



## Council Meeting

### AGENDA

**Tuesday, September 13, 2022**

**6:00 PM**

**City Hall**

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**I. CALL TO ORDER**

**1. Invocation**

**2. Roll Call**

**3. Approval of Agenda**

**4. Approval of Consent Agenda**

[a.](#) August 9, 2022 Council Minutes

[b.](#) August 9, 2022 Executive Session Minutes

[c.](#) August 2, 2022 Public Safety Commission Minutes

[d.](#) July 19, 2022 Planning Commission Minutes

[e.](#) July 26, 2022 Historic Preservation Commission Minutes

[f.](#) July 14, 2022 Downtown Development Authority Minutes

[g.](#) August 11, 2022 Downtown Development Authority Minutes

[h.](#) July 14, 2022 Conventions and Visitors Bureau Minutes

[i.](#) August 11, 2022 Conventions and Visitors Bureau Minutes

**II. PUBLIC FORUM**

**1. Public Comment(s)**

**III. BUSINESS ITEMS**

**1. City Administrator Update**

**2. Assistant City Administrator Update**

**3. Department Requests**

- a. Finance:** Approval - Keck & Wood Additional Services for TAP Grant
- b. Public Safety:** Replacement of Laptops and Docking Stations
- c. Public Safety:** Approval – Walton County School SRO Program Agreement
- d. Public Safety:** Approval – Walton County School SRO Program Agreement for Foothills Charter
- e. Public Safety:** Approval – George Walton Academy SRO Program Agreement
- f. Public Works:** Purchase of Solid Tires
- g. Public Works:** Rest Haven Cemetery – Paving Rehabilitation
- h. Public Works:** Library Parking Lot – Front and Back Rehabilitation
- i. Utilities:** Georgia Public Web Consent to Assignment

**IV. OLD BUSINESS**

**1. Preliminary Plat Review - River Pointe**

**V. NEW BUSINESS**

**1. Public Hearing(s)**

- a.** Rezone - Southwest Corner of US Highway 78 & Aycock Avenue
- b.** Variance - Southwest Corner of US Highway 78 & Aycock Avenue
- c.** Variance - 204 Felker Street

**2. New Business**

- a.** Rezone - Southwest Corner of US Highway 78 & Aycock Avenue
- b.** Variance - Southwest Corner of US Highway 78 & Aycock Avenue
- c.** Variance - 204 Felker Street
- d.** Application - Beer & Wine Package Sales - Monroe Food Mart
- e.** Appointment - Housing Authority
- f.** Resolution - Rescinding Limitation on Outside City Water Service
- g.** 1st Reading - Short-Term Rental Ordinance Amendment
- h.** 1st Reading - Redistricting Ordinance to Amend Charter

i. 1st Reading - Taxation Ordinance Amendment

**VI. DISTRICT ITEMS**

- 1. District Items**
- 2. Mayoral Update**

**VII. EXECUTIVE SESSION**

- 1. Personnel Issue (s)**

**VIII. ADJOURN**

**IX. DEPARTMENT REPORTS & INFORMATION**

- 1. Monthly Airport Report**
- 2. Monthly Central Services Report**
- 3. Monthly Code Report**
- 4. Monthly Economic Development Report**
- 5. Monthly Electric & Telecom Report**
- 6. Monthly Finance Report**
- 7. Monthly Fire Report**
- 8. Monthly Parks Report**
- 9. Monthly Police Report**
- 10. Monthly Solid Waste Report**
- 11. Monthly Streets & Transportation Report**
- 12. Monthly Water, Sewer & Gas Report**

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: R.V. Watts, Matt McClung, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Brad Callender, Les Russell

Visitors: John Argo, Ryan Fritz, Lee Rowell, Julie Sams, Jim Wilson, Chris Collin

**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Mr. Kent Pratt gave the invocation.

**2. Roll Call**

Mayor Howard noted that all Council Members were present. There was a quorum.

**3. Approval of Agenda**

Add Item 1. Legal Issue (s) and move Personnel Issue (s) to Item 2, under Section VII – Adjourn to Executive Session.

To approve the agenda as amended.

*Motion by Malcom, seconded by Gregory.  
Passed Unanimously*

**4. Approval of Consent Agenda**

- a. July 12, 2022 Council Minutes
- b. July 17, 2022 Council Minutes
- c. July 12, 2022 Executive Session Minutes
- d. June 21, 2022 Planning Commission Minutes
- e. June 28, 2022 Historic Preservation Commission Minutes
- f. June 9, 2022 Downtown Development Authority Minutes
- g. June 9, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

*Motion by Bradley, seconded by Little.  
Passed Unanimously*

**II. PUBLIC FORUM****1. Public Comments**

No one signed up for public comments.

**III. BUSINESS ITEMS****1. City Administrator Update**

City Administrator Logan Propes stated negotiations will be ongoing with Walton County for the next few months on the Local Option Sales Tax. The one penny sales tax gets collected at the register and is used as a rollback for property taxes. He explained that the better outcome received from the County gives more assurance of lower property taxes to citizens within the City. There have been lots of discussions concerning development. Staff has been working on Code and Zoning Updates that will be implemented; the City is still operating on the moratorium for preliminary plats of major subdivisions. The Downtown Green contracts will be returned tomorrow and the construction crew should start in early September. The West Bound On-Ramp Project on Charlotte Rowell Boulevard and Highway 78 is now in the States hands; they have assigned a construction firm, but do not have a start date yet. He stated alleyway and drainage work is being done along Spring Street and Wayne Street. The RFQ for Blaine Station is out now; the whole shopping center is master planned. The City is working with DDA on a contract for a prospective buyer for the old Milner Aycock Building. There will be a Short-Term Rental Ordinance Amendment next month. The City is working to enhance Code Enforcement efforts with the City Marshals, as discussed in the Public Safety Meeting last week.

**2. Assistant City Administrator Update**

City Administrator Logan Propes stated the 2020 CDBG Stormwater Project has been completed, with the exception of the inlet covers. The Taxiway Design at the Airport is in progress. The Wayne Street Water Tank has been completed. The restrooms have been completed at Pilot Park and Mathews Park.

**3. Department Requests****a. Utilities: Purchase of Truck**

Mr. Rodney Middlebrooks requested to purchase a 2022 Chevrolet Silverado with a service body. The lowest bid came from Rick Hendrick Chevrolet for the amount of \$51,889.00, which is \$2,800.00 more than the CIP budgeted amount. The truck will replace a 2002 Ford F350 with more than 200,000 miles.

To approve the purchase from Rick Hendrick Chevrolet for \$51,889.00.

*Motion by Little, seconded by Bradley.  
Passed Unanimously.*

**IV. OLD BUSINESS****1. Preliminary Plat Review – River Pointe**

City Administrator Logan Propes requested to table the item until the September Council Meeting. He explained they are making progress on the deep technical items, such as utilities and platting elements, but the applicant has requested to postpone the item for one more month.

To table until next month.

*Motion by Malcom, seconded by Little.  
Passed Unanimously.*

**V. NEW BUSINESS****1. Public Hearings****a. Rezone – 0 Charlotte Rowell Boulevard**

Mr. Brad Callender presented the application for rezone of this property from PCD (Planned Commercial District) to PCD with Modifications. He stated the requested rezone modification is for the Pavilion Project. The applicant, Columbia Engineering for property owner, MAB Monroe, LLC, is requesting approval of modifications to the pattern book. He discussed the four requested changes to the pattern book. The maximum height within the Pavilion would be increased to a five-story requirement; a dimension is not attached in order to provide some flexibility in the building height. The zero-lot subdivision allowance would be for the large shopping center parcel; this would create a fee simple option to subdivide the larger tenant from the remaining shops. The increase of the minimum parking allowed would be specifically applicable to the out lots. A variance option would be added within the plan book where currently there is none. The plan book is currently restrictive concerning parking; the variance would give them a procedural option to come before Council should a tenant request additional parking. The architectural appearance on one of the tenant buildings would change to accommodate the specific tenant. The Code Office and Planning Commission recommend the request be approved with two conditions. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space / 4 Seats + 1 Space / 400 Square Feet with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section 520.3 and replace the language containing the parking space calculation described in this section. He discussed the table of the ranges for proposed parking submitted by the applicant and their differences from the pattern book. He explained the applicant submitted a revision with additional ranges that was requested by the City.

The Mayor declared the meeting open for the purpose of public input.

Mr. John Argo, with MAB Monroe, LLC, stated he is the owner and developer. He discussed the businesses that have opened since February. Hibbett and Pet Sense will be opening later this month. Old Navy should be opening around the end of September. A Bath Soap business will be opening next to Planet Fitness the first quarter of 2023. He discussed the site plan and tenant roster that he emailed to Council. Mr. Argo stated that he is fine with the recommendations from the Planning Commission for the hotel; the chain hotel will have between 140 and 160 rooms. There are a couple of sit-down restaurants that are a few spaces short for their needs; the four restaurants are Panda Express, Whataburger, Huey Magoo's, and McAlister's. He stated the infrastructure is already in place and will not be impaired by the additional parking. They would like to substitute the revised parking table, which meets the needs of the restaurants; it would be one space per three seats, plus one space per 350 square feet, plus 135% of the minimum required spaces. Mr. Argo discussed the differences in restaurants since the pandemic. He does not feel that it will be overparked compared to other jurisdictions.

Mayor, Council, Mr. Callender, and Mr. Argo discussed the quantity of parking spaces, the restaurants, and the lot sizes.

Council Member Lee Malcom questioned their being overflow parking.

Mr. Argo stated the parking for each of the individual lots must be self-contained. They must satisfy their minimum parking requirement on their lot, which is a Zoning requirement. It is also in their

declaration of covenants and restrictions. He stated the shopping center parking is maxed out with shared parking already. The hotel will come if the restaurants come.

Vice-Mayor Larry Bradley questioned whether the lot sizes are okay and whether there is an issue with the amount of paving.

Mr. Callender answered there are not any issues with the lot sizes the way they are platted. He stated each lot is probably oversized; they are all an acre and a half at minimum. There is not an issue in the lot coverage; it is not a concern for request.

Mr. Bradley questioned the purpose of limiting the parking spaces if it is not for lot coverage.

Mr. Callender stated the City Council's policy is to not overpark properties, which is in the current Zoning Ordinance. The 2019 Zoning Ordinance that was used in their pattern book has a parking maximum. At that time, their pattern book stated that was their anticipated parking for their out lots. He explained the issue at hand is not whether the lots will be overparked or whether there will be too much lot coverage. Some of the lots will not be large enough to have the parking spaces requested.

City Administrator Logan Propes requested, as a point of clarity, for Mr. Argo to explain what the approximate eight to ten crosswalks between the out lots and the primary are for if they are not for shared parking.

Mr. Argo explained the crosswalks are for anybody using the sidewalk that are on both sides. He stated an out lot can not be developed with the parking in the shopping center parking field.

Mr. Propes stated he thought inner connectivity was the spirit of the original agreement in 2018.

Mr. Argo stated there is inner connectivity, but it does not relate to the parking.

Mr. Callender explained that Mr. Argo brought two of the proposed restaurateurs to the Planning Commission Meeting, and they confirmed the number of spaces would work for them.

Mr. Argo stated they were franchisees and their corporate offices would not agree to proceed with the restaurants.

Mayor, Council, Mr. Callender, and Mr. Argo discussed greenspace, setbacks, and easements.

Mr. Argo explained preliminary site plans have been done, and they are all in due diligence. They can be fit into their lots.

There were no other public comments; Mayor Howard declared that portion of the meeting closed.

## **2. New Business**

### **a. Rezone – 0 Charlotte Rowell Boulevard**

To grant the rezone with the two conditions approved by the Planning Commission and recommended by the Code Office. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space / 4 Seats + 1 Space / 400 Square Feet with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section

520.3 and replaced with language containing the parking space calculation described in this condition.

*Motion by Dickinson, seconded by Malcom.  
Passed Unanimously.*

**b. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – Strange Taco**  
To approve the application.

*Motion by Dickinson, seconded by Gregory.  
Passed Unanimously.*

**c. Appointment – Planning Commission**  
To reappoint Randy Camp to serve a five (5) year term to expire September 1, 2027.

*Motion by Little, seconded by Bradley.  
Passed Unanimously.*

**d. Approval – 2022 Millage Rate**  
Finance Director Beth Thompson requested approval of the full rollback millage rate for 2022, which is recommended by staff. The current millage rate is 7.404 mills; the recommended rollback rate is 7.060 mills, which is a reduction of 0.344 mills from 2021. She explained this is due to an increase in growth and reassessments in the tax digest. The net tax digest had an increase of approximately 22.5% over 2021.

To approve the full rollback millage rate for 2022 at 7.060.

*Motion by Gregory, seconded by Little.  
Passed Unanimously.*

**e. Municipal Court Services Agreement – Southeast Corrections, LLC**  
City Administrator Logan Propes discussed the renewal of probation services, which is no cost to the City. The costs are paid by the Municipal Court probationer. He explained Southeast Corrections, LLC is the current provider; the agreement will be from January 1, 2023 to December 31, 2027. He explained that Joseph Bryant will be managing this agreement in Municipal Court.

To approve the Municipal Court Services Agreement with Southeast Corrections, LLC, as presented.

*Motion by Dickinson, seconded by Malcom.  
Passed Unanimously.*

**VI. DISTRICT ITEMS**

**1. District Items**

Council Member Lee Malcom gave a reminder that tickets are still on sale for the Historic Tour.



# MAYOR AND COUNCIL MEETING

AUGUST 9, 2022

6:00 P.M.

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## 2. Mayoral Update

Mayor John Howard had no update tonight.

## VII. EXECUTIVE SESSION

*Motion by Malcom, seconded by Gregory.  
Passed Unanimously.*

## RETURN TO REGULAR SESSION

To increase Logan Propes salary to \$172,000.

*Motion by Dickinson, seconded by Malcom.  
Opposed: Garrett.  
Passed 7-1.*

## VIII. ADJOURN

*Motion by Boyce, seconded by Malcom.  
Passed Unanimously.*

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MAYOR

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CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce, IV	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present:

**I. Call to Order – John Howard**

**1. Roll Call**

Mayor Howard noted that all Council Members were present. There was a quorum.

**II. Legal Issue (s)**

**1. Legal Matter**

Legal matters were discussed, including attorney-client discussions.

**III. Personnel Issue (s)**

**1. Personnel Matter**

Personnel matters were discussed, including attorney-client discussions.

To increase Logan Propes salary to \$172,000.00.

*Motion by Dickinson, seconded by Malcom.  
Opposed: Garrett.  
Passed 7-1.*

**IV. Adjourn to Regular Session**

*Motion by Malcom, seconded by Little.  
Passed Unanimously.*

Public Safety Committee Members Present: Larry Bradley, Chairman  
Lee Malcom  
David Dickinson

Those Absent: Charles Boyce

Staff Present: John Howard  
Logan Propes  
Debbie Kirk  
Chris Bailey  
Andrew Dykes  
R.V. Watts  
Matt McClung  
Beth Thompson  
Paul Rosenthal

Visitors: Dianne Wilson  
Susan Walker  
Kim Jolly  
Tara Polson  
Michelle Mirolli  
Kelli Herrington  
Mary Knotts  
Tommy Fountain, Sr.  
Shauna Mathias  
Clayton Mathias  
Mark Albury  
Jason Sams  
Julie Sams  
Chris Conner  
Mandy Williams  
Catherine Holbrook  
Jimmy Holbrook

**I. CALL TO ORDER – Chairman Larry Bradley**

**1. Roll Call**

Chairman Bradley noted that all Committee Members were present, except Committee Member Charles Boyce. There was a quorum.

**2. Approval of Agenda**

To approve the agenda as presented.

*Motion by Malcom, seconded by Dickinson.  
Passed Unanimously.*

**II. MATTERS BEFORE COMMITTEE**

**1. General Discussion**

Chairman Larry Bradley discussed correspondence he received in July and concerns from the citizen that spoke at the Council Meeting last month. This Committee Meeting is to discuss these issues and get ideas or continued improvement. He requested for Chief Watts to

explain the recent promotions in his department.

Chief R.V. Watts introduced and recognized his Command Staff. Major Matt McClung has been with the City of Monroe Police Department for the last 20 years and has served in several capacities; he has been in law enforcement for 23 years. Captain Brent Davis has been with the department for 9 years and has a total of 17 years of experience in law enforcement; he is taking over as the SWAT Team Commander. Captain John Pilgrim has been a captain for three years, has been with the department for 16 years, and has a total of 25 years of law enforcement experience. Captain Tracy Hanson was born and raised in Monroe. She has gotten her Master’s Degree through Columbus State Command College and will be going to the FBI Academy in January. He introduced his Administrative Assistant Mary Knotts, who has been with the department for 7 years, and Pastor Tommy Fountain from the 1025 Church. He explained that Pastor Fountain serves as one of the Chaplains for the Police Department.

Chairman Bradley stated there are three areas that he has heard concerns about: traffic enforcement and speeding, crimes against property and people, and Code cleanup for areas that are less than desirable and need improvement. He questioned whether anyone in the public would like to make any comments.

Ms. Dianne Wilson, of 701 Davis Street, stated she has come before Council several times. She thanked Mr. Spears and Mr. Bradley; she has seen a few changes taking place after he became a Marshal. She discussed the shooting at the corner of Pine Park and Davis Street that took place on July 4, and a gentleman that had rocks thrown at his truck. She stated a guy pulled up to the curb to question whether the noise from their music bothers her. She did not feel comfortable answering the question truthfully and was afraid of retaliation. Ms. Wilson stated she does not understand how slum lords can get away with having property and not taking care of it without something being done. She has put her house up for sale but is having trouble selling it. She thinks that the City could do something to make the slum lords cleanup their property; she has made recordings from her back steps of the music that she has to listen to.

City Administrator Logan Propes stated the City now has three fulltime Marshals, who are doing daily reporting. They have written 424 Repair Cleanup Notices since June 27. He explained that Georgia has very strong property rights. The landlords have a vested interest in the law. The City has to enforce the Codes; the Marshals have plenty of provisions to go after, without adding any new laws locally. He has given instructions for the Code Department to be aggressive with enforcement, but everyone will be treated equally. They are making more headway; Davis Street has been hit pretty hard. It will take a concerted effort by staff to stay on top of the issues, but progress is being made. He explained the three Marshals are making rotations around the City, but they cannot be everywhere all the time. There is a lot that can be seen from the street that can be written up according to local ordinances, such as a hole in a roof. The City cannot make entry without some probable cause. In Georgia, the tenant or landlord would have to allow Code Enforcement or the Police to come inside. They generally will not allow them inside, due to the fear of being displaced. He stated the Georgia Supreme Court will not allow Cities to do utility inspections between renters. They are doing everything they can while still abiding by Georgia State Laws. Mr. Propes discussed the process; if there is something small the Marshal will talk to them face to face. The first piece of paper received will be a Repair Cleanup Notice, and they have 14 days to comply. If the 14-day provision is not met they will get a citation, which will take them to Municipal Court where it will be adjudicated. He stated it is a long process and not a quick fix; reports can be made with the City Marshals in

the Code Enforcement Office.

City Attorney Paul Rosenthal explained one of the biggest struggles when a property ends up in Municipal Court for being in complete derelict conditions is trying to locate the owners themselves. They have several that they are trying to file nuisance actions against in Municipal Court. He stated a lot of times the really bad unoccupied parcels have ownership issues. They are currently working on a property that has been foreclosed on by a bank that is located out of state.

Council Member David Dickinson stated that he has lived on Church Street for 40 years. They encountered some of the same issues as Davis Street when they first moved there, and people questioned why they would want to move into that neighborhood. He stated that the key is not giving up and not letting those kinds of things run them out of their community. There is no place that is totally safe and immune from that type of conduct. Council discussed some of these types of issues at the retreat a couple of weeks ago. There are problems with housing that is not right and numerous Code violations, but that does not automatically equate to criminal conduct. He believes the City needs to collectively send a message that criminals are not welcome here, and that behavior will not be tolerated in Monroe. Mr. Dickinson owns two properties on Davis Street. He received citations for two of his properties for the grass being too high, so he cut the grass. It is the criminal conduct that has to be stopped, and the slumlords need to clean up their rental properties. He and Rita are moving into 509 Davis Street; he is going to make the warehouse at 511 Davis Street his garage for restoring cars. The Police Department needs to have a presence on the streets back there, not just driving in their vehicles, because criminals don't like to see policemen. He discussed people not abiding by the speed tables. He stated that these problems have to be fought every day, but people can not give up.

Council Member Lee Malcom stated that she agrees with everything that has been said tonight; this has been an ongoing problem. She feels the City now has more patrol officers available to help with these issues. The City is constantly trying to find funding within the budget to increase the police force, and it is going to have to be put as a priority in the next budget. The number of officers is seriously going to have to be looked at in order to have a consistent presence on the streets. She stated increasing the force is the only way to make an impact.

Chief Watts stated the officers removed 138 guns from the streets in the City of Monroe in 2020, 109 guns in 2021, and 49 guns have been taken off of the streets so far in 2022. Twenty of the guns from this year were taken from Davis Street. He explained that his vehicle was shot up in his driveway, and his house was shot up with his family inside. The City has an excellent police force that is actively patrolling the streets on a regular basis. There will be more issues as the City continues to grow. He discussed actively trying to mentor people in that area. The cycle has to be broken, which will require consistent involvement. There was a 17-year-old shot in the leg in Tanglewood Sunday night; they were able to bring a suspect into custody. He stated they have built some really good relationships in those communities, but the individuals cannot let it be known that they are communicating with law enforcement, due to fear of retaliation. He explained these have been problem areas for more than 20 years, and they continue to look for better ways to make the greatest impact.

Chairman Bradley stated that cameras were recently put up at the entrances and exits to the City, per suggestion from Chief Watts.

Chief Watts explained that the camera implementation has not been promoted a lot, due to not giving away tactics for effectively making arrests. There have been 16 Flock cameras implemented, which are tag readers. The cameras keep data on all the vehicles coming into and out of the City; they have been crucial in investigating crimes. The information can be put into the GCIC System. He discussed examples of the surrounding counties using the same equipment so that all of the information gets shared with other agencies. He stated that it is an effective tool; there were 17,000 hits between July 1 and August 1. The Criminal Investigation Division recently implemented the Gray Key System, which is a tool to effectively extract data from cell phones.

Ms. Catherine Holbrook, of 612 East Church Street, stated her family moved to Monroe about six years ago. They are excited about the direction the City has taken and the growth that has occurred. It seems like the crime in their area has only continued to increase, and they find themselves more and more concerned about safety. She discussed gunshots being fired a few years ago at the Community Center Building, which is two doors down from their house. Their neighbors had someone crash through their fence into their porch, due to a bullet wound; they also had a stray bullet fly into their home. Another neighbor discovered shell casings in the street and a bullet hole in his company van. They hear gunshots coming from the streets behind them; they consistently hear drag racing and burn outs. Things have been stolen and cars have been broken into while in their driveways. They see what are possibly drug deals happening at the park. They would love to see an increased police presence in their area to decrease the crime and improve the safety for the community. Recent events have put the quality of life that Monroe has been able to provide in doubt.

Chief Watts stated anyone that thinks they may have seen a drug deal should call 911 immediately to report the suspicious activity. He stated the key is communication; he recommended for everyone to get business cards with phone numbers from his staff before leaving tonight.

Chairman Bradley discussed the increase in traffic, which has caused an increase in the amount of speeding. He and Chief Watts have been discussing enforcement tools for speeding. The City will continue to put some of the speed control devices and elements on the streets to slow the traffic down. He explained there have been as many complaints as anything else concerning the islands installed on Church Street. The goal was to slow the traffic down and limit the number of trucks coming through, and that goal was accomplished. It is not perfect, but it accomplished the goal overall. He stated these types of projects take money.

Chief Watts explained the traffic signs that show how fast someone is going also collects data; they are another tool used to help with addressing those issues. The officers wrote 1,151 citations last year. They have already written 904 citations this year, with 134 of them being for speeding.

Ms. Malcom expressed concern about the noise issue all around the City. She stated it is becoming more than just a slight nuisance. It is not just vehicles and trucks; it is also motorcycles. The noise effects the quality of life in the downtown areas. She stated maybe a more structured noise ordinance needs to be implemented to help the Police Department.

