

Planning Commission Meeting

AGENDA

Tuesday, January 17, 2023 5:30 PM 215 N. Broad St. - City Hall

- I. <u>CALL TO ORDER</u>
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. MINUTES OF PREVIOUS MEETING
 - 1. Planning Commission Minutes 12-20-2022
- V. REPORT FROM CODE ENFORCEMENT OFFICER
- VI. OLD BUSINESS
- VII. <u>NEW BUSINESS</u>
 - 1. Request for Rezone: R-2 to B-1: 104 3rd St
 - 2. Request for COA Site Expansion 202 S. Madison
 - 3. Request for COA Signage 730 Hwy 138
 - 4. Request for COA Accessory Structure & Signage 511 E Spring St.
 - 5. Request for COA Parking Lot Expansion 202 McDaniel St
 - 6. Request for Variance Forward Facing Garage 407 E Church St
 - 7. Zoning Map Amendment

VIII. ADJOURNMENT

MONROE PLANNING COMMISSION MEETING MINUTES—December 20, 2022—DRAFT

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

Absent: None

Staff: Brad Callender—City Planner

Laura Wilson—Code Assistant

Visitors: Maxwell Sparks, David Sparks, Anne & Everette Harmon, Amanda & Gary Betzel,

Nick Garner, Brenda Garner, Jim Campbell, Duane Wilson, Danny Clack

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

Motion to Approve the Agenda as presented:

Motion Treadaway. Second Parks

Motion carried

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

Motion to approve

Motion Mathias. Second Treadaway.

Motion carried

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

Old Business: None

<u>The First Item of Business:</u> is Variance Case #1805, a request for two variances at 115 6th St to reduce the minimum lot width at the building line and minimum lot size to allow for subdivision of the property. The property is currently zoned R-1A which requires 75ft lot width at the building line and a 10,000 sq ft lot. The proposed subdivision would create one lot 69.25' wide (9290 sq ft) and one lot 68.5' wide (9456 sq ft). These lot previously existed in the mill district as lots 134 and 135. Owner and applicant Jim Campbell spoke in favor of the request. Staff recommends approval without conditions. Applicant has already received Historic Preservation Commission approval to construct a single-family residence on the new lot.

Jim Campbell: Owned the property with a rental house on it since 2002 and would now like to build a house on the other lot.

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

Motion to approve as presented

Motion Camp. Second Mathias.

Motion Carried

<u>The Second Item of Business</u> is COA Case #1807, a Central Business District certificate of appropriateness application at 138 N. Midland Ave. to allow for renovations and a deck addition to an existing retail building to allow for repurposing a site for a restaurant and tavern. The applicant is Sparks-Grizzard Construction Inc. Staff recommends approval without conditions.

Commissioner Treadaway: When I first looked at the application, I realized it could be contentious simply because it is a restaurant on the edge of Downtown. We are not here to determine if this type of business can exist here; that has already been determined by Code and City Council. We are here to decide if the changes meet the requirements of the CBD COA.

Davis Sparks of Sparks-Grizzard Construction spoke in favor of the project. Commissioner Treadaway: Does the deck face the interior parking lot (not Highland Ave)? Sparks: That is correct. If faces the existing outbuilding (parking lot and cemetery).

Chairman Eckles: Anyone else here to speak in opposition?

- 1. Everette Harmon (201 N. Madison)—What will be happening on the deck? Music/bands? How late will it be open? Where will the dumpster be?
 - a. Chairman Eckles: Our board is not in charge of any of that
 - b. E. Harmon: This is the first meeting we have seen about this so we walked up here
 - c. Callender: I'm sure the applicant can speak to potential dumpster locations; these questions would be better answered in a Council meeting. Council will be responsible for regulating noise and hours of operation
 - 2. Anne Harmon (201 N. Madison Ave)—Why is the deck considered appropriate? I don't see any other decks in downtown eating establishments
 - a. Sparks: There are other eating establishments with outdoor areas. We chose a deck because it is easy to install and a good size to handle several tables.
 - b. Callender: They could have just as easily done a patio and there are other locations in town that have outdoor dining.
 - 3. Robin Pledger (816 McDaniel St)—Thank you for improving an ugly building
 - 4. Nick Garner (200 N Midland Ave)—Glad to see some improvement on the structure; Why does the building have to go through the COA process?
 - a. Callender: In the City of Monroe there are two corridors that this Commission has oversight of. One is the Corridor Design Overlay (Broad St., Spring St., Hwy 78, and Hwy 138); we have design criteria that new development and renovations of existing sites must meet. The Central Business District is a copy of that—with limited standards and the same process. This Commission is looking at design criteria.
 - b. Garner: Does everyone in the City have to go through this process?

- c. Callender: This property is in the Central Business District which is south of Highland, to Wayne, to N. Madison; it is the historic grided streets of Monroe to Davis St
- d. D. Wilson (building owner): We would like to get along with neighbors and we are not sure yet what colors the columns on the building will be painted
- 5. Brenda Garner (200 N. Madison Ave)—Can the dumpster be on the non-Highland Ave side? What kind of bar will it be?
 - a. D. Wilson (building owner): The dumpster has to go where the trucks can access it
 - b. Danny Clack: We have two other locations (Stone Mountain and Lawrenceville), It will be a place of entertainment and trivia; not a biker bar; want to have a fun atmosphere; Monroe is booming and we would like to be a part of it
- 6. Callender: What is the purpose of the accessory structure? Will it still be used for used car sales?
 - a. Sparks: Dry goods storage

Motion to approve without conditions

Motion Mathias. Second Treadaway Motion carried

Chairman Eckles entertained a motion to adjourn. Motion to adjourn

Motion Treadaway. Second Parks. Meeting adjourned; 5:54pm



Planning City of Monroe, Georgia

REZONE STAFF REPORT

APPLICATION SUMMARY

REZONE CASE #: 1921

DATE: January 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Sherie Hawkins

PROPERTY OWNER: Sherie Teresa Hawkins

LOCATION: North side of 3RD Street – 104 3RD Street

ACREAGE: ±0.236

EXISTING ZONING: R-2 (Multi-Family, High-Density Residential District)

EXISTING LAND USE: Single-family dwelling

ACTION REQUESTED: Rezone R-2 to B-1 (Neighborhood Commercial District)

REQUEST SUMMARY: The owner is petitioning for a rezone of this property in order to convert a single-family dwelling to allow for expansion of the adjacent professional services business.

raining awaining to allow for expansion of the adjacent professional services business.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: January 17, 2023

CITY COUNCIL: February 14, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to expand an adjacent professional services business. The subject property is zoned R-2 (Multi-Family, High-Density Residential District) and contains a single-family dwelling. The single-family residence has been located on the property since 1905. The applicant is requesting a rezone to B-1 (Neighborhood Commercial District) to expand the professional services business on the adjacent property, which is also owned and operated by the property owner in this request. The professional services proposed include psychological counseling, massage therapy, and yoga/pilates instruction. The subject property would be combined together with the adjacent B-1 zoned property with the existing professional services business.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone Expansion of adjacent business for Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction
 - Site Area ±0.236 Acres
 - Existing Single-Family Dwelling 706 Sf
 - Property to be combined with 706 S. Broad Street to create one property
 - Parking 10 parking spaces will be added between the existing buildings
 - Parking will be either gravel or pavers with grass

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS" AS SET FORTH IN SECTION 1421.8 OF THE CITY OF MONROE ZONING ORDINANCE.

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The subject property is currently zoned R-2 (Multi-Family, High-Density Residential District) and contains a single-family dwelling. The single-family dwelling was constructed in 1905. Under the current zoning, the property has limited economic viability except for use as a single-family residence.
- (1) The proposed use and zoning classification of the subject property: The applicant is requesting the rezone to B-1 (Neighborhood Commercial District) to allow for expansion of a business located on an adjacent property. The business on the adjacent property conducts multiple professional services including psychological counseling, massage therapy, and yoga instruction. Those professional services described are permitted uses in the B-1 zoning district.
- (2) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property: Properties located south and west of the site along 3RD Street are zoned R-2 (Multi-Family, High-Density Residential District) and are currently developed with single-family residences. Property north of the site is currently zoned PRD (Planned Residential District) and is a mixture of undeveloped and the old Walton Mill store building with a barber shop and corner market. The property east of the site is currently zoned B-1 and contains the business owned by the petitioner seeking this rezone request. The existing professional services business on the adjacent parcel has existed on that property adjacent to residences along 3RD Street without negatively impacting residences on those properties. The requested rezone to expand the adjoining professional services business should not adversely affect adjacent residences along 3RD Street.
- (3) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel: The submitted zoning plan illustrates one entrance into the site off 3RD Street to an unpaved parking lot. A driveway is currently located at the point of access shown on the zoning plan. Structures on the subject property and the adjacent S. Broad Street property are currently connected to the City's water and sewer system. Additional City services and utilities should be adequate to serve the proposed development.

- (4) Whether the zoning proposal is consistent with the Comprehensive Plan: The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of the Downtown Sub-Area is fairly developed with a mixture of retail, office, and residential. The future character of this sub-area will continue to serve as the central business district with core urban form. Land uses goal percentages for the Downtown Sub-Area are weighted towards a greater percentage of non-residential uses within the sub-area. The proposed rezone includes a plan to join the site with the existing commercial property on the corner of S. Broad Street and 3RD Street. Considering the site is located along a major thoroughfare within the Downtown Sub-Area, the requested rezone appears to meet the intent of the goals of the Comprehensive Plan and is consistent with development patterns along S. Broad Street.
- (5) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: The requested B-1 zoning is requested in order to combine the subject property to the adjoining property at 706 S. Broad Street. The subject property and the adjoining property are both owned by the same property owner. The property owner wishes to expand the business at 706 S. Broad Street which is the basis for this rezone request. The property owner obtained approval from the Historic Preservation Commission to make exterior changes to the dwelling on September 27, 2022.

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 to allow for conversion of the existing residence to a professional services business as submitted without conditions.



City of Monroe

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

REZONE PERMIT

PERMIT #:

1921

DESCRIPTION:

REZONING R-2 to B-1

JOB ADDRESS: PARCEL ID:

104 3RD ST M0180103

LOT #: BLK #: ZONING:

R-2

SUBDIVISION: ISSUED TO:

Sherie Hawkins

CONTRACTOR:

Sherie Hawkins

ADDRESS CITY, STATE ZIP: 173 Social Circle Fairplay Rd Social Circle GA 30025 404-784-6809

PHONE:

OWNER:

PHONE: PROP.USE

RESIDENTIAL

PHONE:

VALUATION: SQ FT

0.00 0.00

DATE ISSUED: EXPIRATION:

12/20/2022 6/18/2023

OCCP TYPE: CNST TYPE:

INSPECTION

REQUESTS:

770-207-4674

lwilson@monroega.gov

FEE CODE PZ-03

DESCRIPTION

REZONE REQUEST TO P/B-1/B-2/B-3/M-1

AMOUNT \$ 500.00

FEE TOTAL PAYMENTS BALANCE

\$ 500.00 \$- 500.00 \$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Rezone from R-2 to B-1 at 104 3rd Street on January 17, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on February 14, 2023 at 6:00pm. Both meetings will be held 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.



CITY OF MONROE REZONE APPLICATION

REZONE LOCATION & DESCRIPTION		
Address (or physical location): 104 3rd S	Street Monroe, Ga.	30655
	Parcel #(s): M01801	103
Acreage/Square Feet: 0.236/10,280 S		
Existing Zoning: R2	Proposed Zoning: <u>B1</u>	
Existing Use: Single Family Residenc	е	
Proposed Use: Professional Psychological Service	es, Massage Therapy, Small Grou	ıp and Yoga/Pilates Instruction
PROPERTY OWNER & APPLICANT INFORMATION	ON	
Property Owner: Sherie Hawkins		Phone #: 404-784-6809
Address: 173 Social Circle Fairplay Rd.		
Applicant (If different than owner):	4	Phone #:
Address:	_ City:	_ State: Zip:
Address: REZONE INFORMATION	_ City:	_ State: Zip:
	pperty and abutting propertiening is R2. The property has	es. Describe all existing uses on s been a leased
REZONE INFORMATION Describe the current zoning of the subject pro abutting properties (1421.4(2)(c)): Current zon residential home until 7/31/2022. The expand the business, Hope Springs M	perty and abutting propertiening is R2. The property has request to re-zone is pullind, Body, Spirit, which	s. Describe all existing uses on been a leased roposed in order to is adjacent
REZONE INFORMATION Describe the current zoning of the subject pro abutting properties (1421.4(2)(c)): Current zor residential home until 7/31/2022. The	perty and abutting propertiening is R2. The property has request to re-zone is pullind, Body, Spirit, which	s. Describe all existing uses on been a leased roposed in order to is adjacent
Describe the current zoning of the subject proabutting properties (1421.4(2)(c)): Current zon residential home until 7/31/2022. The expand the business, Hope Springs Moto this property and is located provide a statement explaining the intent of the cial or unusual parts of the rezoning request (14)	perty and abutting properties in the property has e request to re-zone is public, Body, Spirit, which at 706 South Broade requested zoning change, the requested in the result of the result in the re	s. Describe all existing uses on been a leased roposed in order to is adjacent ad Street. The proposed use, and any speculated zoning change is to
Describe the current zoning of the subject proabutting properties (1421.4(2)(c)): Current zon residential home until 7/31/2022. The expand the business, Hope Springs Note to this property and is located Provide a statement explaining the intent of the cial or unusual parts of the rezoning request (14 expand the business, Hope Springs, to include	perty and abutting properties in the property has a request to re-zone is public, Body, Spirit, which at 706 South Broade requested zoning change, the requested zoning change, the reduction of the reduction of the reduction of the reduction of the same services offered the same services offered the reduction of the reduction of the reduction of the same services offered the same services offered the same services of the reduction of the same services of the same serv	ss. Describe all existing uses on been a leased roposed in order to is adjacent ad Street. The proposed use, and any speculation at the location
Describe the current zoning of the subject proabutting properties (1421.4(2)(c)): Current zon residential home until 7/31/2022. The expand the business, Hope Springs Moto this property and is located provide a statement explaining the intent of the cial or unusual parts of the rezoning request (14 expand the business, Hope Springs, to included adjacent (706 S. Broad St.). The servi	perty and abutting properties aing is R2. The property has request to re-zone is public, Body, Spirit, which at 706 South Broader requested zoning change, to the reduced the same services offered at both 706 in the reduced of the same services offered at both 706 in the reduced of the same services offered at both 706 in the reduced of the same services offered at both 706 in the same services of the same se	es. Describe all existing uses on a been a leased roposed in order to is adjacent ad Street. The proposed use, and any speculated zoning change is to ed at the location S. Broad St. and
Describe the current zoning of the subject proabutting properties (1421.4(2)(c)): Current zon residential home until 7/31/2022. The expand the business, Hope Springs Note to this property and is located Provide a statement explaining the intent of the cial or unusual parts of the rezoning request (14 expand the business, Hope Springs, to include	perty and abutting properties aing is R2. The property has request to re-zone is public, Body, Spirit, which at 706 South Broader requested zoning change, to the reduced the same services offered at both 706 in the reduced of the same services offered at both 706 in the reduced of the same services offered at both 706 in the reduced of the same services offered at both 706 in the same services of the same se	es. Describe all existing uses on a been a leased roposed in order to is adjacent ad Street. The proposed use, and any speculated zoning change is to ed at the location S. Broad St. and

REZONE INFORMATION CONT. Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The house and property at 104 3rd St. is located adjacent to 706 S. Broad St. with the land connecting. The rezone approval will allow for the land and house at 104 3rd St. to be combined with the land and house at 706 S. Broad St. to be utilized for Professional Psychological services, massage therapy, small group, and yoga/pilates instruction, all of which are currently being offered at Hope Springs. Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): 104 3rd St. has been vacant since 7/31/22. Select all existing utilities available and/or describe proposed utilities (1425.1(1)(k)): ✓ City Water Private Well City Sewer Septic Tank Electrical Gas Telecom **REQUIRED SUBMITTAL ITEMS (1421.4(2))** SELECT THE APPLICABLE ITEMS FOR THE REQUEST Completed Application Residential Rezoning Sites Plans shall also include Fee (see Fee Schedule) the following in addition to the items listed for Site Typed Legal Description Plans: Typed Detailed Description of the Request Maximum # of Dwelling Units/Lots Survey Plat **Maximum Structure Height** ✓ Deed Minimum Square Footage of Dwellings Proof of all property taxes paid in full Minimum Lot Size / Site Plan Maximum Lot Coverage Drawn to scale, showing the following: Maximum Structure Height Proposed Uses/Buildings **Location of Amenities** Proposed Improvement Information **Required Buffers** Parking Traffic Circulation For Planned Districts, the applicant must submit a Landscaping/Buffers pattern book for review before submitting any re-Stormwater/Detention Structures zoning application. Any submittal of a rezone appli-Amenities cation for a Planned District which has not under-Commercial & Industrial Rezoning Site Plans shall gone a preliminary review by staff will be considered also include the following in addition to the items incomplete. The pattern book and rezoning site plan listed for Site Plans: shall include all of the applicable items listed above Maximum Gross Square Footage of Structures as well as any identified by staff during the prelimi-Minimum Square Footage of Landscaped Area nary review process:

Pattern Book Review Completed

Code Enforcement Officer

Other Items as identified as required by the

Maximum Structure Height

Required Buffers

Minimum Square Footage of Parking & Drives

Proposed Number of Parking Spaces

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATIO	N ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS
AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF	
ES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER	SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES
THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPE	PERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE
ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.	12 11 22
SIGNATURE:	DATE: \display= 14 d2
A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO MENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNT	
PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT	г
SIGNATURE:	DATE:
NOTARY PUBLIC:	
SWORN TO AND SUBSCRIBED BEFORE THIS $\underline{I+}$ DAY OF \underline{b}	ellmber, 2022
NOTARY SIGNATURE: AMARIA MATA	
DATE: 12/14/1000 SEAL	11111.
NIN PE	R S WALL
Sin Market Control of the Control of	155/07
	7/4/2 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
	BLIC OF
July COU	ATY GENERAL
777777	1811/1/199

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

This request is to combine the properties, #16 Walton Mills (706 S. Broad St) and #17 Walton Mills (104 3rd St.) into one property as they are both owned by Sherie Hawkins. The property located at 706 S. Broad St. is already zoned B1 and is currently occupied by Hope Springs Mind, Body, Spirit (owned by Sherie Hawkins) and is utilized to provide the following services: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction. The rezoning of 104 3rd st. will allow for the expansion of Hope Springs into that space as well in order to offer the same services: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction.

As we have been leasing parking from 700 S. Broad St. (81 Investments), the combination of these properties would also allow us to install a 10 vehicle parking space in the center of the combined space which would be constructed of gravel or pavers with grass (so as to retain a more natural aesthetic). The property located at 104 3rd St. will need to be rezoned to match the current zoning of 706 S. Broad St. (B1) as part of this request to combine the properties into one.

Legal Description

All that tract or parcel of land lying in Land Lot 39 of the 3rd Land District of Walton County, Georgia and being known as 706 South Broad Street and 104 3rd Street combined into 0.391 acres as shown on a Combination Survey for Sherie Teresa Hawkins, dated 10/4/2022, prepared by Ronald Calvin Smith, LLC.

Beginning at a 1" open top pipe at the intersection of the easterly right of way of South Broad Street and the northerly right of way of 3rd Street and running thence along the northerly right of wau of 3rd Street, South 59 degrees 30 minutes and 03 seconds West a distance of 57.49 feet to a 1/2" rebar found, thence South 56 degrees 32 minutes 11 seconds West a distance of 116.67 feet to a 1" open top pipe found, thence leaving said right of way North 28 degrees 06 minutes 48 seconds West a distance of 107.20 feet to a 1" open top pipe found, thence North 61 degrees 15 minutes 21 seconds East a distance of 83.09 feet to a 1/2 inch rebar found, thence North 61 degrees 49 minutes 13 seconds East a distance of 22.88 feet to a 1/2" rebar found, thence North 86 degrees 389 minutes 19 seconds East a distance of 97.81 feet to a 1/2" open top pipe found on the easterly right of way of South Broad Street, thence along said right of way of South Broad Street, South 06 degrees 39 minutes 11 seconds a distance of 57.94 feet to a 1" open top pipe founda and the Point of Begining.

Printed: 12/07/2022 13:59:25 PM



Official Tax Receipt Walton County, GA 303 S. Hammond Dr, Suite 100 Monroe, 30655 —Online Receipt—

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022- 17719	M0190- 00000-031- 000	#16 WALTON MILLS .21AC	\$669.21	\$0.00 Fees: \$0.00	\$0.00	\$669.21	\$0.00
Totals:			\$669.21	\$0.00	\$0.00	\$669.21	\$0.00

Paid Date: 10/31/2022

Charge Amount: \$669.21

IIAWKINS SIIERIE TERESA P O BOX 1687 MONROE, GA 30655



Scan this code with your mobile phone to view this bill

Printed: 12/07/2022 14:03:27 PM



Official Tax Receipt
Walton County, GA
303 S. Hammond Dr, Suite 100
Monroe, 30655
—Online Receipt—

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022- 23292	M0180- 00000-103- 000	#17 WALTON MILLS .25AC	\$1,068.18	S0.00 Fees: S0.00	\$0.00	\$1,068.18	\$0.00
Totals:			\$1,068.18	\$0.00	\$0.00	\$1,068.18	\$0.00

Paid Date: 10/31/2022

Charge Amount: \$1,068.18

LEBLANC ENTERPRISES LLC 12 OLD MILL RD E RICHMOND HILL, GA 31324



Scan this code with your mobile phone to view this bill

1"OTP

FOUR EAGLE INVESTORS, LLC 106 3rd STREET

TAX PARCEL MO180102

ZONED R2

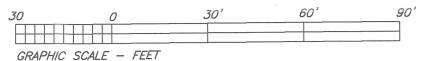
As required by subsection (d) of O.C.G.A. section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Ga. R.L.S. no. 2921

OWNER: SHERIE TERESA HAWKINS P.O.BOX 1687 MONROE, GA. 30655

S

NOTE: THIS PROPERTY LIES WITHIN THE MONROE WALTON MILL HISTORIC OVERLAY AREA.



NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO.

DATED

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON. THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXSIT BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

81 INVESTMENT COMNPANY 700 SOUTH BROAD STREET TAX PARCEL MO180104 DB. 4521, PG. 032 PB. 106, PG. 107 ZONED PRD

50' B.S.L

ZONED R2

ASPHALT BROA N 86°38'19"E 61°49'13"E **ASPHALT** D 97.81 S B.S.L. 06.39 -STORY FRAME #706 5 94 ZONED B1 P.O.B. 1 "OTP

A GEOMAX Z90 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 132,895 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE FEET. ACCURATE WITHIN 1 FOOT IN 665,248

LEGEND

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

> = REBAR FOUND I.P.S. C.M.F. = IRON PIN SET = CONCRETE MONUMENT FOUND O.T.P. C.T.P. R/W P.L. C.L. = OPEN TOP PIPE CRIMPED TOP PIPE = RIGHT OF WAY PROPERTY LINE = CENTER LINE B.S.L. = BUILDING SETBACK LINE L.L. L.L.L. G.M.D. = LAND LOT LINE = GEORGIA MILITIA DISTRICT T.B.M. = TEMPORARY BENCH MARK = RADIUS TANGEN7 NOW OR FORMERLY Ď.B. = DEED BOOK = PLAT BOOK

> > = DRAINAGE EASEMENT

= SANITARY SEWER EASEMENT

= POINT OF COMMENCEMENT

= POINT OF BEGINNING

= FINISHED FLOOR ELEVATION F.F.E. = MANHOLE = DRAIN INLET = FIRE HYDRANT = LIGHT POLE = POWER POLE = POWER LINE = FENCE LINE = WATER LINE

D.E.

S.S.E.

P.O.B.

