’s sanitary sewer system via any existing and future appropriate easements within City of Monroe incorporated boundaries. All connections and systems must be installed according to City specifications and in accordance with approvals of the City Wastewater Department. Any additional necessary sanitary sewer infrastructure upgrades shall be the responsibility of the developer in order to operationally connect to the City system and to ensure satisfactory system delivery.
- Water service is available pending developer provided infrastructure improvements to ensure adequate pressurization for residential use and for adequate fire flow pressures. This tract is in an area that has been deemed a low-pressure zone and for further development would require system improvements to be approved by the City Water Department. Any additional necessary water infrastructure upgrades shall be the responsibility of the developer in order to operationally connect to the City system and to ensure satisfactory system delivery.
- Natural Gas service is available.
- Telecommunications services are available.

Logan Propes

City Administrator
City of Monroe

ZONING

THE SUBJECT PROPERTY IS ZONED R-1 PER CITY OF MONROE ZONING MAP DATED JULY 6, 2021.

THE SETBACKS FOR ZONE R-1 RESIDENTIAL PER CITY OF MONROE ZONING ORDINANCE ACCESSED ON 08/26/2020 ARE AS FOLLOWS:

- FRONT: 30 FEET
- SIDE: 10 FEET
- REAR: 25 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ SIGN ○ WATER VALVE ○ FIRE HYDRANT ○ WATER METER ○ SANITARY SEWER MANHOLE ○ UTILITY POLE ○ GUY WIRE ○ TELEPHONE BOX ○ TELEPHONE PEDESTAL ○ FIBER OPTIC MARKER ○ HARDWOOD TREE ○ BENCHMARK ○ IRON PIN FOUND ○ COMPUTED POINT ○ IRON PIN SET ○ RW MARKER ○ SINGLE WING CATCH BASIN | <ul style="list-style-type: none"> ○ CTP ○ OTP ○ CMP ○ HDPE ○ DIP ○ PVC ○ RCP ○ OCS ○ HW ○ FOC ○ POB ○ STORM SEWER LINE ○ SANITARY SEWER ○ WATER LINE ○ GAS LINE ○ OVERHEAD ELECTRIC ○ UNDERGROUND ELECTRIC ○ UNDERGROUND COMMUNICATION LINE ○ PROPERTY LINE ○ ADJACENT PROPERTY LINE ○ FENCE ○ LAND LOT |
|---|--|

Specimen Tree Survey Data

Specimen Tree ID Number	Size (Inches) (DBH)	Type (Common Name)	Condition Summary (Excellent, Good, Fair, Poor)
1	34	Yellow Poplar	fair
2	31	Yellow Poplar	fair
3	31	Red Maple	fair
4	31	Loblolly Pine	fair
5	44	Yellow Poplar	fair
6	30	Yellow Poplar	fair
7	39	White Oak	good
8	53	White Oak	fair