Mr. Dickinson stated when he was the Mayor in Monroe the Police Department was exactly the same size as it is now. The City has grown, times have changed, and there are more issues. The City has to make some tough financial decisions to get a sufficient size police force. He discussed the budget, allocations, and taxes. The City is going to do the full

rollback rate for taxes this year, which other government entities in this County are not doing. The current Police Department can only cover so much; more officers have to be put on the streets in order to get more safety. The officers can not be everywhere all of the time. He stated citizens need to support the City when asked to pay a little more in order to get that protection. He discussed the increased costs and the hard financial decisions that have to be made to get more funding to achieve the safety.

Ms. Susan Walker, of 220 Felker Street, stated she moved here three years ago and does not know what the solution is. She is losing two neighbors, due to all of the noise. Her cousin calls every weekend, because there seems to be full-blown concerts in her backyard. The noise shakes the houses and makes pictures fall off of the walls; it has happened at 7:00 in the morning. She agrees the citizens will have to pay to help with the increased funding. She understands there is no perfect place to live, and it will never be solved completely. It is a constant on Friday, Saturday, and Sunday evenings starting between 6:00 pm and 7:00 pm. She feels that everyone would give more to get more help to come up with a solution.

Chairman Bradley stated there has been some staff added to the Police Department over the last few years, but the City is not near what it needs to be. He appreciates everyone that came tonight and hears what they are saying. The City is making some progress but is not naïve enough to think things are where they need to be. It is a high crime area and Chief Watts is putting more police presence there as he can. Mr. Bradley stated that he believes the City needs to adopt additional noise ordinances. The City is going to continue to work on this project. He urged everyone to get business cards from the department and talk to them in depth.

Chief Watts stated he would be happy to discuss their concerns in depth with them. The patrol force must be increased, but Major McClung has just implemented a new tactic. When officers are normally off, they are given the opportunity to work overtime in the areas with specific issues, along with the officers that are on duty.

*No Action.*

**2. Other Business**

There was no other business to discuss.

*No Action.*

**III. ADJOURN**

*Motion by Dickinson, seconded by Malcom.  
Passed Unanimously.*

**MONROE PLANNING COMMISSION  
MEETING MINUTES—July 19, 2022**

**Present:** Rosalind Parks, Randy Camp, Sara Shropshire

**Absent:** Mike Eckles, Nate Treadaway

**Staff:** Brad Callender – City Planner  
Laura Wilson - Code Assistant

**Visitors:** Jay Barringer, David Moon, John Argo, Ryan Fritz, Rick Maxian, Jennifer Wolfe, Johanna Hensley

Call to Order by Acting Chairman Camp at 5:30 pm.

Motion to Approve the Agenda as presented:

Motion Shropshire. Second Parks  
Motion carried

Acting Chairman Camp asked for any changes, corrections or additions to the June 21, 2022 minutes.

Motion to approve

Motion Parks. Second Shropshire.  
Motion carried

Acting Chairman Camp asked for the Code Officer’s Report: None

Old Business:

**The First Item of Old Business:** is Rezone Case #1086, a request to consider rezoning ±95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. The property is currently zoned Planned Commercial District with a request to change it to Planned Commercial District with modifications. The applicant is Columbia Engineering on behalf of the owner, MAB Monroe LLC. The four changes the applicant is requesting are to change the building height maximum to 5 stories, allow for zero-lot line subdivision of the main shopping center building, increase minimum parking allowed with a variance option for future parking increases, and modify elevations to allow compliance with tenant branding. Staff recommends approval with two conditions.

John Argo, from MAB spoke in favor of the project:

- Two of the lots at the Pavilion are designed for hotels and the hotels that want to come to Monroe are in the 4-5 story range.
- A color change to Shops A (presented by Rick Maxian) Verizon would like to use their corporate colors; the standing seam awning will be converted to fabric, and color gray Verizon requested is already used on other locations in the Pavilion



- For the zero-lot line—the condition addressing it to the shopping center building is fine; we have an anchor tenant that wants to have its own tax parcel and we are trying to accommodate that user request. The property line would fall on the common wall between the two buildings
- Parking Changes—This pattern book was adopted in 2019, pre pandemic and the restaurant world has changed since then. The parking request is to accommodate four users (Panda Express, McAlisters, Huey Magoos, and Whataburger)
  - Jay Barringer presented on behalf of McAlisters—extra parking will be needed for customers, curbside service, delivery service, electronic car parking spaces, catering services, and employees. With the current limit of 40 parking spaces will not be able to manage the business to the level needed to stay open. We need to be self-contained on the out parcel and not have employees walking to work. We do not want to lose customers because they drive by and see the parking lot full.
  - David Moon (also with McAlisters): I was with Zaxby’s for 19 years as Vice President of Operations and Training. With the focus on curbside and call-in orders you have more and more cars coming in and our concern is being able to serve our customers efficiently
  - Ryan Fritz with Columbia Engineering: We looked at a low, middle, and high parking calculation which you can see in the table included in the packet. The first red column is 1 space/3 seats plus 1/350 sq ft with a 135% max. The middle column is 1 space/3 seats plus 1/350 sq ft with a 150% max. The staff recommendation on the far right is 1 space/4 seats plus 1/400 sq ft with a 150% max. Ideally, we would like the middle to the high column. In the current Plan Book McAlisters is allowed 39 parking spaces and they are hoping for 55/60 spaces. We are trying to accommodate most of the future tenants without each one needing to come back for a variance.
  - Discussion continues about parking—Barringer and Moon agree that 55/56 spaces would be great for McAlisters
- Callender: I have worked with Ryan over the past couple months to come to a compromise of what would work best for the development and the City. The 1 for 4 seats plus the 1/400 sq ft closely aligned with their tenant requirement and as you just heard from a future tenant, they (McAlisters) would be happy with the 56 spaces provided under the 1 for 4 seats plus the 1/400 sq ft plan. It might not work for each one but if the tenant is not happy with their allotment, they can request a variance from City Council.
- Argo: While we have McAlisters here tonight, I have shown the same three tables to Panda, Huey, and Whataburger and they would prefer the 1 space/3 seats plus 1/350 sq ft with a 135% max. That column seems to be satisfactory to all four tenants and avoids a flood of variance requests. I’ve already lost a food and coffee over this issue. We’ve done code research in Loganville, Brasleton, Snellville, Walton County, and Madison. The problem is the Monroe maximum in the pattern book is less than their required minimums. We are so far behind what the rest of the area is requiring. While 4 or 5 spaces doesn’t seem like a lot, it can be death to these businesses. You guys have been code flexible before to help us establish this pattern book and you could be again.
- Parks: How many employees do you expect to have on at peak times? Barringer: 25/30 people plus shift change

- Callender: There is no shared parking plan for this overall development; having to park all of your customers and employees is problematic for the overall development. Several sites in the city have transitioned to EV parking. There was no extra parking added; they simply just switched from a traditional parking space to EV.
- Parks: How many EV parking spaces are we looking at? Barringer: 2 with the possibility of more.
- Callender: The staff recommendation is a compromise between the current city regulations which are in the plan book and the what the applicant is requesting. The 1 for 3 is almost double what the current regulations are. The 1 for 4 is a middle ground number and it closely relates to what the tenants are asking for.

Acting Chairman Camp: Is that agreeable?

Argo: No that is not our recommendation. It falls short for at least 3 of the other users. We did not propose the furthest column. We were asked to include it for discussion purposes and we did. We would be fine with either of the other two columns.

Acting Chairman Camp: Anyone here to speak in opposition? None

Motion to approve with conditions

Motion Parks. Second Shropshire.  
Motion carried

**The First Item of New Business:** is COA Case #1182, a request for approval of a Certificate of Appropriateness to allow for the replacement of existing signage at 2020 W. Spring St.; the W. Spring St. branch of Bank of America. The request includes replacement of all signage on the site including wall signs, ground signs, and other directional and incidental signs. There are a total of 15 ground signs to be replaced. The focus of our ordinance applies to 5 of the signs—4 walls signs and 1 ground sign. They will be replacing the wall signs 1 for 1 and changing out the internal illumination for halo lighting. The free-standing pylon will be removed and lowered to the ground. The ground sign will also have halo illumination. Staff recommendations approval with two conditions. Jennifer Wolfe and Johanna Hensley spoke in favor of the project. Bank of American agreed to a full base monument sign in replace of the pylon sign.

Acting Chairman Camp: Anyone here to speak in opposition? None

Motion to approved with conditions

Motion Shropshire. Second Parks.  
Motion Carried

Acting Chairman Camp entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Shropshire.  
Meeting adjourned; 6:15pm

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—July 26, 2022

Present: Laura Powell, Fay Brassie, Elizabeth Jones

Absent: Susan Brown, Jane Camp

Staff: Laura Wilson, Code Admin

Visitors: Russell Page, Clairissa Peguigant, Angela Zeis, JP Campbell, Lori Volk, Bruce Hendley, Lisa & Lawrence Parker

Meeting called to order at 6:00 P.M.

Chairman Jones ask for approval of the agenda  
To approved as presented.

Motion by Powell. Second by Brassie  
Motion carried

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

Motion by Brassie. Second by Powell  
Motion carried.

**The First Item of Old Business:** Request for COA #1009, a request for renovation of an existing structure and construction of four new detached houses at 707 S. Madison Ave. The first part portion of the request for the renovation of an existing structure was approved on 5/24/2022. The applicant, Lori Volk spoke in favor of the request.

Chairman Jones read into the record a section of the ordinance relating to height requirements in the MHDO stating that the max building height was 18ft with a roof no greater than 25ft. One of the house plans submitted by Volk has a roof of 27ft. The roof pitch on the house plan is 9/12; Volk would like to reduce the pitch to meet the 25ft height requirement.

Chairman Jones: Did Patrick have a comment on if the plan was altered?

Wilson: Yes, Patrick confirmed if the plan was altered to meet the guidelines, it would be approved

Volk: That is the plan and that way it will more closely resemble the roof pitch of nearby houses; Any of the house plans could go on lots 1-4. The 5<sup>th</sup> lot is the existing structure. We have not decided which plan will go on which lot.

Commissioner Brassie: Are you using any of the previous house plans?

Volk: No, just the ones presented here

Commissioner Jones: Are there any questions from the public? None

To approve as presented

Motion by Brassie, Second by Powell  
Motion carried

**The Second Item of Old Business:** Request for COA #1016, a request for new construction of a single-family house at 1238 S. Madison Ave. The applicants, Lawrence and Lisa Parker spoke in favor of the request. The Parkers submitted three craftsman style house plans for consideration as well as a current plat showing the proposed locations of each house. Commissioner Brassie reminded the applicants that identical houses could not be built next to each other.

Commissioner Brassie: Did they approve the plat?

Wilson: Utilities has approved the plat with the locations of the houses and driveways. Do you have a timeline for building the houses on Atha?

Lisa Parker: Not yet, because we are building them one at a time

Commissioner Brassie: Will they have to come back to do the other houses?

Wilson: Yes, they will have to come back for the specific addresses on Atha Street

Commissioner Brassie: You will need to stay in the craftsman framework but have variety.

Commissioner Jones: Are there any questions from the public? None

To approve as presented:

Motion by Brassie, Second by Powell  
Motion carried

**The Third Item of Old Business:** Request for COA #1015, a request for new construction at 1240 S. Madison Ave. The applicants, Lawrence and Lisa Parker spoke in favor of the request. The Parkers submitted three craftsman style house plans for consideration as well as a current plat showing the proposed locations of each house.

As 1238 and 1240 S. Madison are next to one another and were proposed by the same applicants, the applications were considered together with separate motions.

To approve as presented:

Motion by Camp. Second by Powell  
Motion carried

New Business:

**The First Item of Business:** Request for COA #1279, a request for new construction at 115 6<sup>th</sup> St. JP Campbell, owner of the property, spoke in favor of the request. Campbell's initial request was to subdivide or redivide the lot. At one point in time, it was two lots but now it is only recognized as one lot. The new lot would have a house on it like the existing house.

Commissioner Brassie: We need a plat with the house on it. We need you to come back with a plat showing specifically where the house and driveway will be and an elevation showing exactly what the house will look like. It needs to look like a Mill house but not be exactly like the one next door.

Campbell: It is my intention to build a Mill house. I am not planning on building now. My intent is to divide the property. The lot is a few feet short of being able to divide it which maybe why the two lots were combined.

Commissioner Jones: Is there away to approve the split and then have him come back to us when he is ready to build?

Wilson: He needs to have his plans approved first by HPC before he can go to Planning Commission to get the variance he needs.

Campbell: I need to rent or sell the house that is on the lot currently and if I decide to sell, I do not want to lose the other lot.

Commissioner Brassie: Even if you are not going to start it now, get a plan that would fit on that lot and we can go ahead and vote on it for you; that way you can sell your house

Commissioner Jones: Are there any questions from the public? None

Motion to table to August 23, 2022

Motion by Brassie, Second by Powell  
Motion carried

**The Second Item of Business:** Request for COA #1280, a request for an exterior addition at 217 E. Marable St. The applicant and owner, Clairissa Pequigot and contractor Russell Page spoke in favor of the project. The goal of the project is to connect two smaller additions into one gable that will not be taller than the current ridge of the roof.

Commissioner Brassie: Is there a way to avoid creating a split gable roof?

Page: It will be single gable with a point. The roof will not be flat. Clairissa would also like to change out the windows but would keep the look of the original windows. The windows will have original grid pattern. She would also like to remove the vinyl siding and soffits and go back to the original material.

Commissioner Brassie: If you are wanting to go back to the original, the iron works on the front porch need to be removed. It should be replaced with a simple 4x4 post painted with maybe simple trim and the top and bottom. Plain columns, not round or fluted. Also put up a wooden handrail.

Chairman Jones: Are there any questions from the public? None

Motion to approve as presented with the addition of removing the porch ironwork

Motion by Brassie, Second by Powell  
Motion carried

**The Third Item of Business:** Request for COA #1281, a request for exterior changes at 122 6<sup>th</sup> St. The owner and applicant, Angela Zeis, spoke in favor of the project. There was a fire in August 2021 that damaged the right side of the property. Not planning on changing any of the lines of the house. We will remove the faux rock around the door as well as remove the aluminum siding and replace with wood siding to match the rest of the house. The existing rear addition will also get covered with wood siding to match the rest of the house. The windows will get replaced with wood windows.

Commissioner Brassie: The windows need to be 6/6 and you can get rid of the shutters. You have a balustrade (as seen in the packet) with wire behind it. Is that something you are going to do?

Zeis: We are not sure what is allowed. I have seen it in some houses around town.

Commissioner Brassie: It is allowed if you are to code in the front. A lot of people use that because they do not want the four-inch space between the slats. If you use the wire, you do not have to have that but you do need the pickets to be appropriate for a mill house.

Zeis: So there has to be something in the rail that does up and down or across? My other option is an X design.  
Commissioner Brassie: That will work with the wire behind. The other option is too contemporary.

Commissioner Jones: Are there any questions from the public? None

Motion to approve as presented

Motion by Powell, Second by Brassie  
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Brassie. Second by Powell  
Motion carried.

Adjourned at 6:31 pm



**Downtown Development Authority**

**MINUTES**

**Thursday, July 14, 2022**

**8:00 AM**

**City Hall - 215 N. Broad Street**

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**CALL TO ORDER**

Meeting was called order at 8:02 am.

**ROLL CALL**

**PRESENT**

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Chris Collin
- City Council Representative Lee Malcom

**CITY STAFF**

- Leigh Ann Walker
- Sadie Krawczyk

**ABSENT**

- Board Member Wesley Sisk
- Board Member Ross Bradley
- City Council Representative Myoshia Crawford

**APPROVAL OF PREVIOUS MEETING MINUTES**

- . DDA June Minutes

Approved - Motion made by Vice Chair Malcom, Seconded by Board Member Collin.  
Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder,  
Board Member Collin, Council Rep. Malcom

**APPROVAL OF FINANCIAL STATEMENTS**

. DDA May Financials

Approved - Motion made by Vice Chair Malcom, Seconded by Secretary Gray.  
Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder,  
Board Member Collin, Council Rep. Malcom

**PUBLIC FORUM**

None.

**CITY UPDATE**

Logan Propes was unable to be present due to a county meeting. He left items of discussion for Executive Session. Council Representative Lee Malcom stated that she was the alternate representative and would be attending in Myoshia’s absence. Leigh Ann mentioned that the city was awarded a Rural Redevelopment Grant from DCA in the amount of \$2,126,340. This is a huge win for the city and the downtown green project.

**COUNTY UPDATE**

None.

**COMMUNITY WORK PLAN &REPORTS**

**Downtown Design**

The rest of the banners are scheduled to go up by August 1<sup>st</sup>. This will include the remainder of downtown including the south corridor to the mill and Spring Street to Childers. Banners will also be on the poles from 78 to Marable street. Paws-permitted window clings and dog water bowls will be distributed in the next week to businesses that indicated they are pet friendly. This was a result of a donation from Scattering Kindness.

**Redevelopment Projects**

The following projects were mentioned:

- 208 S. Broad Street has a new owner. His plan is to renovate it back to a shell and then consider appropriate uses for the space.
- Relove Consignment is expanding and moving to 134 S. Broad Street (former loan business)
- Addison's Wonderland has purchased their building.
- Thirsty Moose has purchased 132 N. Broad Street for a restaurant space.



-Thai restaurant has a lease agreement on JEC Development Wayne Street building.

-118 S. Wayne Street (DDA purchase pending) We will need to extend the contract on this property.

Board voted to extend the contract on 118 S. Wayne Street through October. Motion made by Board Member Holder, Seconded by Council Rep. Malcom.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Collin

Chris Collin noted that employee parking is going to become more of a problem with additional businesses opening in the North Broad Street block. Lisa Anderson volunteered to follow up with St. Albans regarding their lot use; Meredith volunteered to reach out to Stephens Oil about a potential lot use agreement; and Chris volunteered to try to find a contact for the Windstream lot.

**Entertainment Draws -**

Leigh Ann shared the new event logos designed in conjunction with the City rebranding effort.

Concerts upcoming will be in August and two in September. Fall Fest vendor applications are available online. Monroe has been selected as a stop on August 28th for the world series trophy tour. The Historic Trust Expedition is coming up on 8/13; ticket sales will cut off on 8/1 for the event.

**PROGRAMS**

**Farmers Market**

1 new farm vendor; produce now coming in

**FUNDING**

**SPONSORSHIP**

**FACADE GRANTS**

**Brown Fig - 134 W. Spring Street**

. 134 W. Spring Street

Approved for \$1500.00 - Motion made by Board Member Holder, Seconded by Board Member Collin.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Collin, Council Rep. Malcom

**COMMUNITY EVENT GRANTS**

**Monroe Cotton Mills - MATM**

. Movies at the Mill

Approved for \$250.00 - Motion made by Secretary Gray, Seconded by Board Member Collin. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Collin, Council Rep. Malcom

**NEW BUSINESS**

Georgia Downtown Conference coming up in Macon, GA - August 22-24. Leigh Ann will share the detailed agenda with the board. Monroe is winning an award of excellence this year. The awards ceremony will be Wednesday evening during the conference.

The board would like to pursue the Great American Main Street award. Letters of support from GMA, GCF, DCA, and GDA will be needed for this effort as well as much board input.

**ANNOUNCEMENTS:**

Next meeting scheduled, August 11th, at 8:00 am at Monroe City Hall.

Monroe Housing Expo in partnership with Habitat for Humanity will be on July 23rd at the Boys and Girls Club from 10 am to 1 pm.

**MOVE TO EXECUTIVE SESSION**

Motion made by Secretary Gray, Seconded by Board Member Holder. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Collin, Council Rep. Malcom

Real estate matters were discussed.

**ADJOURN EXECUTIVE SESSION**

Motion made by Secretary Gray, Seconded by Board Member Holder. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Collin, Council Rep. Malcom

**ADJOURN**

Motion made by Vice Chair Malcom, Seconded by Board Member Holder. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Collin, Council Rep. Malcom



## Downtown Development Authority

### MINUTES

Thursday, August 11, 2022

8:00 AM

City Hall - 215 N. Broad Street

#### **CALL TO ORDER**

Meeting was called to order at 7:59 am.

#### **ROLL CALL**

##### PRESENT

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Ross Bradley
- Board Member Chris Collin
- City Council Representative Myoshia Crawford
- City Council Representative Lee Malcom

##### CITY STAFF

- Logan Propes
- Leigh Ann Walker
- Sadie Krawczyk

#### **APPROVAL OF PREVIOUS MEETING MINUTES**

- . DDA July Minutes

Approved - Motion made by Secretary Gray, Seconded by Vice Chair Malcom.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder,

Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford, City Council Representative Malcom.

**APPROVAL OF EXECUTIVE SESSION MINUTES**

Approved - Motion made by Board Member Holder, Seconded by Secretary Gray. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford, City Council Representative Malcom.

**APPROVAL OF FINANCIAL STATEMENTS**

. DDA June Financials

Approved - Motion made by Board Member Bradley, Seconded by Vice Chair Malcom. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford, City Council Representative Malcom.

**PUBLIC FORUM**

No one present.

**EXECUTIVE SESSION**

Move to Executive Session - Motion made by Board Member Bradley, Seconded by City Council Representative Malcom. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford, City Council Representative Malcom

Real Estate matters were discussed.

Adjourn Executive Session - Motion made by Board Member Sisk, Seconded by Board Member Bradley. Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford. City Council Representative Malcom

**CITY UPDATE**

Alleyway work is underway in the Wayne Street alley; the city plans to make minor improvements to the Wayne Street public parking lot; Downtown Green should begin construction in September, there will be a need to construction worker parking during the project; the city is working on installing new gateway signage on HWY 11 and Spring Street.

**COUNTY UPDATE**

None.

**COMMUNITY WORK PLAN &REPORTS**

**Downtown Design**

We are still waiting on the full banner installation downtown.

The board brought up the idea of recreating the Monroe lighted sign on top of the water tower. This item will be discussed by during the CVB board meeting.

**Redevelopment Projects**

No update.

**Entertainment Draws -**

The concert last Friday night drew a large crowd; the theme for the Christmas parade will be "Monroe goes to the Movies."

**PROGRAMS**

**Farmers Market**

No update.

**FUNDING**

**SPONSORSHIP**

No update.

**FACADE GRANTS - none**

**COMMUNITY EVENT GRANTS - none**

**NEW BUSINESS**

Chairman Anderson closed on the Old Monroe Drug building, construction will start next week; Magnolia salon closed, and Cottontails (a children's clothing store) will be opening in the space; Boardmember Bradley asked the city to examine how to improve the traffic at Highland and Broad during city events that close Broad Street.

**ANNOUNCEMENTS:**

Next meeting scheduled, Sept. 8th, at 8:00 am at Monroe City Hall.

The Georgia Downtown Association Conference is coming up the week of 8/25 in Macon.

**ADJOURN**

Motion made by Board Member Bradley, Seconded by Board Member Holder.  
Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford



**Convention and Visitors Bureau**

**MINUTES**

**Thursday, July 14, 2022**

**9:00 AM**

**City Hall - 215 N. Broad Street**

**CALL TO ORDER**

Meeting called to order at 9:35 am.

**ROLL CALL**

**PRESENT**

- Chairman Lisa Anderson
- Vice Chairman Meredith Malcom
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Chris Collin
- City Council Representative Lee Malcom

**CITY STAFF**

- Leigh Ann Walker
- Sadie Krawczyk

**ABSENT**

- Board Member Wesley Sisk
- Board Member Ross Bradley
- City Council Representative Myoshia Crawford

**APPROVAL OF EXCUSED ABSENCES**

**APPROVAL OF MINUTES FROM PREVIOUS MEETING**

. CVB June Minutes

Approved - Motion made by Board Member Holder, Seconded by Secretary Gray.  
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Collin, City Council Representative Malcom

**APPROVAL OF CURRENT FINANCIAL STATEMENTS**

. CVB May Financials

Approved - Motion made by Board Member Collin, Seconded by Secretary Gray. Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Collin, City Council Representative Malcom

**Chairman's Report**

None.

**Director's Report**

None.

**OLD BUSINESS**

Historic Trust Expedition will be Saturday, August 13th. Ticket sales are going well so far.

**NEW BUSINESS**

None.

**ANNOUNCEMENTS**

Next meeting will be August 11, 2022 at Monroe City Hall

**ADJOURN**

Motion made by Secretary Gray, Seconded by Vice Chairman Malcom.  
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Collin



**Convention and Visitors Bureau**

**MINUTES**

**Thursday, August 11, 2022**

**9:00 AM**

**City Hall - 215 N. Broad Street**

**CALL TO ORDER**

Meeting was called to order at 9:01 am.