= GAS LINE = VALVE(W)= WELL (DISTANCE) = DEED OR PLAT CALL

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

28°06;45

13

COMBINATION SURVEY FOR:

#706 S. BROAD STREET

0.391 ACRES / 17,028.1

#104 3RD STREET

COMBINED:

0.155 ACRES / 6,747.3 SQ.FT.

0.236 ACRES / 10,280.8 SQ.FT.

SHERIE TERESA HAWKINS

0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS

SURVEY USING CHAMPION TKO EQUPMENT AND eGPS SOLUTIONS REAL

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS.

THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH

NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE

CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3:

NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND

OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS

A SCEPTER TWO DATA COLLECTOR RUNNING CARLSON SURVCE SOFTWARE.

OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK

TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

FIELD WORK DATE: 10/3/2022 LAND LOT(S) 39

DATE OF PLAT PREPARATION: 10/4/2022

RONALD CALVIN SMITH, LLC 146 MLK, Jr. BLVD - Box 254 Monroe, Ga. 30655 Phone 770-289-4175

WALTON COUNTY, GEORGIA

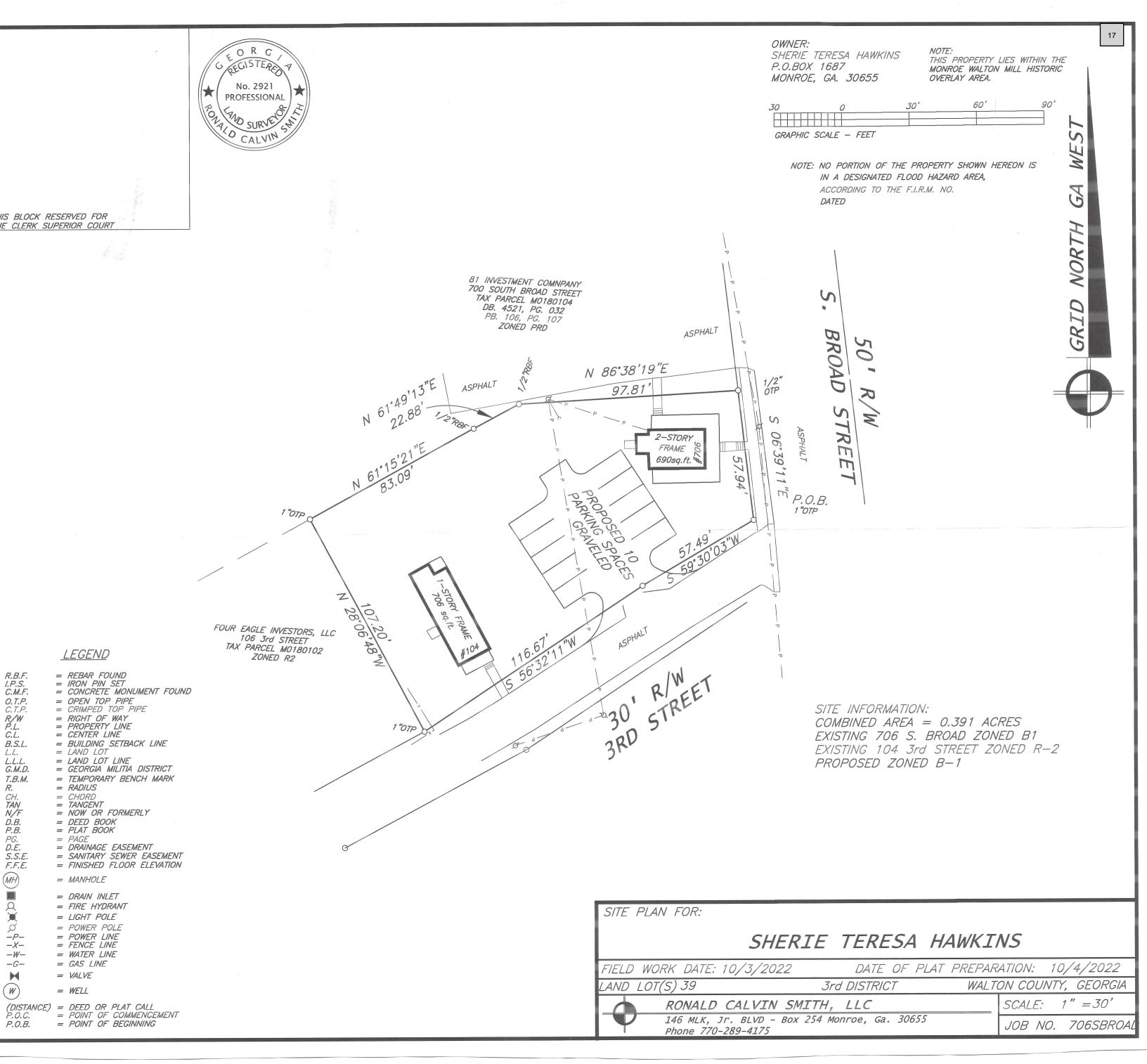
JOB NO. 706SBROAL

3rd DISTRICT

1" =30' SCALE:

CODE ENFORCEMENT OFFICER

DATE



Return Recorded Document to: Preston & Malcom, P.C. Attorneys at Law Post Office Box 984 110 Court Street Monroe, Georgia 30655 File No. 22-26050

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF WALTON

THIS INDENTURE, made this 2nd day of August, 2022, between LeBlanc Enterprises, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinunder called Grantor, and Sherie Teresa Hawkins, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in G.M.D. 419, being designated as Lot 17 of Walton Mills Subdivision, according to a survey entitled, "Map Showing Subdivision for Walton Mills," dated February 12, 1964, prepared by Pickell & Pickell Engineers, certified by Hayward Pickell, South Carolina Registered Land Surveyor No. 356, recorded in Plat Book 16, page 223, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 104 3rd Street, according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

Tax Parcel ID No. M0180-00000-103-000

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

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above-named Grantor.

-(SEAL)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

talyn 12. r

Notary Public

PAUL L ROSENTHAL
Notary Public - State of Georgia
Walton County
My Comm. Expires Oct. 6, 2023

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

PAUL I, ROSENTHAL
Notary Public - State of Georgia
Walton County
My Comm. Expires Oct. 6, 2023

GRANTOR:

LeBlanc Enterprises, LLC,

a Georgia Limited Liability Company

Sharon A. LeBlanc, Member

(SEAL)

Richard E. LeBlanc, Member

NOTICE TO THE PUBLIC CITY OF MONROE

A petition has been filed with the City of Monroe requesting the property located at 104 3rd Street (Parcel #MO180103) to be rezoned from R-2 to B-1.

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 January 17, 2023 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 February 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.

PLEASE RUN ON THE FOLLOWING DATE:

January 1, 2023



Laura Wilson Code Department Assistant City of Monroe, Georgia







December 23, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 17, 2023 to consider an application for rezoning $\pm .25$ acres located at 104 3rd St., Parcel #M0180103. The property is currently zoned Multi-family, High Density Residential District (R-2) with a request to change the zoning classification to Neighborhood Commercial District (B-1). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 1, 2023.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—January 17, 2023 at 5:30pm
- City Council—February 14, 2023 at 6:00pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at www.monroega.com by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
City of Monroe
Code Department Assistant





Planning City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1922

DATE: January 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Southern Elite Contracting Inc

PROPERTY OWNER: Southern Elite Contracting Inc

LOCATION: South side of E. Washington St., west side of S. Madison Ave., and the east side of S. Midland

Ave. - 202 S. Madison Ave.

ACREAGE: ±0.70

EXISTING ZONING: B-2 (General Commercial District)

EXISTING LAND USE: Office and accessory parking

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application

in order to allow expansion of the existing office building.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness as

submitted without conditions.

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: January 17, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to expand the existing office building. The applicant proposes to remove an old drive-thru and driving lanes to expand the office building. Other improvements on the site include adding rock beds and optional green space.

PROPOSED PROJECT SUMMARY:

- Building Expansion
 - Existing Building 2,456 Sf
 - Building Expansion 4,715 Sf
 - 8 parking spaces will be removed as part of the building expansion and installation of rock bed or optional green space

STAFF ANALYSIS

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

- 646.6.1 Because of the pedestrian nature of the CBD Overlay, the presence of ample on-street and public lot parking, and the allowance of commercial parking garages within the CBD, new buildings and uses within the CBD shall not be subject to the off-street parking requirements as required in Section 520 of this Ordinance upon granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements: The site currently has on-site parking. Approximately 8 parking spaces will be removed to accommodate the building expansion and installation of a rock bed and optional green space.
- 646.6.2 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the lot coverage restrictions of Section 570 of this Ordinance shall not apply to property located within the CBD Overlay upon granting of a COA by the Planning Commission allowing such lot coverage proposed: The site predominantly consists of impervious surface. The proposed building expansion will extend towards and abut the E. Washington Street right-of-way boundary and will abut the property to the south. Rock beds and optional green space are proposed in the northwest corner of the site in place of 5 parking spaces and impervious surface.
- 646.6.3 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the dimensional requirements of the underlying zoning district contained in Section 700.2-Table 11 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Commission allowing different dimensional requirements. Said dimensional requirements shall be consistent with the minimums contained herein in Table 9: As stated above, the proposed building expansion will extend towards and abut the E. Washington Street right-of-way boundary and will abut the property to the south. This standard of the CBD overlay permits zero lot line construction and will be utilized in this request.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to allow the building expansion without conditions.



City of Monroe

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

PLANNING & ZONING COA PERMIT

PERMIT #:

1922

DESCRIPTION:

COA-PLANNING & ZONING

JOB ADDRESS:

202 S MADISON AVE M0140118

LOT#: BLK #:

PARCEL ID: SUBDIVISION:

ISSUED TO:

ZONING:

B-2

ADDRESS

SOUTHERN ELITE CONTRACTING, IN 202 S MADISON AVE

CONTRACTOR: PHONE:

SOUTHERN ELITE CONTRACTING, IN

CITY, STATE ZIP: PHONE:

MONROE GA 30655 770-789-3789 BUSINESS

OWNER: PHONE:

PROP.USE

VALUATION: SQ FT

COMMERCIAL 0.00 0.00

DATE ISSUED: **EXPIRATION:**

12/21/2022 6/19/2023

OCCP TYPE: CNST TYPE:

INSPECTION

770-207-4674

lwilson@monroega.gov

REQUESTS: FEE CODE

COA-01

DESCRIPTION

PLANNING COMMISSION REGULAR MEETING

AMOUNT \$ 100.00

FEE TOTAL PAYMENTS BALANCE

\$ 100.00 \$- 100.00 \$ 0.00

NOTES:

The Planning Commission will hear this request for a Certificate of Appropriateness for an addition at 202 S. Madison Ave. on January 17, 2023 at 5:30pm. The meeting will be held 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.

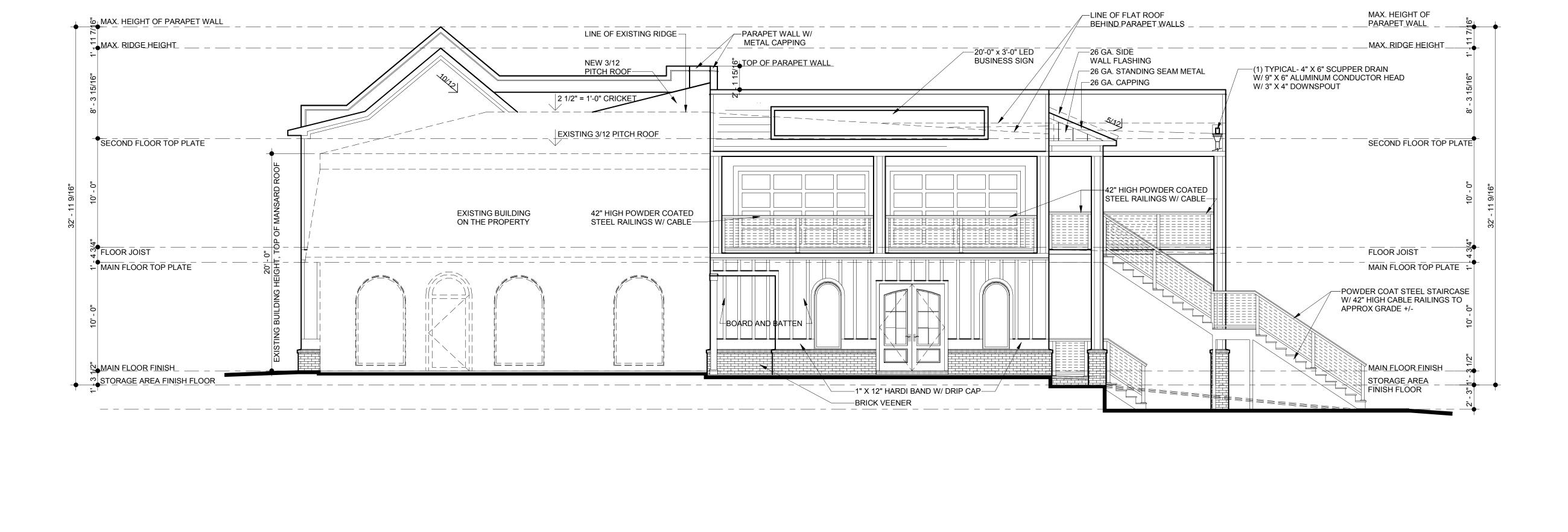
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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

APPROVED BY)

Certificate of Appropriateness Application

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

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property. Project Address: 202 Jouth Madison Ave Parcel # Property listed above is located in (circle) Corridor Design Overlay or Central Business District Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage Property Owner: Southern Elite Contracting Inc Devin Smith 202 South Madison Ave Monroe, GA 30655 Telephone Number: 170-780-0615 Email Address: Devine Southern-elik. Com Applicant: Deun Smith Southern elite Contracting Inc Address: 202 South Madison Avr Monroe, GA 30655 Email Address: Devine Southern-elite. Com Telephone Number: 70-780-0615 Please submit the following items with your application: Photographs of existing condition of the property to show all areas affected



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

LINE OF PARAPET WALL

BEHIND PARAPET WALLS

-LINE OF ROOF

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

3/4" = 1'-0"

HARDI SIDING

BOARD AND BATTEN

BRICK VEENER

1" X 12" HARDI BAND W/ DRIP CAP

1" X 12" HARDI BAND W/ DRIP CAP

MAX. HEIGHT OF PARAPET WALL

SECOND FLOOR TOP PLATE

MAIN FLOOR TOP PLATE

MAIN FLOOR FINISH

STORAGE AREA_

½ 3/16" = 1'-0"

POWDER COAT STEEL STAIRCASE W/ 42" HIGH CABLE RAILINGS TO — APPROX GRADE +/-. -42" HIGH POWDER COATED

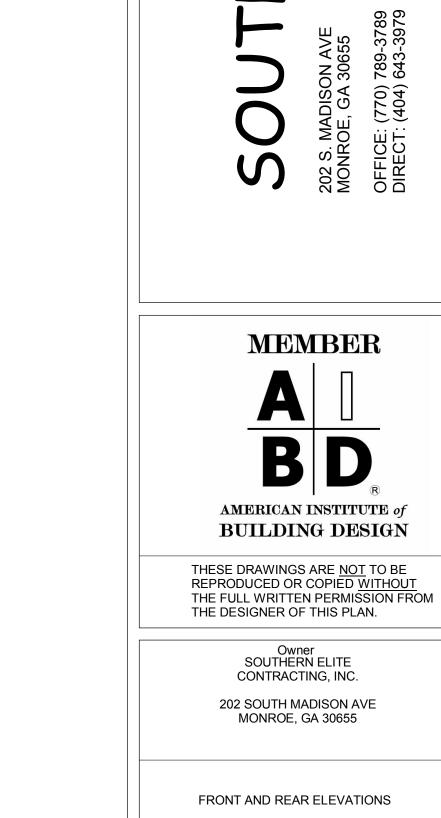
STEEL RAILINGS W/ CABLE-

BOTTOM OF STONE RETAINING WALL AT LOWER PARKING LOT

TOP OF EXISTING STONE—

RETAINING WALL

MAX. RIDGE HEIGHT



Project number

Date
Drawn by

Scale

2022-1003-SECHQ

12-8-2022

O. KHAN

3/16" = 1'-0"

MAX. HEIGHT OF PARAPET WALL

MAX. RIDGE HEIGHT _

-PARAPET WALL W/ METAL CAPPING

BEHIND PARAPET WALLS

SECOND FLOOR TOP PLATE

-LINE OF ROOF

FLOOR JOIST

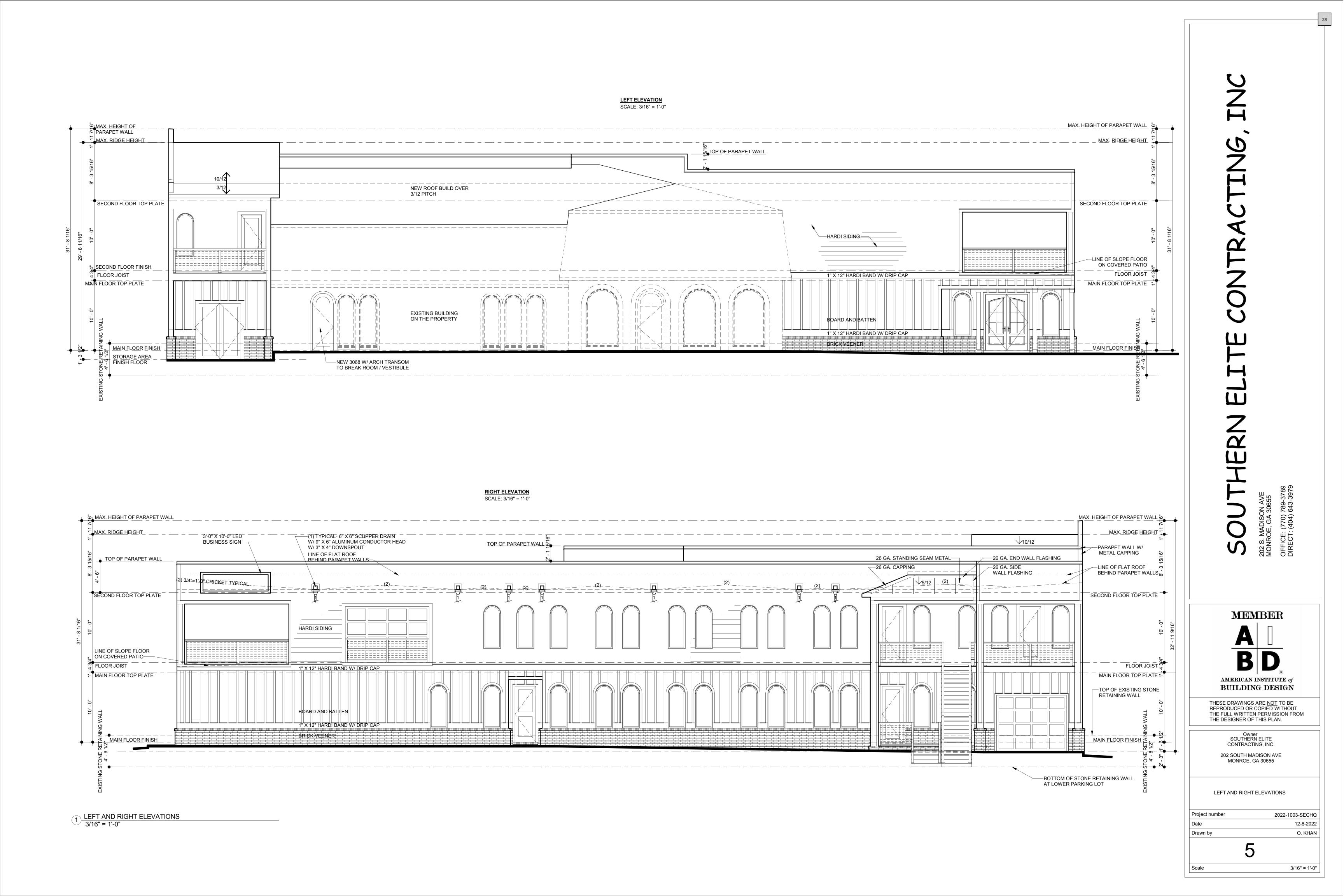
MAIN FLOOR TOP PLATE

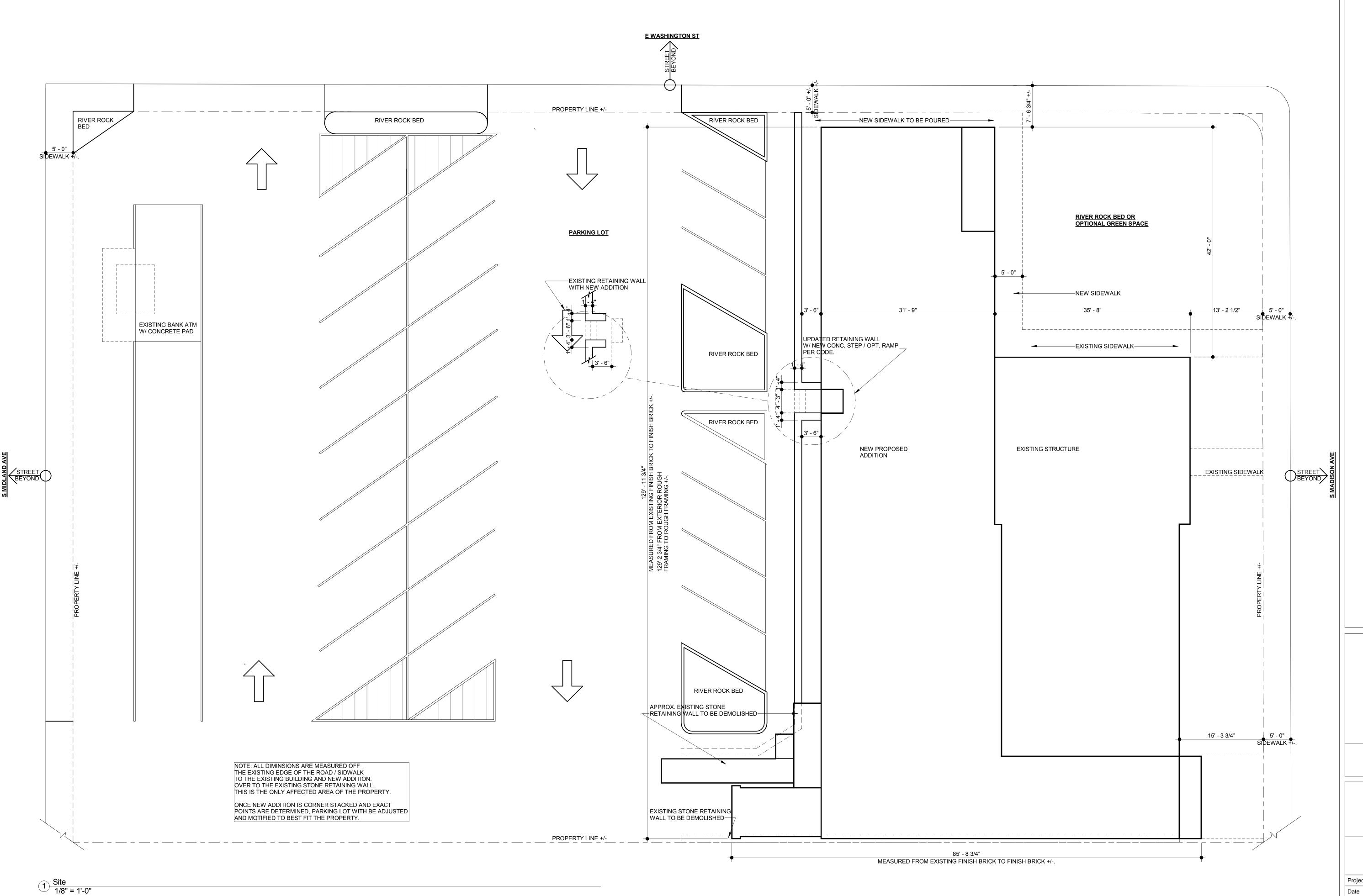
__MAIN_FLOOR_FINISH______

STORAGE AREA FINISH FLOOR

2 1/2" = 1'-0"CRICKET

SOUTHERN ELITE CONTRACTING





MEMBER BUILDING DESIGN

THESE DRAWINGS ARE <u>NOT</u> TO BE REPRODUCED OR COPIED <u>WITHOUT</u>
THE FULL WRITTEN PERMISSION FROM THE DESIGNER OF THIS PLAN. Owner SOUTHERN ELITE CONTRACTING, INC.