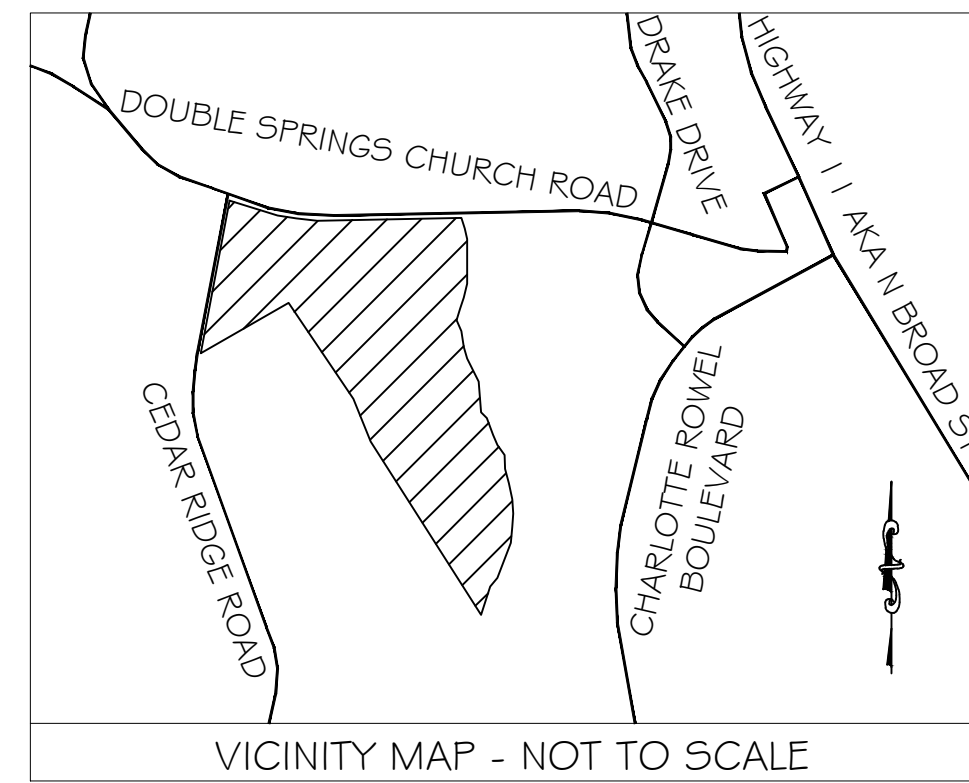
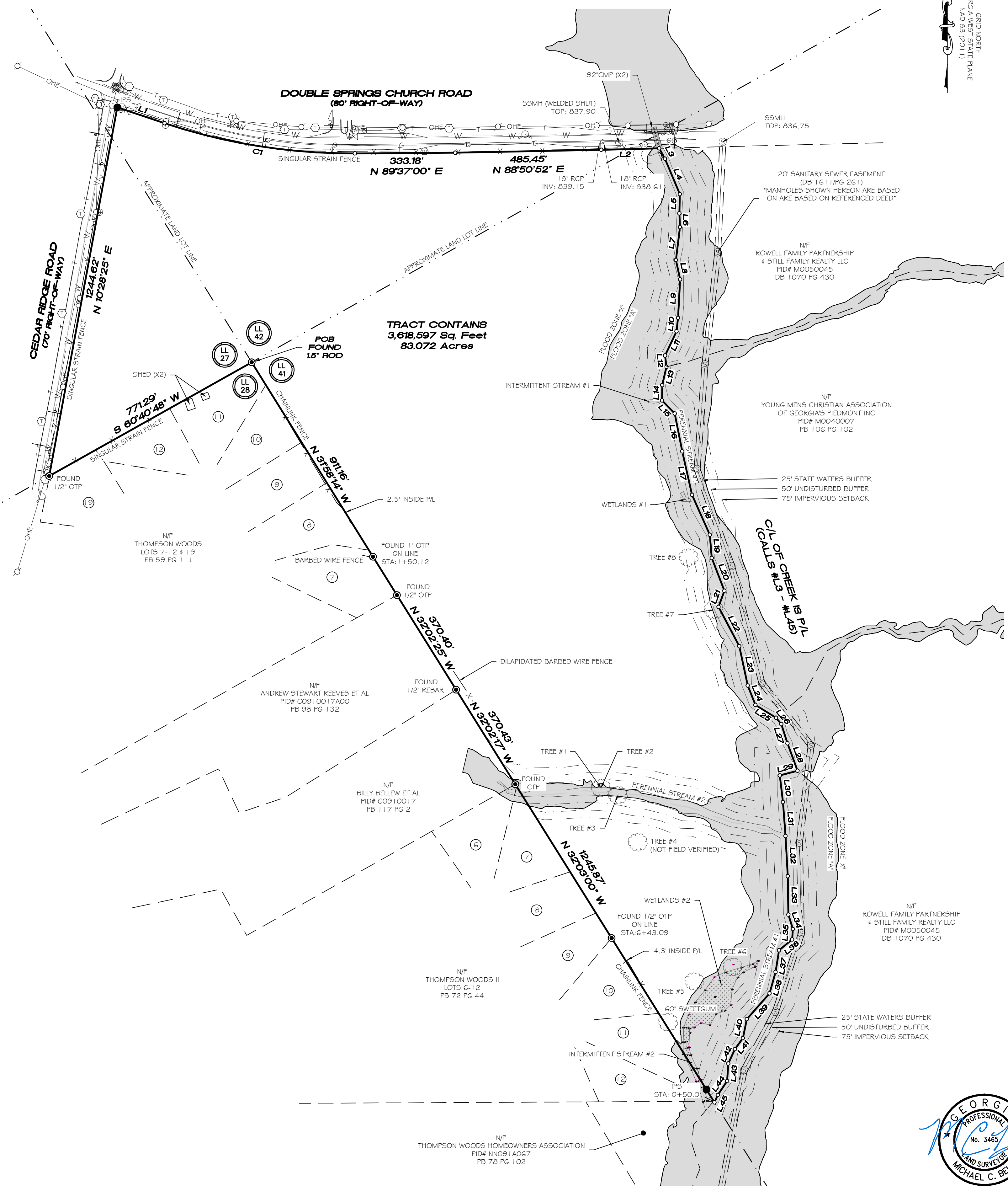
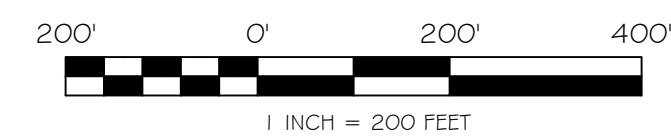
*SURVEY CERTIFICATION EXTENDS TO THE HORIZONTAL LOCATION OF THE TREES SHOWN HEREON ONLY. TREE DATA PROVIDED TO ALLIANCE BY MOORE URBAN FORESTRY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°34'13" E	165.36'
L2	N 88°33'31" E	192.38'
L3	S 28°49'17" E	39.36'
L4	S 22°53'45" E	127.57'
L5	S 01°30'45" W	64.01'
L6	S 02°20'10" E	45.58'
L7	S 06°56'45" W	710.07'
L8	S 12°12'21" E	65.64'
L9	S 03°00'09" W	128.29'
L10	S 06°42'23" W	44.68'
L11	S 25°10'22" W	88.77'
L12	S 06°53'27" E	38.01'
L13	S 13°06'35" W	62.24'
L14	S 00°37'40" W	50.76'
L15	S 44°04'33" E	60.51'
L16	S 11°02'25" E	128.33'
L17	S 12°40'29" E	148.04'
L18	S 24°01'00" E	145.12'
L19	S 04°41'37" E	77.11'
L20	S 21°09'16" E	716.65'
L21	S 19°52'27" W	57.03'
L22	S 27°52'31" E	147.75'
L23	S 11°58'10" E	133.37'
L24	S 21°49'27" E	69.52'
L25	S 58°10'16" E	80.24'
L26	S 39°54'38" E	27.38'
L27	S 17°47'58" E	67.06'
L28	S 20°04'13" E	97.17'
L29	S 75°13'14" W	60.84'
L30	S 06°43'14" E	88.88'
L31	S 04°23'42" E	713.27'
L32	S 03°08'07" E	133.38'
L33	S 00°52'18" E	127.73'
L34	S 17°37'37" E	50.28'
L35	S 04°17'44" W	34.72'
L36	S 50°41'57" W	56.25'
L37	S 08°54'56" W	73.01'
L38	S 15°48'24" W	74.02'
L39	S 41°29'18" W	114.17'
L40	S 11°43'30" W	64.06'
L41	S 35°29'31" W	45.26'
L42	S 24°23'06" W	52.69'
L43	S 04°02'43" W	57.79'
L44	S 33°35'05" W	55.88'
L45	S 25°01'16" W	26.87'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1957.00'	642.58'	639.69'	S 80°58'37" E	18°48'47"



- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Walton County, Georgia, (Community-panel number: 13297C0130E and 13297C0130E, dated December 08, 2016), a portion of the subject property lies within Zone A and Zone X.
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Ryken Utility Detection, LLC and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Ryken's report can be provided upon request.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK, conducted on 08/19/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 211,988 feet and an angular error on O3 seconds per angle point and was adjusted using the compass rule method.
 - This plat has been calculated for closure and is found to be accurate within one foot in 513,190 feet.
 - Equipment used for measurement:
Angular: Leica TS 16i Robotic Total Station
Linear: Leica TS 16i Robotic Total Station
GPS: Leica GS 16 GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
 - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
 - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - CURRENT PROPERTY OWNER: Rowel Family Partnership & Still Family Realty, LLC
 - CURRENT SITE ADDRESS: 1125 N Broad St, Monroe, GA, 30655
PID # MO050045

SURVEYOR CERTIFICATION

TO: Parkland Communities, INC., a Georgia corporation & First American Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(b), 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF AUGUST OF 2021.