**ROLL CALL**

**PRESENT**

- Chairman Lisa Anderson
- Vice Chairman Meredith Malcom
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Ross Bradley
- Board Member Chris Collin
- City Council Representative Myoshia Crawford

**CITY STAFF**

- Logan Propes
- Leigh Ann Walker
- Sadie Krawczyk

**APPROVAL OF EXCUSED ABSENCES**

**APPROVAL OF MINUTES FROM PREVIOUS MEETING**

- . CVB July Minutes



Approved - Motion made by Secretary Gray, Seconded by Board Member Bradley. Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

Motion made by Secretary Gray, Seconded by Board Member Bradley.  
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

**APPROVAL OF CURRENT FINANCIAL STATEMENTS**

. CVB June Financials

Approved - Motion made by Board Member Bradley, Seconded by Vice Chairman Malcom. Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

**Chairman's Report**

None.

**Director's Report**

The Georgia Historic Trust Expedition is this weekend. 550 tickets have been sold making this the largest event of this kind that they have hosted; 250 tickets purchased the lunch and dinner reception tickets as well. Leigh Ann mentioned that more docents are needed, and Chairman Anderson committed to recruit more volunteers.

**OLD BUSINESS**

TV commercials are still running and seem to be getting very good reach.

**NEW BUSINESS**

MEAG bus tour will be in Monroe today; Leigh Ann attended the Rivian meet and greet in Social Circle to connect with local businesses.

The board wants to pursue more information about the costs involved with installing a lighted Monroe sign on top of the water tower. A crowdfunding campaign for this project seems feasible. Staff will also look into potential grant funding for this through GA Council for the Arts and Tourism Product Development.

**ANNOUNCEMENTS**

Next meeting will be September 8th at Monroe City Hall

**ADJOURN**

Motion made by Board Member Bradley, Seconded by Board Member Sisk.  
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

## **ASSISTANT CITY ADMINISTRATOR UPDATE**

*September 13<sup>th</sup>, 2022*

### **Facilities & Grounds Maintenance**

- Trash Collection – 5,460 lbs
- Grounds Maintenance – 287.3 acres

### **CDBG 2020 Stormwater**

- Easements – complete
- Pipe Installation – complete
- Paving, Striping – complete
- Landscaping – complete
- Punchlist – complete
- Final – September 7<sup>th</sup> – complete
- Mobley Circle, Felker Street, Colquitt Street, Hubbard Street, Cherokee Avenue, East Washington Street
- Sweeper Usage – 88.0%

### **CDBG 2022 Sewer Project**

- Bryant, Glen Iris, Stowers (northern section)
- Public hearing – April 13, 2022
- Public notifications – social media, newspaper

### **Plaza Phase II**

- Exterior punch list – complete
- Development Proposal RFQ/P reissuance – closes November 18<sup>th</sup>
- Corner space demo – bid review / 2023 CIP inclusion

### **Georgia Utility Training Academy**

- Training area building repairs – assessment, bid review, 2023 CIP inclusion
- Citywide training program development
- Review of outside contracts
- YTD – 86% revenue, 60% expenses

## Airport

- FY23 Tentative Allocation – Taxiway Design
- Terminal Building construction – May 31, 2022 (210 NOTAM)
- Capital Improvement Projects – FY23 to FY27
- Deed Search / Property Map update project – FAA requirement 2022
- AWOS maintenance agreement – renewal April 2022
- Maintenance Hangar site plan, grading package, agreement – TBD
- 12/24-unit t-hangar site plan discussion, grading package, terms – TBD
- MGSA Lease Renewal – May
- FBO Lease Renewal – March
- Infrastructure Bill - \$17.3 million for 82 general aviation airports (\$110k-\$295k), double AIP funding for 5 years, \$159k in 2022 w/5% local match  
*runways, taxiways, safety, sustainability, terminal, transit connections*

## City Branding / Logo

- Gateway signage at Charlotte Rowell / GA Hwy 11 – scheduling
- Vehicle logo replacement – complete
- Website update – complete
- City signage – complete
- Wayne Street water tank – complete

## Parks

- Town Green – August construction start (preconstruction June 24, 2022)
- Pilot restroom – complete
- Pilot Park – pinwheel project (August 31) A Child’s Voice
- Mathews restroom – complete
- Mathews grading/paving – September 6<sup>th</sup> through 23<sup>rd</sup>
- Mathews pavilion – September (material delay)
- Mathews lake management plan, feeding, stocking
- Green Street improvements – planning
- Committee Meeting – June 7, 2022
- Parks logo/shirt – design complete, in process



## **Streets / Stormwater**

- Traffic Calming – September 12<sup>th</sup> tentative start date
- Utility Gate relocation – complete
- Library parking lot rehabilitation – bidding, proposal
- Municipal Court parking lot rehabilitation – in process
- Road & Signage Assessment Survey – 2022 CIP (Keck & Wood) complete
- Baron Drive – scheduling
- Highland Creek Subdivision – complete
- Stormwater Masterplan development 2022
- North Lumpkin Street Alleyway Phase II – easement process
- North Madison Avenue – late 2022/early 2023
- North Wayne Alleyway rehabilitation – complete
- LMIG – August 2022 schedule
- Sidewalk rehabilitation – 1,328' / \$55k
- ROW maintenance – ongoing

## **MyCivic Implementation**

- Program completion, test schedule, public implementation

## **Solid Waste**

- Monday Holiday Schedule – Tuesday, Wednesday, Thursday, Friday
- Waste & Recycling Workers Week for June 12-18, 2022
- Commercial Garbage Truck – in service
- Automated Side Loader Garbage Truck delivery – extended ETA (11/22)
- Mini Rear Loader Garbage Truck delivery – ETA (3/23)
- Solid Waste Transportation & Disposal contract renewal
- Transfer Station Rehabilitation – complete

## **Procurement / Inventory**

- Solid Waste Transportation & Disposal contract renewal
- Blaine Station Development RFP – due November 18<sup>th</sup>
- Milner-Aycock Building – evaluation, contract
- Terminal Building – construction start 5/31
- Town Green – construction start 8/31

- By-Pass – utility relocation scheduling
- Blaine Station interior demo – bid review, CIP
- GovDeals surplus / scrap – in process

### **Downtown Development Authority**

- First Friday Concert – September 2<sup>nd</sup>
- Reschedule Concert – September 30<sup>th</sup>
- Fall Fest – October 8<sup>th</sup>
- Flower Festival – June 18<sup>th</sup>
- Farmers Market – May 7 to October 8
- Downtown Planters – refresh

PROJECT NAME	CODE	PROJECT BUDGET	CURRENT BUDGET	EXPENSE TO DATE	PERFORMED BY	PROJECT STATUS	FEET	MATERIAL ORDER DATE	MATERIAL LEADTIME	SEAL BID (YES/NO)	ESTIMATED START DATE	ESTIMATED TIMELINE	KEY MILESTONES OF PROJECT
		\$ 46,855,919.49	\$ 46,623,781.10	\$ 26,415,012.70									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 886,313.13	Atlanta Paving & Concrete Construction	Complete	5,000'	N/A	N/A	Yes	04/05/21	60 days	Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days
Hangar Site Projects	18-005	\$ 350,000.00	\$ 425,000.00	\$ 345,326.24	GMC / Conner / JRM / NRC / APCC	T-Hangar Site Complete, Single Hangar Site In Progress		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Terminal Building Design	21-042	\$ 70,000.00	\$ 70,000.00	\$ 80,745.18	GMC	Complete		N/A	N/A	Yes	07/01/21	12 months	Scope, Bid Process
Terminal Building	21-042	\$ 550,000.00	\$ 996,647.13	\$ 39,452.60	Smith & Company	Construction Start (NOTAM 05/733)		N/A	N/A	Yes	05/31/22	210 days	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction (322-7563-541303)
Maintenance Hangar Building	21-033	\$ 50,000.00	\$ 35,500.00	\$ 33,300.00	Owner / Lessee	Agreement Phase		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement, (322-7563-541303)
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	19-036	\$ 1,506,579.00	\$ 1,822,077.00	\$ 1,232,818.75	Allen Smith / Carter & Sloope / Dickerson Group	Ongoing		N/A	N/A	Yes	10/01/21	180 days	Engineering Phase, Bidding, Construction planned for late summer/early fall (520-4320-541303)
Stormwater Retention Pond Rehabilitation	21-028	\$ 275,000.00	\$ 275,000.00	\$ 4,500.00	Conner Grading / City of Monroe	Phased Project		N/A	N/A	No	07/28/21	2 weeks	Breedlove/McDaniel DONE
Stormwater Infrastructure	21-029	\$ 145,510.00	\$ 145,510.00	\$ 108,704.50	Conner Grading / City of Monroe	Phased Project	320'	N/A	N/A	No	N/A	N/A	Highland Creek DONE, Baron Drive, Wayne Street Alleyway DONE
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 46,945.00	Black Oak / J&R	Complete	1,985'	N/A	N/A	No	06/07/21	N/A	East Washington, East Highland, East Marable, Glen Iris
Sidewalk Repair Project	22-008	\$ 45,000.00	\$ 45,000.00	\$ 55,187.75	Black Oak	Phased Project	1,328'	N/A	N/A	No	04/26/22	N/A	Pine Crest, Milledge
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&S Consolidated Holdings	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ 9,480.40	Larry's Fence & Access Control	Complete		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Utility / Sorrells Street Gate	19-023	\$ 50,000.00	\$ 50,000.00	\$ 64,590.18	Larry's Fence & Access Control, Black Oak, City of Monroe	Scheduling		N/A	N/A	No	06/06/22	30 days	
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ 349,869.74	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Library Parking Lot Rehabilitation	N/A	\$ -	\$ -	\$ -		Planning		N/A	N/A				Planning, Project Bidding during the Spring
Wayne Street Streetscape	20-037	\$ 250,000.00	\$ 250,000.00	\$ 187,268.75	Keck & Wood	Planning		N/A	N/A	Yes	TBD	TBD	
2021 LMIG	21-018	\$ 450,000.00	\$ 98,093.84	\$ 232,491.21	SDS	Complete	13,200'	N/A	N/A	Yes			East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue
2022 LMIG	22-001	\$ 225,000.00	\$ 228,116.23	\$ 55,655.25	SDS	Scheduling		N/A	N/A	Yes	TBD	TBD	Green, Nowell, Lopez
2020 LMIG	20-001	\$ 225,000.00	\$ 227,344.88	\$ 204,378.79	SDS	Complete		N/A	N/A	Yes			
Blaine Station Parking Lot Rehabilitation	21-036	\$ 35,000.00	\$ 35,000.00	\$ 34,487.55	Garrett	Complete		N/A	N/A	No	N/A	N/A	
Striping	22-009	\$ 40,000.00	\$ 40,000.00	\$ 22,476.29	Tidwell	Scheduling		N/A	N/A	No	04/18/22	2 weeks	Etchison, Bankers (322-4200-541303)
North Midland Traffic Calming	22-007	\$ 500,000.00	\$ 497,790.21	\$ -	Keck & Wood / TriScapes	Scheduling		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction
US78 Eastbound Ramp	19-028	\$ -	\$ -	\$ 24,015.97		Planning							
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ 11,005.89	City of Monroe / TBD	Easement Acquisition		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete
North Madison Sidewalk/Drainage	21-027	\$ -	\$ -	\$ 8,980.42	Keck & Wood	Engineering	1,200'	N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction
Mathews Park Phase I	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Complete		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavilion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 219,697.76	PlaySouth Playground Creators, Great Southern Recreation, Aquatic Environmental	Ongoing		08/04/21	30 weeks	Yes	TBD	TBD	Tables, Pavilions, Concrete, Asphalt, Demo, Shade Structures, Signage, Fencing (322-6200-541303)
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Pilot Park	20-014	\$ 250,000.00	\$ 250,000.00	\$ 311,134.00	PlaySouth Playground / Black Oak / TriScapes / Roberts Fence / City of Monroe	Complete		N/A	N/A	Yes	N/A	N/A	Demo of Existing, Stormwater Repair, Playground Equipment, Concrete, Fencing, Painting
Pilot Park Maintenance	21-039	\$ 20,000.00	\$ 20,000.00	\$ 25,333.96	Conner Grading / City of Monroe	Complete		N/A	N/A	No	10/04/21	N/A	Drainage Repair, Mulch, Retaining Wall Repair
Parks Master Plan	21-044	\$ 10,000.00	\$ 10,000.00	\$ 24,924.75	Keck & Wood	Ongoing		N/A	N/A	No	08/14/21	N/A	Overall Remastering of the Parks Plan (322-6200-541303)
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Phased Project		N/A	N/A				
Childers Park Rehabilitation	21-038	\$ 25,000.00	\$ 25,000.00	\$ 37,200.00	J.Key Construction / Conner Landscaping	Complete		10/07/21	2 weeks	No	10/18/21	2 weeks	Pricing, Demo, Repair (322-6200-541303)
Childers Park Lake	20-023	\$ 125,000.00	\$ 125,000.00	\$ 114,935.87	Conner Grading / City of Monroe	Complete		N/A	N/A	No	N/A	8 weeks	
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ 141,089.66	CXT Concrete Buildings, Black Oak	Complete		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 43,638.34	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE

Town Green Improvements	19-009	\$ 3,200,000.00	\$ 3,200,000.00	\$ 539,535.05	Astra Group	Scheduling		N/A	N/A	Yes	TBD	TBD	
Gateway Entrance Signage	21-014	\$ 125,000.00	\$ 35,000.00	\$ 38,000.00	Black Oak, SignBros	Reimbursement		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303)
Cemetery Rehabilitation	N/A	\$ 200,000.00	\$ 50,000.00	\$ -	TBD	Planning		N/A	N/A				Paving Portions, Design and Fencing, Shrub/Tree Removal
City Hall Lighting	21-043	\$ 45,000.00	\$ 45,000.00	\$ 40,935.00	Peters Electric	Complete		N/A	N/A	No	08/02/21	TBD	City Hall Lighting Changeout (Prior to Reopen) (520-4600-541303)
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ 865,338.51	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (100-6200-541303)
	21-022	\$ 478,678.00	\$ 478,678.00	\$ 427,126.85	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (520-4750-541303)
Blaine Station Masterplan	22-035	\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	Lord Aeck Sargent	In Progress		N/A	N/A	Yes	N/A	N/A	
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
City Branding Image Changeover	22-030	\$ 100,000.00	\$ 100,000.00	\$ 60,674.03	TBD	In Progress		N/A	N/A	No	N/A	N/A	Water Tank, Vehicles, Uniforms, Signage, Stationary, Website (520-4975-541303)
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 354,693.58	Osborn / Garland / Peters / CupriDyne / ProCare	Complete		N/A	N/A	No	N/A	3 months	Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator
Scale House Improvements	N/A	\$ 100,000.00	\$ 107,466.70	\$ 107,466.70	Fairbanks	Complete		N/A	N/A	No	N/A	1 month	
Garbage Truck Purchase (ASL)	N/A	\$ 270,000.00	\$ 278,673.00	\$ -	Carolina Environmental Systems	Ordered		08/16/21	280 days	No	N/A	N/A	National Purchasing Alliance Purchase (8/25/22)
Garbage Truck Purchase (Commercial)	N/A	\$ 301,000.00	\$ 319,835.00	\$ 319,835.00	Carolina Environmental Systems	Ordered		01/15/22	180 days	No	N/A	N/A	National Purchasing Alliance Purchase (5/25/22)
Garbage Truck Purchase (Mini Rear)	N/A	\$ 141,000.00	\$ 150,752.00	\$ -	Carolina Environmental Systems	Planning		04/25/22	280 days	No	N/A	N/A	National Purchasing Alliance Purchase (3/1/23)
Police / Municipal Court Renovation Project	19-007	\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,396,925.50	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Telecom Bypass	22-028	\$ -	\$ -	\$ -									
Electric Bypass	22-024	\$ -	\$ -	\$ -									
Town Green Underground	20-036	\$ -	\$ -	\$ 9,488.00	Black Oak, City of Monroe	In Progress		N/A	N/A	No	N/A	N/A	(520-4600-541303)
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 305,527.80	City of Monroe	Completed	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic
Highway 83 Gas Extension					City of Monroe	In Progress	114,502'		No	06/01/21	6 months	4" Plastic, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock	
Gas Bypass	22-025			\$ 237,553.90	Consolidated Pipe, Southern Pipeline	Awaiting Material	9,859'	04/14/22	6 weeks	No	10/01/22	2 months	2750' 4" steel (Hwy 11) 600' 2" steel (Mt. Paron) 6500' 4" plastic (Pannell, Gene Bell & Unisia Drive) plastic material has arrived. Awaiting steel main delivery. Bid is out for steel main install currently. City will install all plastic mains.
Poplar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 155,402.10	City of Monroe	Complete	4,300'	N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 2" Steel
Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal					City of Monroe	All completed and services tied over	3,000'		No	01/01/21	4 weeks	2" Plastic	
Carwood Drive Gas Renewal					Southern Pipeline	Completed & services tied over.	3,000'	N/A	N/A	No	05/01/21	6-8 weeks	2" Steel
Victory Drive Renewal					TBD	Planning	1,500'	N/A	N/A	No	01/01/21	5 months	2" Plastic
Harris / Lacy Renewal					TBD	Planning	2,000'	N/A	N/A	No	04/01/21	5 months	2" Plastic
MAB Gas Extension	21-005	\$ 250,000.00	\$ 231,576.50	\$ 18,423.50	City of Monroe	Complete		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic
Good Hope Gas Extension	21-006	\$ 100,000.00	\$ 100,000.00	\$ 65,503.50	City of Monroe	In Progress							
Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 57,687.71	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
Poplar Street Gas Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks	
Jack's Creek Rd Gas Expansion					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main along Jack's Creek Rd
Saddle Creek Subdivision Jim Daws/Wall Rd Gas					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision
Mt. Creek Church Rd Gas Expansion					City of Monroe	Complete	7500'	N/A	N/A	No	02/01/22	1 month	Installed 7500' of 2" plastic gas main along Mt. Creek Church Rd from Gratis Rd to Jim Daws Rd
South Madison Sewer Replacment CDBG					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Sewer Bypass	22-027	\$ -	\$ -	\$ 39,400.00	Core & Main	Material arrived	350'	04/22/22	N/A	No	10/01/22	2 weeks	Relocate 350' 24" ductile iron sewer main (Contractor will be needed due to depth of main)
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	Pipeburst 6" clay with 8" HDPE / Entrance along new subdivision (Meadows Farm)



Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Complete					03/01/21	4-6 weeks	I&I study - 12 Manholes Raised in Jacks Creek area
2022 CDBG	21-046			\$ 4,900.00	Carter & Sloope	Application Process		N/A	N/A	Yes	TBD	TBD	Bryant Road, Stowers, Glen Iris Drive
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 2,403,979.91	Contractor	Main Complete, Pump Station under construction		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction / All gravity & force mains have been installed, pump station constructed awaiting power & pump installs
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 2,435,007.78	Hofstadter & Associates	In Progress		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Water Model Development	20-046	\$ 85,000.00	\$ 85,000.00	\$ 54,438.94	Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
Water Bypass	22-026	\$ -	\$ -	\$ 200,932.29	Consolidated Pipe	Awaiting Material	12,400'	05/03/22	6 weeks	No	10/01/22	1 month	1200' 6" HDPE, 5600' (Brush Creek, Gene Bell), 8" HDPE (Unisia Dr, Pannell Rd), 5600' 10" HDPE (Hwy 11 L & P Parkway to Criswell rd)
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ 154,930.25	Garland Company	Complete		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)
2018 CDBG					IPR / Dickerson Group / Blount	Complete		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 139,405.56	Weideman & Singleton	Approved by EPD	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million
South Broad Street Water Extension					City of Monroe	Myers to Walker Complete	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements
Highway 78 East Water Extension					City of Monroe	Discontinued	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main
Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main
Loganville Water Extension	18-028	\$ 5,580,000.00	\$ 5,580,000.00	\$ 8,122,053.83	Contractor	Complete		N/A	N/A	Yes	07/01/18	36 months	Easements, Construction
Piedmont Industrial Parkway Water Extension	20-040	\$ 1,000,000.00	\$ 1,000,000.00	\$ 26,020.41	City of Monroe	In progress - Engineers	13,000'	N/A	N/A	No	01/01/21	1 year	Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 64,301.75	Carter & Sloope	Planning		N/A	N/A	Yes	TBD	TBD	Currently under design
Jim Daws Road Water Extension	22-022			\$ 3,774.44	City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks	Install 1000' 8" C900 water main
WTP Membrane Filter Replacement	22-002	\$ 200,000.00	\$ 200,000.00	\$ 151,441.74	Siemens	In Progress		N/A	N/A	No	N/A	N/A	
Water Plant Upgrades	21-031	\$ 3,000,000.00	\$ 3,000,000.00	\$ 104,834.14	Weideman & Singleton	In Progress		N/A	N/A	Yes	06/01/22	6/1/2023	Clearwell construction awarded to low bidder Lakeshore Engineering LLC @ \$4,472,767.50



**To:** City Council, Finance  
**From:** Beth Thompson  
**Department:** Finance  
**Date:** 9/13/2022  
**Subject:** Right-of-way acquisition TAP project

**Budget Account/Project Name:** SPLOST/TAP-Transportation Alternatives Program  
**Funding Source:** SPLOST/Grant  
**Budget Allocation:**  
**Budget Available:** \$860,000  
**Requested Expense:** \$285,000      **Company of Record:**

**Description:**  
 Staff recommends approval of the attached agreement with Keck & Wood related to right-of-way acquisition services of the TAP grant project.

**Background:**  
 Council approved the GDOT grant of \$688,000 for the right-of-way acquisition phase of the TAP project in July 2022. This grant will cover the costs associated with the right-of-way acquisitions; appraisals, negotiations, and easements of the +/- 23 parcels.

**Attachment(s):**  
 Keck & Wood agreement



August 30, 2022

Mr. Logan Propes, City Administrator  
City of Monroe  
215 North Broad Street  
Monroe, GA 30655  
Sent via email: [LPropes@monroega.gov](mailto:LPropes@monroega.gov)

Re: Additional Services Proposal for Professional Engineering Services  
SR 11, Highland Ave & N Lumpkin St @ 3 Locs in Monroe, PI 0016630  
KW Project No. 190141.00

Dear Mr. Propes:

The City of Monroe ("City") was awarded federal Transportation Alternatives Program (TAP) funds through the Georgia Department of Transportation (GDOT). GDOT partners with the Federal Highway Administration (FHWA) in facilitating and providing an opportunity for local governments to pursue non-traditional transportation related activities such as pedestrian facilities, bicycle facilities, and pedestrian streetscaping projects. TAP improves the quality of life for citizens in communities across the state by providing local governments the means to pursue projects that might not otherwise be possible.

The City received federal funding for right-of-way acquisition. This right-of-way acquisition phase has a federal award amount of \$688,000 and a required local match of \$172,000, bringing the total right-of-way phase budget to \$860,000. Additional federal funding for future phases (construction) has not yet been allocated for this project.

The intent of this letter is to detail the additional scope and associated contract fee for right-of-way acquisition phase of the City of Monroe's TAP Project - PI 0016630. .

**Scope of Services**

**Right-of-way Acquisition Phase** –The proposed right-of-way acquisition phase scope includes the following:

1. Staking of required right-of-way and easements
2. Prepare project displays and attend Right-of-way property owners meeting
3. Pre-acquisition research
4. Appraisals and specialty reports, (20 appraisals, cost to cure reports for 6 parcels, and 5 sign reports)
5. Negotiation and acquisition of 23 parcels
6. Right-of-way plan revisions requested during negotiation, (10 parcels assumed)
7. Right-of-way phase project management

**Fee Schedule**

Compensation for work performed shall be according to the lump sum fee noted below. Once per month during the existence of this contract, the Engineer shall submit to the City an invoice for payment based on percent complete of the work performed for the Project through the invoice period. Additional services are available at our current standard hourly rate schedules (current version attached), and are adjusted yearly.

**Lump Sum**

**\$285,000**

The attached Terms & Conditions apply to this agreement. We are extremely excited to work alongside the City to successfully deliver another enhancement project. Again, thank you for this opportunity. If you have any questions or need additional information, please call.

Sincerely,

KECK & WOOD, INC.



William R. Renwick, P.E.  
Vice President

ACCEPTED by the CITY OF MONROE

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_

Title: \_\_\_\_\_

*Attachments:*

- 1) 2022 Standard Hourly Rate Schedule
- 2) Terms & Conditions



**To:** City Council  
**From:** RV Watts – Chief of Police  
**Department:** Police  
**Date:** 09/13/2022  
**Subject:** Replacement of 15 Laptops and 15 Docking Stations

**Budget Account/Project Name:**

**Funding Source:** 100-3200-531603 Issued Equipment

**Budget Allocation:** \$50,000.00

**Budget Available:** \$105,000.00

**Requested Expense:** \$47,752.30      **Company of Record:** Law and Order Technology LLC

**Description:**

Purchase of 15 Win 10 Pro (Win 11 DG) Panasonic Toughbooks with Docking Stations

**Background:**

Toughbooks within patrol vehicles are approximately six - ten years old, outdated / update needed due to wear and tear. We are transitioning from CF30 series and going into FZ55.