202 SOUTH MADISON AVE MONROE, GA 30655 SITE PLAN

Project number 2022-1003-SECHQ 12-8-2022 Drawn by O. KHAN

1/8" = 1'-0"

Scale



I, Devin Smith, of Southern Elite Contracting, Inc. will be adding more space to my existing office. We will be adding space as you see in the attached plans. This will provide more storage for some of our tools and supplies we use on the jobs we do. This will allow more office space for sub contractors to complete their paperwork and a place for us to have our meetings.

The rooftop will be space for us to enjoy the outdoors and look at the beautiful downtown Monroe area. It's important to us to keep the town beautiful while adding a very nice place in the unused space. We will keep the old arch windows to keep a nice historic look; this will allow us to provide more space for the people that work with us. The materials being used will be a brick skirt around the perimeter of the new addition. Hardie board and batten will be used on the first floor with the brick skirt and this will be separated with a hardie band strip to separate the change in material as shown on the plans. We will have new black gutters and roof to match the same color as the existing building plus adding some cedar accents (first floor porch columns and the ceiling on the downstairs porch and upstairs covered patio space will be stained tongue and groove) on the exterior and river rock will be used for the flower beds. Attached are our inspiration pictures of materials we are visioning for our space.



NOTICE TO THE PUBLIC CITY OF MONROE

A petition has been filed with the City of Monroe requesting a Certificate of Appropriateness to allow for a building addition and site modifications at 202 S. Madison Ave. (Parcel #M0140118).

The City of Monroe Planning Commission will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. All those having an interest should be present to voice their interest at said public meeting.

PLEASE RUN ON THE FOLLOWING DATE:

January 1, 2023



Planning City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1923

DATE: January 11, 2023

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Hilton Displays, Inc.

PROPERTY OWNER: PRH 730 Monroe, LLC

LOCATION: East side of Hwy 138 – 730 Hwy 138

ACREAGE: ±1.26

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Site under development for a quick service coffee house with drive-thru

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application for consideration of proposed signs on the site.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: January 17, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow placement of wall signs and one monument sign on a site under construction for a quick service coffee house with drive-thru.

PROPOSED PROJECT SUMMARY:

- Signage for a quick service coffee with drive-thru Starbucks
 - Total Signs Proposed 4
 - 1 Ground Sign Hwy 138
 - Aluminum monument sign 12' X 4'2"; 50 Sf
 - 3 Wall Signs
 - Facing East (towards interior of lot) 5' X 5'; 25 Sf
 - Facing South (towards Chick-fil-a)— 1'10" X 23'; 42 Sf
 - Facing West (towards Hwy 138)–5' X 5'; 25 Sf

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "CORRIDOR DESIGN STANDARDS AND GUIDELINES" AS SET FORTH IN SECTION 643A OF THE CITY OF MONROE ZONING ORDINANCE.

643A.1 - Site Planning:

This standard is not affected by this request.

643A.2 – Architecture:

This standard is not affected by this request.

643A.3 – Pavement:

This standard is not affected by this request.

643A.4 - Landscaping:

This standard is not affected by this request.

643A.5 - Signs:

The applicant is requesting approval to construct four (4) signs on a site currently under development for a quick service coffee house with drive-thru. The following breakdown addresses each proposed sign and compliance comparison with the Corridor Design Overlay requirements outlined in Section 643A.5 of the Zoning Ordinance.

Ground Sign - Hwy 138

The applicant proposes to install a 50 Sf aluminum monument sign at the project's entrance on Hwy 138. The site plan and details provided indicates this sign will be an aluminum sign. The sign is proposed to be non-illuminated. The proposed ground sign on Hwy 138 complies with Section 643A.5 of the Zoning Ordinance.

Wall Signs – Coffee House Building

The applicant proposes to install a total of three (3) wall signs on the coffee house building. The first sign will face Hwy 138 and will be non-illuminated at 25 Sf in size. The second sign will face Chick-fil-a and will be halo lit at 42 Sf in size. The third wall sign will face the interior of the lot and will be non-illuminated at 25 Sf in size. The proposed wall signs meet the criteria outlined in Section 1250.2(2) of the Zoning Ordinance.

Multiple directional and signs incidental to the drive-thru operation are also proposed throughout the site but do not conflict with any of the CDO requirements outlined in Section 634A.5 of the Zoning Ordinance.

643A.6 – Illumination:

This standard is not affected by this request.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to allow proposed signs for the quick service coffee house with drive-thru as submitted without conditions.



City of Monroe

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

PLANNING & ZONING COA PERMIT

PERMIT #:

1923

DESCRIPTION:

COA-PLANNING & ZONING

JOB ADDRESS: PARCEL ID:

730 HWY 138 M0010016

LOT #: BLK #: ZONING:

B-3

SUBDIVISION: ISSUED TO:

HILTON DISPLAYS, INC 125 HILLSIDE DR

CONTRACTOR: PHONE:

HILTON DISPLAYS, INC

ADDRESS CITY, STATE ZIP: PHONE:

GREENVILLE SC 29607

OWNER: PHONE:

PROP.USE

COMMERCIAL VALUATION: 0.00 0.00

DATE ISSUED: EXPIRATION:

12/21/2022 6/19/2023

OCCP TYPE:

SQ FT

CNST TYPE:

INSPECTION

REQUESTS:

770-207-4674

lwilson@monroega.gov

FEE CODE COA-01

DESCRIPTION

PLANNING COMMISSION REGULAR MEETING

AMOUNT

\$ 100.00

FEE TOTAL PAYMENTS BALANCE

\$ 100.00 \$- 100.00 \$ 0.00

NOTES:

The Planning Commission will hear this request for a Certificate of Appropriateness for signage at 730 Hwy 138 on January 17, 2023 at 5:30pm. The meeting will be held 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.

ROVED BY)

Certificate of Appropriateness Application

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

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of
Appropriateness (COA) from the Planning Commission for any exterior material change on the property.
Project Address: 730 GA HWY 138 Parcel # M0010016
Property listed above is located in (circle) Corridor Design Overlay or Central Business District
Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage
Property Owner: PRH 730 Monroe, LLC
Address: 2350 Hopewell Plantation Dr.
Telephone Number: 404-429-0175 Email Address: amitparkash@gmail.com
Applicant: Hilton Displays
Address: 125 Hillside Drive Greenville, SC 29607
Telephone Number: 864-607-7526 Email Address: kyliefain@hiltondisplays.com
Estimated cost of project: 13,000
Please submit the following items with your application:
Photographs of existing condition of the property to show all areas affected
Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
Written description of the project
Owner authorization statement, if applicant is not the property owner
Application Fee \$100
Please submit all application materials in hardcopy to the Code Department and digitally at
lwilson@monroega.gov; Please submit two physical copies.
11/23/2022
Signature of Applicant Date

COA Written Description of Work

Install two non-illuminated 60" siren logo wall signs on the west and east elevations. Install one 22" halo lit channel letters with drive thru cabinet attached on the south elevation. Install two non-illuminated directionals, one directing traffic into the drive thru line and one on the drive thru exit directing traffic out of the drive thru exit. Install one clearance bar at the entrance of the drive thru to ensure the height of vehicles are not taller than the canopy to prevent incidents. Install one mobile order pick up blade sign on the interior of the building. Install two order pick up parking signs to give mobile orders a spot to park to quickly pick up their orders. Install one pre menu board towards the beginning of the drive thru to allow customers to preview the menu and decide on their order ahead of time to aid in quicker lines. Install one digital order screen on a canopy and the order point of the drive thru. Install one menu board at the order point with their menu to help while customer's order. Install one 12' non-illuminated monument with a 48" siren face and a drive thru cabinet. Install two stop signs within the landlord's property lines to aid with the flow of traffic between Starbucks and the Chick-fil-A, one at each of their exits to allow for cars to safely exit each property.

LAND AND BUSINESS OWNER AUTHORIZATION AND CONSENT

TO: Hilton Displays, Inc.

FROM: Amit Parkash

Parkash Realty Holdings Amitparkash@gmail.com

404-429-0175

RE: Starbucks #65184

730 GA Hwy 138 Monroe, GA 30655

I declare and affirm that I am the Business Owner and Owner or Trustee of the real property (land) located at

730 GA Hwy 138 - Monroe, GA 30655

(Street Address, City, and State)

And have full authority to authorize

Hilton Displays, Inc.

(Name of person or Company)

and their subcontractors to submit a Permanent Sign Application for the aforementioned real property. I understand that sign construction is subject to Building code and contractor competency requirements as administered by the County Building Inspections Department.

In addition, I hereby give notice to the sign permitting authority that I approve the sign Design Documents as submitted.

I authorize the sign vendor, Hilton Displays, Inc., under contract with Starbucks to make application for and secure the necessary permit(s), remove any existing signs, install the new approved signs and provide wall surface restoration of any resulting visible wall damage.

A-+PA- Amit Parkash Manager 11/23/22
Signature Name (Print) Title Date

STARBUCKS COFFEE #65184 730 GA HWY 138 MONROE GA 30655



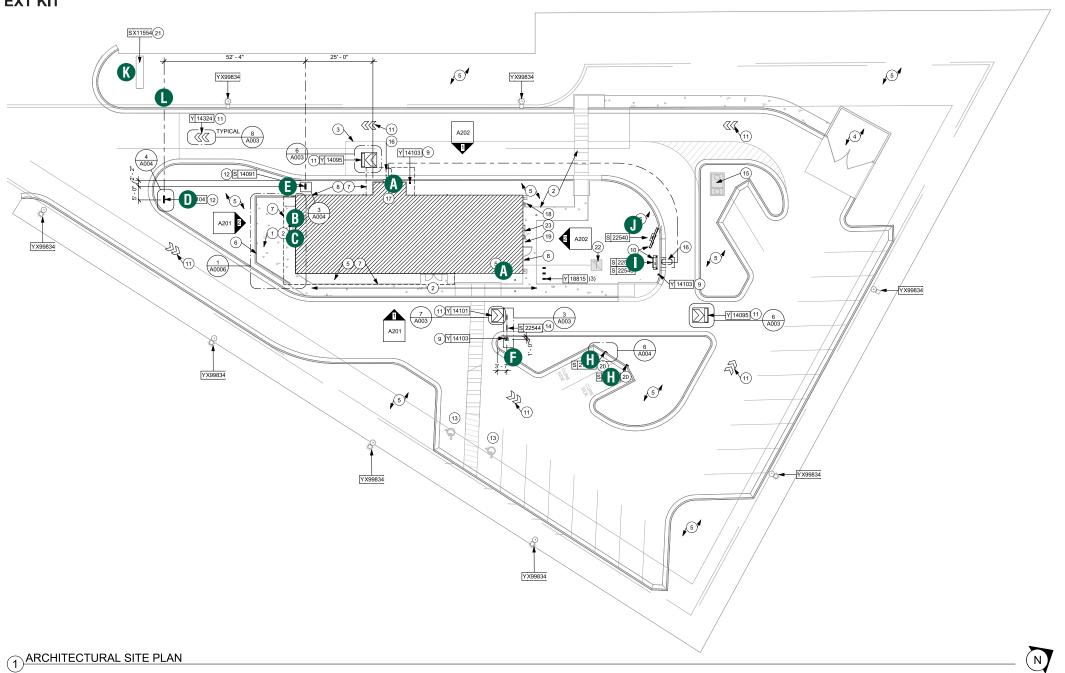
22-62112

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

SITE PLAN

- A 60" SIREN
- **B** 22" CHANNEL LETTERS
- **(** 48" DRIVE THRU CABINET-RH
- **1** 36" DT DIRECTIONAL
- **(B)** 36" TY/EO DIRECTIONAL
- CLEARANCE BAR
- **(G)** INTERIOR MOP SIGN w/ EXT KIT
- H PARKING SIGNS
- CANOPY w/ DOS
- MENU BOARD
- **MONUMENT**
- STOP SIGN





125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

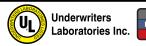
As Noted

FILE

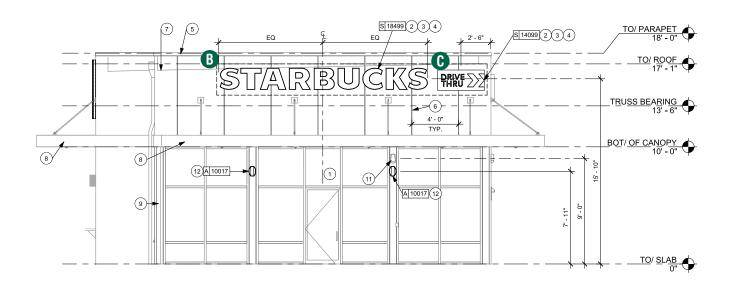
2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:



- A 60" SIREN
- **B** 22" CHANNEL LETTERS
- **(**) 48" DRIVE THRU CABINET-RH
- **1** 36" DT DIRECTIONAL
- **(E)** 36" TY/EO DIRECTIONAL
- **(F)** CLEARANCE BAR
- (f) INTERIOR MOP SIGN w/ EXT KIT
- H PARKING SIGNS
- CANOPY w/ DOS
- MENU BOARD
- **MONUMENT**
- STOP SIGN



SOUTH ELEVATION (PATIO)

Scale: 1/8" = 1'-0"



125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

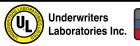
As Noted

FILE

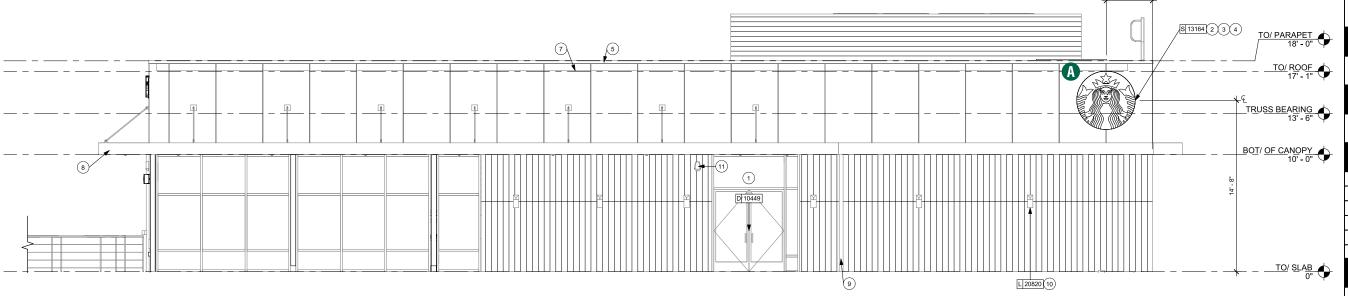
2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:



- A 60" SIREN
- **B** 22" CHANNEL LETTERS
- 48" DRIVE THRU CABINET-RH
- **1** 36" DT DIRECTIONAL
- **(B)** 36" TY/EO DIRECTIONAL
- **CLEARANCE BAR**
- **INTERIOR MOP SIGN w/ EXT KIT**
- **PARKING SIGNS**
- CANOPY w/ DOS
- **MENU BOARD**
- **MONUMENT**
- STOP SIGN



(1) EAST ELEVATION (MAIN ENTRY)

[′]Scale: 1/8" = 1'-0"

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

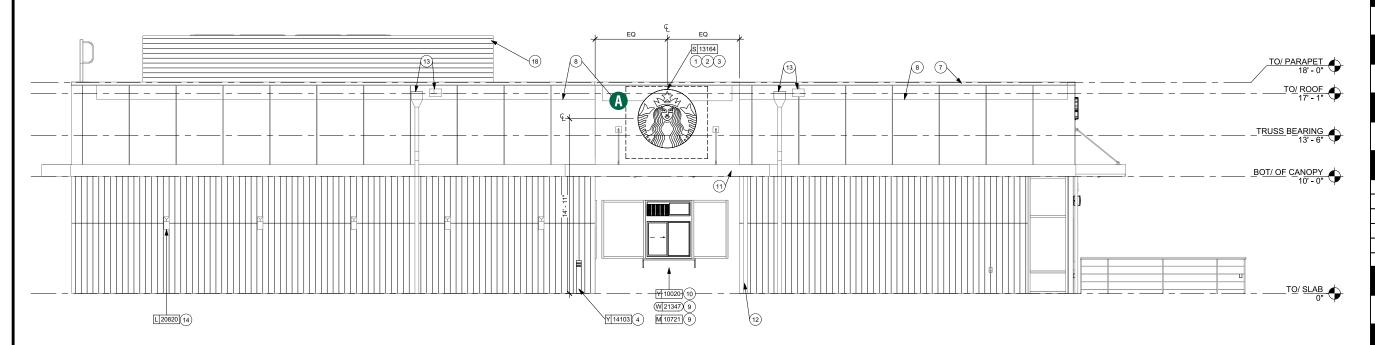
DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:





- A 60" SIREN
- **B** 22" CHANNEL LETTERS
- **6** 48" DRIVE THRU CABINET-RH
- **1** 36" DT DIRECTIONAL
- **(E)** 36" TY/EO DIRECTIONAL
- **(F)** CLEARANCE BAR
- **(**) INTERIOR MOP SIGN w/ EXT KIT
- **(H)** PARKING SIGNS
- CANOPY w/ DOS
- **I** MENU BOARD
- **MONUMENT**
- STOP SIGN



(1) WEST ELEVATION (DT LANE)

Scale: 1/8" = 1'-0"

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE 10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

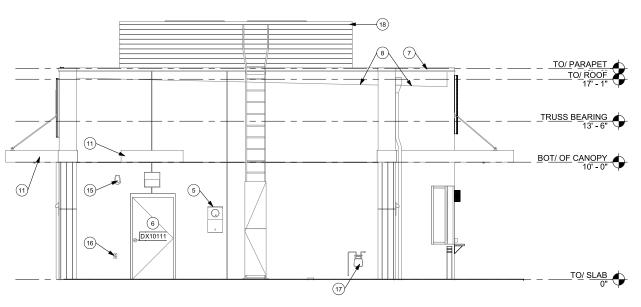
DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
LS/PM:	LANDLORD:





- A 60" SIREN
- **B** 22" CHANNEL LETTERS
- **(**) 48" DRIVE THRU CABINET-RH
- **1** 36" DT DIRECTIONAL
- **(E)** 36" TY/EO DIRECTIONAL
- **(F)** CLEARANCE BAR
- **INTERIOR MOP SIGN w/ EXT KIT**
- **H** PARKING SIGNS
- **CANOPY w/ DOS**
- **MENU BOARD**
- **MONUMENT**
- STOP SIGN



(2) NORTH ELEVATION (SERVICE)

Scale: 1/8" = 1'-0"

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

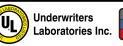
2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:



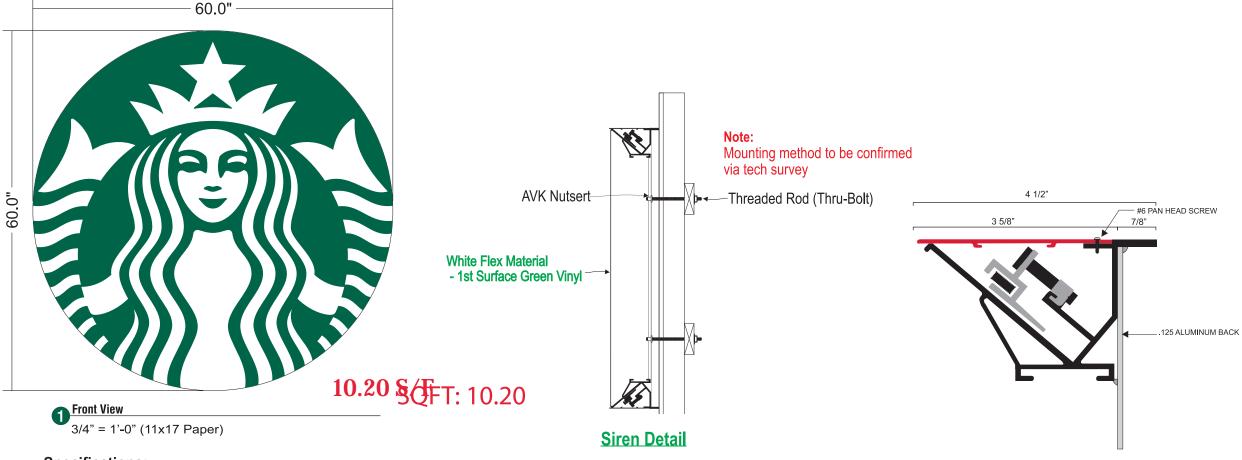


60" NON LIT SIREN - TRIMLESS - FLEX FACE

Qty. 2

SBC-S13164-60-FF-NIL





Specifications:

- A Single face Non illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- (f) Interior of cabinet painted reflective white and exterior painted satin black.
- 1/4" drain holes located at the bottom of cabinet
- Drain holes to be covered with drain hole covers to reduce light leaks.

COLOR LEGEND		
PMS/PAINT	VINYL	
PMS 3425 C	3M 3630-126	
SATIN BLACK	NA	
PMS WHITE	NA	

Excellart EC-Flex Standard with Bleed Trim Cover

HILTONDISPLAYS 125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204

QID 22-62112

www.hiltondisplays.com

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

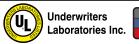
As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:





22" HALO LIT - REVERSE CHANNEL LETTERS / NON ILLUMINATED DT THRU SIGN

QTY.1 **SBC-22-62112-2** Qty. 1 SBC-S14099-NIL

> 23'-0" 3'-11 3/4" 17'-8 7/16" G 6.96 S/F 34.31 S/F

Scale: 3/8" = 1' (11x17 Paper)

SPECIFICATIONS

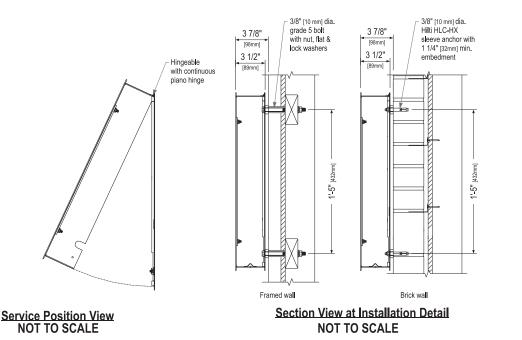
- A Halo Illuminated reverse channel letters to be fabricated from aluminum with pre-painted White interiors and painted satin finish White polyurethane exteriors w/ clear polycarbonate backs.
- **B** Illuminated with Sloan White leds
- C Letters to be installed w/ 2" stand offs.

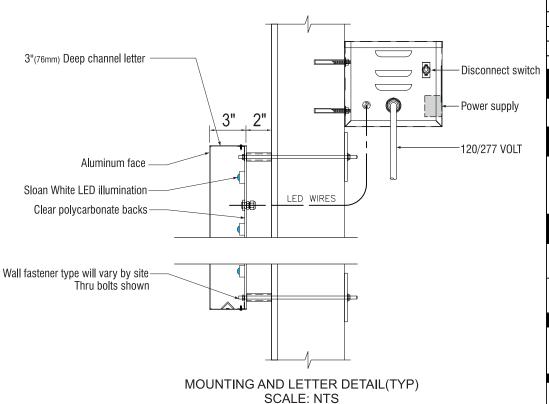
D Cabinet:

• Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.

- 1 1/2" Aluminum support tubes

- Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
- · Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion. Internal structure of cabinet shall be per approved shop drawings.