Michael C. Bell 08/30/2021
Michael C. Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael C. Bell 08/30/2021
Michael C. Bell, GA P.L.S. #3465 Date



ALLIANCE LAND SURVEYING
L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
770.226.4730 J WWW.AEFATL.COM

LOCATED IN:
LAND LOT 27, 41, AND 42
3RD DISTRICT
WALTON COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY FOR
PARKLAND COMMUNITIES, INC., A GEORGIA CORPORATION
& FIRST AMERICAN TITLE INSURANCE COMPANY
PART OF TRACT 1 - BREEDLOVE PROPERTY 9/D

ISSUE	DATE	DESCRIPTION
INITIAL	08/30/2021	CHANGE THE NAME OF THE PLAT AND VARIOUS TEXT LABELS.
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: TCS
CHECKED BY: MCB
PROJECT #: 21109

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2021 ALLIANCE SURVEYING, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING, LLC.

SHEET NO:
1 OF 2

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lots 27, 41, and 42 of the 3rd District of Walton County, Georgia, and being part of Tract 1 of the Breedlove Property and being more particularly described as follows:

Begin at a found 1.5” rod at the common corner of Land Lots 27, 28, 41, and 42; thence run South 60 Degrees 40 Minutes 48 Seconds West along the common line of Land Lots 27 and 28

for a distance of 771.29 feet to found 1/2” open top pipe laying on the easterly right-of-way of

Cedar Ridge Road (70' right-of-way); thence leaving said Land Lot Line, run North 10 Degrees 28

Minutes 25 Seconds East along said right-of-way for a distance of 1,244.62 feet to a set 5/8 ”

capped rebar (L.S.F. #1322) at the intersection of the easterly right-of-way of Cedar Ridge Road

and the southerly right-of-way of Double Springs Church Road (80' right-of-way); thence leaving

said right-of-way of Cedar Ridge Road, run South 71 Degrees 34 Minutes 13 Seconds East along

said right-of-way of Double Springs Church Road for a distance of 165.36 feet to a point, said

point laying on a non-tangent curve to the left and having a radius of 1,957.00 feet, a central angle of 18 Degrees 48 Minutes 47 Seconds, a chord bearing of South 80 Degrees 58 Minutes

37 Seconds East, and a chord distance of 639.69 feet; thence run along the arc of said curve and said right-of-way for a distance of 642.58 feet to a point; thence run North 89 Degrees 37

Minutes 00 Seconds East along said right-of-way for a distance of 333.18 feet to a point; thence

run North 88 Degrees 50 Minutes 52 Seconds East along said right-of-way for a distance of 485.45 feet to a point; thence run North 88 Degrees 33 Minutes 31 Seconds East along said right-of-way for a distance of 192.38 feet to a point at the intersection of said right-of-way and

the centerline of a creek; thence leaving said right-of-way, run along the centerline of said creek

the following courses and distances:

- South 28 Degrees 49 Minutes 17 Seconds East for a distance of 39.36 feet to a point;
- South 22 Degrees 53 Minutes 45 Seconds East for a distance of 127.57 feet to a point;
- South 01 Degrees 30 Minutes 45 Seconds West for a distance of 64.01 feet to a point;
- South 02 Degrees 20 Minutes 10 Seconds East for a distance of 45.58 feet to a point;
- South 06 Degrees 56 Minutes 45 Seconds West for a distance of 110.07 feet to a point;
- South 12 Degrees 12 Minutes 21 Seconds East for a distance of 65.64 feet to a point;
- South 03 Degrees 00 Minutes 09 Seconds West for a distance of 128.29 feet to a point;
- South 06 Degrees 42 Minutes 23 Seconds West for a distance of 44.68 feet to a point;
- South 25 Degrees 10 Minutes 22 Seconds West for a distance of 88.77 feet to a point;
- South 06 Degrees 53 Minutes 27 Seconds East for a distance of 38.01 feet to a point;
- South 13 Degrees 06 Minutes 35 Seconds West for a distance of 62.24 feet to a point;
- South 00 Degrees 37 Minutes 40 Seconds West for a distance of 50.76 feet to a point;
- South 44 Degrees 04 Minutes 33 Seconds East for a distance of 60.51 feet to a point;
- South 11 Degrees 10 Minutes 25 Seconds East for a distance of 128.33 feet to a point;
- South 12 Degrees 40 Minutes 29 Seconds East for a distance of 148.04 feet to a point;
- South 24 Degrees 01 Minutes 00 Seconds East for a distance of 145.12 feet to a point;
- South 04 Degrees 41 Minutes 37 Seconds East for a distance of 77.11 feet to a point;
- South 21 Degrees 09 Minutes 16 Seconds East for a distance of 116.65 feet to a point;
- South 19 Degrees 52 Minutes 27 Seconds West for a distance of 57.03 feet to a point;
- South 27 Degrees 52 Minutes 31 Seconds East for a distance of 147.75 feet to a point;
- South 11 Degrees 58 Minutes 10 Seconds East for a distance of 133.37 feet to a point;
- South 21 Degrees 49 Minutes 27 Seconds East for a distance of 69.52 feet to a point;
- South 58 Degrees 10 Minutes 16 Seconds East for a distance of 80.24 feet to a point;
- South 39 Degrees 54 Minutes 38 Seconds East for a distance of 27.38 feet to a point;
- South 17 Degrees 47 Minutes 58 Seconds East for a distance of 67.06 feet to a point;
- South 20 Degrees 04 Minutes 13 Seconds East for a distance of 97.17 feet to a point;
- South 75 Degrees 13 Minutes 14 Seconds West for a distance of 60.84 feet to a point;
- South 06 Degrees 43 Minutes 14 Seconds East for a distance of 88.88 feet to a point;
- South 04 Degrees 23 Minutes 42 Seconds East for a distance of 113.27 feet to a point;
- South 03 Degrees 08 Minutes 07 Seconds East for a distance of 133.38 feet to a point;
- South 00 Degrees 52 Minutes 18 Seconds East for a distance of 127.73 feet to a point;
- South 17 Degrees 37 Minutes 37 Seconds East for a distance of 50.28 feet to a point;