**Attachment(s):**

Quote

**Law and Order Technology LLC**

6245 N. Federal Hwy  
 Suite 412  
 Fort Lauderdale, FL 33308  
 USA

Voice: (954) 281-5050  
 Fax: (954) 827-6445

**QUOTATION**

Quote Number: A812022292  
 Quote Date: Aug 1, 2022  
 Page: 1

Drop Shipment

<b>Quoted To:</b>
City of Monroe PD - Georgia 116 South Broad Street Monroe, GA 30655 USA

Customer ID	Good Thru	Payment Terms	Sales Rep
MPD-GA	9/30/22	Net 30 Days	RWS

Quantity	Item	Description	Unit Price	Amount
15.00	FZ-55FZ004KM	Win 10 Pro (Win11 DG) I-5, 1000 Nit Gloved Touch, 16GB,512GB OPAL SSD,Intel Wifi 6,BT,4G LTE Band 14, Dual Pass, Emisive Backlit	2,339.81	35,097.15
15.00	CF-SVCLTNF3YR	PROTECTION PLUS WARRANTY - CF-31, FZ-55, CF-20 LAPTOP (YEARS 1, 2 and3)	231.97	3,479.55
15.00	HA-55LVD2L	HAVIS DOCKING STATION WITH DUAL PASS-THROUGH ANTENNA WITH LIND POWER SUPPLY FOR PANASONIC'S TOUGHBOOK 54 AND 55 RUGGED LAPTOP	745.04	11,175.60
		All Pricing is based off the GSA Contract#47QTCA19D00MM		
			Subtotal	49,752.30
			Sales Tax	
			<b>TOTAL</b>	<b>49,752.30</b>



**To:** City Council  
**From:** R.V. Watts, Police Chief  
**Department:** Police  
**Date:** 09/13/2022

**Subject:** Approval – School Resource Officer Contract with The Walton County School District

**Budget Account/Project Name:** N/A

**Funding Source:** N/A

**Budget Allocation:** N/A

**Budget Available:** N/A

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

**Description:**

Agreement Between the City of Monroe and the Walton County School District for the School Resource Officer Program

**Background:**

The background of the Agreement is to increase the security and safety of WCSD through the funding necessary to permit, *inter alia*, the assignment of School Resource Officers to serve WCSD on a full-time basis during the regular school year. The MPD shall be compensated by the WCSD in total amount of **\$62,500** annually for the services to be performed under this Agreement.

**Attachment(s):**

SRO Contract for 2022-2023

**AGREEMENT BETWEEN THE CITY OF MONROE**

**and**

**THE WALTON COUNTY SCHOOL DISTRICT**

**for**

**THE SCHOOL RESOURCE OFFICER PROGRAM**

THIS AGREEMENT is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (the "Effective Date"), by and between the CITY OF MONROE, and the WALTON COUNTY SCHOOL DISTRICT (the "WCSD").

**WITNESSETH**

WHEREAS, it is the intent and desire of the MPD and the WCSD to provide for law enforcement and related services as set forth herein;

WHEREAS, the MPD and the WCSD recognize the benefits of a School Resource Officer Program ("Program") to the citizens of Walton County, and particularly to the employees and students of Walton County Public Schools;

NOW, THEREFORE, for and in consideration of the promises and mutual covenants contained herein, and other good and valuable consideration, the MPD and the WCSD hereby agree as follows:

**Section 1. Purpose.** The purpose of this Agreement is to increase the security and safety of WCSD through the funding necessary to permit, *inter alia*, the assignment of School Resource Officer's to serve WCSD on a full-time basis during the regular school year.

**Section 2. Term of Agreement.** The term of this Agreement shall be for one (1) year from the Effective Date; provided, however, that the Agreement shall be automatically renewed unless either party provides written notice of its intent not to renew the Agreement at least thirty (30) days prior to the expiration of the term. The MPD and the WCSD agree to negotiate the Program costs annually for any subsequent term in accordance with Section 5 below.

**Section 3. Program Staffing.** The Program shall be staffed in accordance with the following:

3.1.1 School Resource Officers. The MPD shall assign one (1) full-time Police Officer to the following school to serve as a School Resource Officer ("SRO"): Monroe Area High School. The duties of the SRO shall include the following:



(a) *Instruction.* The SRO shall act as an instructor for specialized, short-term programs about Georgia criminal and juvenile laws, as well as the law-related section of the Alcohol Drug Awareness Program (ADAP), when requested to do so by the Principal or a faculty member of the school to which the SRO is assigned.

(b) *Investigations.* The SRO may assist with non-campus investigations related to juveniles who attend the school to which the SRO is assigned.

(c) *Law Enforcement.* The SRO may take emergency law enforcement action when required by law; provided, however, that the Principal of the school shall be notified of such action as soon as practicable.

(d) *Traffic Control.* The SRO shall assist in traffic control during the arrival and departure of students.

3.1.2. Supervising Officer. The Chief of Police shall assign one (1) full-time Supervising Officer to oversee the Program and serve as a liaison with WCSD, whose duties shall include the following:

(a) *School Visits.* The Supervising Officer shall perform scheduled and non-scheduled visits to the schools within WCSD to which an SRO is assigned by MPD.

(b) *Program Administration.* The Supervising Officer shall approve Program reports; provide leadership, training and direction for the Program; conduct Program evaluations; analyze campus statistics and problem areas for WCSD; establish rapport with WCSD administrators; oversee school traffic issues; submit monthly reports to the Superintendent; oversee major school functions in which an SRO is participating; coordinate with the Walton County Juvenile Court regarding school-related criminal cases; keep accurate crime reports for WCSD; and maintain time cards and keep up with overtime and comp time for the Program.

(c) *Investigations.* The Supervising Officer shall be available for investigation of crime-related incidents involving a WCSD employee that have a student as the complainant or victim.

3.2 Application and Appointment Process. The MPD's School Resource Officer Unit Commander shall recruit, interview and evaluate potential candidates for the positions above. The names of any applicants receiving a favorable recommendation from the School Resource Officer Unit Commander shall be forwarded to the Chief of Police, who shall make the appointments necessary to staff said positions. Applicants must meet the following requirements:

- 1. An applicant must have a desire to serve in the position for which he or she is applying.

- 2. An applicant must be certified and sworn peace officers with a minimum of three (3) years law enforcement experience.
- 3. An applicant must have successfully completed the School Resource Officers 40-hour training course.

3.3 Scheduling. SRO's shall be scheduled in accordance with the following:

3.3.1. Working Hours. SRO's shall serve WCSD on a full-time basis, i.e., from one-half (1/2) hour prior to the start of classes until one-half (1/2) hour after classes are dismissed, although a SRO's working hours may be adjusted on a situational basis, with the prior consent of the School Resource Unit Commander, in order to cover campus-related activities which require the presence of a law enforcement officer. Notwithstanding the foregoing, SRO's may periodically be required by the MPD to perform other tasks during school hours, including, but not limited to mandatory training.

3.3.2. Temporary Reassignment. The Chief of Police may temporarily reassign the SRO's when school is not in session and during periods of law enforcement emergency.

3.3.3 Overtime. The SRO may not work overtime hours without the prior approval of the School Resource Unit Commander. Overtime work will be paid in accordance with MPD policies. SRO's shall neither expect nor accept any additional compensation for overtime work directly from the WCSD.

3.4 Employment Status. The SRO and Supervising Officer (SRO's) shall be and remain employees of the MPD and shall not be WCSD employees. SRO's shall remain responsive to the supervision and chain of command of the MPD. The MPD shall remain solely responsible for the SRO's hiring, firing, training, discipline and/or dismissal. The MPD agrees to pay the salary and employment benefits of the SRO's in accordance with the applicable salary schedules and employment practices of the MPD, including but not limited to: sick leave, annual leave, retirement compensation, workers compensation, unemployment compensation, life insurance, medical and dental insurance. The SRO's shall be subject to all other personnel policies of the MPD.

3.5 Removal and Replacement Process. SRO's may be removed and replaced in accordance with the following:

3.5.1. Removal for Cause. If the Principal, in consultation with the Assistant Principal, requests that the SRO be removed from the school (1) because the SRO is not effectively performing the duties of the SRO and/or (2) because the SRO has engaged in unprofessional conduct, MPD will replace the SRO in accordance with 3.5.3.

3.5.2. Discretionary Removal. The MPD reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the WCSD or the MPD.

3.5.3. Replacement. In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the MPD shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days of receiving notice of such absence, dismissal, resignation, removal, or reassignment. As soon as practicable, the MPD shall provide a permanent replacement for the position.

**Section 4. Duties and Responsibilities of SRO's.** In addition to those duties and responsibilities specifically provided for in Section 3.1 above, SRO's shall have the following duties and responsibilities:

1. SRO's shall enforce federal, state and local laws and, at the request of the school administration, assist WCSD officials with the enforcement of WCSD policies and regulations regarding student conduct.
2. SRO's shall investigate criminal activity committed on or adjacent to WCSD property.
3. SRO's shall assist school administrators in developing plans and strategies to prevent and minimize dangerous situations that may occur on campus or during school-sponsored events.
4. SRO's shall maintain a detailed weekly report of duties performed.

Notwithstanding the foregoing, SRO's shall not be used by WCSD as school disciplinarians; provided, however, that an SRO may be contacted regarding incidents believed to be in violation of the law, and the SRO shall then determine whether law enforcement action is appropriate. SRO's shall also not be used for regularly-assigned monitoring duties, including but not limited to lunchroom, hallway, carpool, or bus monitoring duties.

**Section 5. Compensation.** The MPD shall be compensated by the WCSD in the total amount of **\$66,897.00** annually for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the MPD shall inform the WCSD of any additional compensation it is requesting for the subsequent term. Compensation owed to the MPD by the WCSD shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

**Section 6. Termination.** Either party may terminate this Agreement for any reason whatsoever with sixty (60) days prior written notice to the other party. In the event of such termination by the WCSD, the SRO's will be immediately reassigned by the MPD and, if the termination is not for cause, the WCSD shall immediately pay any remaining funds due to the

MPD for the remainder of the school year. In the event of termination by the MPD, the WCSD shall compensate the MPD for all services provided up to the date of termination.

**Section 7. Assignability.** This Agreement may not be delegated or assigned by either party and any purported delegation or assignment of this Agreement (or rights hereunder) is void unless prior written consent of the other party has been obtained.

**Section 8. Entire Agreement.** This Agreement incorporates all prior negotiations, interpretations, and understandings between the parties and is the full and complete expression of their Agreement.

**Section 9. Modifications.** Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in writing and signed by both parties.

**Section 10. Governing Law.** This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

**Section 11. Miscellaneous.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

**IN WITNESS WHEREOF**, the parties hereto have duly signed, sealed, and delivered this Agreement as of the Effective Date.

**THE CITY OF MONROE:**

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

**WALTON COUNTY SCHOOL DISTRICT:**

By: \_\_\_\_\_  
Superintendent

Date: \_\_\_\_\_

**EXHIBIT "A"**

The WCSD shall pay in full the amount set forth in Section 6 of the Agreement in a lump sum payment at a time mutually agreeable to the parties. Notwithstanding the foregoing, said payment must be made prior to the end of the applicable school year.

**SRO COSTS**

Tiers	
Up to 850 students	\$ 35,000.00
851-1250 students	\$ 62,000.00
Over 1250 students	\$ 125,000.00

Two SRO's needed

2022-3 Enrollment

Foothills Charter @MAHS	243
GWA	746
MAHS	1176

**Basis:** One SRO handles moderate duties at any given school with less than 850 students with sole dedication. Can more easily flex as needed to respond to issues at other schools or events. SRO at school with 851-1250 students has sole dedication to all campus activities. Routinely, events in schools of this size require additional external officer presence for various issues as evidenced over past several school years. Large campus of 1250+ students needs two dedicated SRO's due to population ratios and likely overall call/dispatch volume.

**Note:** costs and tiers should be evaluated each year based on data for contract renewals. Scale may go up or down.



**To:** City Council

**From:** R.V. Watts, Police Chief

**Department:** Police

**Date:** 09/13/2022

**Subject:** Approval – Foothills Contract with The Walton County School District

**Budget Account/Project Name:** N/A

**Funding Source:** N/A

**Budget Allocation:** N/A

**Budget Available:** N/A

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

**Description:**

Agreement Between the City of Monroe and the Walton County School District for the School Resource Officer (SRO): Foothills Education Charter High School (Walton Site) @ Monroe Area High School.

**Background:**

The background of the Agreement is to increase the security and safety of WCSD through the funding necessary to permit, *inter alia*, the assignment of School Resource Officers to serve WCSD on a full-time basis during the regular school year. The MPD shall be compensated at the rate of \$198.86 per day for 176 days, for a total amount of **\$35,000** annually for the services to be performed under this Agreement.

**Attachment(s):**

Foothills Contract for 2022-2023

**AGREEMENT BETWEEN THE CITY OF MONROE**

**and**

**THE WALTON COUNTY SCHOOL DISTRICT**

**for**

**THE SCHOOL RESOURCE OFFICER PROGRAM**

THIS AGREEMENT is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (the "Effective Date"), by and between the CITY OF MONROE, and the WALTON COUNTY SCHOOL DISTRICT (the "WCSD").

**WITNESSETH**

WHEREAS, it is the intent and desire of the MPD and the WCSD to provide for law enforcement and related services as set forth herein;

WHEREAS, the MPD and the WCSD recognize the benefits of a School Resource Officer Program ("Program") to the citizens of Walton County, and particularly to the employees and students of Foothills Education Charter High School (Walton Site).

NOW, THEREFORE, for and in consideration of the promises and mutual covenants contained herein, and other good and valuable consideration, the MPD and the WCSD hereby agree as follows:

**Section 1. Purpose.** The purpose of this Agreement is to increase the security and safety of WCSD through the funding necessary to permit, *inter alia*, the assignment of School Resource Officer's to serve WCSD on a full-time basis during the regular school year.

**Section 2. Term of Agreement.** The term of this Agreement shall be for one (1) year from the Effective Date; provided, however, that the Agreement shall be automatically renewed (dates may change) unless either party provides written notice of its intent not to renew the Agreement at least thirty (30) days prior to the expiration of the term. The MPD and the WCSD agree to negotiate the Program costs annually for any subsequent term in accordance with Section 5 below.

**Section 3. Program Staffing.** The Program shall be staffed in accordance with the following:

3.1.1 School Resource Officers. The MPD shall assign one (1) Police Officer to the following school to serve as a School Resource Officer ("SRO"): Foothills Education Charter High School (Walton Site) @ Monroe Area High School. The duties of the SRO shall include the following:



(a) *Investigations.* The SRO may assist with non-campus investigations related to juveniles who attend the school to which the SRO is assigned.

(b) *Law Enforcement.* The SRO may take emergency law enforcement action when required by law; provided, however, that the Principal of the school shall be notified of such action as soon as practicable.

(c) *Traffic Control.* The SRO shall assist in traffic control during the arrival and departure of students.

3.1.2. Supervising Officer. The Chief of Police shall assign one (1) full-time Supervising Officer to oversee the Program and serve as a liaison with WCSD, whose duties shall include the following:

(a) *School Visits.* The Supervising Officer shall perform scheduled and non-scheduled visits to the schools within WCSD to which an SRO is assigned by MPD.

(b) *Program Administration.* The Supervising Officer shall approve Program reports; provide leadership, training and direction for the Program; conduct Program evaluations; analyze campus statistics and problem areas for Foothills Education Charter High School (FHCS); establish rapport with FHCS administrators; oversee school traffic issues; submit quarterly reports to the Site Director; oversee major school functions in which an SRO is participating; coordinate with the Walton County Juvenile Court regarding school-related criminal cases; keep accurate crime reports for FHCS; and maintain time cards and keep up with overtime and comp time for the Program.

(c) *Investigations.* The Supervising Officer shall be available for investigation of crime-related incidents involving a FHCS employee that have a student as the complainant or victim.

3.2 Application and Appointment Process. The MPD's School Resource Officer Unit Commander shall recruit, interview and evaluate potential candidates for the positions above. The names of any applicants receiving a favorable recommendation from the School Resource Officer Unit Commander shall be forwarded to the Chief of Police, who shall make the appointments necessary to staff said positions. Applicants must meet the following requirements:

- 1. An applicant must have a desire to serve in the position for which he or she is applying.
- 2. An applicant must be certified and sworn peace officers with a minimum of three (3) years law enforcement experience.
- 3. An applicant must have successfully completed the School Resource Officers 40-hour training course.

3.3 Scheduling. SRO's shall be scheduled in accordance with the following:

3.3.1. Working Hours. SRO's shall serve WCSD at the FHCS (Walton site) on a full-time basis, i.e., from the start of classes until one-half (1/2) hour after classes are dismissed, although a SRO's working hours may be adjusted on a situational basis, with the prior consent of the School Resource Unit Commander, in order to cover campus-related activities which require the presence of a law enforcement officer. Notwithstanding the foregoing, SRO's may periodically be required by the MPD to perform other tasks during school hours, including, but not limited to mandatory training.

3.3.2. Temporary Reassignment. The Chief of Police may temporarily reassign the SRO's when school is not in session and during periods of law enforcement emergency.

3.3.3 Overtime. The SRO may not work overtime hours without the prior approval of the School Resource Unit Commander. Overtime work will be paid in accordance with MPD policies. SRO's shall neither expect nor accept any additional compensation for overtime work directly from the WCSD.

3.4 Employment Status. The SRO and Supervising Officer (SRO's) shall be and remain employees of the MPD and shall not be WCSD employees. SRO's shall remain responsive to the supervision and chain of command of the MPD. The MPD shall remain solely responsible for the SRO's hiring, firing, training, discipline and/or dismissal. The MPD agrees to pay the salary and employment benefits of the SRO's in accordance with the applicable salary schedules and employment practices of the MPD, including but not limited to: sick leave, annual leave, retirement compensation, workers compensation, unemployment compensation, life insurance, medical and dental insurance. The SRO's shall be subject to all other personnel policies of the MPD.

3.5 Removal and Replacement Process. SRO's may be removed and replaced in accordance with the following:

3.5.1. Removal for Cause. If the Site Director, in consultation with the Assistant Site Director, requests that the SRO be removed from the school (1) because the SRO is not effectively performing the duties of the SRO and/or (2) because the SRO has engaged in unprofessional conduct, MPD will replace the SRO in accordance with 3.5.3.

3.5.2. Discretionary Removal. The MPD reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the WCSD or the MPD.

3.5.3. Replacement. In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the MPD shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days of receiving notice of such absence, dismissal, resignation, removal, or reassignment. As soon as practicable, the MPD shall provide a permanent replacement for the position.

**Section 4. Duties and Responsibilities of SRO's.** In addition to those duties and responsibilities specifically provided for in Section 3.1 above, SRO's shall have the following duties and responsibilities:

1. SRO's shall enforce federal, state and local laws and, at the request of the school administration, assist FHCS officials with the enforcement of FHCS policies and regulations regarding student conduct.
2. SRO's shall investigate criminal activity committed on or adjacent to WCSD property.
3. SRO's shall assist school administrators in developing plans and strategies to prevent and minimize dangerous situations that may occur on campus or during school-sponsored events.
4. SRO's shall maintain a detailed weekly report of duties performed.

Notwithstanding the foregoing, SRO's shall not be used by FHCS as school disciplinarians; provided, however, that an SRO may be contacted regarding incidents believed to be in violation of the law, and the SRO shall then determine whether law enforcement action is appropriate. SRO's shall also not be used for regularly-assigned monitoring duties, including but not limited to lunchroom, hallway, carpool, or bus monitoring duties.

**Section 5. Compensation.** The MPD shall be compensated at the rate of \$198.86 per day, for 176 days, for a total amount of **\$35,000** annually for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the MPD shall inform the WCSD of any additional compensation it is requesting for the subsequent term. Compensation owed to the MPD by the WCSD shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

**Section 6. Termination.** Either party may terminate this Agreement for any reason whatsoever with sixty (60) days prior written notice to the other party. In the event of such termination by the WCSD, the SRO's will be immediately reassigned by the MPD and, if the termination is not for cause, the WCSD shall immediately pay any remaining funds due to the MPD for the remainder of the school year. In the event of termination by the MPD, the WCSD shall compensate the MPD for all services provided up to the date of termination.

**Section 7. Assignability.** This Agreement may not be delegated or assigned by either party and any purported delegation or assignment of this Agreement (or rights hereunder) is void unless prior written consent of the other party has been obtained.

**Section 8. Entire Agreement.** This Agreement incorporates all prior negotiations, interpretations, and understandings between the parties and is the full and complete expression of their Agreement.

**Section 9. Modifications.** Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in writing and signed by both parties.

**Section 10. Governing Law.** This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

**Section 11. Miscellaneous.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

**IN WITNESS WHEREOF**, the parties hereto have duly signed, sealed, and delivered this Agreement as of the Effective Date.

**THE CITY OF MONROE:**

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

**WALTON COUNTY SCHOOL DISTRICT:**

By: \_\_\_\_\_  
Superintendent

Date: \_\_\_\_\_

**EXHIBIT "A"**

The WCSD shall pay in full the amount set forth in Section 6 of the Agreement in a lump sum payment at a time mutually agreeable to the parties. Notwithstanding the foregoing, said payment must be made prior to the end of the applicable school year.

**SRO COSTS**

Tiers	
Up to 850 students	\$ 35,000.00
851-1250 students	\$ 62,000.00
Over 1250 students	\$ 125,000.00

Two SRO's needed

2022-3 Enrollment

Foothills Charter @MAHS	243
GWA	746
MAHS	1176

**Basis:** One SRO handles moderate duties at any given school with less than 850 students with sole dedication. Can more easily flex as needed to respond to issues at other schools or events. SRO at school with 851-1250 students has sole dedication to all campus activities. Routinely, events in schools of this size require additional external officer presence for various issues as evidenced over past several school years. Large campus of 1250+ students needs two dedicated SRO's due to population ratios and likely overall call/dispatch volume.

**Note:** costs and tiers should be evaluated each year based on data for contract renewals. Scale may go up or down.



**To:** City Council

**From:** R.V. Watts, Police Chief

**Department:** Police

**Date:** 09/13/2022

**Subject:** Approval – School Resource Officer Contract with George Walton Academy

**Budget Account/Project Name:** N/A

**Funding Source:** N/A

**Budget Allocation:** N/A

**Budget Available:** N/A

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

**Description:**

Agreement Between the City of Monroe and George Walton Academy for the School Resource Officer Program

**Background:**

The background of the Agreement is to increase the security and safety of GWA through the funding necessary to permit, *inter alia*, the assignment of School Resource Officers to serve GWA on a full-time basis during the regular school year. The MPD shall be compensated by GWA in total amount of **\$35,000** annually for the services to be performed under this Agreement.

**Attachment(s):**

SRO Contract for 2022-2023

AGREEMENT BETWEEN THE CITY OF MONORE  
and  
THE GEORGE WALTON ACADEMY  
for  
THE SCHOOL RESOURCE OFFICER PROGRAM

THIS AGREEMENT is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_ ,  
\_\_\_\_\_ (the "Effective Date"), by and between the CITY OF MONROE, and GEORGE WALTON  
ACADEMY (the "GWA").

**WITNESSETH**

WHEREAS, it is the intent and desire of the MPD and the GWA to provide for law enforcement  
and related services as set forth herein;

WHEREAS, the MPD and the GWA recognize the benefits of a School Resource Officer Program  
("Program") to the citizens of Walton County, and particularly to the employees and students of George  
Walton Academy;

NOW, THEREFORE, for and in consideration of the promises and mutual covenants contained  
herein, and other good and valuable consideration, the MPD and the GWA hereby agree as follows:

**Section 1. Purpose.** The purpose of this Agreement is to increase the security and safety of GWA  
through the funding necessary to permit, *inter alia*, the assignment of School Resource Officer's to serve  
GWA on a full-time basis during the regular school year.

**Section 2. Term of Agreement.** The term of this Agreement shall be for one (1) year from the  
Effective Date; provided, however, that the Agreement shall be automatically renewed unless either party  
provides written notice of its intent not to renew the Agreement at least thirty (30) days prior to the  
expiration of the term. The MPD and the GWA agree to negotiate the Program costs annually for any  
subsequent term in accordance with Section 5 below.