COLOR LEGEND PMS 3425 C 3M 3630-76 **RAL 7021M** 3M 3630-22 3M 3630-20/ 7725-10 PMS WHITE PMS 369 C NA REFL, WHITE 3M 680-10

Underwriters



QID 22-62112

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLOR



36" NON-ILLUMINATED DIRECTIONAL <DT / DT> SIGN AREA: 1.98 SF Qty 1 SBC-AD3624-DT-NIL 0 halo-lit logo is first surface vinyl film to match PMS 3425 on3/8" clear polycarb for push-thru 2'-0 1/4" Painted black to match **|-**4 3/4"**-**+| - 9 1/4" RAL 7021 .090" [2mm] routed aluminum face panel painted black to match RAL 7021 ty_ Copy and chevrons backed up with 1/8" White polycarb _open ___ 2" x 3" aluminum tube painted to match RAL 7021M - match sample .063" [2mm] aluminum base cover painted black to match RAL 7021 Scale: 1" = 1' (11x17 Paper) 7 1/8" 13 13/16" — Street Side View Front Elevation View Store Side View **Rear Elevation View**

Sign Specifications:

Fabricated .090" Aluminum cabinet painted black. Directional copy and graphics routed and backed up with 1/8" white polycarbonate. Siren logo is 6" dia., 3/8" clear polycarbonate routed push thru aluminum face. Logo decorated with 1st surface applied vinyl film to match PMS 3425.

All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. All components accessible through face of cabinet.

Support:

Support structure to be welded aluminum tube and plate construction painted black to match RAL 7021 Plate to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.



6" dia. logo has 3M 3630-76 Holly Green and 3630-20 White translucent vinyl film applied first surface to 3/8" Clear polycarbonate push thru with 3M 3735-60 White diffuser applied to second surface.



QID 22-62112

www.hiltondisplays.com

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

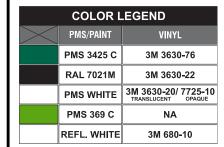
DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
OT O DO A	TANDIO

SLS/PM: LANDLORD:







36" NON- ILLUMINATED DIRECTIONAL TY / EO SBC-AD3619-NIL Qty. 1 SIGN AREA: 1.6 SF **(3**) 5 3/16" .090" [2mm] routed aluminum - 1'**-**7 1/2"-Painted black to match face panel painted black to match RAL 7021 RAL 7021 EXIT ONLY **THANK** YOU Copy backed up with _ open ^ 1/8" White polycarb 2" x 3" aluminum tube painted to match RAL 7021M - match sample .063" [2mm] aluminum base cover painted black to match Scale: 1" = 1' (11x17 Paper) 7 1/8" **←** 13 13/16" **→** Street Side View **Front Elevation View** Store Side View **Rear Elevation View**

Sign Specifications:

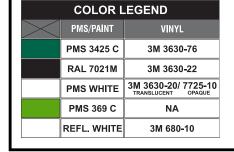
Fabricated .090" Aluminum cabinet painted black. Directional copy and graphics routed and backed up with 1/8" white polycarbonate.

All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white.

All components accessible through face of cabinet.

Support:

Support structure to be welded aluminum tube and plate construction painted black to match RAL 7021 Plate to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.





QID 22-62112

www.hiltondisplays.com

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

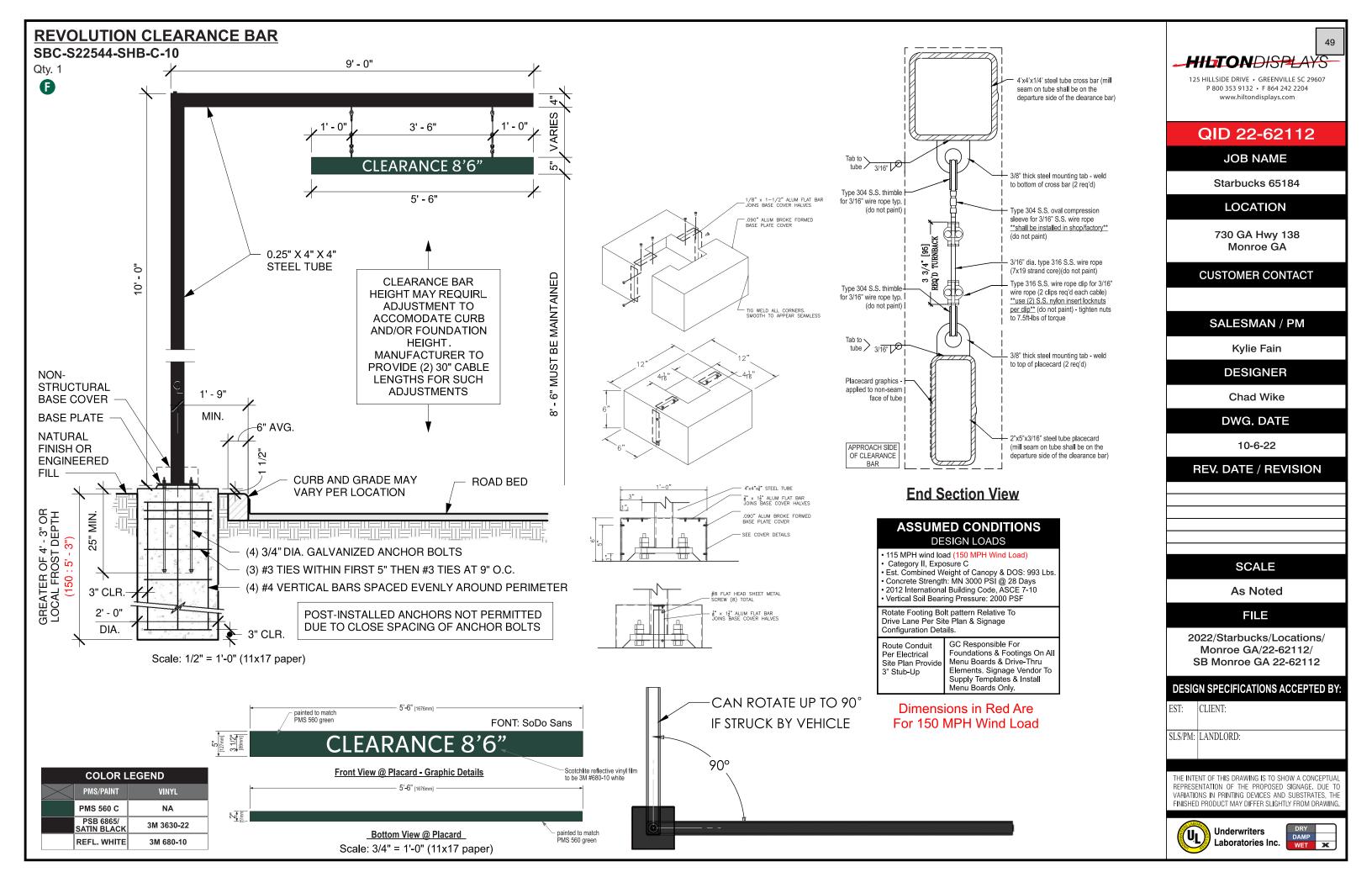
DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM-	I ANDLC

SLS/PM: LANDLORD:



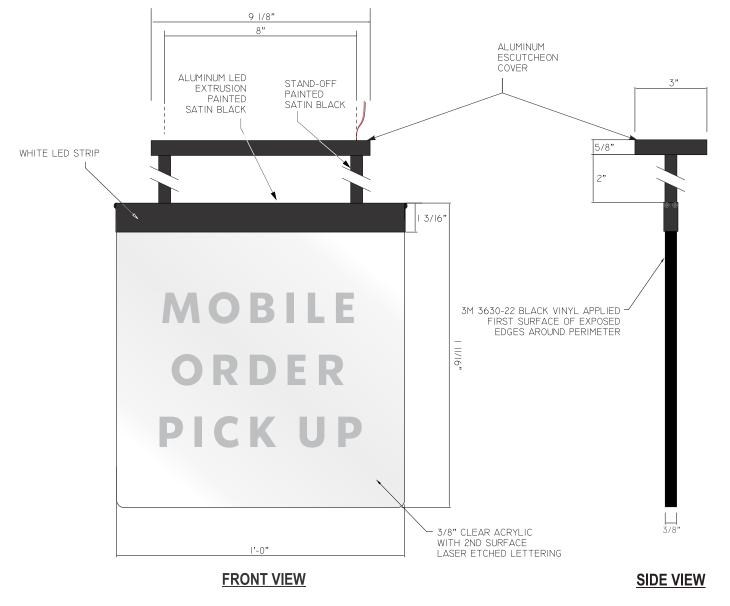




ILLUMINATED BLADE MOP SIGN SBC-MOPU-21163-IL-H-2

Qty. 1





Scale: 3'' = 1' (11x17 paper)



REAR VIEW

MOUNTING HOLES FOR I/4"
HARDWARE HIDDEN BY
ESCUTCHEON COVER

ALUMINUM END CAPS
WITH (2) #4 SCREWS
TOP & BOTTOM

BOTTOM VIEW



125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

50

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

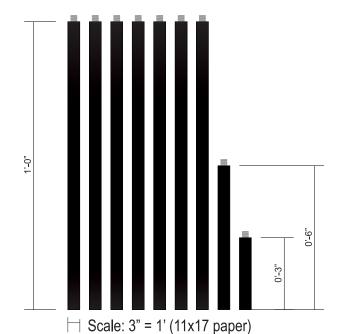
SLS/PM: LANDLORD:

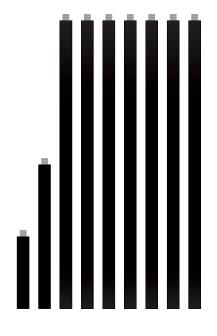


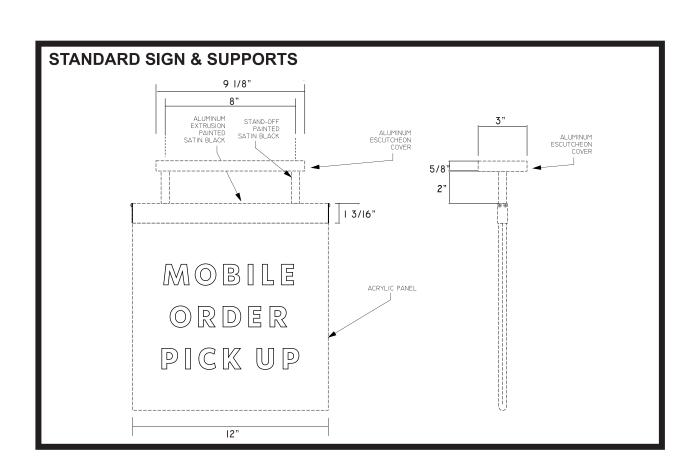


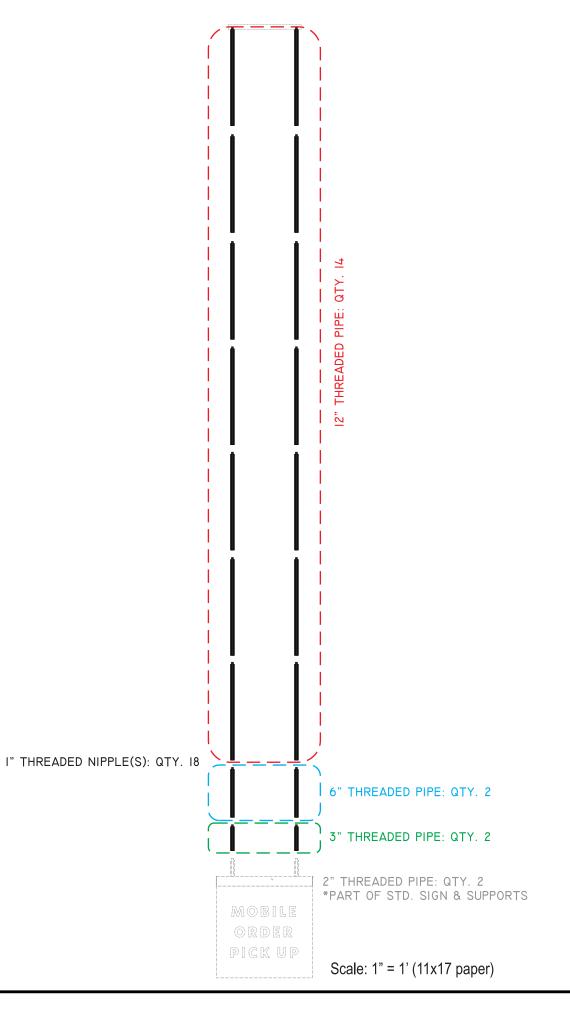
8' ADJUSTABLE MOUNTING KIT SBC-MOPU-EXT-KIT-8 Qty. 1











HILTONDISPLAYS 125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

QID 22-62112 **JOB NAME**

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

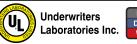
2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:





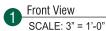
<u>18" x 12" PARKING SIGN</u>

SBC-PK-1812-UC-54-BP

Qty.2







SPECIFICATIONS

- A. 090" ALUMINUM PARKING SIGN TO BE PAINTED PMS 560c
- B. FACE TO HAVE APPLIED DIGITALLY PRINTED VINYL GRAPHICS ON WHITE REFLECTIVE VINYL w/5/16" WHITE REFLECTIVE BORDER.
- C. SIGN PANEL TO BE FASTENED TO U-CHANNEL POST W/ 5/16"x2" BOLTS (QTY. 2)
- D. SIGN POST TO BE U-CHANNEL (6' TALL, 2 1/4" WIDE)
- E. MOUNTED WITH PLATE MOUNTING BRACKET



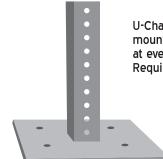




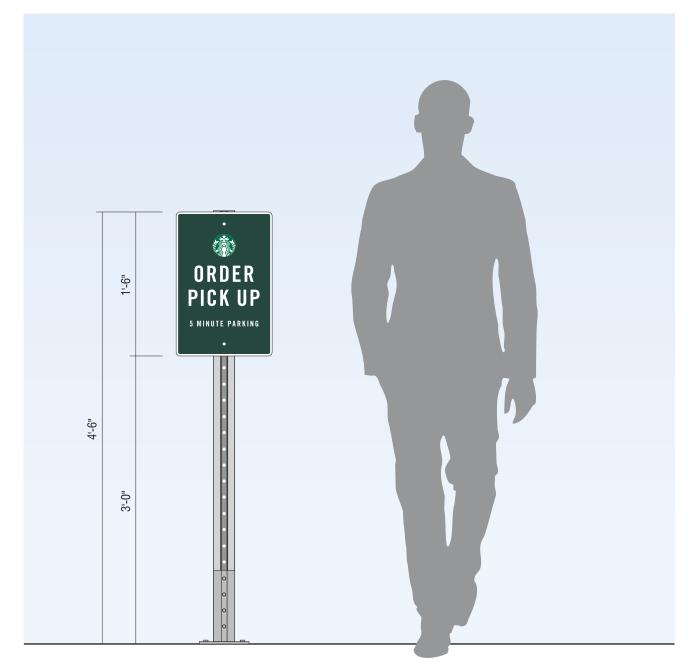
PMS 560C

Reflective White F (3M #280-10)

PMS 3425C



U-Channel Post Surface Mount Base w/ 10" Square (1/4" plate) and four 1/2" mounting holes welded to 10" tall 2lb/ft U-Channel Post Stub w/ 7/16" holes at every 1". Used to permanently and securely install U-Channel Post to concrete. Requires four concrete anchor bolts.



Typical Elevation
SCALE: 1" = 1'-0"



125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

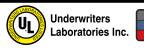
FILE

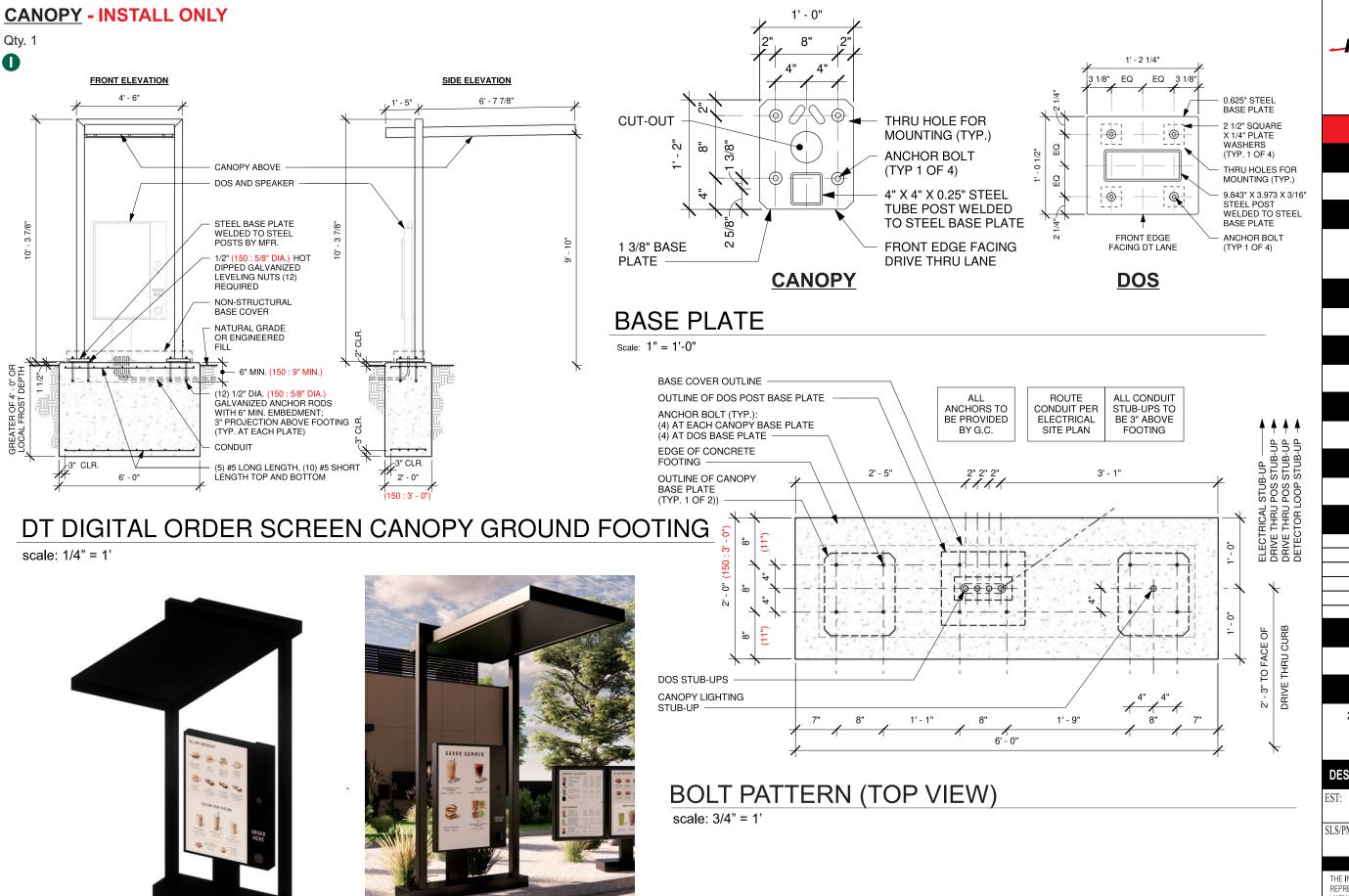
2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:







125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

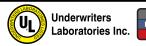
FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

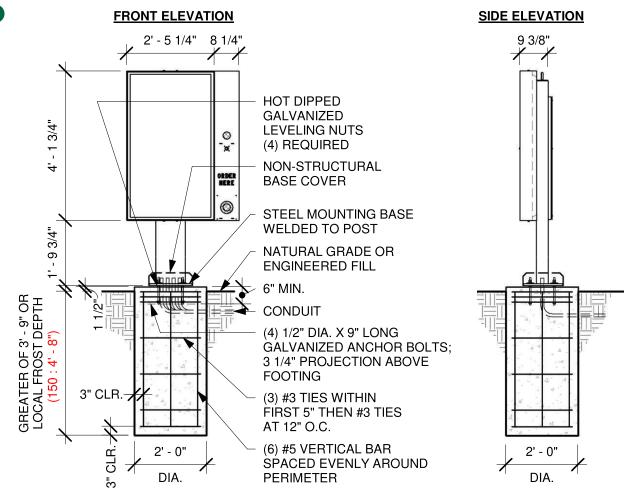
CLIENT:

SLS/PM: LANDLORD:



DOS - INSTALL ONLY Note: - All steel shall be galvanized

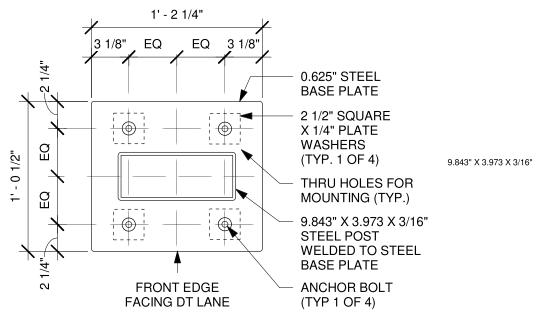
Qty. 1 SIGN AREA: 9 SF



DT DIGITAL ORDER SCREEN POST GROUND FOOTING

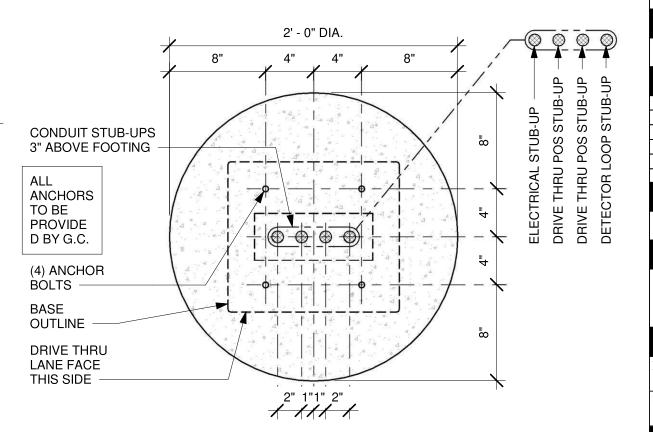
Scale: 3/8" = 1'-0"





BASE PLATE

Scale: 1 1/2" = 1'-0"



BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"



www.hiltondisplays.com

QID 22-62112 JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

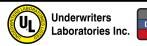
FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

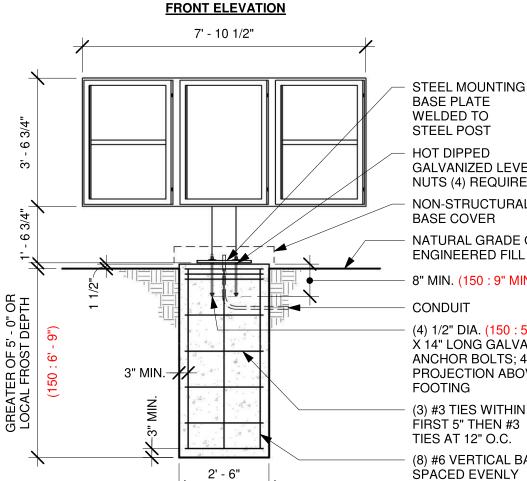
SLS/PM: LANDLORD:



MENU BOARD - INSTALL ONLY Note: - All steel shall be A36 Galvanized or

A304 Stainless Steel

Qty. 1 SIGN AREA: 23.5 SF



STEEL MOUNTING BASE PLATE WELDED TO STEEL POST

HOT DIPPED GALVANIZED LEVELING NUTS (4) REQUIRED

NON-STRUCTURAL **BASE COVER** NATURAL GRADE OR

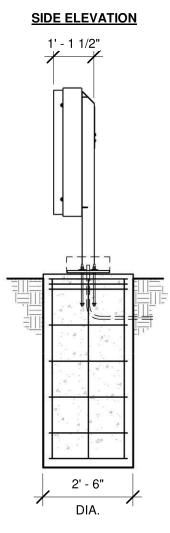
8" MIN. (150:9" MIN.)

CONDUIT

(4) 1/2" DIA. (150 : 5/8" DIA.) X 14" LONG GALVANIZED ANCHOR BOLTS; 4" PROJECTION ABOVE **FOOTING**

(3) #3 TIES WITHIN FIRST 5" THEN #3 TIES AT 12" O.C.