South 04 Degrees 17 Minutes 44 Seconds West for a distance of 34.72 feet to a point;
South 50 Degrees 41 Minutes 57 Seconds West for a distance of 56.25 feet to a point;
South 08 Degrees 54 Minutes 56 Seconds West for a distance of 73.01 feet to a point;
South 15 Degrees 48 Minutes 24 Seconds West for a distance of 74.02 feet to a point;
South 41 Degrees 29 Minutes 18 Seconds West for a distance of 114.17 feet to a point;
South 11 Degrees 43 Minutes 30 Seconds West for a distance of 64.06 feet to a point;
South 35 Degrees 29 Minutes 31 Seconds West for a distance of 45.26 feet to a point;
South 24 Degrees 23 Minutes 06 Seconds West for a distance of 52.69 feet to a point;
South 04 Degrees 02 Minutes 43 Seconds West for a distance of 57.79 feet to a point;
South 33 Degrees 35 Minutes 05 Seconds West for a distance of 55.88 feet to a point;
South 25 Degrees 01 Minutes 16 Seconds West for a distance of 26.87 feet to a point at the intersection of said creek and the common line of Land Lots 28 and 41; thence leaving the centerline of said creek, run North 32 Degrees 03 Minutes 00 Seconds West along said Land Lot Line for a distance of 1,245.87 feet to a found crimped top pipe; thence run North 32 Degrees 02 Minutes 17 Seconds West along said Land Lot Line for a distance of 370.43 feet to a found 1/2" rebar; thence run North 32 Degrees 02 Minutes 25 Seconds West along said Land Lot Line for a distance of 370.40 feet to a found 1/2" open top pipe; thence run North 31 Degrees 58 Minutes 14 Seconds West along said Land Lot Line for a distance of 911.16 feet to the POINT OF BEGINNING.
Said parcel being 3,618,597 square feet or 83.072 acres.



Monroe Area High School



PARKLAND
COMMUNITIES

Springfield

AEP ALLIANCE
ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING





To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 04-11-2022
Subject: Rowell Family Partnership, Still Family Realty, LLC, and the Landing at Monroe, LLC, ±201.415 ac.
Preliminary plat to subdivide undeveloped land.

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Recommendation: Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

Description: South side of Double Springs Church Road, west side of Double Springs Church Road Connector and Charlotte Rowell Blvd, and east side of Cedar Ridge Road.

1. Show existing street locations in the rights-of-way abutting the site. (7.2.4(i))
2. On Sheet 1 of 5, increase the size of the lot labels to be legible. (7.2.4(j))
3. Portions of the floodplain appear to be missing on the east side of Mountain Creek on lots 5 and 6. Revise accordingly. (7.2.4(m))
4. Please increase the size of the signature approval blocks and signature lines. For the Owner’s Authorization, provide additional signature blocks for the additional owners on the site. (7.2.4(x-aa))

Background: Undeveloped. Property division into undeveloped parcels for future development.

Attachment(s): Application, preliminary plat and supporting documents



**Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW**

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 834

DATE: April 11, 2022

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: Lee Rowell

PROPERTY OWNER: Rowell Family Partnership, Still Family Realty, LLC, and the Landing at Monroe, LLC

DESIGN CONSULTANT: Georgia Civil

LOCATION: South side of Double Springs Church Road, west side of Double Springs Church Road Connector and Charlotte Rowell Blvd, and east side of Cedar Ridge Road

ACREAGE: ±201.415

EXISTING ZONING: B-3 (Highway Commercial District) & R-1A (Medium Lot Residential District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The owner is requesting Preliminary Plat approval to subdivide the property for future residential and commercial projects.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: April 19, 2022

CITY COUNCIL: May 10, 2022

PRELIMINARY PLAT REVIEW SUMMARY

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval. Due to the number and type of comments identified, additional corrections may be required upon submission of the revised Preliminary Plat.

1. Show existing street locations in the right-of-ways abutting the site. (7.2.4(i))
2. On Sheet 1 of 5, increase the size of the lot labels to be legible. (7.2.4(j))
3. Portions of the floodplain appear to be missing on the east side of Mountain Creek on lots 5 and 6. Revise accordingly. (7.2.4(m))
4. Please increase the size of the signature approval blocks and signature lines. For the Owner's Authorization, provide additional signature blocks for the additional owners on the site. (7.2.4(x-aa))



City of Monroe

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

PRELIMINARY PLAT PERMIT

PERMIT #:	834	DESCRIPTION:	PRELIMINARY PLAT
JOB ADDRESS:	0 DOUBLE SPRINGS CH RD	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Lee Rowell	CONTRACTOR:	Lee Rowell
ADDRESS:	PO Box 1936	ADDRESS:	PO Box 1936
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:	706-342-1104	PHONE:	
PROP. USE:		DATE ISSUED:	4/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	9/28/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$ 180.00
FEE TOTAL		\$ 180.00
PAYMENTS		\$ -180.00
BALANCE		\$ 0.00

NOTES:

This request for Preliminary Plat approval will be heard by the Monroe Planning Commission on April 19, 2022 at 5:30pm and by the Mayor and City Council on May 10, 2022 at 6:00pm. Both meeting will take place in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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


 (APPROVED BY)

4/1/22
 DATE



215 North Broad Street
 Monroe, GA 30655
 Tel (770) 267-3429
 Fax (770) 267-3698

Receipt Number: R00366331

55

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 4/1/2022 4:13:16 PM

Transaction Code: BP - Building Projects Payment

Name: Rowell, Lee **\$180.00**

Total Balance Due: **\$180.00**

Payment Method: Check Payn Reference: 1900

Amount: \$180.00

Total Payment Received: **\$180.00**

Change: **\$0.00**



CITY OF MONROE

PRELIMINARY PLAT APPLICATION

Project Name: Rowell Family Partnership & Still Family Realty, LLC

Project Location: Double Springs Church Road

Development Type: Preliminary Subdivision Plat

Parcel #: M0050045, M0050045A00, and M0040007 Acreage: 201.415 Total Lots or Units: 6

Applicant: Lee Rowell Phone #: 706-318-6153

Address: P.O. Box 1936 City: Monroe State: GA Zip: 30655

Property Owner: Rowell Family Partnership & Still Family Realty, LLC, et al. Phone #: 706-318-6153

Address: P.O. Box 1936 City: Monroe State: GA Zip: 30655

Developer: _____ Phone #: _____

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

Designer: _____ Phone #: _____

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

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF OWNER: [Signature] DATE: 3/11/22

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.