**Section 3. Program Staffing.** The Program shall be staffed in accordance with the following:

3.1.1 **School Resource Officers.** The MPD shall assign one (1) full-time Police Officer to each of  
the following schools to serve as a School Resource Officer ("SRO"): George Walton Academy. The duties  
of the SRO shall include the following:

- (a) **Instruction.** The SRO shall act as an instructor for specialized, short-term programs  
about Georgia criminal and juvenile laws, as well as the law-related section of the  
Alcohol Drug Awareness Program (ADAP), when requested to do so by the Head  
Master, Principal or a faculty member of the school to which the SRO is assigned.
- (b) **Investigations.** The SRO may assist with non-campus investigations related to  
juveniles who attend the school to which the SRO is assigned.
- (c) **Law Enforcement.** The SRO may take emergency law enforcement action when  
required by law; provided, however, that the Head Master, Principal of the school shall be notified



of such action as soon as practicable.

(d) **Traffic Control.** The SRO shall assist in traffic control during the arrival and departure of students.

3.1.2. **Supervising Officer.** The Chief of Police shall assign one (1) full-time Supervising Officer to oversee the Program and serve as a liaison with GWA, whose duties shall include the following:

(a) **School Visits.** The Supervising Officer shall perform scheduled and nonscheduled visits to the schools within GWA to which an SRO is assigned by MPD.

(b) **Program Administration.** The Supervising Officer shall approve Program reports; provide leadership, training and direction for the Program; conduct Program evaluations; analyze campus statistics and problem areas for GWA; establish rapport with GWA administrators; oversee school traffic issues; submit monthly reports to the Superintendent; oversee major school functions in which an SRO is participating; coordinate with the Walton County Juvenile Court regarding school-related criminal cases; keep accurate crime reports for GWA; and maintain time cards and keep up with overtime and comp time for the Program.

(c) **Investigations.** The Supervising Officer shall be available for investigation of crime-related incidents involving a GWA employee that have a student as the complainant or victim.

3.2 **Application and Appointment Process.** The MPD's School Resource Officer Unit Commander shall recruit, interview and evaluate potential candidates for the positions above. The names of any applicants receiving a favorable recommendation from the School Resource Officer Unit Commander shall be forwarded to the Chief of Police, who shall make the appointments necessary to staff said positions. Applicants must meet the following requirements:

1. An applicant must have a desire to serve in the position for which he or she is applying.
2. An applicant must be certified and sworn peace officers with a minimum of three (3) years law enforcement experience.
3. An applicant must have successfully completed the School Resource Officers 40-hour training course.

3.3 **Scheduling.** SRO's shall be scheduled in accordance with the following:

3.3.1. **Working Hours.** SRO's shall serve GWA on a full-time basis, i.e., from one-half (1/2) hour prior to the start of classes until one-half (1/2) hour after classes are dismissed, although a SRO's working hours may be adjusted on a situational basis, with the prior consent of the School Resource Unit Commander, in order to cover campus- related activities which require the presence of a law enforcement officer. Notwithstanding the foregoing, SRO's may periodically be required by the MPD to perform other tasks during school hours, including, but not limited to mandatory training.

3.3.2. **Temporary Reassignment.** The Chief of Police may temporarily reassign the SRO's when school is not in session and during periods of law enforcement emergency.

3.3.3 **Overtime.** The SRO may not work overtime hours without the prior approval of the School Resource Unit Commander. Overtime work will be paid in accordance with MPD policies. SRO's shall neither expect nor accept any additional compensation for overtime work directly from the GWA.

3.4 **Employment Status.** The SRO and Supervising Officer (SRO's) shall be and remain employees of the MPD and shall not be GWA employees. SRO's shall remain responsive to the supervision and chain of command of the MPD. The MPD shall remain solely responsible for the SRO's hiring, firing, training, discipline and/or dismissal. The MPD agrees to pay the salary and employment benefits of the SRO's in accordance with the applicable salary schedules and employment practices of the MPD, including but not limited to: sick leave, annual leave, retirement compensation, workers compensation, unemployment compensation, life insurance, medical and dental insurance. The SRO's shall be subject to all other personnel policies of the MPD.

3.5 **Removal and Replacement Process.** SRO's may be removed and replaced in accordance with the following:

3.5.1. **Removal for Cause.** If the Head Master or Principal, in consultation with the Assistant Principal, requests that the SRO be removed from the school (1) because the SRO is not effectively performing the duties of the SRO and/or (2) because the SRO has engaged in unprofessional conduct, MPD will replace the SRO in accordance with 3.5.3.

3.5.2. **Discretionary Removal.** The MPD reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the GWA or the MPD.

3.5.3. **Replacement.** In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the MPD shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days of receiving notice of such absence, dismissal, resignation, removal, or reassignment. As soon as practicable, the MPD shall provide a permanent replacement for the position.

Section 4. **Duties and Responsibilities of SRO's.** In addition to those duties and responsibilities specifically provided for in Section 3.1 above, SRO's shall have the following duties and responsibilities:

1. SRO's shall enforce federal, state and local laws and, at the request of the school administration, assist GWA officials with the enforcement of GWA policies and regulations regarding student conduct.
2. SRO's shall investigate criminal activity committed on or adjacent to GWA property.
3. SRO's shall assist school administrators in developing plans and strategies to prevent and minimize dangerous situations that may occur on campus or during school-sponsored events.
4. SRO's shall maintain a detailed weekly report of duties performed.

Notwithstanding the foregoing, SRO's **shall not** be used by GWA as school disciplinarians; provided, however, that an SRO may be contacted regarding incidents believed to be in violation of the law, and the SRO shall then determine whether law enforcement action is appropriate. SRO's shall also not be used for regularly-assigned monitoring duties, including but not limited to lunchroom, hallway, carpool, or bus monitoring duties.

**Section 5. Compensation.** The MPD shall be compensated by the GWA in the total amount of \$ 35,000.00 for the 2022-2023 school year for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the MPD shall inform the GWA of any additional compensation it is requesting for the subsequent term. Compensation owed to the MPD by the GWA shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

3.5.4. **Discretionary Removal.** The MPD reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the GWA or the MPD.

3.5.5. **Replacement.** In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the MPD shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days of receiving notice of such absence, dismissal, resignation, removal, or reassignment. As soon as practicable, the MPD shall provide a permanent replacement for the position.

**Section 6. Termination.** Either party may terminate this Agreement for any reason whatsoever with sixty (60) days prior written notice to the other party. In the event of such termination by the GWA, the SRO's will be immediately reassigned by the MPD and, if the termination is not for cause, the GWA shall immediately pay any remaining funds due to the MPD for the remainder of the school year. In the event of termination by the MPD, the GWA shall compensate the MPD for all services provided up to the date of termination.

**Section 7. Assignability.** This Agreement may not be delegated or assigned by either party and any purported delegation or assignment of this Agreement (or rights hereunder) is void unless prior written consent of the other party has been obtained.

**Section 8. Entire Agreement.** This Agreement incorporates all prior negotiations, interpretations, and understandings between the parties and is the full and complete expression of their Agreement.

**Section 9. Modifications.** Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in writing and signed by both parties.

**Section 10. Governing Law.** This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

**Section 11. Miscellaneous.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

**IN WITNESS WHEREOF**, the parties hereto have duly signed, sealed, and delivered this Agreement as of the Effective Date.

**THE CITY OF MONROE:**

By: \_\_\_\_\_ (Seal)  
Mayor

Date: \_\_\_\_\_

**GEORGE WALTON ACADEMY:**

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Head Master

Date: \_\_\_\_\_  
(GWA SEAL)

**EXHIBIT "A"**

The GWA shall pay in full the amount set forth in Section 5 of the Agreement in a lump sum payment at a time mutually agreeable to the parties. Notwithstanding the foregoing, said payment must be made prior to the end of the applicable school year.

**SRO COSTS**

Tiers	
Up to 850 students	\$ 35,000.00
851-1250 students	\$ 62,000.00
Over 1250 students	\$ 125,000.00

Two SRO's needed

2022-3 Enrollment

Foothills Charter @MAHS	243
GWA	746
MAHS	1176

**Basis:** One SRO handles moderate duties at any given school with less than 850 students with sole dedication. Can more easily flex as needed to respond to issues at other schools or events. SRO at school with 851-1250 students has sole dedication to all campus activities. Routinely, events in schools of this size require additional external officer presence for various issues as evidenced over past several school years. Large campus of 1250+ students needs two dedicated SRO's due to population ratios and likely overall call/dispatch volume.

**Note:** costs and tiers should be evaluated each year based on data for contract renewals. Scale may go up or down.



**To:** City Council, Finance  
**From:** Danny P. Smith, Director of Solid Waste  
**Department:** Solid Waste - Disposal  
**Date:** 8-22-2022  
**Subject:** A request is being made to purchase 4 Solid Tires.

**Budget Account/Project Name:** 540-4530-531118/Tires

**Funding Source:** Solid Waste Operating Budget

<b>Budget Allocation:</b>	\$35,000.00	
<b>Budget Available:</b>	\$35,000.00	
<b>Requested Expense:</b>	\$30,840.85	<b>Company of Record:</b> Setco

**Description:**  
 Solid Waste staff recommends to approve the request of \$30,840.85 to purchase four (4) solid tires for the John Deere 644K Loader at the Transfer Station. The purchase includes a service fee and freight. The vender is a sole source provider.

**Background:**  
 The new solid tires are designed to deliver maximum performance and safety for the JD Loader, when lifting and loading waste trailers for transport and to avoid spin outs.  
 It is the policy of the City of Monroe to continually provide for proper maintenance and upkeep of all assets and facilities and provide for a safe and well-kept workplace environment.

- Attachment(s):**  
 Documentation – 3 pages
1. Cover Sheet
  2. Requisition
  3. Quote







Sales Quote  
22-Aug-2022  
SQ-1370-R1

Valid Until : 01-Sep-2022

Customer No: 1650-1  
CITY OF MONROE  
213 CHERRY HILL ROAD  
Monroe  
Ga  
30655

Attention: Peters Peters PPETERS@MONROEGA.GOV

Thank you for the opportunity to send you information on the Setco Solid Tire Assemblies.

Setco "Junk Yard Dog" assemblies are proudly manufactured in Idabel Oklahoma, USA using the highest quality rubber compounds available. We blend our compounds in our state of the art rubber mixing plant, producing tires unique to the most demanding applications, delivering maximum performance and longevity.

Our press-on solid tire will press onto any OEM type rim. Based on exchange/trade basis, we deliver our press-on tires ready to mount onto your equipment. You are only down as long as it takes to mount them. Several traction tread options are available on all of our solid tires. If the OE wheels are not returned to SETCO in a timely fashion the price of new OE wheels will be applicable and invoiced.

We are pleased to submit the following pricing for your review:

JD 644K				
Product Code	Product Name	Quantity	Unit Price	Total
LX3	Phoenix 23.5 X 63 P24 AR/8SGL	4	7352.25	29409.0
Press fee	Press fee	4	150.00	600.00
FREIGHT 30655		1	831.85	831.85
			Total	30840.85

**ORDER NOW**

Prices are good for 10days. Payable in USD. Additional 3% Fee if Paid by Credit Card. Quote does not include any customs, broker, duty or applicable taxes. Freight Quote: Options are based on delivery requirements. Common carrier is used for expedited delivery. SETCO Truck is available for non-expedited delivery and will deliver when a full truck load is dispatched to Your area.

Since 1988, Setco has established a reputation as the leading manufacturer of solid tires in the industry. We Welcome the oppportunity of working with your company by providing a quality line of products. Please call 1-800-634-2381 or visit [www.setcotire.com](http://www.setcotire.com) if you have any questions or require further details. Thank You for your consideration and We look forward to hearing from you soon.

Sincerely,  
Chris Brogdon  
Sales Agent



\*SETCO is a Women Owned Business entity and a SBA Certified Hub Zone Firm\*  
Finance charge of 1% per month will be added to all Past Due Balance.





**To:** City Council  
**From:** Chris Bailey, Assistant City Administrator  
**Department:** Buildings & Grounds  
**Date:** 09/01/22  
**Subject:** Rest Haven Cemetery – Paving Rehabilitation

**Budget Account/Project Name: 2022 Capital Improvement Plan**

**Funding Source: SPLOST2019**

**Budget Allocation:** \$50,000.00

**Budget Available:** \$3,153,375.00

**Requested Expense:** \$65,000.00      **Company of Record:** The Dickerson Group

**Description:**

Staff recommends the approval of the increase in the 2022 Capital Improvement Plan to repave Rest Haven Cemetery. General cemetery rehabilitation is scheduled for 2022/23/24 with each year having \$50,000 budgeted for different components, the 2022 amount is being requested to increase to \$65,000 for a complete repaving of Rest Haven Cemetery. Multiple options and companies have been consulted with the best option being provided by The Dickerson Group for addressing edges, patching, and resurfacing of the existing asphalt in all areas, along with drainage repair in the lower section. A further rehabilitation of the fencing, sidewalk on the North Madison and East Spring areas will be addressed in another project at a later date.

**Background:**

The City of Monroe continually seeks to improve and maintain all cemeteries within the city through resurfacing, regular maintenance, and landscaping improvements.

**Attachment(s):**

Quote – 1 page

Estimate  
 The Dickerson Group, Inc.  
 871 Old Peachtree Road NW  
 Lawrenceville, GA 30043  
 Phone - 770.513.4558 Fax - 770.513.4740

City of Monroe  
 Project : Cemetary Paving Repairs

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	CONTRACT TOTAL	QUANTITY	THIS ESTIMATE AMOUNT
1	Main Access Driveway paving - Permaflex Installation based on site conditions	1	Lump Sum	\$ 57,850.00	\$57,850.00	1	\$57,850.00
2	Sealcoat Side access area	1	Lump Sum	\$ 6,890.00	\$6,890.00	1	\$6,890.00
TOTAL CONTRACT					\$64,740.00		\$64,740.00
MATERIAL ON SITE - NOT INCORPORATED							
SUB-TOTAL						\$	64,740.00
RETAINAGE HELD TO DATE (10%)							
LESS RETAINAGE							
<b>TOTAL - (PAY REQUEST SHOWN UNDER "THIS ESTIMATE" COLUMN)</b>					<b>\$64,740.00</b>		<b>\$64,740.00</b>

FOR CONTRACTOR: The Dickerson Group, Inc., 871 Old Peachtree Road NW, Lawrenceville, GA 30043  
 THE UNDERSIGNED CONTRACTOR HEREBY CERTIFIES THAT ALL WORK PERFORMED AND MATERIALS SUPPLIED  
 FOR THIS CONTRACT WHICH ARE REPRESENTED BY PAYMENTS MADE ON THIS ESTIMATE ARE IN ACCORDANCE  
 WITH THE CONTRACT PLANS AND SPECIFICATIONS.

BY: Jason Freeland

TITLE: Project Manager

DATE: \_\_\_\_\_  
 PROJECT INSPECTOR  
 DATE: \_\_\_\_\_  
 PROJECT MANAGER  
 DATE: \_\_\_\_\_  
 DIRECTOR



**To:** City Council  
**From:** Chris Bailey, Assistant City Administrator  
**Department:** Streets & Transportation  
**Date:** 09/01/22  
**Subject:** Library Parking Lot – Front/Back Rehabilitation

**Budget Account/Project Name: 2022 Capital Improvement Plan**

**Funding Source: SPLOST2019**

**Budget Allocation:** \$56,000.00

**Budget Available:** \$3,153,375.00

**Requested Expense:** \$91,920.00      **Company of Record:** J&R Consolidated Holdings, Inc.

**Description:**

Staff recommends the approval of the recommendation to rehabilitate the front and rear parking lots at the Monroe-Walton County Library. The front section will require patching, curbing repairs, and paving over while the back section will require storm drain/pipe installation, demo, patching, curbing, and paving. This reworking of the back section will provide an additional 30 parking spaces to be utilized for the surrounding area and downtown. J&R Consolidated Holdings, Inc. has performed other parking lot rehabilitations in the past with great success and results.

**Background:**

The City of Monroe continually seeks to improve parking areas and increase parking for all of downtown through the rehabilitation of existing lots.

**Attachment(s):**

Quotes – 6 pages





# Job Bid

## Tredwell Construction

### 404.456.3891

**Job:** Parking lot, Monroe Walton Co Library,  
West Spring St., Monroe, GA

**Front Lot:**

Demo/Replace 100' curb and gutter-----\$7,000.  
4650 sq ft demo/removal asphalt-----\$37,200.  
Crack fill and patch-----\$4,250.  
13,900 sq ft sealcoat-----\$5,000.

**Front lot total-----\$53,450.**

**Rear Lot:**

Demo/replace 500' curb and gutter-----\$16,000.  
4500 sq ft demo/removal asphalt, trees----\$32,000.  
Crack fill and patch-----\$4,500.  
19,900 sq ft sealcoat-----\$7,000.

**Rear Lot:-----\$59,500.**

**Total for front and rear lots-----\$112,950.**

Tredwell Construction  
307 Edwards St  
Monroe, Ga  
30655

**J & R CONSOLIDATED HOLDINGS, INC.**  
**d/b/a J & R CONCRETE**  
**816 McDANIEL ST.**  
**MONROE, GA 30655**  
**706-255-6017**

**DATE:** August 12, 2022  
**CUSTOMER:** City of Monroe  
**CONTACT #:** Jeremiah-470.292.4240  
**PROJECT NAME:** Monroe-Walton Co. Library-Front Driveway & Side Parking Lot  
**DELIVERY ADDRESS:** 217 W. Spring St  
Monroe, GA  
**SCOPE:** Demo/Dispose Asphalt; Patch, Crack Clean & Seal Coat; Demo/Dispose/Replace  
24" High Back Curb

<u>QTY</u>	<u>UOM</u>	<u>DESCRIPTION</u>	<u>EXT TOTAL</u>
100	~ LN. FT.	CURB REPLACEMENT	\$5,000.00
4620	~ SQ. FT.	DEMO/DISPOSE & ASPHALT PATCH	\$27,720.00
1	EACH	CRACK CLEAN & SEAL	\$3,750.00
13900	~ SQ. FT.	SEAL COAT	\$4,170.00
<b>TOTAL</b>			<b>\$40,640.00</b>

**All quantities are estimated (~); actual lf/sf will be invoiced at corresponding unit price.**

**Owner is responsible for safe entry/exit on jobsite.**

**Owner is responsible for any lane closure.**

**J & R will supply equipment, form materials, concrete & asphalt repair materials within scope.**

**J & R will supply labor within scope.**

**Any changes to scope shall result in "change order" and shall be paid with corresponding invoice.**

**Signature** \_\_\_\_\_  
**Name** \_\_\_\_\_  
**Title** \_\_\_\_\_  
**Date** \_\_\_\_\_



J & R CONSOLIDATED HOLDINGS, INC.  
d/b/a J & R CONCRETE  
816 McDANIEL ST.  
MONROE, GA 30655  
706-255-6017

DATE: August 12, 2022  
CUSTOMER: City of Monroe  
CONTACT #: Jeremiah-470.292.4240  
PROJECT NAME: Monroe-Walton Co. Library-Back Driveway & Parking Lot  
DELIVERY ADDRESS: 217 W. Spring St  
Monroe, GA  
SCOPE: Demo/Dispose Asphalt; Patch, Crack Clean & Seal Coat; Form & Place  
24" High Back Curb

<u>QTY</u>	<u>UOM</u>	<u>DESCRIPTION</u>	<u>EXT TOTAL</u>
500	~ LN. FT.	CURB REPLACEMENT	\$15,000.00
4510	~ SQ. FT.	DEMO/DISPOSE & ASPHALT PATCH-TO INCLUDE TREE REMOVAL/DISPOSE	\$27,060.00
1	EACH	CRACK CLEAN & SEAL	\$3,250.00
19900	~ SQ. FT.	SEAL COAT	\$5,970.00
<b>TOTAL</b>			<b>\$51,280.00</b>

**All quantities are estimated (~); actual lf/sf will be invoiced at corresponding unit price.**  
Owner is responsible for safe entry/exit on jobsite.  
Owner is responsible for any lane closure.  
J & R will supply equipment, form materials, concrete & asphalt repair materials within scope.  
J & R will supply labor within scope.  
Any changes to scope shall result in "change order" and shall be paid with corresponding invoice.

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

**To:** City Council  
**From:** Brian Thompson, Telecommunications Director  
 Logan Propes, City Administrator  
**Department:** Telecommunications  
**Date:** 09-13-2022  
**Subject:** Georgia Public Web Consent to Assignment




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

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**Description:**  
 Staff recommends approving the consent to assignment contract for GPW to Accelcom GA LLC and Contract Assumption Agreement as presented.

**Background:**  
 Georgia Public Web, the internet transport provider for Monroe’s Telecommunications System, has sold its interest and right to Accelcom GA LLC. As such, Consent and Assumption agreements need to be ratified. Services and contracts will continue in place through the duration of each.

**Attachment(s):**  
 Consent to Assignment and Assumption Agreement.

**CONSENT TO ASSIGNMENT OF CONTRACTS**

This Consent to Assignment of Contracts (this "Consent") is made by the undersigned (the "Consenting Party") in favor of Georgia Public Web, Inc. ("GPW"), a Georgia corporation, located at 1470 Riveredge Parkway, NW, Atlanta, Georgia 30328 ("Assignor") and Accelecom GA LLC, a Delaware limited liability company or its assign (collectively, "Assignee").

*Background*

- A. Assignor is a party to the contracts listed below (collectively, the "Assigned Contracts") and Consenting Party is a party to or the current successor of the other party to the Assigned Contracts.
- B. Assignor has entered into an Asset Purchase Agreement (the "Agreement") with Assignee, pursuant to which Assignor has agreed to sell on the closing date of the transactions described in the Agreement (the "Effective Date") to Assignee substantially all assets owned by Assignor including, without limitation, all of Assignor's right, title and interest in, to, and under the Assigned Contracts.
- C. Assignor will assign the Assigned Contracts the the Assignee on the Effective Date, per the terms of the Agreement thereof (the "Assignment").
- D. This Consent is be executed and delivered by the Consenting Party per the terms of the transactions described in the Agreement.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Consenting Party hereby agrees in favor of Assignor and Assignee as follows:

- 1. The Consenting Party hereby and on the Effective Date (i) consents to and approves of the assignment of the Assigned Contracts from Assignor to Assignee and (ii) represents and warrants that it has the sole right to approve the assignment and assumption from Assignor to Assignee of the Assigned Contracts as provided herein.
- 2. On the Effective Date, upon Assignee's assumption of the Assigned Contracts Consenting Party hereby (i) acknowledges and agrees that Assignee shall replace Assignor as a party to each of the Assigned Contracts and (ii) releases Assignor from any and all claims, damages, liabilities, duties, obligations, costs, and expenses under or in connection with any of the Assigned Contracts arising on or after the Effective Date.
- 3. Consenting Party hereby affirms, to the best of its knowledge as of the date of this Consent, that: (i) each of the Assigned Contracts is in full force and effect; (ii) none of the Assigned Contracts has been modified or amended in writing or orally or by course of conduct, except for any amendments specifically set forth on Exhibit A hereto; and (iii) there are no uncured defaults by Assignor under any of the Assigned Contracts and no event has occurred which with the passage of time or giving of notice, or both, would constitute a default on the part of Assignor under any of the Assigned Contracts.
- 4. This Consent shall not operate as a waiver of the prohibition against further assignments without the Consenting Party's consent as provided in any of the Assigned Contracts. Any attempt to further transfer any of the Assigned Contracts without the consent of the Consenting Party shall be void.

Executed on \_\_\_\_\_, 2022.

Consenting Party:  
**City of Monroe**

By: \_\_\_\_\_  
Name:  
Title:

**Exhibit A - Assigned Contracts**

- 1. IRU and Maintenance Agreement between GPW and City of Monroe (Watkinsville Route), dated August 9, 2006.
- 2. Master Service Agreement for Fiber Service between City of Monroe and GPW, dated December 19, 2011.
- 3. Customer Agreements - Sale Order to Monroe (Circuit ID 5FE0MTXX00173), dated February 27, 2018 (one of three).
- 4. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00401), dated February 27, 2018 (two of three).
- 5. Customer Agreements – Sale Order to Monroe (Circuit ID 5TG0MTXX00560), dated February 27, 2018 (three of three).
- 6. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00402), dated October 22, 2018.
- 7. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00403), dated October 16, 2018.
- 8. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00438), dated August 13, 2018.
- 9. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00447), dated August 31, 2020.