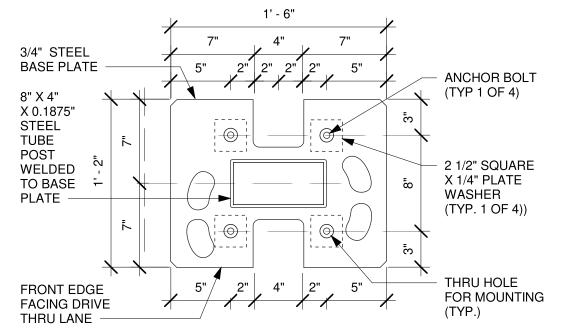
(8) #6 VERTICAL BAR SPACED EVENLY AROUND PERIMETER





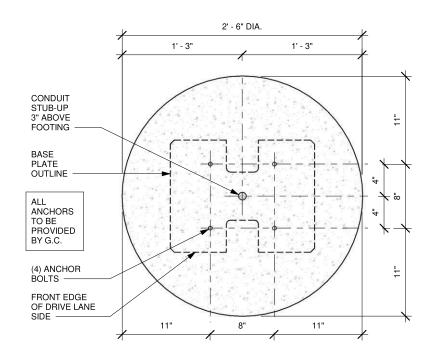
DIA.





BASE PLATE

scale: 1 1/2" = 1'



BOLT PATTERN (TOP VIEW)

scale: 1" = 1'



www.hiltondisplays.com

QID 22-62112

JOB NAME Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

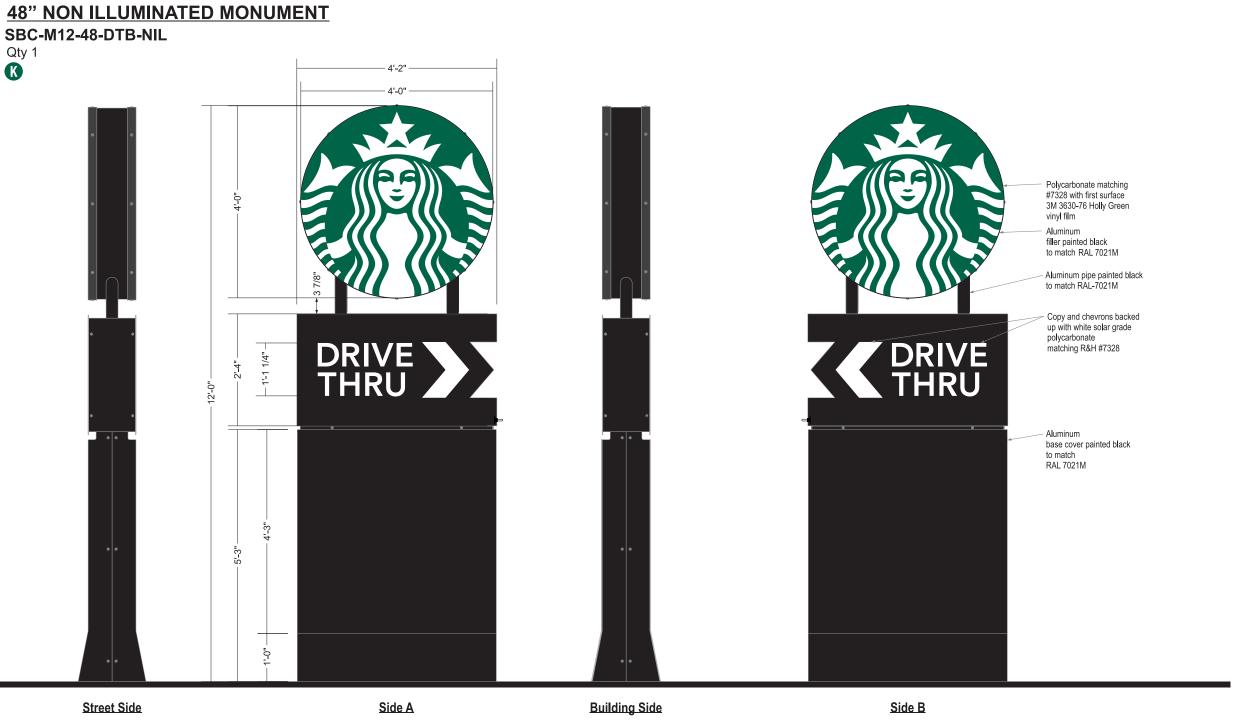
DESIGN SPECIFICATIONS ACCEPTED BY:

CLIENT:

SLS/PM: LANDLORD:







Scale: 1/2" = 1' (11x17 paper)

3M 3630-76

3M 3630-22

3M 3630-20/ 7725-10

NA

3M 680-10

COLOR LEGEND

PMS/PAINT

PMS 3425 C

RAL 7021M

PMS WHITE PMS 369 C

REFL, WHITE

Sign Specifications:

Disk Cabinet:

- .063" aluminum filler painted black to match RAL 7021M.
- 1" black Jewelite.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level.
- 3/16" white solar grade polycarbonate matching R&H #7328 with first surface applied 3M 3630-76 Holly Green vinyl film.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- All fasteners used in the assembly of internal components shall be coated to prevent corrosion.

Drive Thru Cabinet:

- Fabricated .090" aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level.
- Directional copy backed up with .125" white solar grade polycarbonate matching R&H #7328 attached to aluminum face panel with welded studs.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Welded aluminum construction. All fasteners used in the assembly of
- weided aiuminum construction. All rasteners used in the assembly of internal components shall be coated to prevent corrosion.

Support:

- Supporting structure will be all welded aluminum tube, pipe, channel and plate construction painted black to match RAL 7021M
- .090" routed aluminum base cover with reveal painted black to match RAL 7021M.

Support structure and foundation type are subject to change upon review by licensed engineer if wind speeds based on geographic location of structure are greater than 115mph. Alternate wind speeds and soil conditions will result in alternate foundation type, structural tubing and/or pipe size used to support it.



QID 22-62112

www.hiltondisplays.com

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

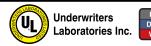
As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

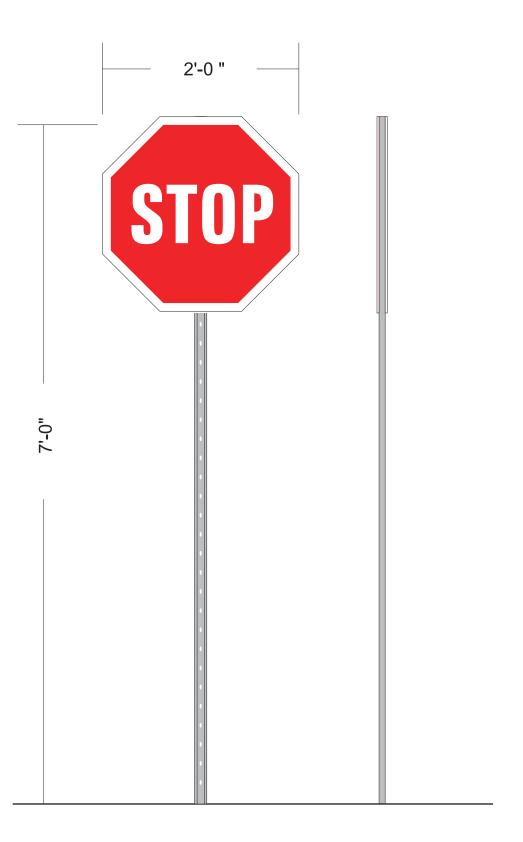




STOP / DNE (POLE)

Qty 2





DOT Sign: Aluminum With Reflective Vinyl Graphics (Std. DOT As Req. Per State)

POST: Aluminum



125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

QID 22-62112

JOB NAME

Starbucks 65184

LOCATION

730 GA Hwy 138 Monroe GA

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Chad Wike

DWG. DATE

10-6-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/ Monroe GA/22-62112/ SB Monroe GA 22-62112

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:







Planning City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1924

DATE: January 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Chanch Edwards

PROPERTY OWNER: Nehemiah Construction LLC

LOCATION: North side of E. Spring St. – 511 E. Spring Street

ACREAGE: ±0.63

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Single-family dwelling

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow conversion of a single-family residence into an office, add parking, and add an accessory shop building.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness with conditions.

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: January 17, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to convert an existing single-family dwelling into an office. The applicant also proposes to install parking for the converted office adjacent to the building and an accessory shop building at the rear of the site. Existing landscaping in the front of the existing dwelling will remain and be preserved in a landscape buffer.

PROPOSED PROJECT SUMMARY:

- Office, Parking, and Accessory Shop building
 - Existing Building Floor Area 2,156 Sf
 - Proposed Shop Building 2,250 Sf
 - Parking Spaces 7
 - Landscaping 20' landscape buffer along E. Spring Street

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "CORRIDOR DESIGN STANDARDS AND GUIDELINES" AS SET FORTH IN SECTION 643A OF THE CITY OF MONROE ZONING ORDINANCE.

643A.1 – Site Planning:

The existing single-family dwelling will be converted into an office building. Parking will be added along the side of the building. An accessory shop building will be added to the rear of the site. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance. The size of the accessory shop building in the rear of the site does not comply with the accessory building requirements in Section 1000.1 of the Zoning Ordinance. Section 1000.1(3) limits the accessory building to be fifty-percent (50%) of the heated floor area of the principal structure. A condition has been added to the end of the report to limit the size of the accessory building.

643A.2 - Architecture:

The exterior of the existing dwelling will remain unchanged. The proposed accessory shop building will have hardy siding and roof shingles to match the existing structure. The proposed accessory building appears to meet the intent of the Architectural requirements under Section 643A.2.

643A.3 – Pavement:

Parking will be added to the site on the side of the existing dwelling. The pavement areas proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 - Landscaping:

The site already has vegetation surrounding the property, including large mature trees along the property's frontage on E. Spring Street. The applicant proposes to retain a twenty-foot (20') landscape buffer along the frontage of the site. The landscaping proposed in the submitted site plans appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

643A.5 - Signs:

The application included a proposed sign with the application. The proposed sign is considered a stanchion sign and is prohibited in Section 1210 of the Zoning Ordinance. A monument sign as defined in Section 1210 and Section 643A.6 of the Corridor Design Standards could be constructed in lieu of the submitted design. Staff has added a condition at the end of this report to address the style of construction of the sign.

643A.6 – Illumination:

A lighting plan was not included with the development plans. Any lighting added to the site will be required to comply with the Illumination Criteria for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to convert a single-family residence to an office an construct an accessory building, subject to the following condition:

- 1. The accessory shop building shall be no larger than fifty-percent (50%) of the heated floor of the principal structure.
- 2. The proposed monument sign shall not be constructed as a stanchion sign, as defined in Article XII of the Zoning Ordinance. The proposed sign shall be mounted directly upon the ground and affixed to the base of the sign without raised or vertical supports.



City of Monroe

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

PLANNING & ZONING COA PERMIT

PERMIT #:

1924

DESCRIPTION:

COA-PLANNING & ZONING

JOB ADDRESS:

511 E SPRING ST

LOT#:

PARCEL ID: SUBDIVISION: M0150075

BLK #: ZONING:

B-3

ISSUED TO: **ADDRESS**

NEHEMIAH CONSTRUCTION 139 N MIDLAND AVE

CONTRACTOR: PHONE:

NEHEMIAH CONSTRUCTION

CITY, STATE ZIP: PHONE:

MONROE GA 30655 770-702-0179

OWNER: PHONE:

PROP.USE VALUATION: SQ FT

COMMERCIAL 0.00 0.00

DATE ISSUED: **EXPIRATION:**

12/21/2022 6/19/2023

OCCP TYPE: CNST TYPE:

770-207-4674

INSPECTION REQUESTS:

FEE CODE

COA-01

lwilson@monroega.gov

DESCRIPTION

PLANNING COMMISSION REGULAR MEETING

AMOUNT \$ 100.00

FEE TOTAL PAYMENTS BALANCE

\$ 100.00 \$- 100.00 \$ 0.00

NOTES:

The Planning Commission will hear this request for a Certificate of Appropriateness for site improvements including an accessory structure at 511 E Spring St. on January 17, 2023 at 5:30pm. The meeting will be held 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)



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

Check Payn Reference: 1793

Transaction Code: BP - Building Projects Payment

Payment Method:

Receipt Number:

R00461550

LAURA WILSON

Cashier Name: Terminal Number:

24

Receipt Date: 12/21/2022 11:17:39 AM

Name: NEHEMIAH CONSTRUCTION

\$100.00

62

Total Balance Due:

\$100.00

Amount:

\$100.00

Total Payment Received:

\$100.00

Change:

\$0.00

Certificate of Appropriateness Application

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

Under the Zoning Ordinance for the City of Monroe, properties loc	cated within the
Corridor Design Overlay or the Central Business District are require	
Appropriateness (COA) from the Planning Commission for any exte	erior material change on the property.
Project Address: 511 E. Spring St. Monroe, GA:	30(₆ 55_ Parcel #
Property listed above is located in (circle) Corridor Design Overlay	or Central Business District
Project Type (circle): New Construction, Renovation of Existing Str	ucture, Demolition, Signage
Property Owner: Nehemial Construction	
Address: 139 N. Midland Are, Monroe, GA	30655
Telephone Number: 770-702-0179 Email Address: ne	hemiahoffice 1@gmail-com
Applicant: Chanch Edwards	
Address: 139 N. Midland Are. Monrae, C.	A 3065S
Telephone Number: 770-530-5293 Email Addre	ss: Chanch One homia homs
Estimated cost of project: 5,500	· (
Please submit the following items with your application:	
Photographs of existing condition of the property to show a	ll areas affected
Plans, sketches, drawings, and diagrams of the project which	h detail the materials that will be used
Written description of the project	
Owner authorization statement, if applicant is not the prope	erty owner
Application Fee \$100	RECEIVED
Please submit all application materials in hardcopy to the Code Depwilson@monroega.gov; Please submit two physical copies.	partment and digitally at
Chameh Edwards	12/6/22
Signature of Applicant	Date

Appropriateness Application

Site Location: 511 E Spring St

Owner: Nehemiah Construction

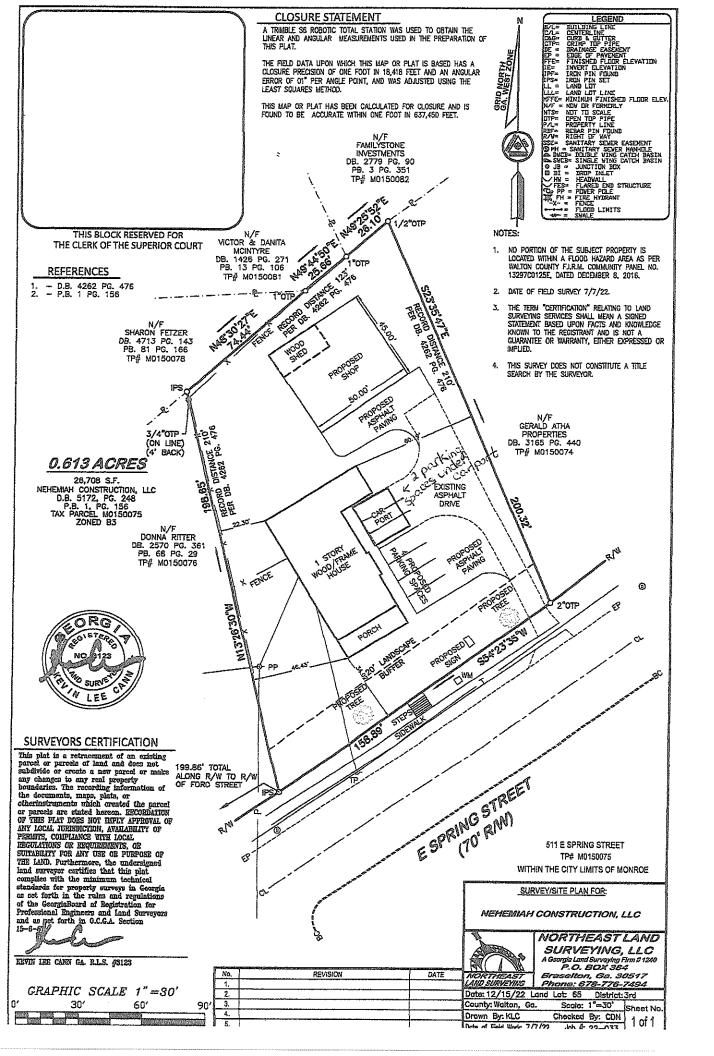
Contact: Chanch Edwards- 770-530-5293

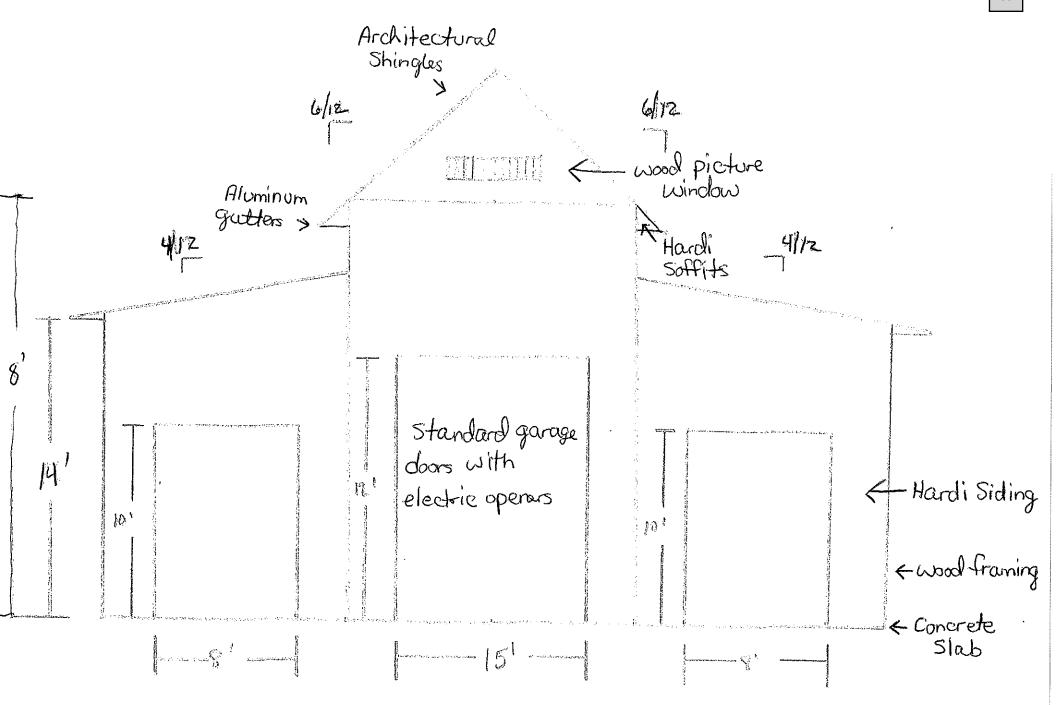
Description of project:

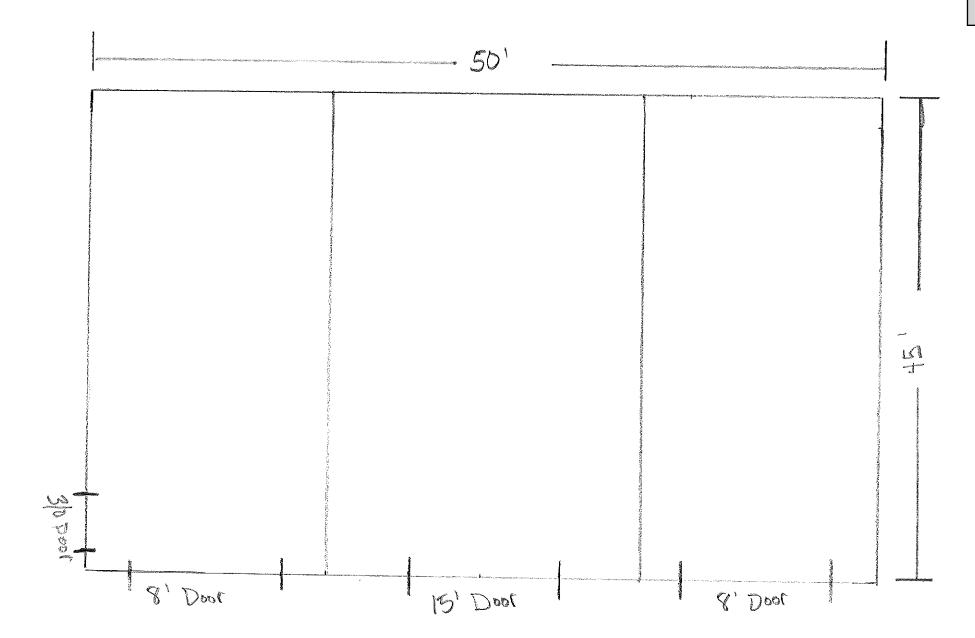
Construct a shop behind the existing structure to allow for storage of equipment and material.

Materials used:

Concrete slab
Framing will be be wood
Siding will be Hardi to match the existing structure
Soffits will be Hardi to match the existing structure
Garage doors will be standard garage doors with electric openers
Gutters will be aluminum
Shingles will be architectural to match the existing structure
Wood picture window to match the existing structure

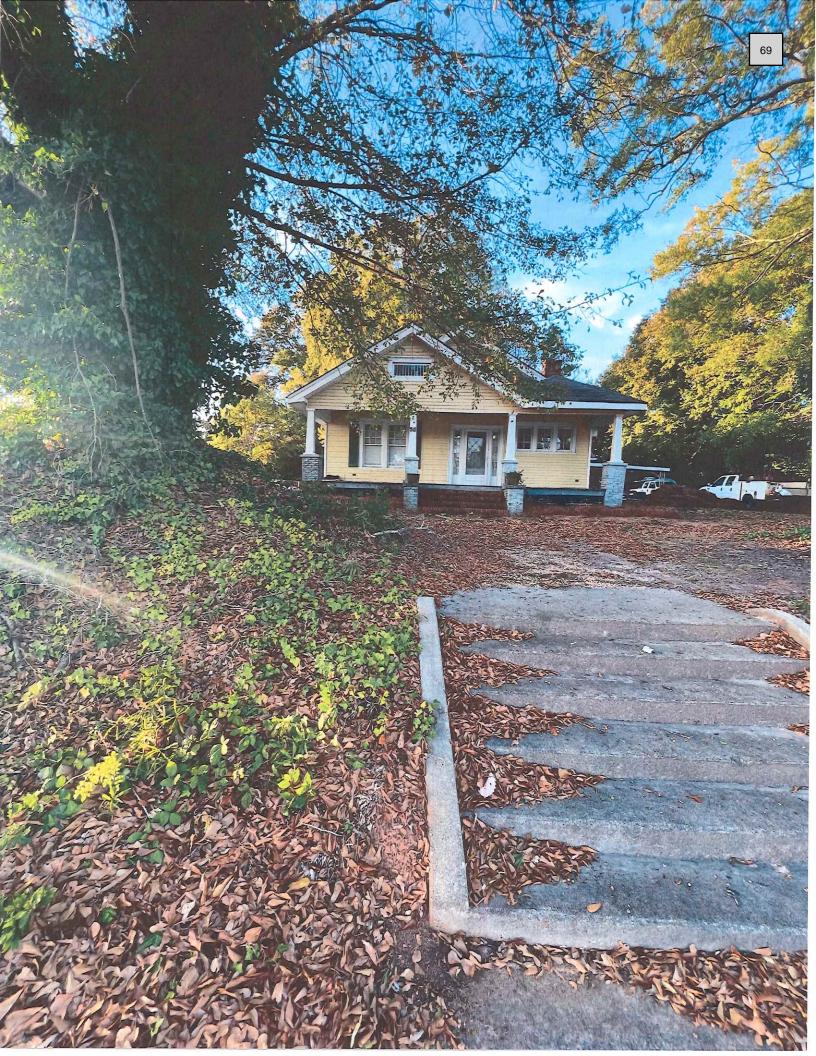






Monument Sign

Nehemiah
Construction
Store







Planning City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1925

DATE: January 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Joe Graham

PROPERTY OWNER: First Baptist Church of Monroe

LOCATION: North side of McDaniel St., west side of S. Wayne St., and the east side of S. Jackson St. – 202

McDaniel St.

ACREAGE: ±2.62

EXISTING ZONING: B-2 (General Commercial District)

EXISTING LAND USE: Community church with accessory parking

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application

in order to allow expansion of the existing parking lot for the church.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness as

submitted without conditions.