RECEIVED #834

PRELIMINARY PLAT - NOT FOR RECORDING PROPOSED ROWELL FAMILY SUBDIVISION

AUTHORIZED THE SURVEY & OWNER/AGENT
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
ATT: LEE ROWELL
1125 N BROAD STREET
MONROE, GEORGIA 30655
770-516-6153

CALLS ALONG & CREEK TRACT NO. 1 & TRACT NO. 2

COURSE	BEARING	DISTANCE
A1	S66°13'25"W	41.09'
A2	S66°56'52"W	37.54'
A3	S44°20'48"W	9.71'
A3B	S44°20'48"W	6.65'
A4	S32°31'31"W	27.91'
A5	S67°52'51"W	17.98'
A6	N81°30'15"W	38.43'
A7	N68°55'47"W	22.69'
A8	S78°18'18"W	13.80'
A9	S81°18'22"W	13.55'
A10	N67°49'00"W	14.61'
A11	S36°31'29"W	20.43'
A12	N12°28'37"W	17.83'
A13	S65°57'35"W	19.61'
A14	S35°24'23"W	9.82'
A15	S88°46'01"W	28.77'
A16	N74°21'31"W	20.80'
A17	S83°18'10"W	6.13'
A18	N70°06'48"W	36.72'
A19	S87°40'32"W	24.40'
A20	S81°48'37"W	16.82'
A21	S84°02'09"W	10.65'
A22	S81°25'05"W	26.59'
A23	N79°34'59"W	26.48'
A24	S42°52'07"W	16.00'
A25	S80°02'22"W	18.07'
A26	S39°36'51"W	13.24'

CALLS ALONG & CREEK TRACT NO. 4 & PART OF TRACT NO. 5

COURSE	BEARING	DISTANCE
B1	S69°15'15"W	41.16'
B2	S01°08'14"W	51.50'
B3	S44°18'51"W	60.13'
B4	S11°27'09"E	128.55'
B5	S12°28'22"E	30.27'
B6	S24°00'08"E	145.06'
B7	S05°12'37"E	77.33'
B8	S20°50'02"E	116.64'
B9	S19°41'42"W	56.32'
B10	S27°36'05"E	147.82'
B11	S12°19'42"E	133.60'
B12	S21°10'10"E	69.17'
B13	S58°29'25"E	80.27'
B14	S40°38'11"E	27.68'
B15	S17°12'55"E	67.51'
B16	S20°12'35"E	96.98'
B17	S75°19'46"W	128.00'
B18	S06°45'57"E	89.13'
B19	S04°19'14"E	112.83'
B20	S03°27'06"E	133.28'
B21	S00°38'42"E	128.00'
B22	S17°55'07"E	50.45'
B23	S04°08'40"W	34.59'
B24	S50°23'20"W	56.47'
B25	S08°28'43"W	73.00'
B26	S15°20'30"W	73.63'
B27	S41°38'29"W	114.42'
B28	S11°12'09"W	64.23'
B29	S00°38'42"E	128.00'
B30	S24°24'31"W	53.24'
B31	S03°58'40"W	57.66'
B32	S39°41'28"W	55.89'
B33	S23°45'53"W	27.76'

CALLS ALONG & CREEK PART OF TRACT NO. 6

COURSE	BEARING	DISTANCE
D1	N63°12'42"W	25.65'
D2	S84°01'54"W	25.83'
D3	S78°27'11"W	79.09'
D4	N63°17'53"W	62.30'
D5	N46°04'27"W	37.71'
D6	N36°33'20"W	42.53'
D7	N06°26'33"E	10.40'
D8	N03°38'54"E	49.76'
D9	N20°25'57"E	63.49'
D10	N22°34'06"E	57.75'
D11	N42°56'06"E	45.75'
D12	N09°51'03"E	56.49'
D13	N21°11'26"E	63.49'
D14	N52°19'57"E	64.83'
D15	N47°12'07"E	49.06'
D16	N16°21'24"E	47.94'
D17	N07°54'03"E	31.46'
D18	N36°27'41"E	79.36'
D19	N18°13'00"W	41.58'
D20	N53°27'19"E	35.26'
D21	N65°38'45"E	32.98'
D22	N31°13'09"E	25.72'
D23	N40°26'48"W	26.72'
D24	N04°25'47"W	47.47'
D25	N14°43'59"W	46.52'
D26	N31°15'52"E	43.67'
D27	N53°44'44"E	37.20'
D28	N16°04'07"E	63.82'
D29	N51°18'04"E	37.40'
D30	N00°49'31"E	64.09'
D31	N47°22'05"E	62.74'
D32	N04°22'23"W	28.41'
D33	N04°22'23"W	28.41'
D34	N27°30'55"E	49.42'
D35	N10°15'40"E	19.64'

CALLS ALONG & CREEK TRACT NO. 3

COURSE	BEARING	DISTANCE
A27	S39°33'35"W	12.29'
A28	S78°18'18"W	9.35'
A29	S66°50'20"W	19.69'
A30	S40°36'20"W	30.46'
A31	S55°51'45"W	23.39'
A32	S54°42'16"W	16.88'
A33	S73°55'00"W	3.37'
A34	N81°12'52"W	12.74'
A35	S71°50'10"W	17.21'
A36	S62°04'04"W	40.28'
A37	S15°28'58"W	9.46'
A38	S67°26'18"W	7.58'
A39	N88°16'09"W	39.07'
A40	S27°41'35"W	11.50'
A41	S36°58'30"W	27.05'
A42	S70°23'48"W	15.91'
A43	N20°50'43"W	20.12'
A44	S68°19'06"W	38.48'
A45	S07°12'09"E	11.44'
A46	S73°10'31"W	33.85'
A47	S56°08'28"W	20.00'
A48	S59°38'04"W	18.11'
A49	S88°35'27"W	25.40'
A50	S75°43'19"W	17.82'
A51	S60°26'23"W	31.88'
A52	S67°30'49"W	17.11'
A53	N67°25'16"W	19.30'
A54	S59°48'56"W	16.55'
A55	S40°34'49"W	16.60'
A56	S69°28'51"W	17.75'
A57	S69°51'26"W	27.91'