CONSENT TO ASSIGNMENT OF CONTRACTS  
[Signature page and Exhibit A]

10. Customer Agreements - Sale Order to Monroe (Circuit ID 5TG0MDIA00113), dated 2015.
11. Customer Agreements - Sale Order to Monroe (Circuit ID 5TG0MTXX00561), dated February 23, 2018 (one of two).
12. Customer Agreements - Sale Order to Monroe (Circuit ID 5TG0MTXX00564), dated February 23, 2018 (two of two).
13. Customer Agreements - Sale Order to Monroe (Other), dated June 26, 2019.
14. Customer Agreements - Sale Order to Monroe (Dedicated 10G Ethernet Ring), dated August 11, 2021.

**ASSUMPTION AGREEMENT**

This Assumption Agreement is effective as of \_\_\_\_\_ (the "Effective Date"), by and between George Public Web, Inc. ("GPW"), a Georgia nonprofit corporation, located at 1470 Riveredge Parkway, NW, Atlanta, Georgia 30328 ("Assignor"), and Accelecom GA LLC, a Delaware corporation or its undersigned assign (collectively, "Assignee").

RECITALS

WHEREAS, Assignor and Assignee are parties to that certain Asset Purchase Agreement (the "APA").

WHEREAS, Assignor is a party to each of the contracts, agreements and other documents listed on Exhibit A hereto (each, an "Assigned Contract" and, collectively, the "Assigned Contracts"); and

WHEREAS, upon the closing of the transactions described in the APA Assignor is required to assign to Assignee, and Assignee is required to assume from Assignor, all of Assignor's right, title, interest and obligations in, to and under each of the Assigned Contracts.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties hereto hereby agree as follows:

- 1. Assignor hereby assigns, transfers and sets over to Assignee all of Assignor's right, title and interest in, to and under each of the Assigned Contracts, and Assignee hereby accepts the same.
- 2. Assignee hereby expressly assumes and agrees to perform all obligations and liabilities of Assignor under each of the Assigned Contracts as of and after the Effective Date as if each of the Assigned Contracts was entered into between the counterparty thereto and Assignee.
- 3. As of the Effective Date, Assignee shall replace Assignor as a party to each of the Assigned Contracts.
- 4. From and after the Effective Date, Assignee shall be entitled to all rights and benefits to which Assignor is entitled under each of the Assigned Contracts.
- 5. This Assignment and Assumption Agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.
- 6. This Assignment and Assumption Agreement shall be governed by the laws of the State of Delaware.

IN WITNESS WHEREOF, this Assignment and Assumption Agreement is executed and delivered by each of the parties hereto as of the Effective Date.

Georgia Public Web, Inc. (Assignor)

Accelecom GA LLC (Assignee)

By: \_\_\_\_\_  
Its:

By: \_\_\_\_\_  
Its:

ASSUMPTION AGREEMENT  
Exhibit A

Assigned Contracts

1. IRU and Maintenance Agreement between GPW and City of Monroe (Watkinsville Route), dated August 9, 2006.
2. Master Service Agreement for Fiber Service between City of Monroe and GPW, dated December 19, 2011.
3. Customer Agreements - Sale Order to Monroe (Circuit ID 5FE0MTXX00173), dated February 27, 2018 (one of three).
4. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00401), dated February 27, 2018 (two of three).
5. Customer Agreements – Sale Order to Monroe (Circuit ID 5TG0MTXX00560), dated February 27, 2018 (three of three).
6. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00402), dated October 22, 2018.
7. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00403), dated October 16, 2018.
8. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00438), dated August 13, 2018.
9. Customer Agreements - Sale Order to Monroe (Circuit ID 5GE0MTXX00447), dated August 31, 2020.
10. Customer Agreements - Sale Order to Monroe (Circuit ID 5TG0MDIA00113), dated 2015.
11. Customer Agreements - Sale Order to Monroe (Circuit ID 5TG0MTXX00561), dated February 23, 2018 (one of two).
12. Customer Agreements - Sale Order to Monroe (Circuit ID 5TG0MTXX00564), dated February 23, 2018 (two of two).
13. Customer Agreements - Sale Order to Monroe (Other), dated June 26, 2019.
14. Customer Agreements - Sale Order to Monroe (Dedicated 10G Ethernet Ring), dated August 11, 2021.



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Code and Development  
**Date:** 09-13-2021  
**Subject:** **PRELIMINARY PLAT CASE #:** 157 The Pacific Group is requesting preliminary plat review in order to pursue development plans for submittal. **Parcel ID - M0290008**

**Budget Account/Project Name:** N/A

**Funding Source:** N/A

**Budget Allocation:** N/A

**Budget Available:** N/A

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

**Recommendation:** Recommendation revised, 02-28-2022, at the request of the City Administrator to leave this item on the table for further negotiations of the development agreement. Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

1. In the Development Summary, correct the proposed use to read "single-family residential". (7.2.4(f))
2. Remove "Bronte Lane" and the entrance to the development off Double Springs Church Road. Revise the Preliminary Plat to show an extension of Dickens Lane eastward through the lots shown as Lots 287 and 288 to a new entrance off Cedar Ridge Road. (7.2.4(i))
3. Revise the tables shown on sheets 5, 6, and 7 to include the lot number, total lot area, and lot dimensions for each residential lot in the development. (7.2.4(k))

Label all open space tracts. (7.2.4(l))

**Description:**

**Background:** the property is located at the Southwest corner of Double Springs Church Road and Cedar Ridge Road and is currently undeveloped R1 zoned property and consist of +/- 200.359 Acres.

**Attachment(s):** Application, preliminary plat, Staff report and supporting documents.



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

---

**APPLICATION SUMMARY**

**PRELIMINARY PLAT CASE #:** 157

**DATE:** September 10, 2021

**STAFF REPORT BY:** Brad Callender, City Planner

**DEVELOPER:** The Pacific Group

**PROPERTY OWNER:** The Rowell Family Partnership, LLLP & Jane Jay Still

**DESIGN CONSULTANT:** Greyden Engineering

**LOCATION:** Southwest corner of Double Springs Church Road and Cedar Ridge Road

**ACREAGE:** ±200.359

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

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** The owner is requesting Preliminary Plat approval for a single-family detached residential subdivision.

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

**DATE OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** September 21, 2021

**CITY COUNCIL:** October 12, 2021

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**PRELIMINARY PLAT REVIEW SUMMARY**

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

1. In the Development Summary, correct the proposed use to read “single-family residential”. (7.2.4(f))
2. Remove “Bronte Lane” and the entrance to the development off Double Springs Church Road. Revise the Preliminary Plat to show an extension of Dickens Lane eastward through the lots shown as Lots 287 and 288 to a new entrance off Cedar Ridge Road. (7.2.4(i))
3. Revise the tables shown on sheets 5, 6, and 7 to include the lot number, total lot area, and lot dimensions for each residential lot in the development. (7.2.4(k))
4. Label all open space tracts. (7.2.4(l))



# CITY OF MONROE

## DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot      Non-residential Projects – 50% of BP  
NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe  
Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments...  
Two copies of the hydraulic calculations with water line design must accompany all applications.

### THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name RIVER POINTE

Project Location DOUBLE SPRINGS CHURCH RD

Proposed Use SUBDIVISION - SINGLE FAMILY      Map/Parcel M0290008

Acreage 200.40      #S/D Lots 310      # Multifamily Units 0      # Bldgs 0

Water(provider) City of Monroe      Sewer(provider) CITY OF MONROE

Property Owner The Rowell Family Partnership & Jane Jay Still      Phone# 678-603-8267

Address P.O. Box 1378      City Monroe      State GA      Zip 30655

Developer The Pacific Group LLC      Phone# 678-603-8267

Address 5755 Dupree Drive      City ATLANTA      State GA      Zip 30327

Designer Greyden Engineering      Phone# 678-910-7169

Address 12460 Crabapple Rd. Ste 202-374      City ALPHARETTA      State GA      Zip 30004

Site Contractor TBD      Phone# \_\_\_\_\_

Address \_\_\_\_\_      City \_\_\_\_\_      State \_\_\_\_\_      Zip \_\_\_\_\_

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

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

SIGNATURE OF APPLICANT:       DATE: 8/19/2021



# City of Monroe

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

## MAJOR SUBDIVISION PERMIT

PERMIT #:	157	DESCRIPTION:	310 lots for River Pointe S/D
JOB ADDRESS:	Double Springs Ch Rd	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Greyden Engineering	CONTRACTOR:	Greyden Engineering
ADDRESS:	12460 Crabapple Rd	ADDRESS:	12460 Crabapple Rd
CITY, STATE ZIP:	Alphretta GA 30004	CITY, STATE ZIP:	Alphretta GA 30004
PHONE:		PHONE:	
PROP. USE:	Residential	DATE ISSUED:	8/24/2021
VALUATION:	\$ 0.00	EXPIRATION:	2/20/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$6,200.00
<b>FEE TOTAL</b>		\$ 6,200.00
<b>PAYMENTS</b>		\$-6,200.00
<b>BALANCE</b>		\$ 0.00

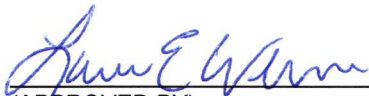
### NOTES:

This application for 310 lots in the proposed River Pointe subdivision will be heard by the Planning and Zoning Commission on September 21, 2021 at 5:30pm and by City Council on October 12, 2021 at 6:00pm. Both meetings will be held at 215 N. Broad St Monroe, GA 30655

**NOTICE**

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

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

  
\_\_\_\_\_  
(APPROVED BY)

8/24/2021  
DATE



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

Receipt Number: R00265891

91

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 8/24/2021 3:52:02 PM

**Transaction Code: BP - Building Projects Payment**

**Name: Greyden Engineering \$6,200.00**

**Total Balance Due: \$6,200.00**

Payment Method: Check Payn Reference: 0854/0860

Amount: \$6,200.00

**Total Payment Received: \$6,200.00**

**Change: \$0.00**



September 7, 2021

Mr. Brad Callender  
City Planner  
City of Monroe  
215 N Broad Street  
Monroe, Georgia 30655

Re: Proposed River Pointe Residential Subdivision  
Traffic Study Review No. 1  
K&W Project No. 211070

Dear Mr. Callender:

As requested, I have reviewed the Traffic Impact Study for the proposed River Pointe Residential Subdivision to be located along the south side of Double Springs Church Road and along the west side of Cedar Ridge Road. The study was prepared for Greyden Engineering, Inc by Mark R. Acampora, PE, LLC. My comments are as follows:

**General:**

1. Appendix B has a footer naming the methodology for the “Enclave at Monroe” subdivision. Is this for a different subdivision in Monroe, or has the name of this one changed? Same for the Synchro printouts in Appendix C.
2. GDOT Project S015009 along SR 11 is currently underway and should be detailed in Programmed Improvements Section along with PI0015576 along SR 138 which was mentioned in the report with no detail.
3. On page 9, the new ramp from GA 138 is on to westbound US 78, not US 29.
4. Show figure of volumes modeled for 2026 Background No-Build scenario to aid in understanding proposed volume growth and volume shifts due to other projects.
5. Remove the access point on Double Springs Church Road closest to Cedar Ridge Road.
6. Show 95<sup>th</sup> percentile queue length table for all intersections and approaches necessary for the Existing, No Build and Build scenarios.

**Intersections:**

7. Recommend studying the intersection of US 78 at Cedar Ridge Road as part of traffic study and adjusting trip distribution based on potential for traffic to utilize Cedar Ridge Road.

**Volumes:**

8. No 24-hour volume count was completed along SR 11 near the existing Georgia Department of Transportation Count station north of SR 138 in order to complete the COVID volume check now required by GDOT and recommended statewide.
9. Historical traffic counts from GDOT count stations to develop growth rate should be verified. 15 years of data should be utilized in developing growth rates based on standards for exponential regression methods. GDOT standard growth rate methodology should be applied to calculating this growth rate and methodology used for this calculation needs to be shown in the report or the appendix. Not applying any growth to the State Route traffic is not feasible for the 2026 background volumes. Standard growth rate of 2% minimum should be applied to those volumes.

Mr. Brad Callender  
September 7, 2021  
Page 2 of 2

**Modeling:**

10. Verify that existing signal timings (including clearances) for the SR 11 at SR 138 traffic signal were utilized for the existing conditions operational analysis. Detail methodology for analyzing Double Springs Church Road as signalized for the AM Peak, i.e. assumed cycle length, splits, clearances, etc.
11. Operational Analysis was completed in Synchro 10, which has known issues with modeling unsignalized intersections. Recommend modeling in the latest Synchro version (Synchro 11 with new software patch) or modeling unsignalized intersections in HCS software.
12. 2026 Background No-Build models should be updated with adjusted volumes per previous comments.

**Mitigation:**

13. SR 11 at Friendship Church Road – an eastbound right turn lane should be looked at as mitigation for the LOS E/F on the side street at this intersection.
14. Double Springs Church Road at Drake Road – 2026 volumes without project show an acceptable level of service. 2026 with project take that acceptable level of service and degrade it to LOS E for northbound and southbound approaches. The developer should analyze and propose mitigation for this impact to the intersection. Sidra or GDOT Roundabout Analysis Tool should be utilized in assessing operations for the potential roundabout.
15. SR 138 at Drake Drive – Developer should complete signal warrant analysis and GDOT's Intersection Control Evaluation process to determine needed mitigation for the intersection.

I have retained one copy of the study provided for review in the event there are questions. The developer should be made aware that this review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,  
**KECK & WOOD, INC.**



Rob Jacquette, PE, PTOE  
Vice President

CC: Sam Serio, PE (Keck+Wood)

# Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed residential subdivision, including a site description, how much traffic the project will generate, and where that traffic will travel.

## Project Description

The proposed development consists of 310 single family houses. One full movement access will be provided on the west side of Cedar Ridge Road and two full movement accesses will be provided on the south side of Double Springs Church Road. The site plan is presented in Figure 4.

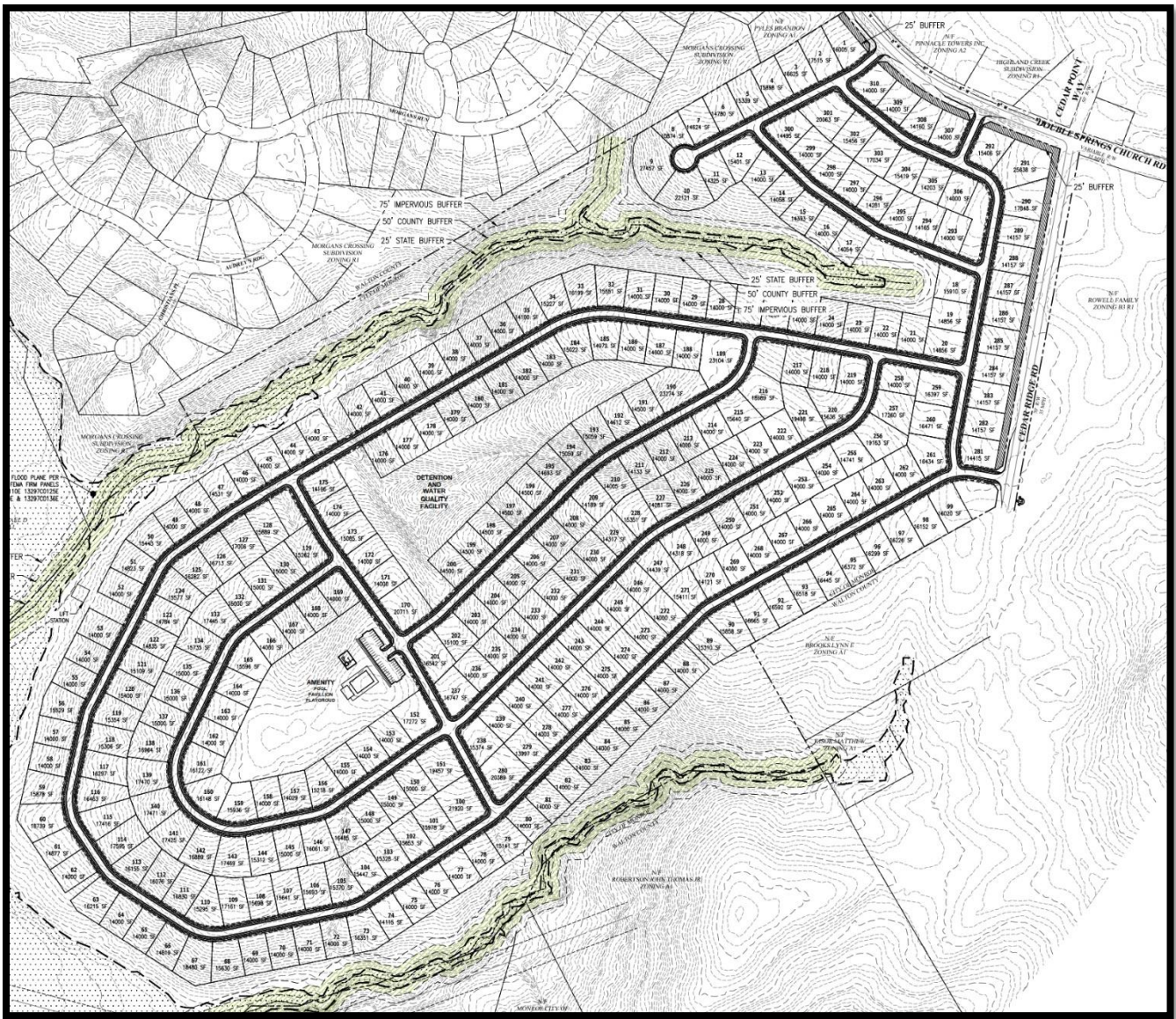


Figure 4 – Site Plan

## Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the proposed subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition with Supplement* (the current edition). The trip generation for the subdivision used ITE Land Use 210 – Single-Family Detached Housing. The trip generation for the project is presented in Table 4.

**Table 4 – Proposed River Pointe Subdivision Trip Generation**

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Housing	210	310 houses	56	169	225	190	111	301	1,472	1,472	2,944

The proposed subdivision will generate 225 new trips in the a.m. peak hour, 301 new trips in the p.m. peak hour, and 2,944 new daily trips.

## Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the residential development were developed based on the locations and proximity of likely trip origins and destinations, such as employment centers, retail and offices, and schools in the area. The new project trips, shown in Table 4, were assigned to the roadway network based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed subdivision are shown in Figure 5.





### Future Traffic Conditions

The future build volumes consist of the no-build volumes plus the trips that will be generated by the proposed subdivision. The future volumes are shown in Figure 6.

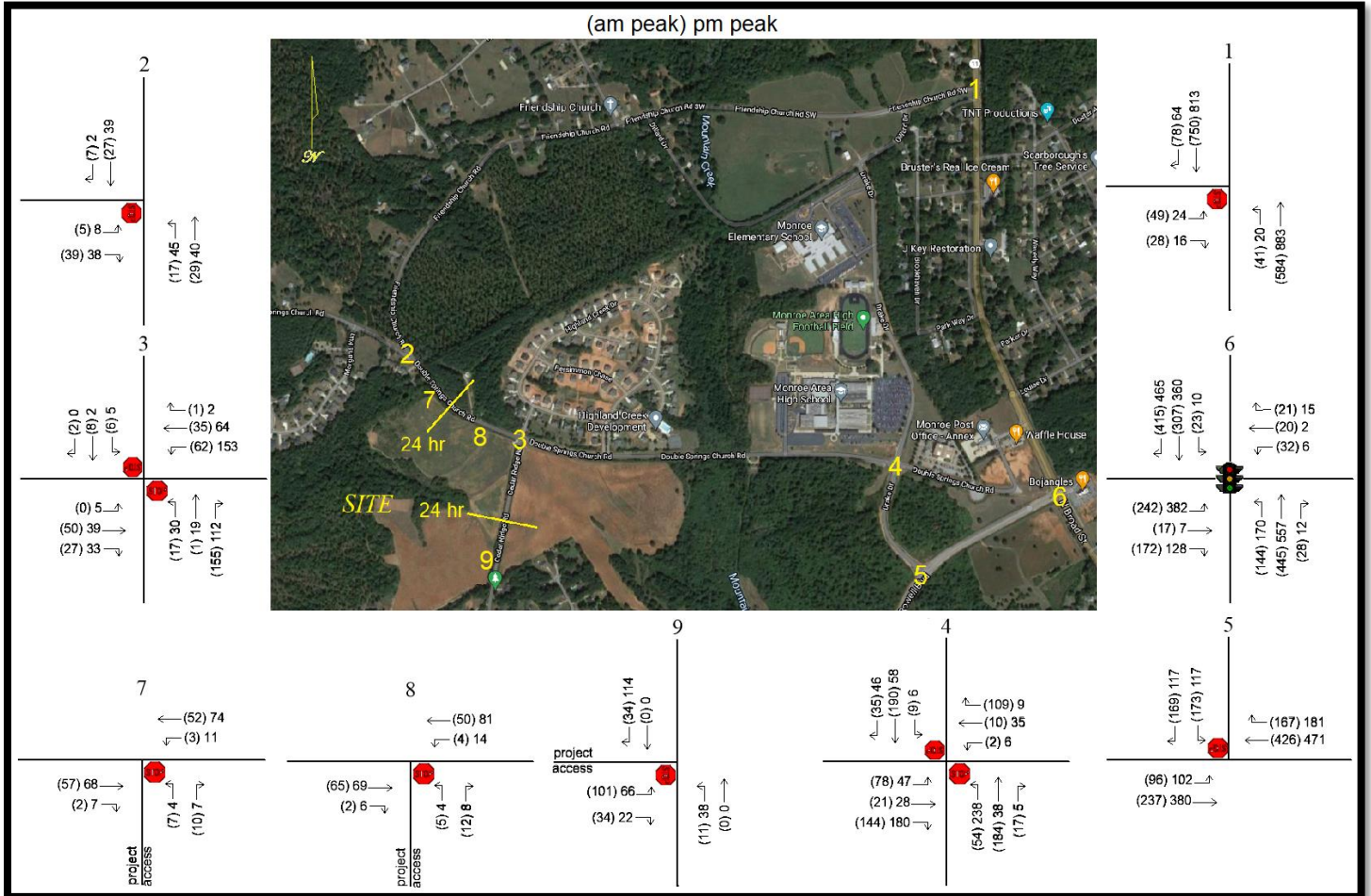


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

### Auxiliary Lanes at Project Accesses

The layout of the site will make the project access on Cedar Ridge Road function as the main access, and the higher volumes will enter and exit at that location. It is recommended that a southbound right turn lane be built on Cedar Ridge Road to serve this access. A northbound left turn lane is not considered essential due to the moderate through volumes on Cedar Ridge Road. Based on the exiting volumes, it is recommended that separate left and right turn lanes be built exiting the project here, with at least one inbound lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.

The project accesses on Double Springs Church Road will see more moderate volumes and, therefore, exclusive left and right turn lanes are not necessary for acceptable operations. These accesses should each be built with one entering and one exiting lane and the exiting approaches should be controlled by side street stop sign and accompanying stop bar.

### Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out, at the study intersections. Table 5 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for the overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 5 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. GA 11 at Friendship Church Rd	A	9.6	A	1.8
northbound left turn	B	10.1	A	10.0
eastbound approach	<b>F</b>	<b>119.7</b>	<b>F</b>	<b>63.2</b>
2. Dbl Springs Church Rd at Friendship Church Rd	A	4.7	A	4.4
northbound left turn	A	7.4	A	7.5
eastbound approach	A	9.0	A	9.1
3. Dbl Springs Church Rd at Cedar Ridge Rd / Cedar Pt Way	A	6.6	A	7.7
northbound approach	B	10.3	B	13.2
southbound approach	B	12.8	C	17.5
eastbound left turn	A	7.3	A	7.4
westbound left turn	A	7.6	A	7.8
4. Dbl Springs Church Rd at Drake Dr	D*	52.5	B	11.0
northbound left/through	<b>E</b>	<b>58.1</b>	C	22.4
northbound right turn	<b>E</b>	<b>58.1</b>	A	8.5
southbound left/through	<b>E</b>	<b>65.2</b>	B	14.5
southbound right turn	<b>E</b>	<b>65.2</b>	A	9.0
eastbound left turn	D	37.2	A	7.6
westbound left turn	D	40.9	A	7.8
5. GA 138 at Drake Dr	A	9.0	A	6.6
southbound left turn	<b>E</b>	<b>48.4</b>	<b>F</b>	<b>51.9</b>
southbound right turn	B	13.8	B	13.4
eastbound left turn	A	9.5	A	9.7
6. GA 11 at GA 138 / Bojangles Access	B	18.4	C	24.9
northbound approach	B	10.6	B	15.9
southbound approach	C	24.7	D	35.0
eastbound approach	B	19.3	C	22.6
westbound approach	B	16.7	B	15.2
7. Dbl Springs Church Rd at Project West Access	A	2.4	A	2.2
northbound approach (exiting project)	A	9.1	A	9.3
westbound left turn (entering project)	A	7.4	A	7.4
8. Dbl Springs Church Rd at Project East Access	A	2.4	A	2.2
northbound approach (exiting project)	A	9.1	A	9.3
westbound left turn (entering project)	A	7.4	A	7.4
9. Cedar Ridge Rd at Project Access	A	4.5	A	3.0
northbound left turn (entering project)	A	7.5	A	7.8
eastbound left turn (exiting project)	B	10.6	B	11.4
eastbound right turn (exiting project)	A	8.9	A	8.8

\*intersection controlled by police and modeled as signal control in the a.m. peak

The future analysis reveals operations comparable to the no-build condition at most locations. However, there will be some deterioration at a few key locations:

At the GA 11 / Friendship Church intersection, the side street approach will drop to LOS F in the p.m. (it dropped to LOS F in the a.m. in the no-build). The volumes will continue to be unlikely sufficient to satisfy any volume-based warrants for signalization. No mitigation is identified here.