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: January 17, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to expand the existing parking lot serving the First Baptist Church. The applicant proposes to add a total of 22 parking spaces to the existing parking lot. No other improvements to the site are proposed in this request.

PROPOSED PROJECT SUMMARY:

- Parking Lot Addition First Baptist Church
 - Existing Parking Spaces 75
 - Additional Parking Spaces 22
 - Updated Total Parking Spaces 97

STAFF ANALYSIS

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

- 646.6.1 Because of the pedestrian nature of the CBD Overlay, the presence of ample on-street and public lot parking, and the allowance of commercial parking garages within the CBD, new buildings and uses within the CBD shall not be subject to the off-street parking requirements as required in Section 520 of this Ordinance upon granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements: The site currently has on-site parking. Public parking is also located in the vicinity adjacent to the site. The expanded parking will benefit patrons of the church and reduce off-site parking needs.
- 646.6.2 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the lot coverage restrictions of Section 570 of this Ordinance shall not apply to property located within the CBD Overlay upon granting of a COA by the Planning Commission allowing such lot coverage proposed: No changes are proposed to the existing church building facilities. The site contains trees and landscaping. Some trees will be removed to expand the parking but new landscaping will be installed around the expanded parking area.
- 646.6.3 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the dimensional requirements of the underlying zoning district contained in Section 700.2-Table 11 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Commission allowing different dimensional requirements. Said dimensional requirements shall be consistent with the minimums contained herein in Table 9: The proposed parking lot expansion is not impacted by this standard.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to allow the parking lot expansion without conditions.

Certificate of Appropriateness Application

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

Under the Zoning Ordinance for the City of Monroe, properties located within the

Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.
Project Address: 202 McDaniel Street Parcel # M0160095
Property listed above is located in (circle) Corridor Design Overlay or Central Business District
Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage
Property Owner: First Baptist Church of Monroe
Address: 202 McDaniel Street, Monroe, GA 30655
Telephone Number: 770-267-5904 Email Address: joe@fbcmonroe.com
Applicant: Joe Graham
Address: 202 McDaniel Street, Monroe, GA 30655
Telephone Number:770-267-5904 Email Address: joe@fbcmonroe.com
Estimated cost of project: (+/- 125,000)
Please submit the following items with your application:
X Photographs of existing condition of the property to show all areas affected
X Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
X Written description of the project
Owner authorization statement, if applicant is not the property owner
X Application Fee \$100
Please submit all application materials in hardcopy to the Code Department and digitally at
lwilson@monroega.gov; Please submit two physical copies.
12/19/22
Signature of Applicant Date

SITE DEVELOPMENT PLANS

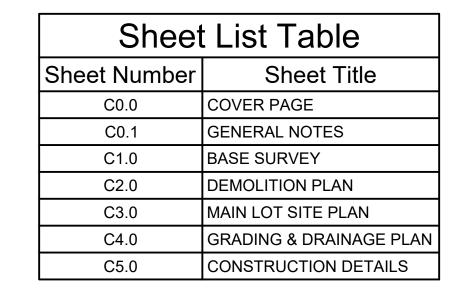
PARKING LOT EXPANSION

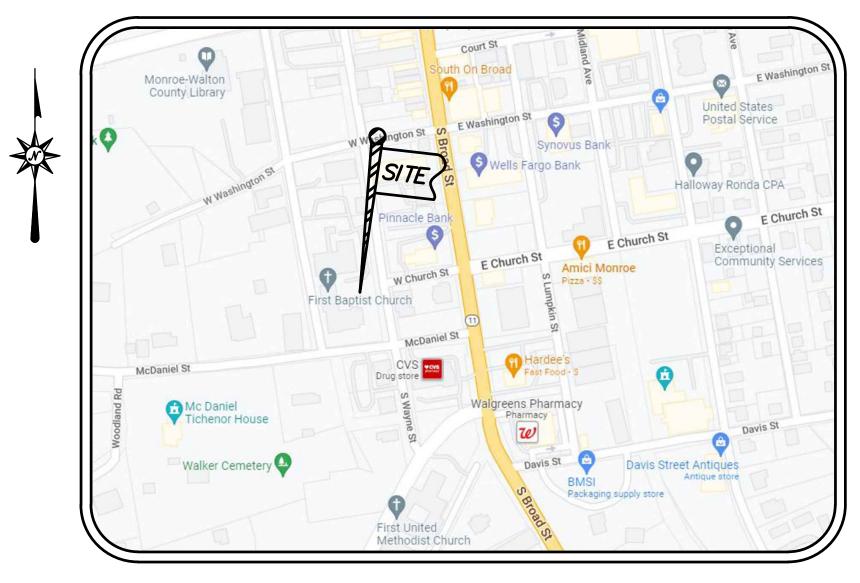
FOR

MONROE FIRST BAPTIST CHURCH

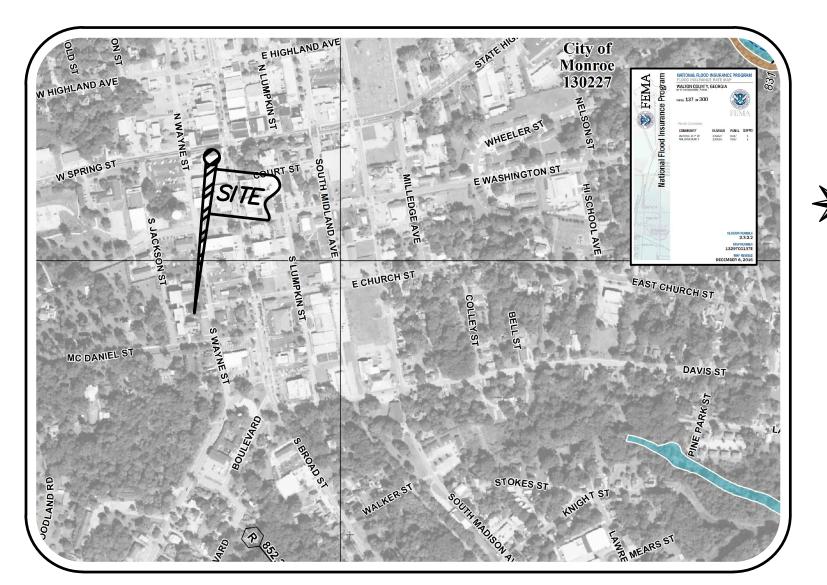
> 202 MCDANIEL STREET MONROE, GA 30655







VICINITY MAP



FIRM PANEL

UTILITY DISCLAIMER

EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK

NFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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

OBSTRUCTIONS ENCOUNTERED

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT FOR THIS PROJECT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES. POLE LINES. CONDUITS AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK. BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS. AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS, AND OTHER STRUCTURES, AS PROVIDED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS SHALL BE PAID FOR BY THE CONTRACTOR.

WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET DOES () / DOES NOT (X) INDICATE AREAS OF THE UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION "404') PERMIT HAS BEEN OBTAINED.

NOTICE OF INTENT

OPERATOR SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) FOR COVERAGE UNDER NPDES GENERAL PERMIT TO THE FOLLOWING OFFICE AT LEAST 14 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AS INDICATED IN THESE CONSTRUCTION DOCUMENTS.

NORTHEAST DISTRICT - ATHENS SATELLITE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (706) 369 - 6376

NOTES

1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANEL 13297C0137E, EFFECTIVE DECEMBER 8, 2016. 2. WETLANDS DO NOT EXIST ON SITE.

- 3. STATE WATERS DO NOT EXIST ON SITE.
- 4. STORM WATER MANAGEMENT FOR THIS PROJECT IS EXISITNG ON SITE.

24-HOUR EMERGENCY CONTACT Jason Murray 706-715-6821 JASON.MURRAY@LANDMARKPROPERTIES.COM



400 Pike Boulevard, Lawrenceville, Ga 30046 770.338.8000 • www.ppi.us



SITE AREA = 2.62 AC DISTURBED AREA = 0.39 AC

OWNER / DEVELOPER

FIRST BAPTIST CHURCH OF MONROE 202 MCDANIEL STREET MONROE, GA 30655 CONTACT: JOE GRAHAM PHONE: 770-267-5904 EMAIL: JOE@FBCMONROE.COM

ENGINEER

PRECISION PLANNING, INC. 400 PIKE BOULEVARD LAWRENCEVILLE, GA 30046 **CONTACT: JIMMY PARKER** PHONE: 770-338-8000 EMAIL: JPARKER@PPI.US

PROJECT DATE: 10/19/2022

12/15/2	2 1	SUBMITTED TO WALTON COUNTY
DATE	No.	DESCRIPTION

2. THE CONTRACTOR SHALL EXECUTE THE DEMOLITION PART OF HIS CONTRACT IN A MANNER WHICH WILL PREVENT DAMAGE TO EXISTING FACILITIES OR CONSTRUCTION AND IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

3. DEMOLISHED MATERIAL & DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE.

4. DAMAGE TO ANY ITEMS THAT ARE TO REMAIN IN SERVICE DURING AND AFTER DEMOLITION SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

5. USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR, TO THE LOWEST LEVEL POSSIBLE.

6. EXISTING CONDITIONS ARE SHOWN FROM REFERENCE DRAWINGS. IF ADDITIONAL PIPING/STRUCTURES ARE ENCOUNTERED, OR ACTUAL LOCATION OF EXISTING STRUCTURES ARE OTHER THAN SHOWN, CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER PRIOR TO DEMOLITION.

7. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS

8. ENVIRONMENTAL PROTECTION AGENCY PERMITS ARE REQUIRED FOR ALL PROPERTIES CONTAINING HAZARDOUS MATERIALS.

9. <u>SAFETY & PROTECTION:</u> CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS OR ORGANIZATIONS WHO MAY BE EFFECTED THEREBY

10. CONSTRUCTION IS TO BE LIMITED TO AREAS SO INDICATED ON THE DRAWINGS AND AS DESIGNATED BY OTHERS, OFFSITE AREAS SHALL BE ENCROACHED UPON ONLY BY WRITTEN PERMISSION OR EASEMENT. THIS PROVISION APPLIES TO BOTH PERSONNEL AND EQUIPMENT.

11. ANY NATURAL, NATIVE AREA OR TREE OUTSIDE OF THE DESIGNATED CONSTRUCTION AREA SHALL BE RESTORED TO A SATISFACTORY CONDITION AS DETERMINED BY OWNER, IF DAMAGED.

12. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF LOCAL, MUNICIPAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

13. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, **SHALL NOT BE DISCHARGED** TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT (NPDES IV.D.2.c(1)).

14. CONTRACTOR SHALL STAGE DEMOLITION & CONSTRUCTION IN A MANNER THAT WILL MINIMIZE DISRUPTION OF VEHICULAR AND PEDESTRIAN TRAFFIC FLOW.

15. CONTRACTOR RESPONSIBLE FOR PROVIDING REQUIRED TRAFFIC CONTROL AND SAFETY FEATURES DURING CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES, LANE CONTROL AND TRAFFIC CONTROL SHALL COMPLY WITH MUTCD STANDARDS AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATION, LATEST EDITION.

16. ALL EXISTING SIGNS, SHALL BE RE-SET OR REPLACED IF DAMAGED OR RELOCATED BY CONSTRUCTION ACTIVITIES. ALL STOP BARS, CROSSWALKS, AND OR LANE MARKINGS REMOVED OR ALTERED BY PROJECT CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH EQUIVALENT MATERIALS THAT MEET LCCAL STANDARDS.

17. EXISTING UTILITY SERVICE IS NOT TO BE INTERRUPTED BY ANY PHASE OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITY FACILITIES WILL BE REPLACED/REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

18. EXISTING STRUCTURES DESIGNATED TO REMAIN ARE NOT TO BE DAMAGED DURING CONSTRUCTION. ANY DAMAGED STRUCTURES ARE TO BE REPLACED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.

19. ALL WATER METERS, WATER AND GAS VALVES, AND EXISTING MANHOLES IN PROPOSED PAVING SHALL BE RAISED/LOWERED TO MATCH PROPOSED GRADE.

20. CONTRACTOR(S) SHALL PROTECT EXISTING POWER AND UTILITY POLE FOOTINGS WHICH ARE DESIGNATED TO

FIRE DEPARTMENT NOTES

1. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1 AND GCFO-15)

2. DISABLE ACCESSIBLE ROUTE SHALL START AT HANDICAPPED PARKING AND GO INTO THE PRIMARY ENTRANCE OF ALL NEW OR RENOVATED BUILDINGS OR TENANT SPACES. IT IS ALSO REQUIRED THAT THE PARKING SPACE AND ITS ADJACENT AISLE BE RELATIVELY LEVEL, THAT IS, HAVE LESS THAN A 1:50 SLOPE, LESS THAN 2.

3. OUTDOOR RAMPS & THEIR APPROACHES SHALL BE DESIGNED SO THE WATER WILL NOT ACCUMULATE ON WALKING SURFACES PER 120-3-20-.19(8). GEORGIA ACCESSIBILITY CODE.

GENERAL NOTES

- 1. THE PROPERTY IS LOCATED IN LAND LOT 65 OF THE 3RD DISTRICT.
- 2. THE SUBJECT PROPERTY DOES NOT CONTAIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL 13297C0137E, EFFECTIVE DECEMBER 8, 2016.
- 3. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 4. ALL CONSTRUCTION TO COMPLY WITH CITY OF MONROE STANDARDS.
- 5. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
- 7. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
- 8. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT PRIOR TO CONSTRUCTION OF THE WALLS.
- 9. NOTIFY CITY OF MONROE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.

STORMWATER NOTES

- 1. STORM WATER MANAGEMENT FOR THIS PROJECT IS EXISTING.
- 2. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET []
 DOES / [x] DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS
 JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR
 DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS
 THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
- 4. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- 5. GRADE ALL HANDICAP RAMPS TO A 12:1 SLOPE TO TOP OF CURB.
- 6. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.
- 7. MAXIMUM SLOPE FOR CUT OR FILL IS 2H:1V EXCEPT EARTHEN DAM EMBANKMENTS SHALL BE 3H:1V.
- 8. HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS. CONSTRUCTION OF ROADS AND BRIDGES.
- 9. ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- 10. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED. (THIS RESPONSIBILITY OF ASSIGNED BY CONTRACT TO THE CONTRACTOR).

GRADING AND EARTHWORK NOTES

- 1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 2. ALL EARTHWORK OPERATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO ENGINEER.
- 3. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
- 4. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS AND COMPACTED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
- 5. SEE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS CONCERNING PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
- 6. DISPOSAL OF TOPSOIL WILL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ALL LANDSCAPE AREAS ARE TO RECIEVE MINIMUM 4" OF TOPSOIL.
- 7. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING SITE CONDITIONS BY SITE VISITATION, DETAILED REVIEW OF ALL CURRENT SITE PLANS, PREVIOUS INFORMATION OR SURROUNDING LAND USES AND ZONING CONDITIONS OR OTHER MATERIALS TO FULLY ASCERTAIN THE SCOPE OF THE WORK IMPLIED WITHIN THE PLANS.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF HORIZONTAL AND VERTICAL BENCHMARKS THROUGHOUT THE DURATION OF THE PROJECT.
- 9. A GEOTECHNICAL ENGINEER, EMPLOYED BY THE OWNER WILL MONITOR ALL EARTHWORK OPERATIONS AND PROVIDE TESTING AS TO THE STANDARDS AND QUALITY OF BEARING SURFACES AND THE MINIMUM QUALITY STANDARDS OF MATERIALS. THE GEOTECHNICAL ENGINEER SHALL MAKE THE SOLE INTERPRETATION OF ROCK AND UNSUITABLE SOILS AND SHALL MAKE RECOMMENDATIONS AS TO IT'S REMOVAL OR FINAL DISPOSITION.
- 10. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO THE PROJECT SITE AND WITHIN THE LIMITS OF THE EASEMENTS SHOWN AND SHALL PROTECT ADJACENT PROPERTIES AND PROPERTY OWNERS FROM ENCROACHMENT BY SOIL EROSION.
- 11. THE SCOPE OF WORK IMPLIED WITHIN THIS PLAN INCLUDES ALL GRADING OPERATIONS FOR FINAL GRADE ELEVATIONS AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ALL EARTH QUANTITIES, GRADING OPERATIONS, AND MISCELLANEOUS HAULING AND/OR DISPOSAL OPERATIONS TO RENDER THE SITE TO THE FINAL CONTOUR AND GRADE ELEVATIONS SHOWN ON THE PLAN. FILL REQUIRED SHALL BE FURNISHED, INSTALLED, AND COMPACTED AS PART OF CONTRACTOR'S BASE BID. IF "EXCESS" CUT IS GENERATED FROM EXCAVATION, SAID "EXCESS" SHALL BE DISTRIBUTED AND FINE GRADED AND GRASSED ON DESIGNATED OR APPROVED AREA OF THE OWNER'S PROPERTY OR HAULED OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
- 12. NO BURNING ALLOWED, ALL TREES MUST BE GROUND. MULCH MAY BE USED FOR TEMPORARY EROSION CONTROL AND SHOULD BE INSTALLED INSIDE ROWS OF SILT FENCE AND BETWEEN DOUBLE ROWS OF SILT FENCE.

PRECISION PLANNING, INC.
...ALL RIGHTS RESERVED...

E CONSTRUCTION DOCUMENTS AND INTED REPRODUCTIONS, IN WHOLE RING AND ARE THE SOLE PROPERTY RRECISION PLANNING, INC. UNLESS RWISE AGREED TO. THEY SHALL NOT EPRODUCED OR CONNEYS OF THEY SHALL NOT EPRODUCED OR CONNEY BE USED FOR THEY TO BE USED FOR THEY TO BE USED FOR THEY PROJECTS OTHER THAN THAT PECHICALLY INDICATED HEREIN AULT UNICATED HEREIN AULD UNE COMPENSATION TO









JE FBC
IG LOT
ISION
3, Parcel M0160095

EXPANSION

ot 65, District 3, Parcel MC
202 McDaniel Street

SHEET TITLE

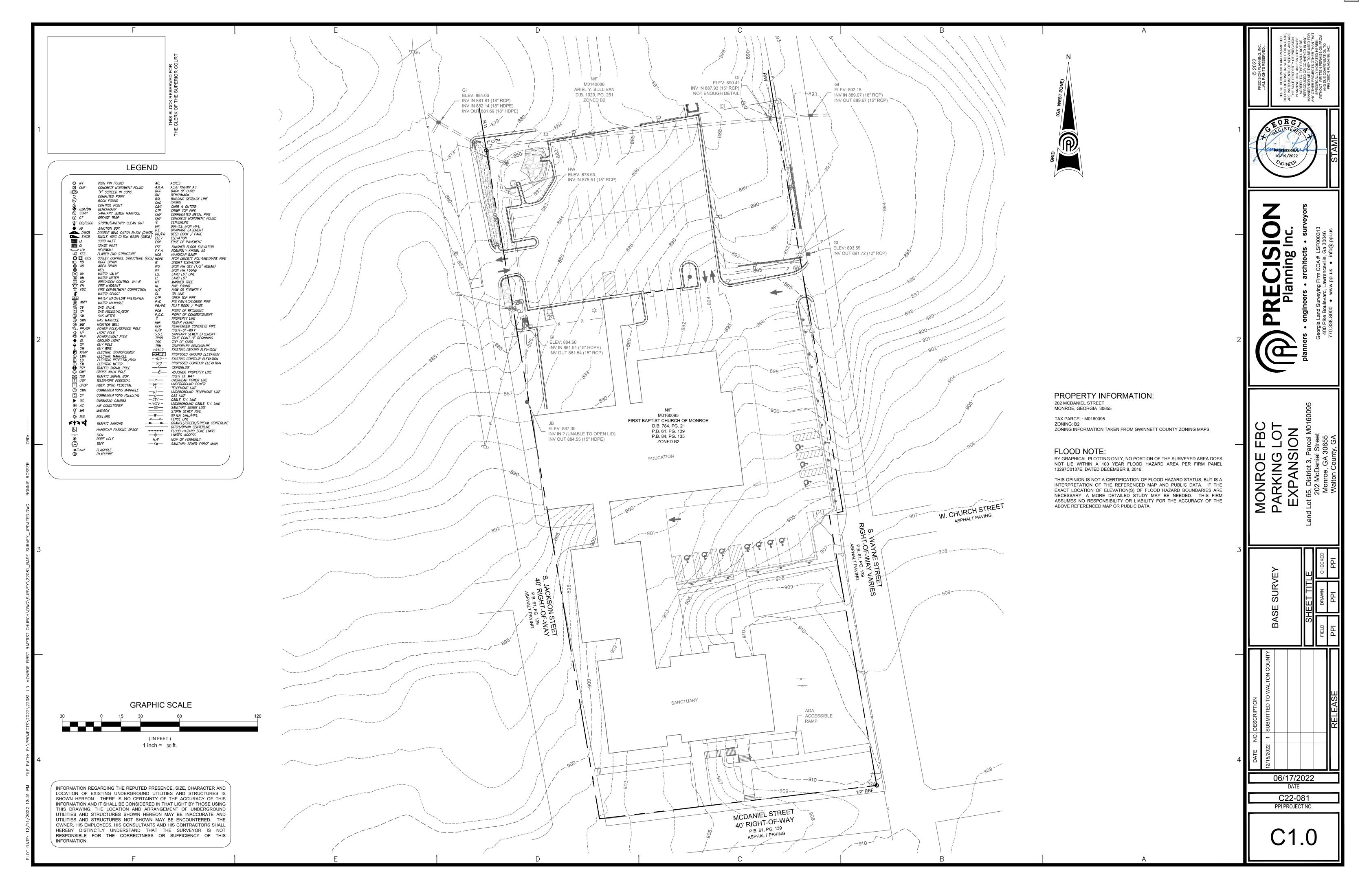
DESIGN DRAWN CHECKED

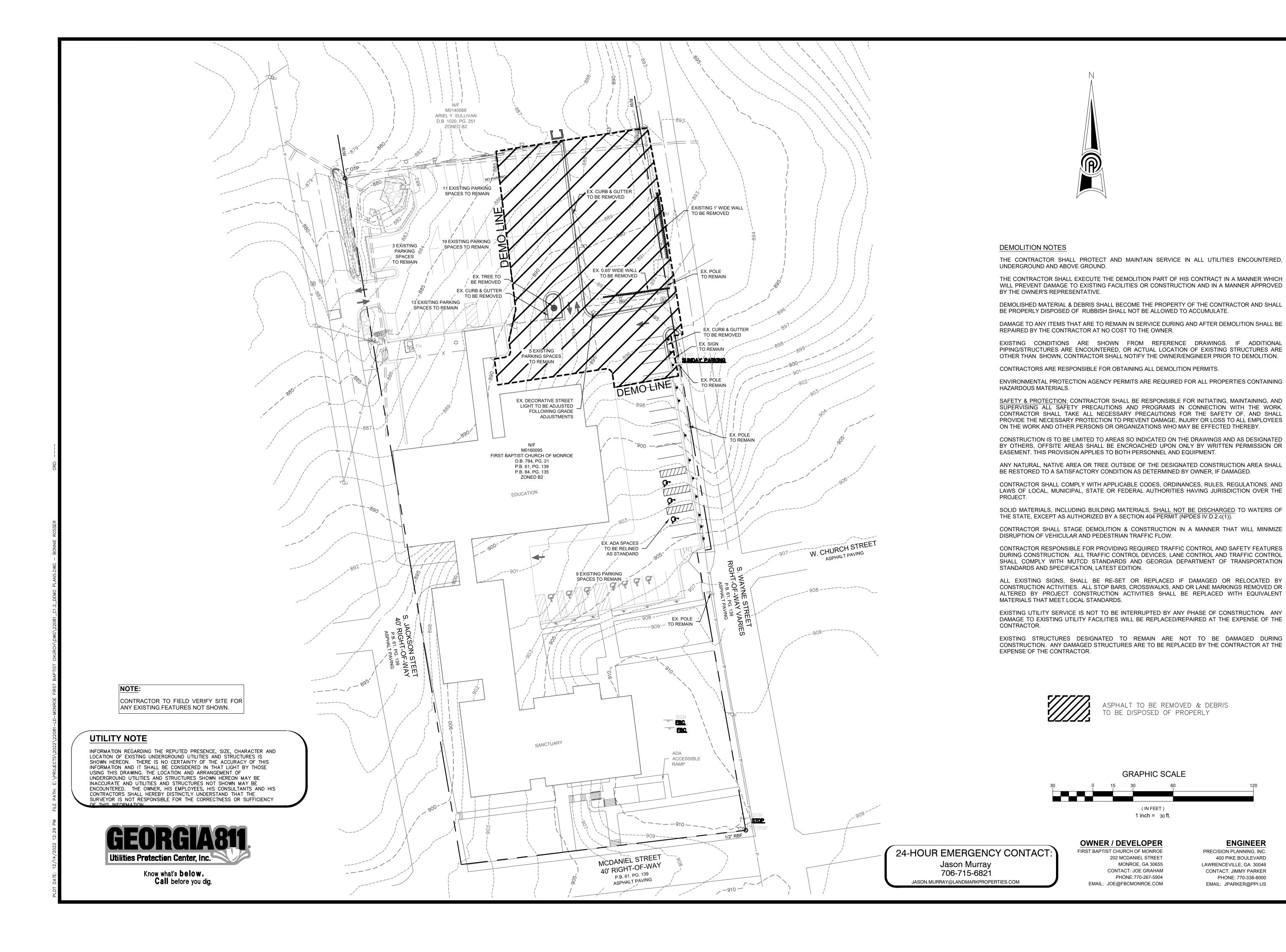
PP BBR JP

DATE NO. DESCRIPTION
12/15/2022 1 SUBMITTED TO WALTON COUNT
10/15/2022 1 SUBMITTED TO WALTON COU

C22-081
PPI PROJECT NO.