CALLS ALONG & CREEK PART OF TRACT NO. 5 & PART OF TRACT NO. 6

COURSE	BEARING	DISTANCE
C1	S78°42'26"W	19.10'
C2	N56°33'54"W	31.15'
C3	N87°08'59"W	40.21'
C4	S84°51'56"W	14.89'
C5	S65°03'19"W	31.61'
C6	S41°11'09"W	28.34'
C7	S54°09'05"W	39.27'
C8	S60°34'50"W	25.44'
C9	N87°10'38"W	23.69'
C10	N21°38'59"W	22.99'
C11	S89°12'18"W	24.00'
C12	S50°07'47"W	38.21'
C13	S49°33'23"W	16.74'
C14	S70°10'38"W	15.23'
C15	S15°30'23"W	26.81'
C16	N47°40'27"W	25.25'
C17	N67°46'27"W	16.74'
C18	S80°32'10"W	24.33'
C19	S70°55'21"W	23.45'
C20	S82°44'10"W	17.14'
C21	N27°41'54"W	15.06'
C22	N56°41'44"W	32.03'
C23	S72°25'11"W	17.66'
C24	S05°56'52"W	16.08'
C25	S51°55'29"W	12.70'
C26	N84°35'36"W	28.29'
C27	N81°15'13"W	41.65'
C28	S76°25'47"W	19.89'
C29	S72°44'14"W	43.80'
C30	S65°47'03"W	34.53'
C31	S74°59'54"W	26.40'
C32	S61°43'45"W	22.52'
C33	S80°32'13"W	13.18'
C34	S64°09'21"W	23.70'
C35	S68°05'38"W	33.95'
C36	S62°08'38"W	36.38'
C37	S74°13'10"W	39.83'
C38	S69°48'28"W	42.97'
C39	S70°58'28"W	51.12'
C40	S66°07'07"W	47.75'
C41	S70°49'57"W	37.05'
C42	S28°15'03"W	12.68'
C43	S55°31'06"W	36.79'
C44	S70°28'28"W	24.93'
C45	N42°19'53"W	12.62'
C46	S58°32'07"W	26.18'
C47	S56°59'57"W	19.27'
C48	S66°54'52"W	11.05'
C49	S82°45'45"W	21.17'
C50	S63°37'42"W	22.13'
C51	S64°45'33"W	25.79'
C52	N83°41'37"W	31.86'

CALLS ALONG & CREEK TRACT NO. 3

COURSE	BEARING	DISTANCE
A58	N84°31'37"W	47.41'
A59	S80°21'47"W	17.09'
A60	S51°42'48"W	22.47'
A61	S78°37'18"W	21.38'
A62	S89°21'02"W	16.99'
A63	S74°56'54"W	20.62'
A64	S65°33'44"W	34.48'
A65	S58°04'31"W	18.51'
A66	S69°50'21"W	31.59'
A67	S65°01'09"W	11.03'
A68	N15°40'32"W	9.78'
A69	N02°15'59"E	48.51'
A70	N42°15'49"E	29.98'
A71	N22°07'17"E	42.40'
A72	N11°35'09"E	32.93'
A73	N13°47'49"W	40.77'
A74	N17°56'25"E	22.43'
A75	N22°52'42"E	19.71'
A76	N31°48'50"E	37.70'
A77	N13°13'53"W	44.87'
A78	N47°20'36"W	29.56'
A79	N03°52'35"W	74.13'
A80	N19°39'51"E	22.60'
A81	N01°34'57"W	23.82'
A82	N10°43'48"E	16.56'
A83	N02°17'48"W	43.06'
A84	N14°01'25"W	15.67'
A85	N03°38'16"E	37.09'
A86	N05°29'37"E	35.85'
A87	N16°16'19"W	33.62'
A88	N25°30'35"W	39.45'
A89	N24°14'18"W	44.99'
A90	N18°44'32"W	24.34'
A91	N28°12'27"W	33.36'

CALLS ALONG & CREEK PART OF TRACT NO. 5

COURSE	BEARING	DISTANCE
E1	S83°42'28"W	70.01'
E2	S86°06'04"W	70.09'
E3	N69°13'13"W	53.72'
E4	N80°24'03"W	54.74'
E5	N85°01'57"W	78.64'
E6	S26°12'56"W	44.78'
E7	N85°35'11"W	82.56'
E8	S33°28'39"W	36.93'
E9	N49°50'01"W	62.46'
E10	S65°35'52"W	37.38'
E11	N58°18'49"W	42.00'
E12	N56°37'14"W	42.35'
E13	S60°37'30"W	47.53'
E14	S69°38'17"W	32.13'
E15	N58°38'41"W	32.86'
E16	S46°27'07"W	38.51'
E17	S45°01'12"W	39.46'
E18	S84°28'35"W	21.20'
E19	S40°31'42"W	42.89'
E20	N84°06'15"W	45.71'
E21	S45°01'12"W	64.38'
E22	S56°32'36"W	80.20'
E23	S35°16'16"W	36.52'
E24	S28°31'06"W	43.73'
E25	S28°01'12"W	64.66'

CALLS ALONG & CREEK PART OF TRACT NO. 5

COURSE	BEARING	DISTANCE
F1	S00°28'31"E	40.36'
F2	S19°16'40"W	73.45'
F3	S01°21'53"E	40.70'
F4	S29°41'56"E	65.08'
F5	S08°33'19"W	16.01'
F6	S50°51'14"W	20.94'
F7	S78°04'11"W	29.49'
F8	S12°26'50"E	119.51'
F9	S11°00'50"W	9.92'
F10	S33°22'59"W	29.30'
F11	S44°06'09"W	47.87'
F12	S02°32'45"E	16.57'
F13	S15°34'47"E	31.94'
F14	S17°36'38"W	21.82'
F15	S37°22'56"W	22.28'
F16	S00°14'27"W	11.42'
F17	S26°15'08"E	52.85'
F18	S10°18'34"E	24.65'
F19	S05°43'52"W	28.06'
F20	S17°02'36"W	34.68'
F21	S31°52'18"E	31.25'
F22	S07°10'06"W	51.84'
F23	S38°05'46"W	45.98'
F24	S28°20'51"E	4.92'
F25	S41°17'14"E	42.07'
F26	S13°31'43"W	5.51'
F27	S55°10'35"W	27.68'
F28	S57°28'01"W	20.84'
F29	S05°30'42"W	8.17'
F30	S04°48'54"E	102.28'
F31	S44°43'11"W	18.45'
F32	S59°03'42"W	21.77'
F33	S37°10'58"W	28.42'
F34	S11°22'22"W	17.37'

TRACT NO.	TMP	ZONED	ACRES	REF.
1	M0050045	B3	1.827	DB 1163, PG 108
2	M0050045A00	B3	4.420	DB 4426, PG 418
3	M0050045	B3	9.540	DB 1163, PG 108
4	M0050045	R1	83.072	DB 1163, PG 108
5	M0050045	B3	52.923	DB 1163, PG 108
6	M0050045	B3	49.633	DB 1163, PG 108

AUTHORIZATION STATEMENT:
I hereby submit this Preliminary Plat as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as required by the Development Regulations.