The delays at the Double Springs Church / Drake intersection are present in the morning peak due to a convergence of normal heavy morning traffic, coupled with the heavy school arrival / drop off traffic. This peaking is very acute and a police officer controls this intersection in the morning. A change in control here merits consideration. Options that would operate well include 1) changing the side street stop control to the Double Springs Church Road approaches and allowing the northbound and southbound approaches to be uncontrolled, 2) changing the control to an all-way stop, or 3) installing a roundabout. It is recommended that these options be investigated further by the City.

The side street delays on Drake at GA 138 will increase and by the future condition, this intersection merits consideration for signalization. In order to pursue signalization, a signal warrant analysis would be required to evaluate the criteria for signalization set forth in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD). These are the standards required by the Georgia DOT for signalization on state routes.

The two other study intersections and all project accesses are expected to operate well in the future condition. No mitigation is recommended at these locations other than the lane configuration and control recommended, above, for each access.

## Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential subdivision in the City of Monroe, Walton County, Georgia. The site is located along the south side of Double Springs Church Road and the west side of Cedar Ridge Road, with one proposed access on Cedar Ridge Road and two proposed accesses on Double Springs Church Road. The site will be developed with 310 single-family homes. The following are the findings and recommendations of this study:

1. The existing analysis reveals generally acceptable traffic operations at the study intersections. Two locations experience high delays, the eastbound approach from Friendship Church Road at GA 11 and the southbound left turn from Drake Drive at GA 138. Both intersections are considered a weak candidates for signalization at the present time. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth trends in this area have been flat on the state routes and positive and moderate on the local roads, and this is expected to continue into the future.
3. A programmed infrastructure project that will effect traffic patterns and volumes in this area is the construction of a new ramp from southbound GA 138 to westbound US 78. This ramp will increase the westbound through volume on GA 138, which will tend to increase delays at the GA 138 / Drake intersection. However, these delays will be generally offset by the shift in volumes from the more-challenging southbound left turn to the easier right turn from Drake.
4. No-build operations at the study intersections will be comparable to the existing. Therefore, no mitigation is identified for the no-build condition.
5. The proposed subdivision will generate 225 new trips in the a.m. peak hour, 301 new trips in the p.m. peak hour, and 2,944 new daily trips.
6. The future analysis reveals operations comparable to the no-build condition at most locations.
  - a. At the GA 11 / Friendship Church intersection, the side street approach will drop to LOS F in the p.m. (it dropped to LOS F in the a.m. in the no-build). The volumes will continue to be unlikely sufficient to satisfy any volume-based warrants for signalization. No mitigation is identified here.
  - b. At the Double Springs Church / Drake intersection, a change in control merits consideration. Options that would operate well include 1) changing the side street stop control to the Double Springs Church Road approaches and allowing the northbound and southbound approaches to be uncontrolled, 2) changing the control to an all-way stop, or 3) installing a roundabout. It is recommended that these options be investigated further by the City.
  - c. The GA 138 / Drake intersection merits consideration for signalization by the future condition. A signal warrant analysis would be required to determine if and when signalization is appropriate.

- d. The two other study intersections and all project accesses are expected to operate well in the future condition. No mitigation is recommended at these locations other than the lane configuration and control recommended for each access.
7. The project access on Cedar Ridge Road will function as the main access, and the higher volumes will enter and exit at that location. It is recommended that a southbound right turn lane be built on Cedar Ridge Road to serve this access. A northbound left turn lane is not considered essential due to the moderate through volumes on Cedar Ridge Road. Based on the exiting volumes, it is recommended that separate left and right turn lanes be built exiting the project here, with at least one inbound lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.
8. The project accesses on Double Springs Church Road will see more moderate volumes and, therefore, exclusive left and right turn lanes are not necessary for acceptable operations. The accesses should each be built with one entering and one exiting lane and the exiting approaches should be controlled by side street stop sign and accompanying stop bar.
9. The project civil engineer should comply with applicable access design standards including sight distances, driveway spacing, turn lane storage and taper lengths, turn radii, roadway widths, and grades.

August 19th, 2021

Brad Callener  
City Planner  
City of Monroe  
215 N Broad Street  
Monroe, GA 30655

### **River Pointe Impact Study**

This data was gathered to present the impacts of a proposed 310 lot subdivision located in the City of Monroe. The subdivision will be located at the SW quadrant of the intersection of Double Springs Church Road and Cedar Ridge Road.

#### **Project Information:**

Subdivision Name: River Pointe  
Zoning: R1  
Proposed Lots: 310

#### **Water Usage:**

Rate: 400 GPD/Unit (EPD standard)  
Usage:  $400 \times 310 = 124,000 \text{ GPD} = 0.124 \text{ MGD}$

#### **Waste Water Disposal:**

Rate: 400 GPD/Unit (EPD standard)  
Usage:  $400 \times 310 = 124,000 \text{ GPD} = 0.124 \text{ MGD}$

#### **School Student Impact:**

Rate: 0.725 students per household (Metro Atlanta Standard)  
Generation:  $0.725 \times 310 = 225 \text{ students}$

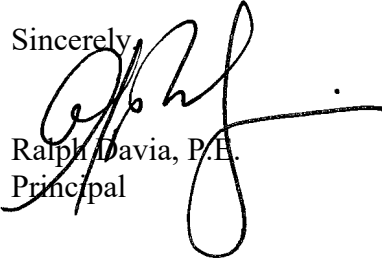
#### **Solid Waste Disposal:**

Rate: 20 lbs/unit per day (EPD Standard)  
Generation:  $20 \times 310 = 6,200 \text{ lbs/day}$  or 1132 ton/year

#### **Traffic Study: See attached**

Please do not hesitate to call me at 770-355-8070 should you require any additional information.

Sincerely,

  
Ralph Davia, P.E.  
Principal





**DEVELOPMENT SUMMARY**

PROPOSED NAME: RIVER POINTE  
 LAND LOTS: 7, 8, 27 & 28  
 LAND DISTRICT: 3RD  
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL  
 EXISTING ZONING: R1  
 PROPOSED ZONING: UNCHANGED  
 TOTAL AREA: 200.04 ACRES  
 PROPOSED LOTS: 310  
 DENSITY: 310 UNITS/200.40 ACRE  
 1.55 UPA  
 REQUIRED OPEN SPACE: 15% OR 30.01 AC  
 PROPOSED OPEN SPACE: 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC

PROPOSED ROW WIDTH = 50'

SETBACKS: FRONT = 30'  
 SIDE = 10'  
 REAR = 25'

MIN LOT AREA: 14,000 SF  
 MIN LOT WIDTH: 100' AT BUILDING LINE  
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL  
 ADDRESS: P.O. BOX 1378, MONROE, GA 30655  
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP  
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327  
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING  
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004  
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:  
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

HYDROLOGY STATEMENT  
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.

REVISIONS	DATE	DESCRIPTION
105	8/2/2022	PRELIMINARY PLAT SUBMITTAL
104	8/19/2021	PRELIMINARY PLAT SUBMITTAL #2
103		
102		
101		

CLIENT: **THE PACIFIC GROUP INC.**  
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267  
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

**AUTHORIZATION STATEMENT**

I HEREBY SUBMIT THIS PRELIMINARY PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER: \_\_\_\_\_ DATE: 8/19/2021

**CERTIFICATION OF APPROVAL BY THE CODE ENFORCEMENT OFFICE**

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATION OF THE CITY OF MONROE.

CODE ENFORCEMENT OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION**

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**CERTIFICATE OF APPROVAL BY MONROE WATER & GAS DEPARTMENT**

THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE WATER & GAS DEPARTMENT, AND WITH THE EXCEPTION OF LOTS ARE APPROVED FOR DEVELOPMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

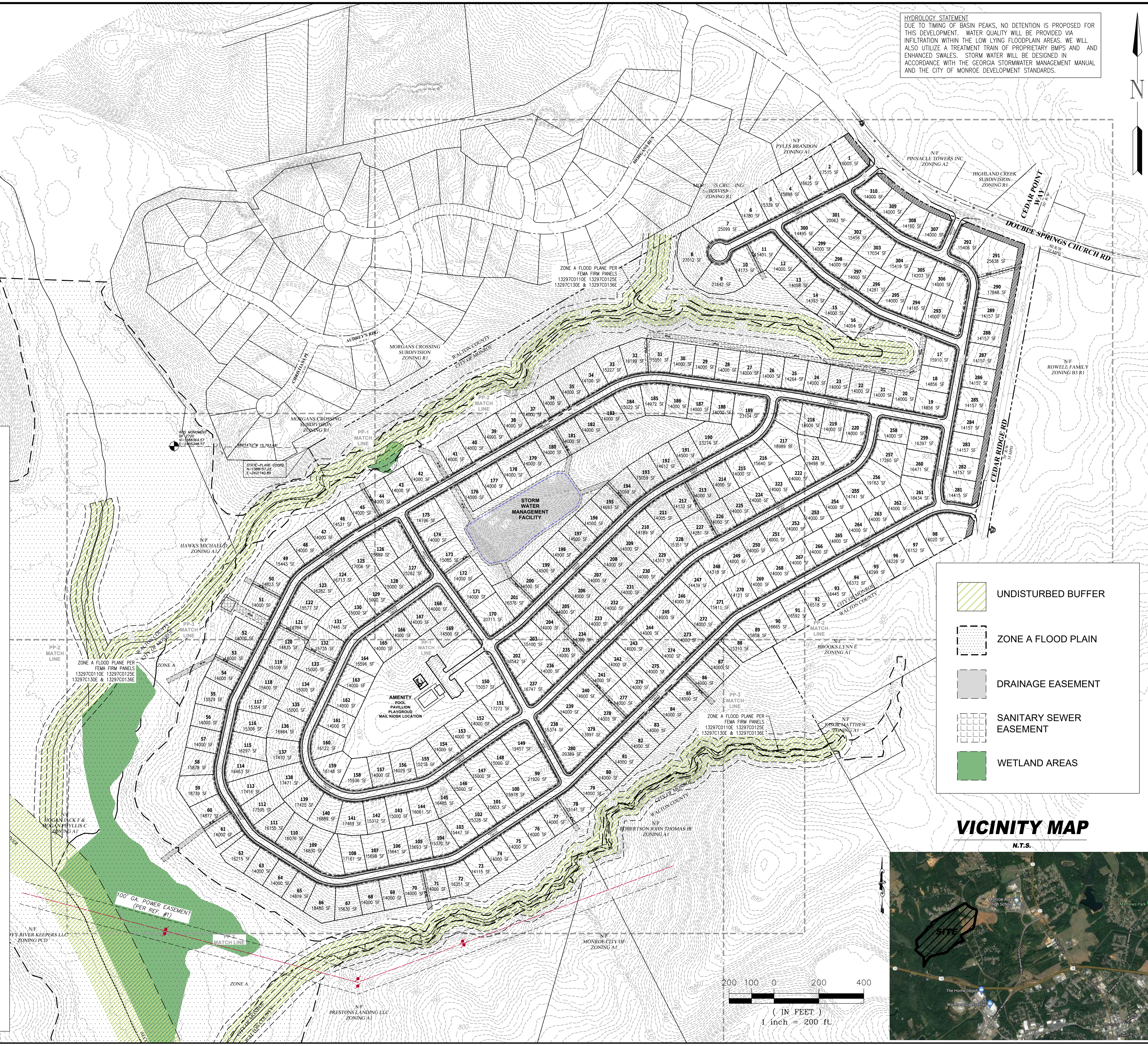
**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL**

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

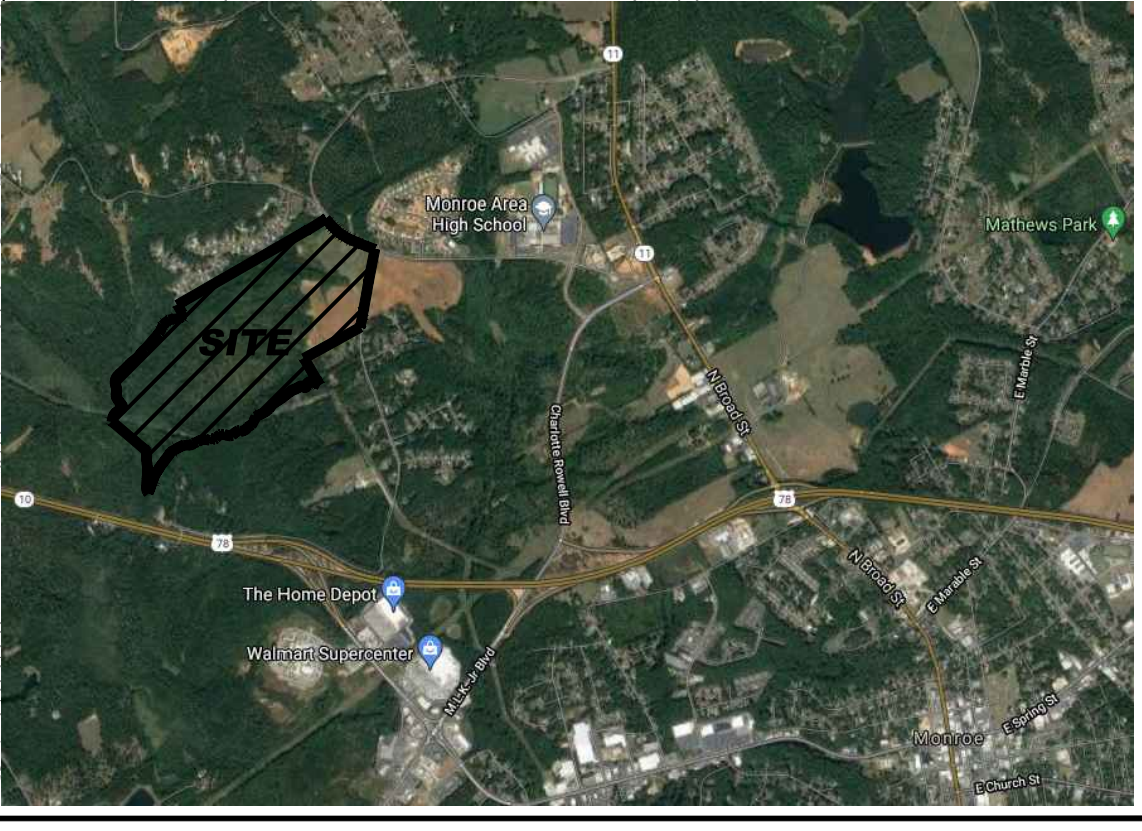
BY: \_\_\_\_\_ MAYOR

BY: \_\_\_\_\_ CITY CLERK



- UNDISTURBED BUFFER
- ZONE A FLOOD PLAIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS

**VICINITY MAP**



CLIENT: **GREYDEN ENGINEERING**  
 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004  
 PH: 770-573-4801 FAX: 678-302-6362

REGISTERED PROFESSIONAL ENGINEER  
 RALPH DANIEL  
 119/2021  
 ENGINEER'S SEAL & SIGNATURE

OVERALL SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT  
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION, CITY OF MONROE, WALTON COUNTY, GEORGIA

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-1

**DEVELOPMENT SUMMARY**

PROPOSED NAME: RIVER POINTE  
 LAND LOTS: 7, 8, 27 & 28  
 LAND DISTRICT: 3RD  
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL  
 EXISTING ZONING: R1  
 PROPOSED ZONING: UNCHANGED  
 TOTAL AREA: 200.04 ACRES  
 PROPOSED LOTS: 310  
 DENSITY: 310 UNITS/200.04 ACRE  
 1.55 UPA  
 REQUIRED OPEN SPACE= 15% OR 30.01 AC  
 PROPOSED OPEN SPACE= 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC  
 PROPOSED ROW WIDTH = 50'

SETBACKS: FRONT = 30'  
 SIDE = 10'  
 REAR = 25'

MIN LOT AREA: 14,000 SF  
 MIN LOT WIDTH: 100' AT BUILDING LINE  
 MIN LOT FRONTAGE: 75'


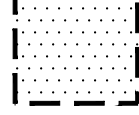



OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL  
 ADDRESS: P.O. BOX 1378, MONROE, GA 30655  
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP  
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327  
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING  
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004  
 TELEPHONE: (770) 573-4801

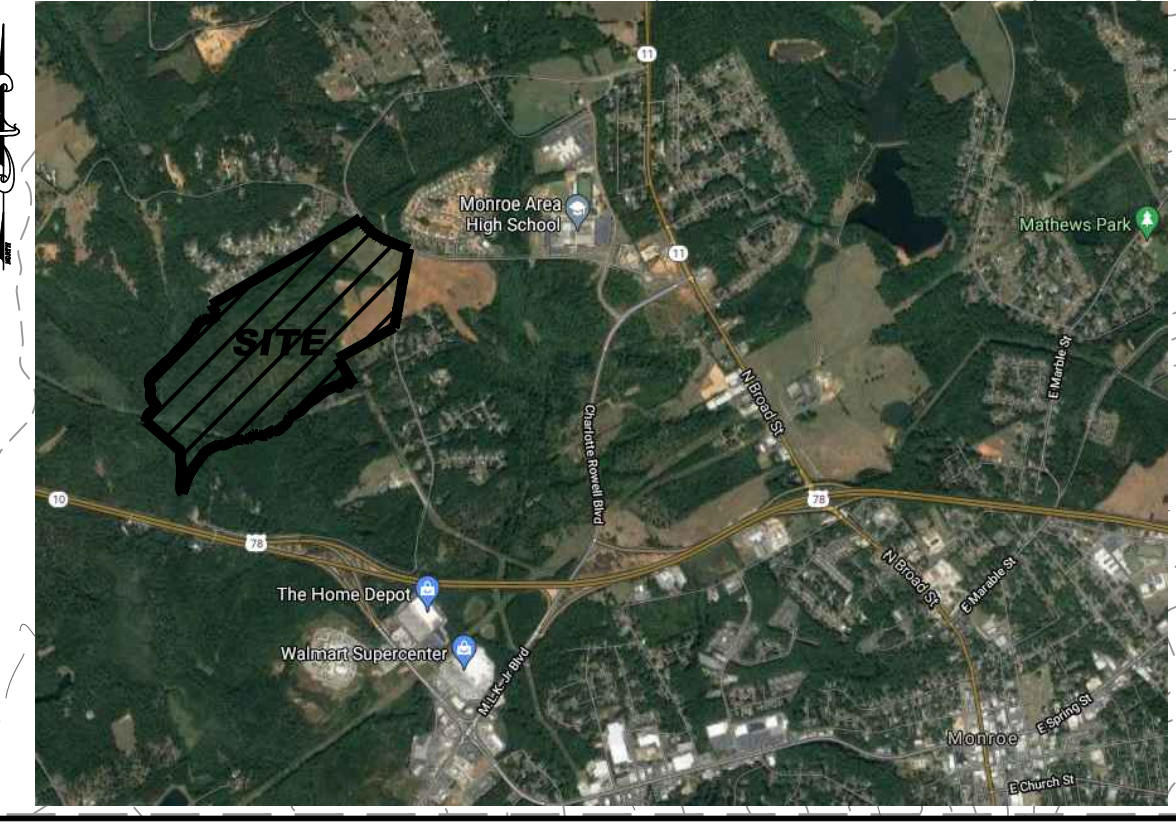
UTILITIES STATEMENT:  
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

SEWER:

-  UNDISTURBED BUFFER
-  ZONE A FLOOD PLAIN
-  DRAINAGE EASEMENT
-  SANITARY SEWER EASEMENT
-  WETLAND AREAS

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

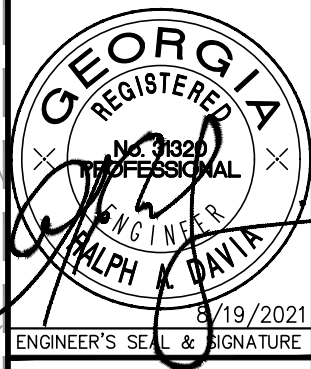
HYDROLOGY STATEMENT  
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.



REVISIONS	DATE	DESCRIPTION
106	8/2/2021	PRELIMINARY PLAT SUBMITTAL
105	6/19/2021	PRELIMINARY PLAT SUBMITTAL

CLIENT: **THE PACIFIC GROUP INC.**  
 5755 DUPREE DR., NW #30, ATLANTA, GA 30327 678.603.8267  
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

ENGINEER: **GREYDEN ENGINEERING**  
 12460 CRABAPPLE ROAD, STE 202-374 ALPHARETTA, GA 30004  
 PH: 770-573-4801 FAX: 678-302-6362



**SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT**  
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION CITY OF MONROE, WALTON COUNTY, GEORGIA

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-2

**DEVELOPMENT SUMMARY**

PROPOSED NAME: RIVER POINT  
 LAND LOTS: 7, 8, 27 & 28  
 LAND DISTRICT: 36D  
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL  
 EXISTING ZONING: R1  
 PROPOSED ZONING: UNCHANGED  
 TOTAL AREA = 200.04 ACRES  
 PROPOSED LOTS = 310  
 DENSITY: 310 UNITS/200.40 ACRE  
 1.55 UPA  
 REQUIRED OPEN SPACE = 15% OR 30.01 AC  
 PROPOSED OPEN SPACE = 28% OR 28.50 AC  
 PROPOSED STREET WIDTH = 28' BOC-BOC  
 PROPOSED ROW WIDTH = 50'  
 SETBACKS: FRONT = 30'  
 SIDE = 10'  
 REAR = 25'  
 MIN LOT AREA: 14,000 SF  
 MIN LOT WIDTH: 100' AT BUILDING LINE  
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL  
 ADDRESS: P.O. BOX 1378, MONROE GA 30655  
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP  
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327  
 TELEPHONE: (678) 603-8267

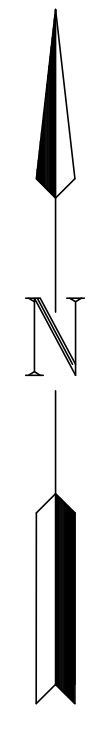
ENGINEER: GREYDEN ENGINEERING  
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004  
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT: WATER  
 SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA GIN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

SEWER  
 SUBDIVISION WILL CONNECT TO CITY OF MONROE SEWER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA GIN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

**LEGEND**

- UNDISTURBED BUFFER
- ZONE A FLOOD PLAIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS



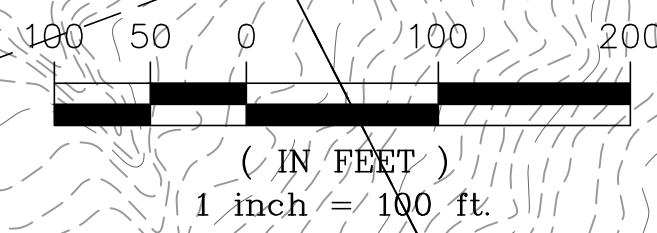
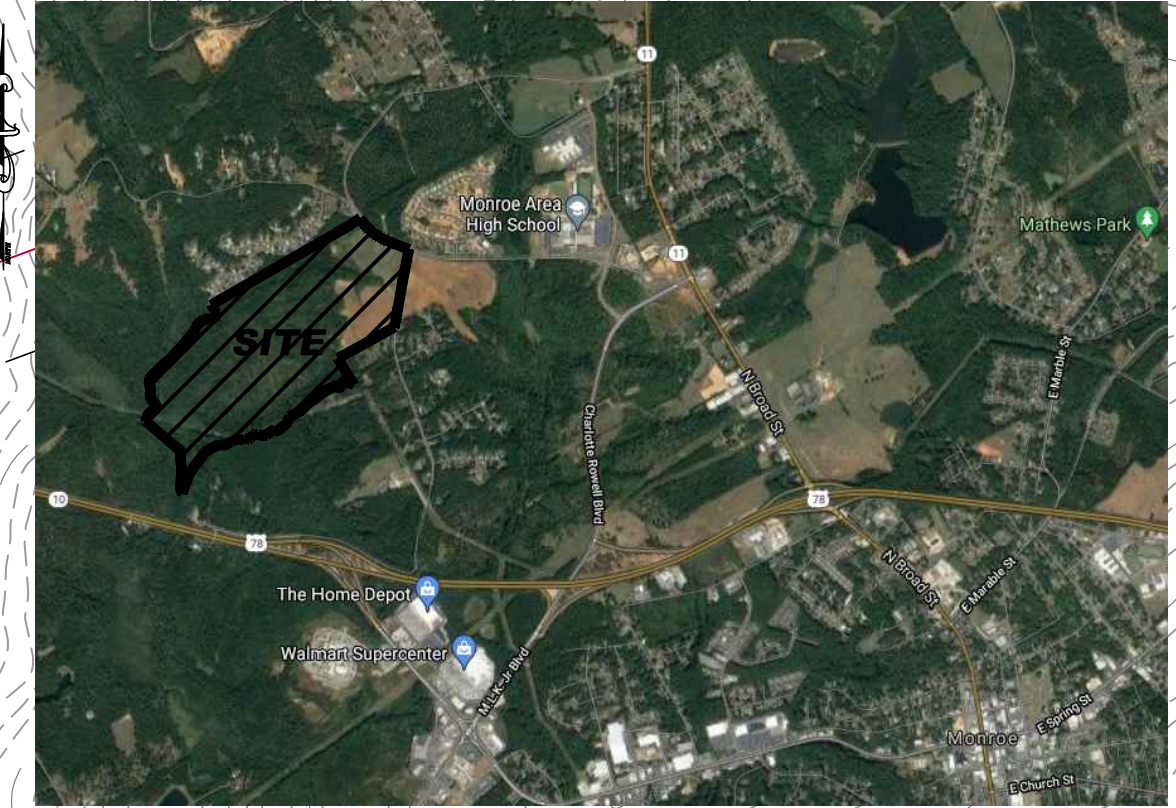
75' IMPERVIOUS SETBACK  
 50' CITY UNDIST BUFFER  
 25' STATE UNDIST BUFFER

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

HYDROLOGY STATEMENT  
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMS AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.