C0.1

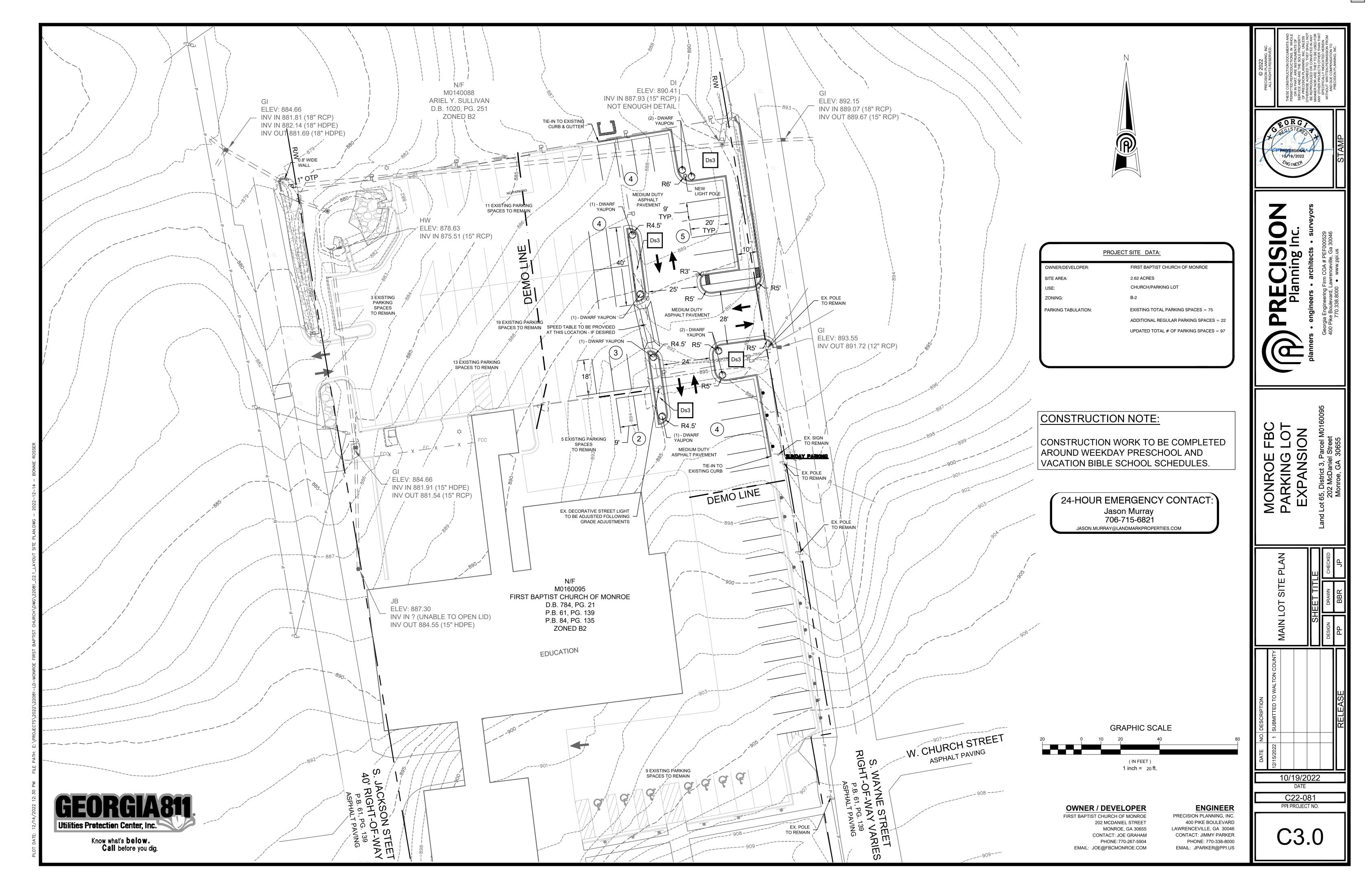


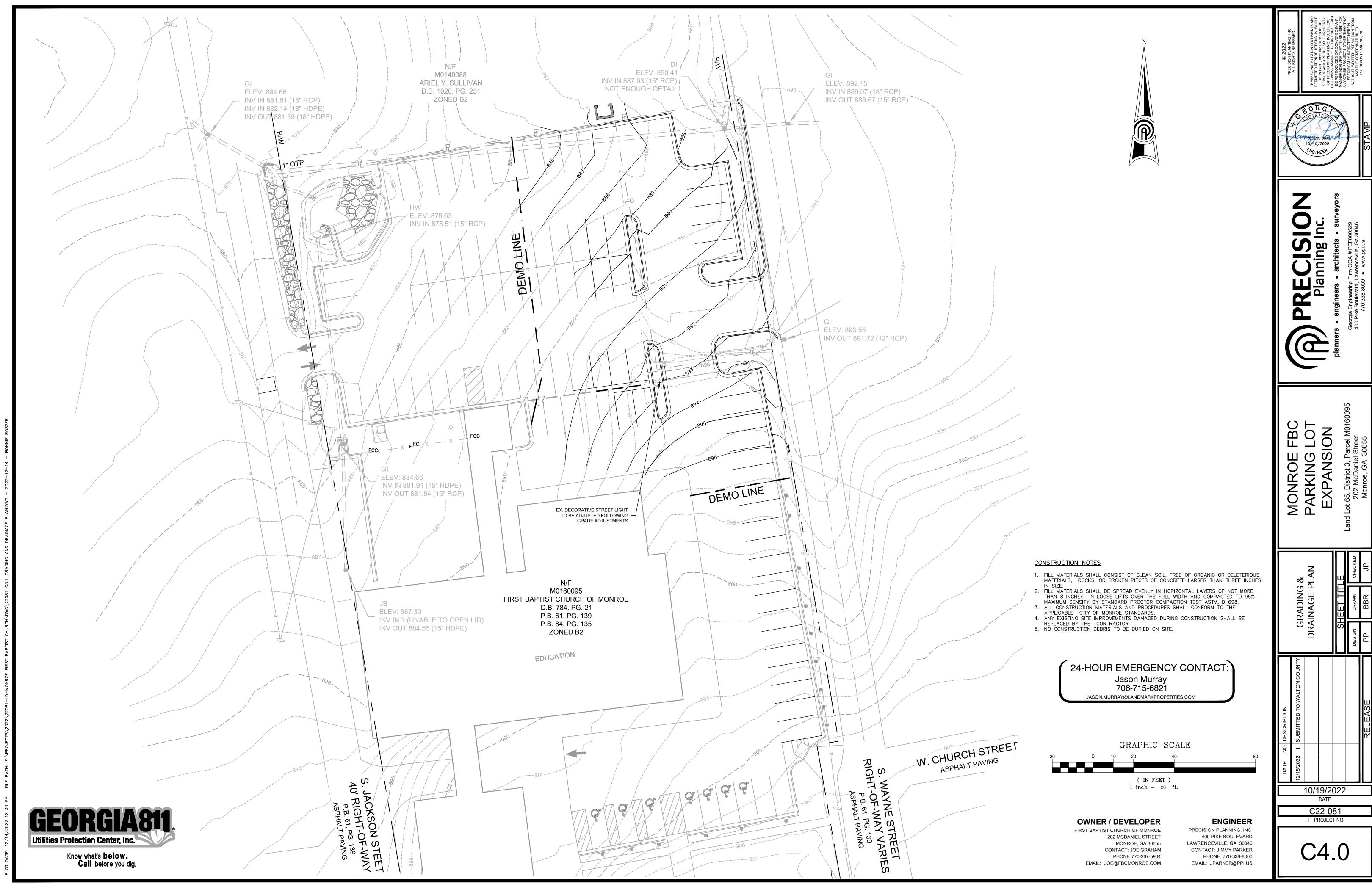


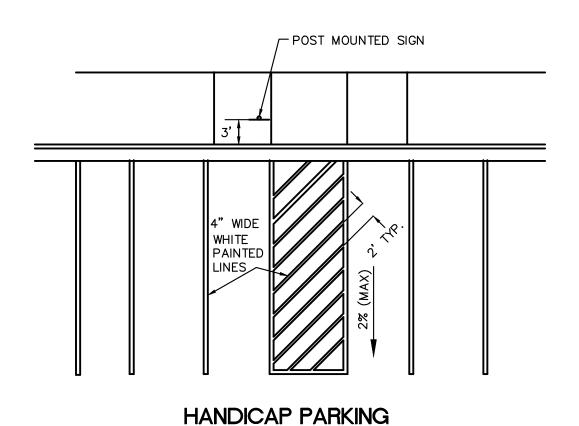


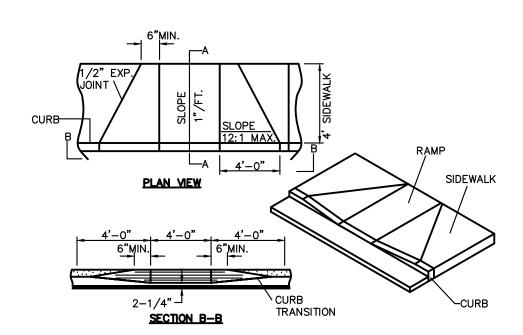
10/19/2022

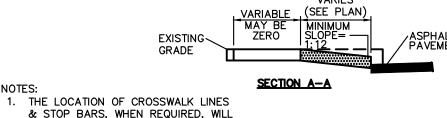
C22-081 PPI PROJECT NO.











2. RAMPS WILL BE CONSTRUCTED FROM CONCRETE. SPECIFICATION FOR RAMP WILL BE THE SAME AS FOR CONCRETE

OF THE RAMPS.

SIDEWALK.

BE COORDINATED WITH THE LOCATION

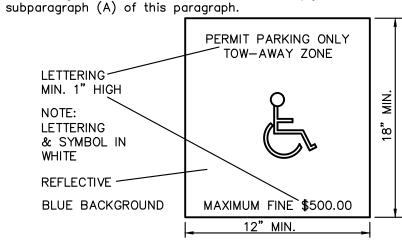
WHEEL CHAIR RAMP N.T.S.

"Handicapped parking place" means any area on public or private property which has been designated as reserved for use of handicapped persons as follows:

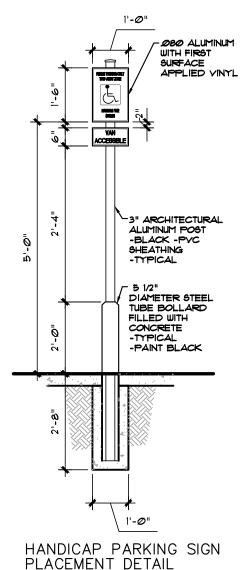
(A) By a blue metal reflective sign which is at least 12 inches in width and 18 inches in length and is erected at such height or in such a manner that it will not be obscured by a vehicle parked in the space and bearing the following words: "Permit Parking Only", "Tow—Away Zone" and "Maximum Fine \$500.00. The warnings required in this subparagraph shall be printed in white letters not less than one inch in height on three separate lines and centered on the sign. The sign shall also bear the international symbol for accessibility centered between the second and third warnings. The sign required by this subparagraph shall be the official authorized sign for handicapped parking place designation in the state.

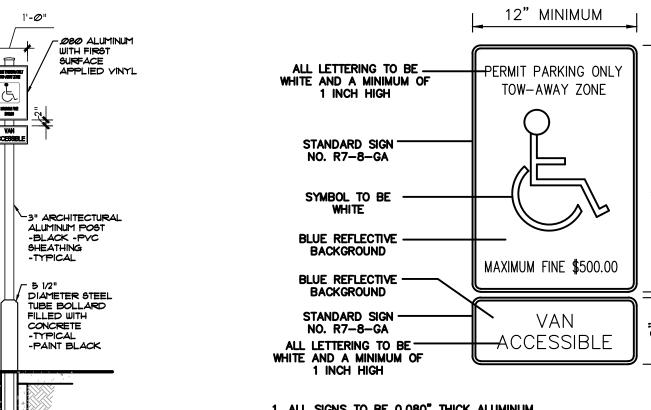
(B) Where the parking place is designated before January 1, 1988, by a sign of signs bearing the words "Tow-Away Zone" and "Handicapped Parking Only" or the words "Tow-Away Zone" and the universal symbol of accessibility, that designation shall be deemed to meet the requirements of subparagraph (A) of this paragraph until such time as the sign of signs are replaced for other reasons, at which time any new sign erected shall comply fully with the requirements of subparagraph (A) of this paragraph, or

(C) Where the parking place is on private property, is constructed solely from concrete, was used by the public or finished prior to January 1, 1987, and which is designated by having imprinted and maintained in reflective paint upon such place the words "Tow-Away Zone and "Handicapped Parking Only" or the words "Tow-Away Zone" and the universal symbol of accessibility, (A) of this paragraph until such time as that concrete lot is renovated, repaired, or remodeled , at which time a sign shall be erected which shall comply with the requirements of



HANDICAP SIGN

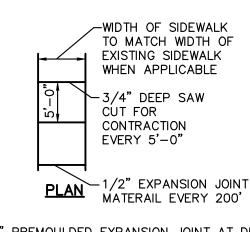




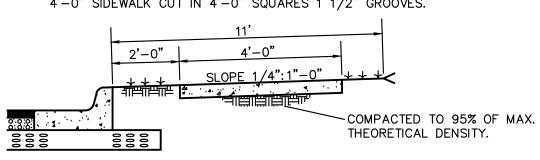
- 1. ALL SIGNS TO BE 0.080" THICK ALUMINUM.
- 2. ALL SIGN SHALL CONFORM WITH ALL CURRENT A.D.A. FEDERAL, STATE, AND LOCAL CODES & REGULATIONS.
- 3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

HANDICAP SIGN DETAIL

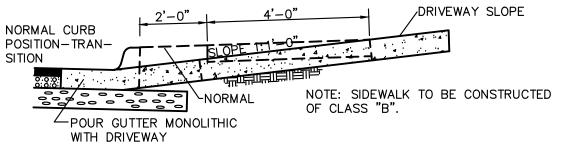
HANDICAP SIGN



NOTE: 1/2" PREMOULDED EXPANSION JOINT AT DRIVEWAYS, CURBS ETC. 4'-0" SIDEWALK CUT IN 4'-0" SQUARES 1 1/2" GROOVES.

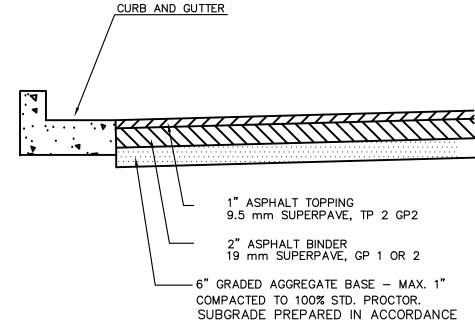


TYPICAL SECTION OF 4'-0" SIDEWALK

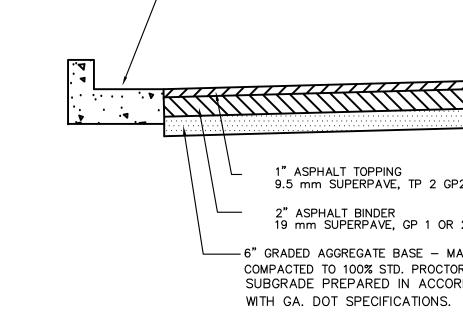


SIDEWALK SECTION AT DRIVEWAY

TYPICAL SIDEWALK SECTION



MEDIUM DUTY PAVEMENT



24" CURB AND GUTTER

1: EXPANSION JOINTS REQUIRED AT ALL STRUCTURES, CURB RETURNS

18**"**

6"

AND PLACED EVERY MAXIMUM 50' O.C.

2: CONCRETE STRENGTH 3000 p.s.i.

-SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE. REMOVE BURLAP FROM TOP 1/3 OF BALL OR REMOVE CONTAINER — 3" MULCH-EXTEND BEYOND SAUCER BED. --- BACKFILL MIXTURE OF TOPSOIL, 6" MIN. PEAT & SOIL. - LIMIT OF BARE ROOT SPREAD. - MIXTURE TO BE TAMPED.

(B & B OR CONT.)

TYPICAL SHRUB PLANTING

NTS

- 1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. 2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS
- 3. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT TO THE LANDSCAPE CONSTRUCTION.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY
- 7. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- 8. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE
- DETERMINED. 9. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS
- 10. ALL AREAS NOT COVERED BY BUILDING, PAVING, OR LANDSCAPING SHALL BE

	PLANT SCHEDULE								
SHRUBS	SHRUBS								
QTY	QTY BOTANICAL NAME COMMON NAME SIZE SPACING Notes								
8	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL	3'-6" O.C.	FULL				

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

CONDITIONS

SPECIFICATIONS GRADING AND SHAPING

> GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND
> FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL
> BE SLOPED TO ENABLE PLANT ESTABLISHMENT. WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE
> WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND
> EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING,
> MULCHING AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS. SEEDBED PREPARATION

FERTILIZER REQUIREMENTS

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS IT ITLLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY PLANTS, AND ALLOW FOR THE ANCHORING OF STRAW OR HAT MULCH IF A DISK IS TO BE USED. 2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT. 3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.

4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE INDIVIDUAL PLANTS . WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY

EXCAVATING
HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO
ACCOMMODATE ROOTS WITHOUT CROWDING.
3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36
INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING.
SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST
OR SEPTEMBER.

PLANTING

MIX THE SEED (INNOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE. CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED.

COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS, PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS, NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE

ANALYSIS OR EQUIVALENT N-P-K | 1. Cool season grasses and Second Haintenance | 10-10-10 | 100 lbs./ac. | 20-100 lbs./ac. | 30 lbs./ac. | 10-30 lbs./ac. | 30 lbs./ac. | 30

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT

STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.

2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRYSTRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.

3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.

4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.

5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES, OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE URPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE PRNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED. 7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN ITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL E APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND

MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH NHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER, THE IBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING. APPLYING MULCH STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT ER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF COLD STEPLE OF THE STATE OF

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE I. EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER

IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSI RUNOFF.

MANUFACTURER'S SPECIFICATIONS.

THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLON OF WATER PER TON OF

MULCH.
CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE
WATERS, THE PUBLIC, ADJACENT
PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER
STRUCTURES FROM ASPHALT

DISCOLORATION. 2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL

IMMEDIAL ELI API EK THE
STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR
SERRATED AND SHOULD BE 20
INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE

AVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL N

SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT,

BE PLOWED INTO THE SOIL.

3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT
SHALL BE APPLIED IN
CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS
SPREAD. SYNTHETIC TACKIFIERS
SHALL BE MIXED AND APPLIED ACCORDING TO

SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB - TACKIFIERS AND BINDERS.

4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.

5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW

AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHOR

EDIATELY AFTER THE

EDGES OF THE DISKS

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER	RATE PER	PLANTING DATES***
BAHIA	1,000 S.F.	ACRE* 60 LBS	1/1-12/31
BERMUDA	0.2 LBS	10 LBS	2/15-7/1
CENTIPEDE	BLOCK SOI	BLOCK SOD	4/1-7/1
LESPEDEZA	1.7 LBS	75 LBS	1/1-12/31
WEEPING OVE GRAS	0.1 LBS	4 LBS	2/1-6/15
SWITCH GRASS	0.9 LBS	4 LBS	3/15-6/1





nning

FBC ШΩΩ

MONRO PARKING EXPAN

10/19/2022

DATE C22-081 PPI PROJECT NO.

Written Description of the project (First Baptist Church of Monroe)

Construction of a proposed parking lot improvement including partial removal of existing asphalt, curb and gutter, two walls, and one tree. The proposed parking lot improvements will create 24 additional parking spots on site and include grading and paving, striping, curb cut handicap accessible ramp and associated improvements and erosion control measures.



Planning City of Monroe, Georgia

VARIANCE STAFF REPORT

APPLICATION SUMMARY

VARIANCE CASE #: 1926

DATE: January 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Edward & Julie Hoff

PROPERTY OWNER: Edward W & Julie S Hoff

LOCATION: North side of Church Street – 407 E Church Street

ACREAGE: ±0.36

EXISTING ZONING: R-1 (Large Lot Residential District)

EXISTING LAND USE: Single-family dwelling and accessory structures

ACTION REQUESTED: The owner is requesting a variance for this property to allow a construction of a

forward facing attached garage and reduce the side yard setback for an accessory structure.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: January 17, 2023

CITY COUNCIL: February 14, 2023

REQUEST SUMMARY

VARIANCE REQUEST SUMMARY:

The applicant is requesting approval of a variance in order to construct a forward facing attached garage and reduce the side yard setback for an accessory structure. The applicant seeks this variance to replace a former forward facing, single-car garage. The former garage was destroyed by fire several years ago. Had the structure been replaced within 6 months of the incident, the non-conforming setback and forward facing garage would have been allowed to be replaced under the allowances in Section 500 of the Zoning Ordinance. Section 910.1(8) of the Zoning Ordinance requires all garage doors to be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry. Section 1000.1(4) requires all accessory buildings to be setback at least five (5) feet from any lot line. The applicant is requesting this variance to allow a forward facing garage and to allow the garage to be placed three (3) feet from the side lot line.

PROPOSED PROJECT SUMMARY:

- Variance Front Entry Detached Garage & Setback Reduction
 - Detached Garage Addition 12 feet by 24 feet; 336 Sf

- Garage is a single-bay garage with forward facing entry
- Existing slab for previous garage is located three (3) feet from the side lot line;
 applicant proposes to use the existing slab for the proposed garage
- Front of garage will be located fifteen (15) feet past the rear of the existing dwelling

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. It is possible the applicant could place the proposed garage away from the side lot line to comply with the setback requirements under Section 1000.1(4) and the garage could be turned sideways into the interior portion of the lot to comply with the requirements of Section 910.1(8).
- (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 could impair the current purposes and intent of requiring only rear and side entry garages in residential building design throughout the City. An amendment to the forward entry garage standard is currently in progress at the time of this report. The submitted request would comply with the proposed amendments to this standard.
- (4) Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district: The standard the applicant is requesting the variance from in Section 910.1(8) is a preferential standard established by the City to promote quality building construction. Section 910.1(8) is currently undergoing an amendment. The requested variance to construct a forward facing garage in a detached building located behind the dwelling would comply with the proposed amendments. The City Council has approved similar variance requests where a forward facing garage was placed behind the front of the dwelling. The accessory building setback reduction is necessary to allow the detached garage to be able to utilize the existing concrete slab for the previous garage. In this variance request, the garage will be recessed behind the rear of the dwelling by fifteen (15) feet and located on the existing slab of the previous garage.
- (5) Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant: The special circumstances surrounding this request represent the proposed intent by the applicant and not the result of any previous actions taken by the applicant.
- (6) Whether the variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district: The proposed use and structures in this request are permitted by right in the underlying R-1 zoning district.