Signature of Authorized Agent/Owner _____ Date _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
This Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Monroe.

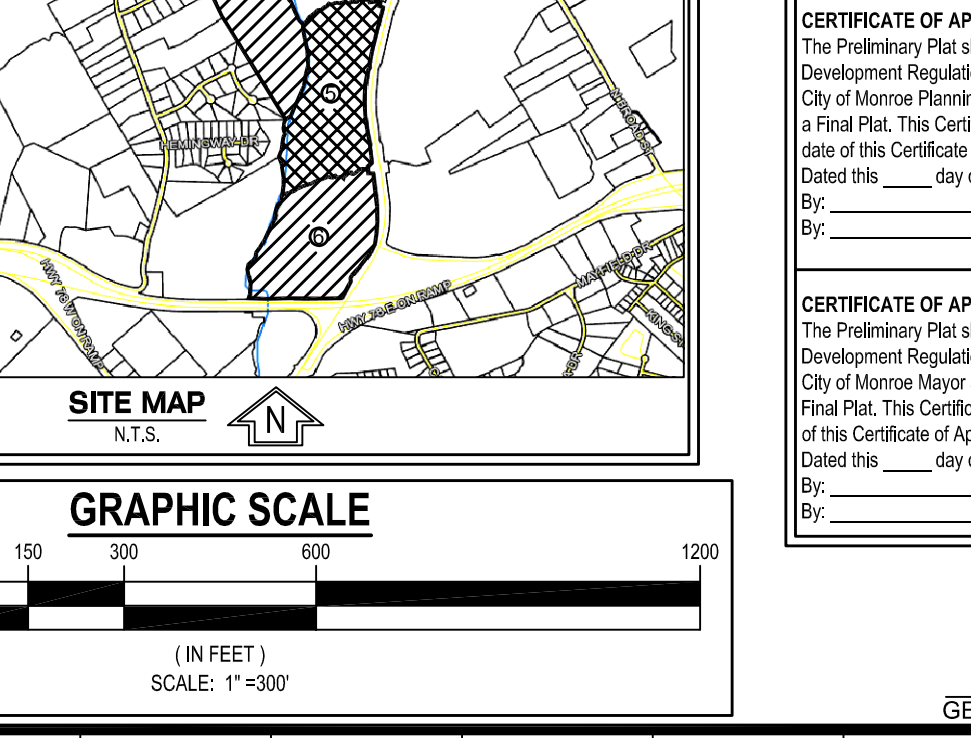
Code Enforcement Officer _____ Date _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:
The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this _____ day of _____, 20____
By: _____ Chairman
By: _____ Secretary

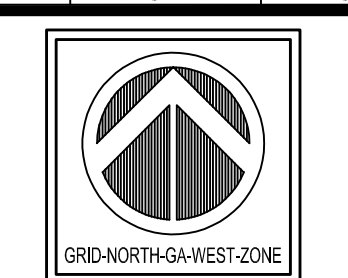
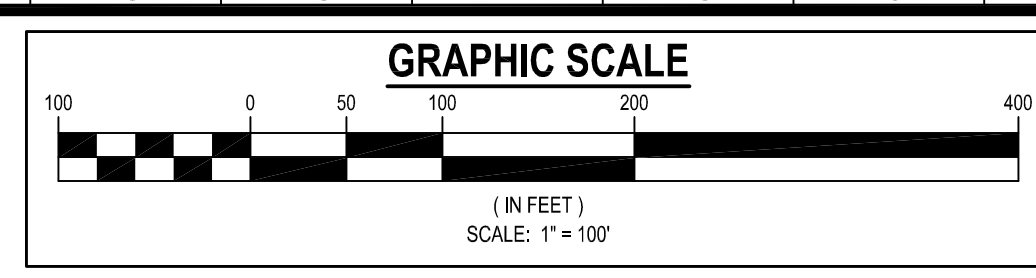
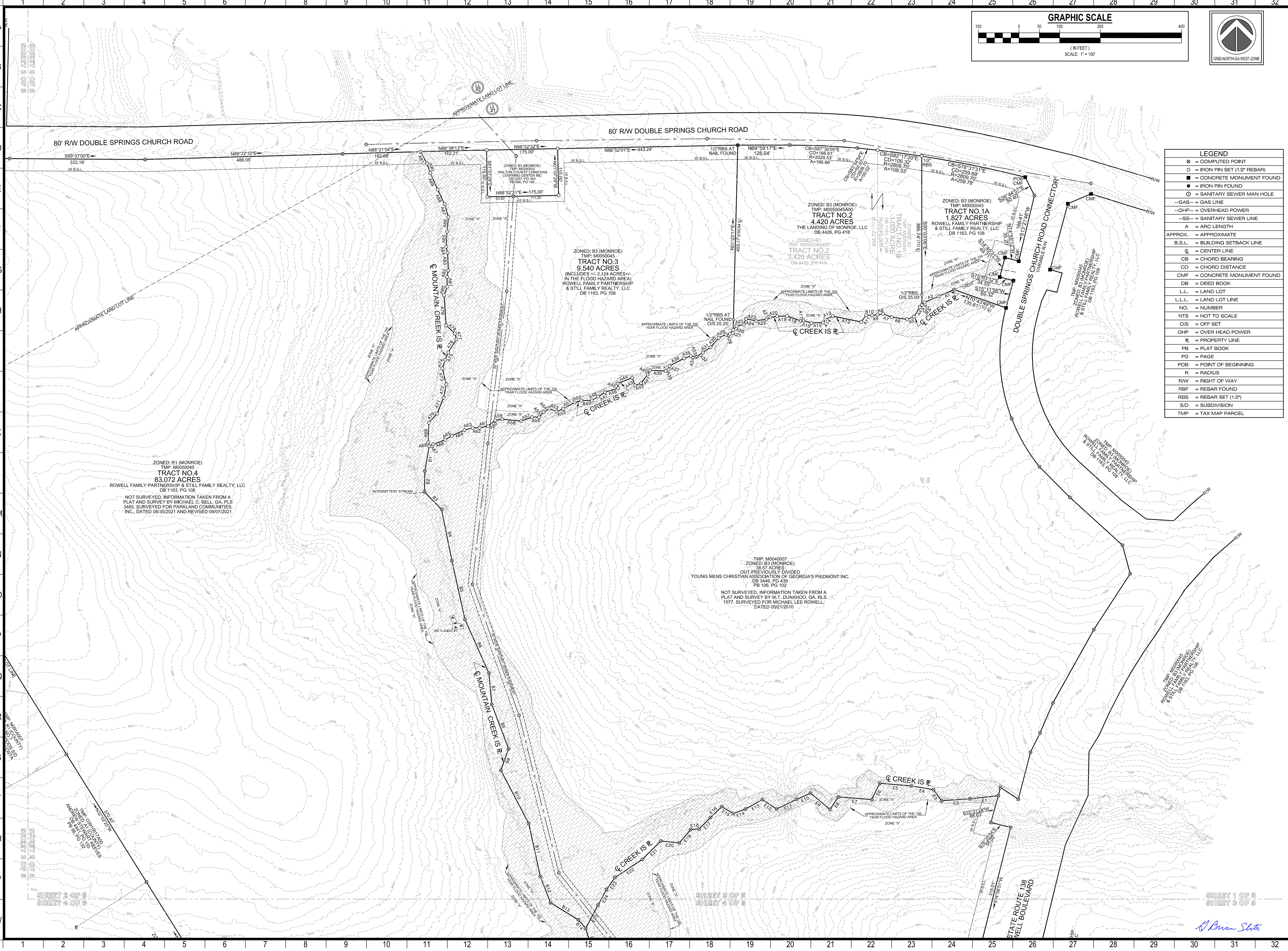
CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:
The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this _____ day of _____, 20____
By: _____ Mayor
By: _____ City Clerk