- (7) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe: The applicant is not requesting a rezone of this property with this request.
- (8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure: A single-family dwelling has existed on the subject property since 1918. The requested variance is not considered a minimum variance necessary to make an economically viable use of the residence or the existing lot.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested variance to allow for a forward facing attached garage and reduce the setback for an accessory building as submitted without conditions.



City of Monroe

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

VARIANCE REQUEST PERMIT

PERMIT #:

1926

DESCRIPTION:

VARIANCE REQUEST

JOB ADDRESS:

407 EAST CHURCH STREET

LOT#:

PARCEL ID:

SUBDIVISION:

M0150041

BLK #: ZONING:

R-1

ISSUED TO: **ADDRESS**

HOFF EDWARD 407 E CHURCH ST CONTRACTOR: PHONE:

HOFF EDWARD

CITY, STATE ZIP: PHONE:

MONROE GA 30655

OWNER: PHONE:

PROP.USE

VALUATION: SQ FT

RESIDENTIAL 0.00

0.00

DATE ISSUED: EXPIRATION:

12/21/2022 6/19/2023

OCCP TYPE:

CNST TYPE:

770-207-4674

INSPECTION REQUESTS:

lwilson@monroega.gov

FEE CODE PZ-10

DESCRIPTION

VARIANCE

AMOUNT \$ 250.00

FEE TOTAL PAYMENTS BALANCE

\$ 250.00 \$- 250.00 \$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Variance at 407 E Church Street on January 17, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on February 14, 2023 at 6:00pm. Both meetings will be held 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.





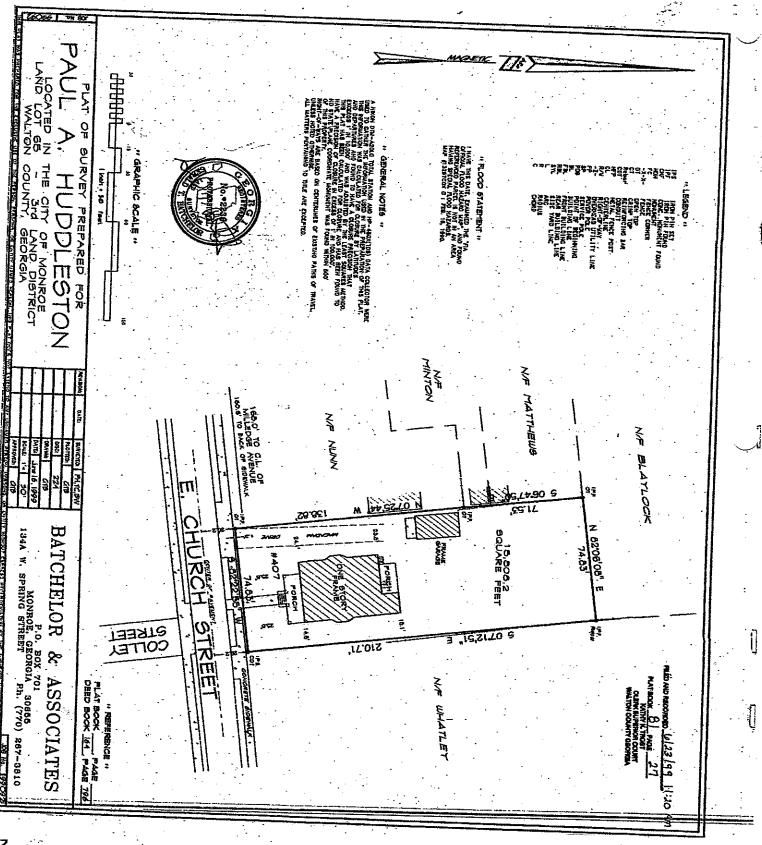
CITY OF MONROE VARIANCE APPLICATION



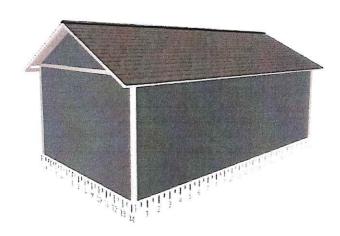
The state of the s	T LOCATION & DESCRIPTION		
Address: 407 E	East Church Stre	et	
Parcel #: lot 65	-M0150041	Council Districts	s: 4th District 8
	A		
Stated Purpose of	Variance Request (Provide o	rdinance reference)	910.1(8) and 1000.1(4)
1			garage within the building set back
	& APPLICANT INFORMATIO		
Property Owner:	Edward and Julie	Hoff	Phone #: 678-425-5357
Address: 407 E	ast Church St.	City: Monroe	9 State: GA Zip: 30655
Applicant (If differe	ent than owner):		Phone #*
	*		r none #.
10 00 00			State: Zip:
10 00 00			
Address: VARIANCE INFORM Describe the locati	IATION on of the structure and/or i	City:	
VARIANCE INFORM Describe the locati on a plat by a licens	on of the structure and/or used surveyor) (1430.2(b)): Le	City:use for which the valent and behind house	State: Zip:
VARIANCE INFORM Describe the locati on a plat by a licens Describe the relati (1430.2(c)): Garage	on of the structure and/or used surveyor) (1430.2(b)): Lead on the structure and e	city:	sariance is sought (required to be showned by showned from the street and uses on adjacent lo
VARIANCE INFORM Describe the location a plat by a licens Describe the relation (1430.2(c)): Garage Describe the specific sidered to be the relation of the relation of the specific sidered to be the relation of the relation of the specific sidered to be the specific sidered to be the specific sidered to specifi	on of the structure and/or used surveyor) (1430.2(b)): Lessed surveyor) on the structure and e	city:	State: Zip: variance is sought (required to be shown use when viewed from the street

VARIANCE INFORMATION CONT.		
Describe the characteristics of the property relative ance with the Zoning Ordinance (1430.2(e)): Special Spec		
Describe the particular hardship that would re Hardship is considered to be the reason compli ships which are not a basis for a variance) (1430	ance is physically not	possible, as opposed to financial hard-
If the variance requested is located in the Cor trict, a letter of approval from either and/or bo tion Commission is required to be submitted wi	oth the Corridor Desig	n Commission or the Historic Preserva-
REQUIRED SUBMITTAL ITEMS Completed Application Fee (see Fee Schedule) Survey Plat Site Plan; Drawn to Scale	COA or HPC ap	perty taxes paid in full proval ion as required by Code Enforcement
I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT ES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIE THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND IS ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.	TO THE BEST OF MY KNOW D WITH WHETHER SPECIFIE	LEDGE. ALL PROVISIONS OF LAWS AND ORDINANC- D HEREIN OR NOT. APPLICANT HERBY AUTHORIZES
SIGNATURE: Kndsk fff		DATE: 12/12/22
A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PRO MENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJEC		
PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NO	T THE APPLICANT	
SIGNATURE:		DATE:
NOTARY PUBLIC:		
SWORN TO AND SUBSCRIBED BEFORE THIS		, 20
NOTARY SIGNATURE: DATE:	SEAL:	

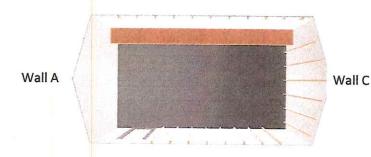
It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign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







Wall D



Wall B

Base Details

Building Size & Style

Premier Pro Ranch Garage - 14' wide by 24' long

Overhead Garage Door (8' x 7'),, Decorative Door Hardware, Glass Top Panel

Paint Selection

Base: Goblin, Trim: Delicate White

Roof Selection

Weathered Wood Dimensional Premium Shingle

Drip Edge

White

Is a permit required for this job? Yes

Who is pulling the permit? Tuff Shed

Options Details

Doors

Full-Lite Residential Door (3' x 6'8") (Left Hand Inswing),

Windows

3 Ea 3'x2' Insulated Horizontal Sliding Window

Roof

460 Sq Ft Roof - 6/12 Roof Pitch Upgrade

Interior

24 Lin Ft 24" Workbench 117 Sq Ft Pegboard 24 Lin Ft Shelving - 12" deep

Workbench And Pegboard And Shelf

Locations

Workbench on Side D at 39". Shelf on Side D at 20". Half Wall Pegboard on Side D at 39".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

is there a power outlet within 100 feet of installation location?

The building location must be level to properly install the building. How level is the install location? Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Substrate Shed will be installed on? Concrete without Shed Floor

Signature:	Datas
Jigilatui C.	Date:

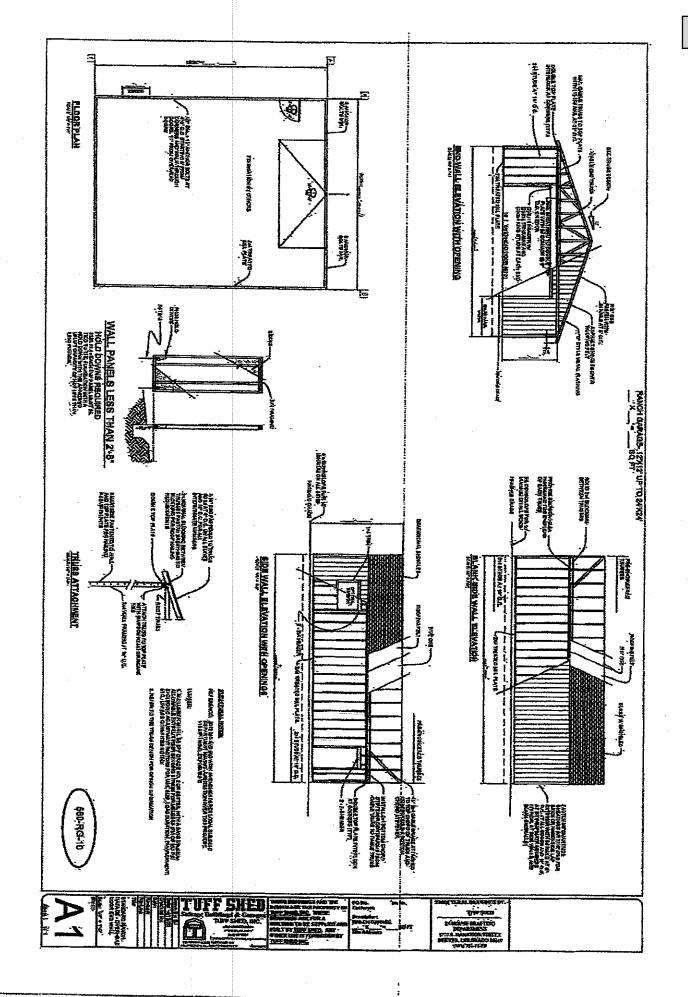
14.83 E Church St

1=30

R-1 Zonng

AN E Church St Morrey, GP 32055

Assembly & Institution
I a pertain And
Utached Sains of in
Europe Stab.
Europe Stab.
Europe Stab.
Europe Stab is my 3'
Europe Stab is m



O'KELLEY & SOROHAN ATTORNEYS AT LAW, LLC

2220 WISTERIA DRIVE, SUITE 208 SNELLVILLE, GA 30078 770-982-8202 Facsimile 770-982-8206

7/29/2014

EDWARD W. HOFF and JULIE S. HOFF 407 E. CHURCH STREET MONROE, GA 30655

Re:

407 E. CHURCH STREET, MONROE, GA 30655

Our File No: SS2177X

Dear EDWARD W. HOFF and JULIE S. HOFF:

I am enclosing the following documents regarding your recent closing:

X	Original recorded LII Original recorded Qu	MITED Warranty Deed itclaim Deed;	;	
	Survey;			
·	Other			<u> </u>

If you are occupying the property as your primary residence, please remember to file a claim for homestead exemption. Contact your tax commissioner's office for all requirements and further information. If you do not file, you may be subject to penalties and the property tax bill will be higher than expected.

We enjoyed working with you on your closing. If, in the future, you, your friends or your associates need the services of a real estate closing attorney, we hope that you will ask the lender and/or real estate agent to have our firm handle your closing. We appreciate your business and your referrals.

If this firm can be of further assistance in any way, please do not hesitate to call.

Sincerely,

Debbie Roper

Debbie Roper Paralegal

Enc. as stated



Return to: O'KELLEY & SOROHAN ATTORNEYS AT LAW, LLC 2220 WISTERIA DR. SUITE 208 SNELLVILLE, GA 30078 File # SS2177X

STATE OF GEORGIA COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on May 30th, 2014, between

LAURA R. DILLON

Doc: WD Red#: 229440 Recorded 06/16/2014 12:02PM Georgia Transfer Tax Paid: \$76.00 KATHY K. TROST Clerk Superior Court, WALTON County, GA

· [8 - 65 · 11] [286] [8 6 61 1 1 1 1 1 (tring() 112311

(hereinafter referred to as "Grantor") and

EDWARD W. HOFF and JULIE S. HOFF as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land, with house and all other improvements located hereon, lying and being in Land Lot 65 of the 3rd District of Walton County, Georgia and being more particularly described according to plat of survey prepared by Batchelor & Associates, certified by Gerald T. Batchelor, Georgia Registered Professional Land Surveyor No. 2238, dated June 16, 1999 and recorded in Plat Book 81, Page 27, Walton County Records. The description of said property contained on said plat is hereby incorporated herein and made an essential part hereof by reference.

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$91,200.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Granto	or has executed this instrument under seal, as of the date first
above written.	Laura R. Dillow By Frene 3 Pacher.
	as her attorney in Fuct
Signed, sealed, and delivered	

in the presence of:

LAURA R. DILLON

Notary Public

Commission expires: 4. 2



SEALAFFIXED

2	s
:	Ē
	ć
	Ž
ŝ	Ĕ

RECIPIENTS/LENDER'S name, address and telephone number Welts Fargo Bank N.A. Return Meii Operations PO Box 14411 Des Moines (A 50306-3411 We accept telecommunications relay service calls. Phone #: 1-800-222-0298	12/31/21	may not be fully deductiby ou. Limits based on the kennenat and the cost and of the secured property mapply. Also, you may only deduct interest to the extension of the you, extension by you, and you you, and you, and you, and not	*Caution: The amount shown may not be fully deductable by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbarsed by another person.	
Fax #: 1-866-278-1179 CORRECTED (1	f checked)	RECIPIENT'S/LENDER'S TO	IN 94-1347393	Borrower
PAYER'S /BORROWER'S name, street address, city, state and ZIP	code	PAYER'S/BORROWER'S TH	N XXX-XX-7052	The information in boxes 1 through 9 and 11 is important tax information and is being furnished to
EDWARD W HOFF		1 Mortgage Interest received payer(4)/borrower(4)*	\$2,306.05	the IRS. If you are required to file a return, a
EDW ARD W HOFF JULIE S HOFF 407 B CHURCH ST		2 Outstanding mortgage principal (See instructions) 3 Mortgage origination date \$53,317-23 05/30/2014		negligence penalty or other sanction may be imposed on you if the IRS determines that an
MONROE, GA 30655-2509		4 Refund of overpaid interest \$0.00	S Mortgage insurance premiums \$0.00	underpayment of tax results because you overstated a deduction for this mortgage interest or
		6 Points paid on purchase of	principal residence \$0.00	for these points, reported in boxes 1 and 6; or because you did not
		7 The address of the propert will be entered in box 8 and a PAYER'S/BORROWER'S add See box 8 below.	nay be the same as	report the refund of interest (box 4); or because you claimed a non-deductible item.
Mortgage information as of 12/31/2021 (See i	nstructions)	8 Address or description of p	roperty securing mortgage	
\$51,866.38 Ending principal balance		407 E CHURCH ST MONROE, GA 30655		
\$601.18 Total current payment	Account number	9 Number of properties securing the mortgage	10 Real estate taxes \$2,040.67	11 Mortgage acquisition date
\$297.61 Escrow portion of payment	0479162323		1 72,045107	i

Form 1008 SEE BACK SIDE FOR IMPORTANT INFORMATION (Keep for your records.) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service Please consult a Tax Advisor about the deductibility of any payments made by you or others.

Box 2. Shows the outstanding principal on the mortgage as of January 1, 2021. If the mortgage originated in 2021, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2021, shows the mortgage principal as of the date of acquisition.

----- 2021 INTEREST DETAIL -----TOTAL INTEREST APPLIED 2021 \$2,495.56 LESS NET PREPAID INTEREST (CURRENT YEAR) \$189.51 2021 MORTGAGE INTEREST RECEIVED FROM PAYER/BORROWER(S) \$2,306.05

If you have questions about your loan, you can use the number listed at the top of this statement. By selecting one of the options listed, you can receive information regarding:

- Taxes paid year-to-date
- Interest paid year-to-dateOther valuable information
- The amount & date of your last payment

We issue tax documents to the primary account owner.

Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A., believes Customers come first. You can always count on us to provide the excellent service you've come to expect.

Retain This 1098 With Your Important Tax Records

Please consult a Tax Advisor about the deductibility of any payments made by you or others.

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, firmish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount he or she paid and points paid by the seller that represent his or her share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances. CAUTION: If you prepaid interest in 2021 that accrued in full by January 15, 2022, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in 2021 even though it may be included in box 1. If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8306. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding principal on the mortgage as of January 1, 2021. If the mortgage originated in 2021, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2021, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the 'Other income' line of your 2021 Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and Itemized Deduction Recoveries in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the 2021 Schedule A (Form 1040) instructions and Pub 2021.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. Shows the address or description of the property securing the mortgage.

Box 9. If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

Box 10. The dollar amount located in the Box is the tax amount we paid on your behalf, as billed to us by your local taxing authority, and may include items other than "Real Estate Taxes". Please consult with a tax advisor on the deductibility, as we do not report this amount to the IRS and is informational only.

Box 11. If the recipient/lender acquired the mortgage in 2021, shows the date of acquisition.

Mortgage information as of 12/31/2021. The information is as of the end of the year. If your loan was transferred to another servicer, the information would have been as of the date of the transfer.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1098.

FreeFile. Go to www.irs.gov/FreeFile to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

DISPUTING ACCOUNT INFORMATION REPORTED TO CREDIT BUREAUS: We furnish information about your account to credit bureaus. You have the right to dispute the accuracy of the information reported by writing us at Wells Fargo Home Mortgage PO Box 10335 Des Moines, IA 50306.

NOTICE TO THE PUBLIC CITY OF MONROE

A petition has been filed with the City of Monroe requesting a variance from Section 910.1(8) to allow a forward facing garage and Section 1000.1(4) to reduce the minimum building setback for an accessory structure on property located at 407 E. Church St. (Parcel #M0150041).

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 January 17, 2023 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 February 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.

PLEASE RUN ON THE FOLLOWING DATE:

January 1, 2023



Laura Wilson Code Department Assistant City of Monroe, Georgia

215 N Broad Street Monroe, GA 30655





December 23, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 17, 2023 to consider an application for a variance at 407 E. Church St., Parcel #M0150041. The applicant is requesting a variance from Sections 910.1(8) and 1000.1(4) of the Zoning Ordinance to allow a front facing garage to be built at 407 E. Church St. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 1, 2023.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—January 17, 2023 at 5:30pm
- City Council—February 14, 2023 at 6:00pm

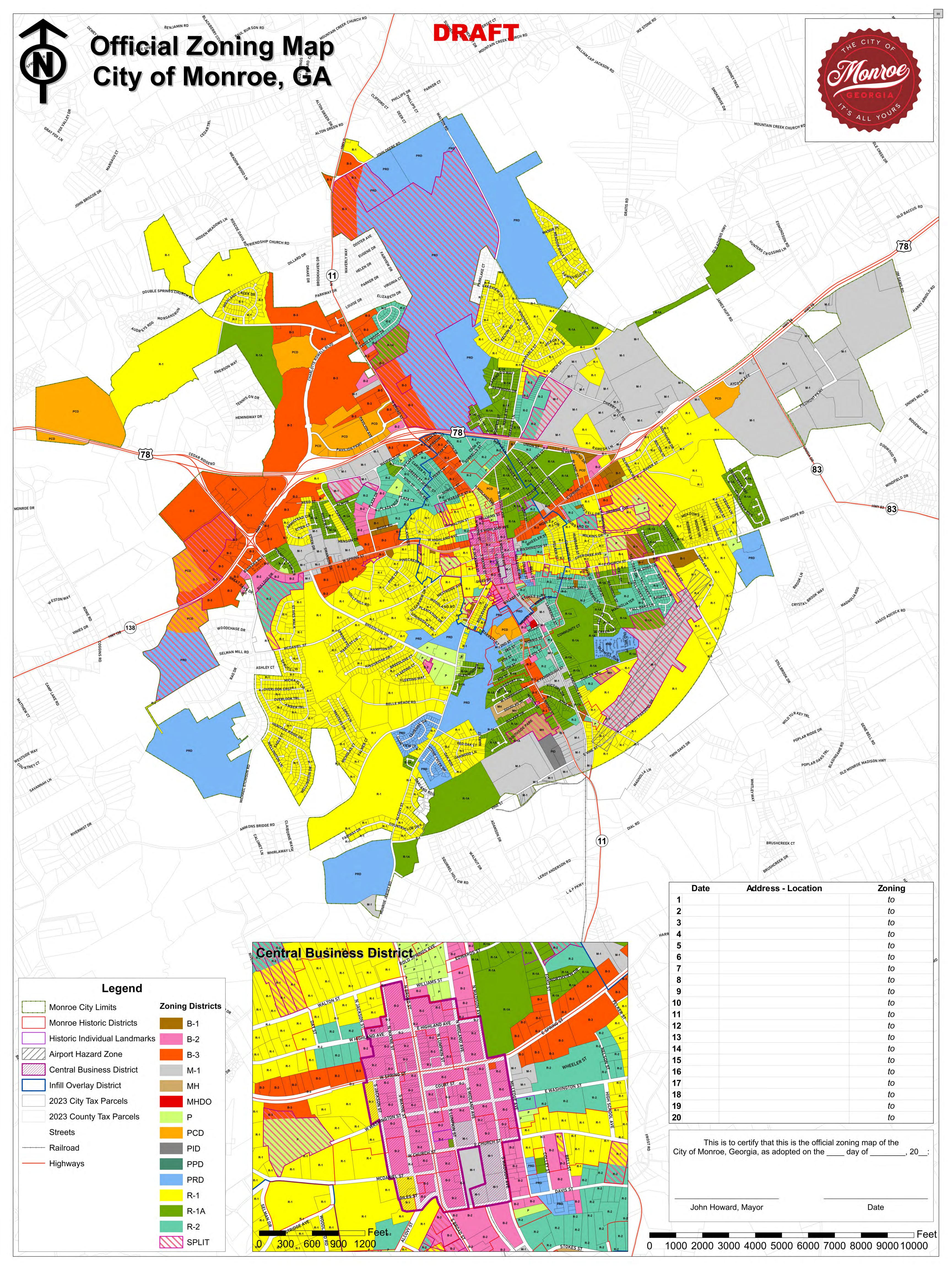
You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at www.monroega.com by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
City of Monroe
Code Department Assistant





NOTICE TO THE PUBLIC CITY OF MONROE

The City of Monroe proposes the adoption of the Official Zoning Map in accordance with Section 310 of the City of Monroe, Georgia Zoning Ordinance.

A public hearing will be held before the City of Monroe Planning Commission to review and make recommendation of said adoption of the Official Zoning Map to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. The Monroe City Council will hold a public hearing and the first reading of said adoption of the Official Zoning Map at the City Hall Auditorium at 215 N. Broad Street on February 14, 2023 at 6:00 P.M. The Monroe City Council will hold the second reading for adoption of the Official Zoning Map at the City Hall Auditorium at 215 N. Broad Street on March 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.

PLEASE RUN ON THE FOLLOWING DATE:

January 1, 2023