ZONING NOTES:
TRACT NO. 1-3 AND TRACT NO. 5-6
THE CURRENT ZONING CLASSIFICATION IS B-3, HIGHWAY COMMERCIAL DISTRICT.
SOURCE OF ZONING INFORMATION: CITY OF MONROE ZONING ORDINANCE ADOPTED JUNE 16, 2014, EFFECTIVE JULY 1, 2014. <https://www.monroega.com>
SECTION 700.2: TABLE 11 - COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS
A. MINIMUM LOT AREA: 14,000 SF.
B. MINIMUM LOT DENSITY: 3.0 UPA.
C. MAXIMUM LOT COVERAGE: 40%.
D. MINIMUM LOT WIDTH AT BUILDING LINE: 100 FEET.
E. MINIMUM LOT FRONTAGE: 75 FEET.
F. FRONT YARD BUILDING SETBACK: 15 FEET.
G. REAR YARD SETBACK: 35 FEET.
H. MAXIMUM BUILDING HEIGHT: 35 FEET.
I. MINIMUM BUILDING GROUND FLOOR AREA: 2,000 SF.
J. MINIMUM BUILDING WIDTH: 24 FEET.

ZONING NOTES:
TRACT NO. 4
THE CURRENT ZONING CLASSIFICATION IS R1, LARGE LOT RESIDENTIAL DISTRICT.
SOURCE OF ZONING INFORMATION: CITY OF MONROE ZONING ORDINANCE ADOPTED JUNE 16, 2014, EFFECTIVE JULY 1, 2014. <https://www.monroega.com>
SECTION 700.1: TABLE 10 - RESIDENTIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS
A. MINIMUM LOT AREA: 14,000 SF.
B. MINIMUM LOT DENSITY: 3.0 UPA.
C. MAXIMUM LOT COVERAGE: 40%.
D



LEGEND

- ⊙ = COMPUTED POINT
- = IRON PIN SET (1/2" REBAR)
- = CONCRETE MONUMENT FOUND
- = IRON PIN FOUND
- ⊕ = SANITARY SEWER MAN HOLE
- GAS- = GAS LINE
- OHP- = OVERHEAD POWER
- SS- = SANITARY SEWER LINE
- A = ARC LENGTH
- APPROX. = APPROXIMATE
- B.S.L. = BUILDING SETBACK LINE
- ⊕ = CENTER LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CMF = CONCRETE MONUMENT FOUND
- DB = DEED BOOK
- LL = LAND LOT
- L.L.L. = LAND LOT LINE
- NO. = NUMBER
- NTS = NOT TO SCALE
- O/S = OFF SET
- OHP = OVER HEAD POWER
- ℙ = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- R = RADIUS
- R/W = RIGHT OF WAY
- RBF = REBAR FOUND
- RBS = REBAR SET (1/2")
- S/D = SUBDIVISION
- TMP = TAX MAP PARCEL

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 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 311 North Main Street, Unit C, Suite 101
 P.O. Box 896 | Madison, GA 30650
 P: 706.342.1104 | C: 706.201.0996
 www.georgiacivil.com



SURVEYED BY:
 G. BRIAN SLATE, RLS#2629
 C: 706.201.0996
 bslate@georgiacivil.com

THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 168-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA, ANNOTATED (OCGA) 15-6-67, AS AMENDED BY HB1004 (2016).
 CERTIFICATE OF AUTHORIZATION LSF001055

PRELIMINARY SUBDIVISION FOR:
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
 201.415 ACRES
 IN LAND LOTS 27, 28, 29, 40, 41 & 42 OF THE 3rd LAND DISTRICT
 IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

CREW CHIEF: N/A
 SURVEYED: N/A
 PROJECT #: 22RFP001
 DRAWING DATE: 03/17/2022
 DRAWN BY: GBS
 CHECKED BY: GBS

REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=100'

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PRELIMINARY
 SUBDIVISION
 PLAT

Sheet Number

SHEET 2 OF 5

SHEET 1 OF 5
 SHEET 3 OF 5
G. Brian Slate