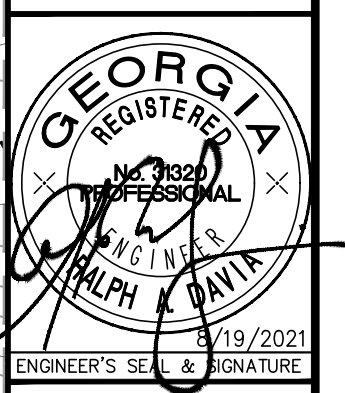
**VICINITY MAP**  
 N.T.S.



REVISIONS	DATE	DESCRIPTION
107	8/2/2021	PRELIMINARY PLAT SUBMITTAL
	6/19/2021	PRELIMINARY PLAT SUBMITTAL

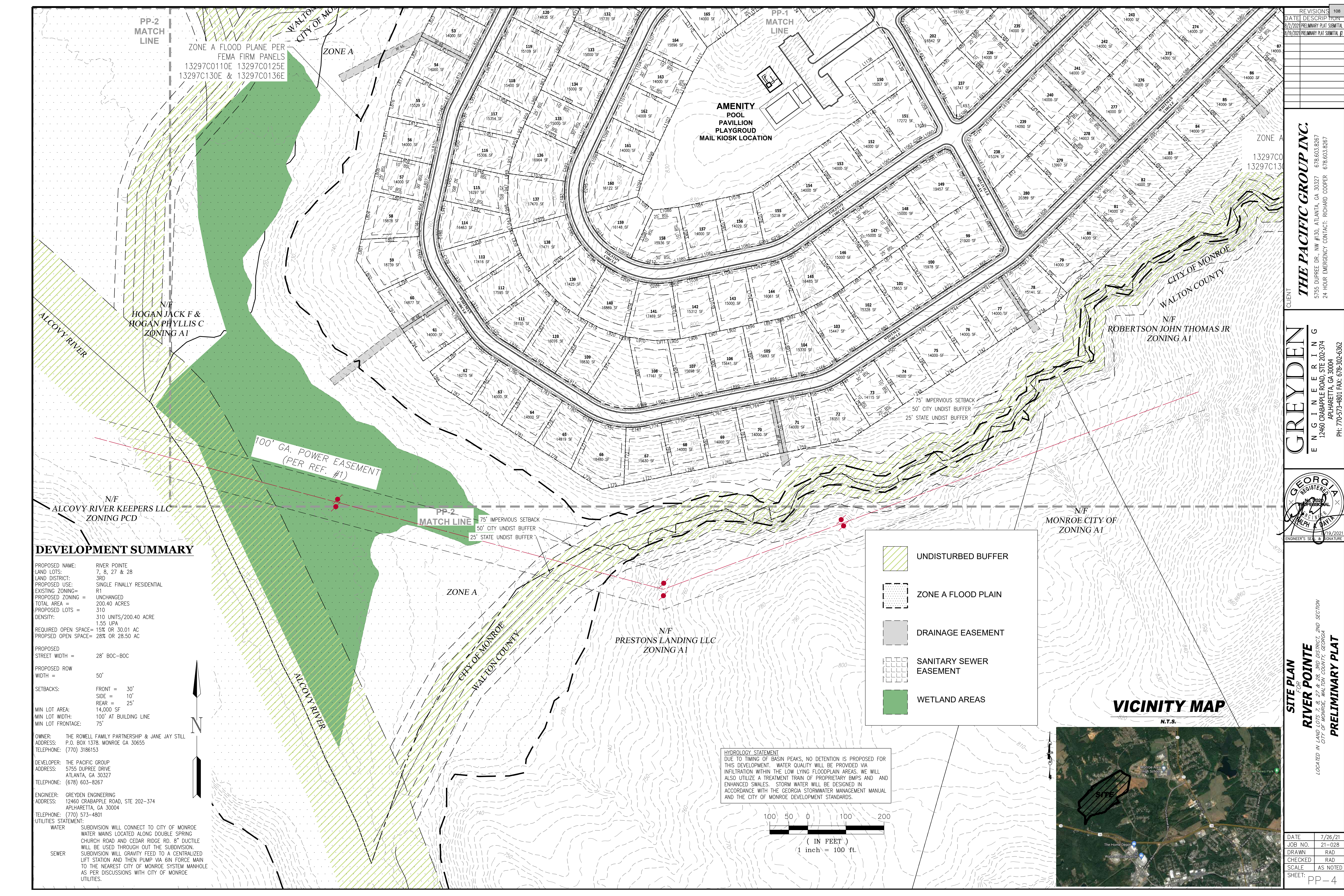
CLIENT: **THE PACIFIC GROUP INC.**  
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267  
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

ENGINEER: **GREYDEN ENGINEERING**  
 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004  
 PH: 770-573-4801 FAX: 678-302-6362



**SITE PLAN FOR RIVER POINT**  
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION, CITY OF MONROE, WALTON COUNTY, GEORGIA  
**PRELIMINARY PLAT**

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-3



ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

AMENITY POOL PAVILLION PLAYGROUND MAIL KIOSK LOCATION

N/F HOGAN JACK F & HOGAN PHYLLIS C ZONING A1

N/F ROBERTSON JOHN THOMAS JR ZONING A1

100' GA. POWER EASEMENT (PER REF. #1)

PP-2 MATCH LINE 75' IMPERVIOUS SETBACK 50' CITY UNDIST BUFFER 25' STATE UNDIST BUFFER

N/F MONROE CITY OF ZONING A1

N/F PRESTONS LANDING LLC ZONING A1

**DEVELOPMENT SUMMARY**

PROPOSED NAME: RIVER POINTE  
 LAND LOTS: 7, 8, 27 & 28  
 LAND DISTRICT: 3RD  
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL  
 EXISTING ZONING: R1  
 PROPOSED ZONING: UNCHANGED  
 TOTAL AREA: 200.40 ACRES  
 PROPOSED LOTS: 310  
 DENSITY: 310 UNITS/200.40 ACRE  
 1.55 UPA  
 REQUIRED OPEN SPACE: 15% OR 30.01 AC  
 PROPOSED OPEN SPACE: 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC  
 PROPOSED ROW WIDTH = 50'  
 SETBACKS: FRONT = 30', SIDE = 10', REAR = 25'  
 MIN LOT AREA: 14,000 SF  
 MIN LOT WIDTH: 100' AT BUILDING LINE  
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL  
 ADDRESS: P.O. BOX 1378, MONROE GA 30655  
 TELEPHONE: (770) 3186153

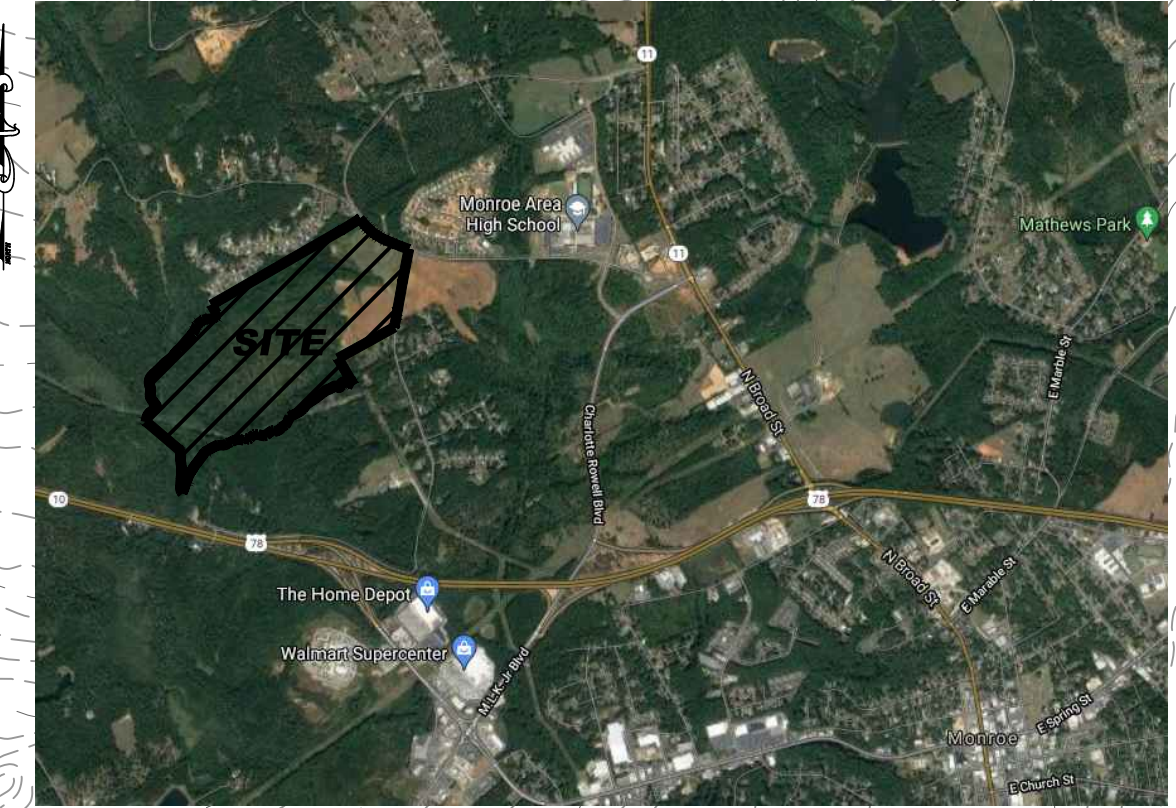
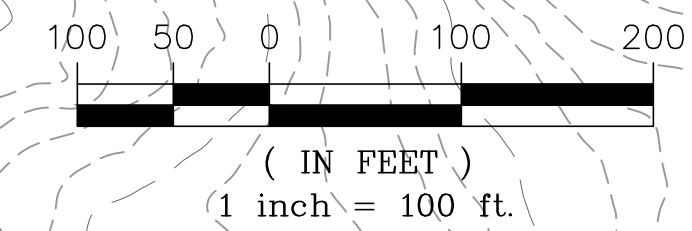
DEVELOPER: THE PACIFIC GROUP  
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327  
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING  
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004  
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:  
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.  
 SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA GIN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

	UNDISTURBED BUFFER
	ZONE A FLOOD PLAIN
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	WETLAND AREAS

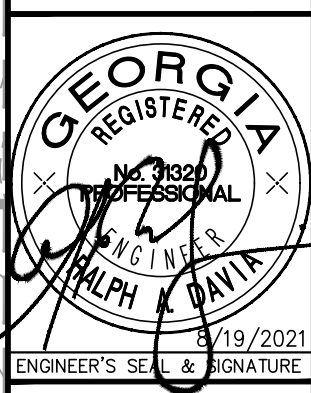
**HYDROLOGY STATEMENT**  
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMP'S AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.



REVISIONS	DATE	DESCRIPTION
1	02/22/2021	PRELIMINARY PLAT SUBMITTAL
2	07/19/2021	PRELIMINARY PLAT SUBMITTAL

CLIENT: **THE PACIFIC GROUP INC.**  
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267  
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

**GREYDEN ENGINEERING**  
 12460 CRABAPPLE ROAD, STE 202-374  
 APLHARETTA, GA 30004  
 PH: 770-573-4801 FAX: 678-302-6362



**SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT**  
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION CITY OF MONROE, WALTON COUNTY, GEORGIA

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-4

LINE #	LENGTH	DIRECTION
L2	53.04'	S49°59'56"W
L4	16.87'	S63°09'32"W
L5	179.60'	N26°50'28"W
L6	70.24'	N58°04'28"E
L7	136.92'	S39°23'00"E
L8	100.00'	S63°09'32"W
L9	170.70'	N26°50'28"W
L10	100.40'	N58°04'28"E
L11	100.00'	S63°09'32"W
L12	161.81'	N26°50'28"W
L13	100.40'	N58°04'28"E
L14	100.00'	S63°09'32"W
L15	156.19'	N26°50'28"W
L16	99.37'	N59°57'31"E
L17	0.79'	N58°04'28"E
L18	100.00'	S63°09'32"W
L19	150.60'	N26°50'28"W
L20	100.16'	N59°57'31"E
L21	100.00'	S63°09'32"W
L22	145.00'	N26°50'28"W
L23	100.16'	N59°57'31"E
L30	112.62'	N46°17'24"W
L32	57.80'	N45°16'57"W
L33	46.38'	N28°56'10"W
L34	53.06'	N13°53'54"W
L35	66.95'	N04°16'34"E
L36	44.89'	N21°38'01"E
L37	53.48'	N59°57'31"E
L38	134.41'	S36°31'45"W
L39	44.49'	S59°24'13"W
L40	58.56'	S77°01'37"W
L41	60.98'	N84°52'28"W
L42	69.32'	N65°07'46"W
L43	3.84'	N45°16'57"W
L44	138.92'	S26°50'28"E
L45	140.00'	S26°50'28"E
L46	31.16'	S63°09'32"W
L47	56.86'	S42°02'23"W
L48	13.38'	S59°24'13"W
L51	62.92'	N63°09'32"E
L52	21.52'	S63°09'32"W
L53	118.80'	N63°09'32"E
L54	14.85'	S74°47'28"E
L56	17.46'	S45°52'44"E
L57	142.02'	S34°26'09"W
L58	88.05'	N45°52'44"W
L59	111.95'	S45°52'44"E
L60	140.00'	S44°07'16"W
L61	7.58'	N46°28'25"W
L62	94.29'	N45°52'44"W
L63	94.29'	S45°52'44"E
L64	140.00'	S42°55'54"W
L65	57.33'	N55°57'35"W
L66	56.58'	N51°30'50"W
L68	57.33'	S55°57'35"E
L69	140.00'	S34°02'25"W
L70	100.00'	N55°57'35"W
L71	100.00'	S55°57'35"E
L72	140.00'	S34°02'25"W
L73	140.00'	S32°55'58"W
L74	7.06'	N56°30'48"W
L75	94.68'	N55°57'35"W
L76	94.68'	S55°57'35"E
L77	139.54'	S21°14'14"W
L78	100.15'	N68°45'46"W

LINE #	LENGTH	DIRECTION
L79	140.34'	N21°14'14"E
L80	64.00'	S68°03'04"E
L81	36.15'	S68°45'23"E
L82	100.00'	N68°45'46"W
L83	143.11'	N21°14'14"E
L84	63.73'	S67°04'50"E
L85	26.64'	S67°05'25"E
L86	9.68'	S68°03'04"E
L87	36.29'	S64°52'45"E
L88	73.97'	N68°45'46"W
L90	148.06'	N33°36'00"E
L91	28.35'	S64°32'49"E
L92	15.29'	S64°52'45"E
L93	31.37'	S59°42'14"E
L94	40.32'	S62°32'38"E
L95	2.69'	S64°32'49"E
L97	99.04'	N55°57'35"W
L98	139.34'	N34°02'25"E
L99	25.29'	S59°42'14"E
L100	101.85'	N55°57'35"W
L101	137.56'	N34°02'25"E
L102	33.24'	S53°34'07"E
L103	66.94'	S58°34'13"E
L104	1.78'	S59°42'14"E
L105	51.12'	N55°57'35"W
L107	31.10'	N45°52'44"W
L108	137.66'	N44°07'16"E
L109	49.45'	S50°44'56"E
L110	37.27'	S53°34'07"E
L111	1.78'	S53°34'07"E
L112	17.15'	S50°44'56"E
L113	103.19'	N45°52'44"W
L114	135.40'	N44°07'16"E
L115	44.57'	S45°28'06"E
L116	40.83'	S47°22'14"E
L117	0.73'	S50°44'56"E
L118	89.40'	N45°52'44"W
L120	13.18'	N14°21'50"E
L121	130.68'	N63°09'32"E
L122	83.16'	S44°24'29"E
L124	28.54'	S51°23'42"E
L125	148.58'	S38°36'18"W
L126	147.85'	N63°09'32"E
L127	14.93'	S75°07'39"E
L128	147.92'	S38°36'18"W
L129	103.84'	S51°23'42"E
L130	137.74'	S30°43'39"W
L131	78.47'	S51°23'42"E
L132	141.98'	S24°09'56"W
L134	76.31'	S65°50'04"E
L135	141.20'	S24°09'56"W
L136	100.00'	S65°50'04"E
L137	137.74'	S24°09'56"W
L138	98.38'	S65°50'04"E
L139	124.88'	S24°09'56"W
L140	14.14'	S69°09'56"W
L141	95.46'	N65°50'04"W
L142	132.89'	N24°09'56"E
L144	63.38'	S67°59'30"E
L145	53.19'	N65°50'04"W
L146	24.92'	N51°23'42"W
L147	132.65'	N38°36'18"E
L148	109.03'	N51°23'42"W
L149	126.41'	N38°36'18"E
L150	76.90'	N51°23'42"W

LINE #	LENGTH	DIRECTION
L151	13.06'	N13°55'49"E
L152	11.59'	N63°09'32"E
L153	55.99'	N49°59'56"E
L154	148.54'	S37°08'08"W
L156	56.03'	N65°50'04"W
L157	14.14'	N20°50'04"W
L158	126.76'	N24°09'56"E
L159	127.52'	S67°59'30"E
L160	89.39'	S10°20'00"W
L161	169.39'	S74°30'46"W
L163	29.83'	S67°59'30"E
L164	114.30'	S69°20'00"E
L165	159.50'	S10°20'00"W
L166	140.00'	N79°40'00"W
L167	31.28'	N10°20'00"E
L169	101.12'	S10°20'00"W
L170	140.00'	N79°40'00"W
L171	101.12'	N10°20'00"E
L172	101.12'	S10°20'00"W
L173	140.00'	N79°40'00"W
L174	101.12'	N10°20'00"E
L175	101.12'	S10°20'00"W
L176	140.00'	N79°40'00"W
L177	101.12'	N10°20'00"E
L178	101.12'	S10°20'00"W
L179	140.00'	N79°40'00"W
L180	101.12'	N10°20'00"E
L181	101.12'	S10°20'00"W
L182	140.00'	N79°40'00"W
L183	101.12'	N10°20'00"E
L184	101.12'	S10°20'00"W
L185	140.00'	N79°40'00"W
L186	101.12'	N10°20'00"E
L187	101.12'	S10°20'00"W
L188	140.00'	N79°40'00"W
L189	101.12'	N10°20'00"E
L190	101.12'	S10°20'00"W
L191	140.00'	N79°40'00"W
L192	101.12'	N10°20'00"E
L193	106.25'	S10°20'00"W
L194	68.25'	N79°35'10"W
L196	15.05'	N50°24'01"W
L197	19.94'	N09°13'36"W
L199	25.28'	N10°20'00"E
L200	93.00'	S10°20'00"W
L201	140.00'	N79°40'00"W
L202	127.26'	N10°20'00"E
L203	107.59'	S68°45'46"E
L205	14.55'	S32°59'03"E
L206	106.11'	S10°20'00"W
L207	140.00'	N79°40'00"W
L208	33.53'	N10°20'00"E
L209	72.59'	N10°20'00"E
L210	96.47'	S10°20'00"W
L211	14.14'	S55°20'00"W
L212	130.00'	N79°40'00"W
L213	106.47'	N10°20'00"E
L214	100.00'	N79°40'00"W
L215	140.00'	N10°20'00"E
L216	100.00'	S79°40'00"E
L217	100.00'	N79°40'00"W
L218	140.00'	N10°20'00"E
L219	100.00'	S79°40'00"E
L220	100.00'	N79°40'00"W
L221	140.00'	N10°20'00"E

LINE #	LENGTH	DIRECTION
L222	100.00'	S79°40'00"E
L223	100.00'	N79°40'00"W
L224	140.00'	N10°20'00"E
L225	100.00'	S79°40'00"E
L226	100.00'	N79°40'00"W
L227	140.00'	N10°20'00"E
L228	100.00'	S79°40'00"E
L229	9.13'	N79°40'00"W
L231	42.18'	N82°18'39"W
L232	140.00'	N07°41'21"E
L233	69.07'	S82°18'39"E
L234	36.01'	S79°40'00"E
L235	100.00'	N82°18'39"W
L236	140.00'	N07°41'21"E
L237	100.00'	S82°18'39"E
L238	100.00'	N82°18'39"W
L239	140.00'	N07°41'21"E
L240	100.00'	S82°18'39"E
L241	100.00'	N82°18'39"W
L242	140.00'	N07°41'21"E
L243	100.00'	S82°18'39"E
L244	100.00'	N82°18'39"W
L245	140.00'	N07°41'21"E
L246	100.00'	S82°18'39"E
L247	100.00'	N82°18'39"W
L248	140.00'	N07°41'21"E
L249	100.00'	S82°18'39"E
L250	9.05'	N82°18'39"W
L252	151.48'	N03°45'48"W
L253	123.52'	S82°18'39"E
L255	140.06'	N16°21'21"W
L256	105.77'	N70°06'29"E
L257	22.03'	S82°18'39"E
L259	140.09'	N28°56'53"W
L260	33.95'	N60°01'51"E
L261	90.37'	N70°06'29"E
L263	91.89'	S60°01'51"W
L264	140.00'	N29°58'09"W
L265	101.96'	N60°01'51"E
L266	100.00'	S60°01'51"W
L267	140.00'	N29°58'09"W
L268	100.00'	N60°01'51"E
L269	100.00'	S60°01'51"W
L270	140.00'	N29°58'09"W
L271	100.00'	N60°01'51"E
L272	100.00'	S60°01'51"W
L273	140.00'	N29°58'09"W
L274	100.00'	N60°01'51"E
L275	100.00'	S60°01'51"W
L276	140.00'	N29°58'09"W
L277	100.00'	N60°01'51"E
L278	100.00'	S60°01'51"W
L279	140.00'	N29°58'09"W
L280	100.00'	N60°01'51"E
L281	100.00'	S60°01'51"W
L282	140.00'	N29°58'09"W
L283	13.62'	N60°01'51"E
L284	86.38'	N60°01'51"E
L285	100.00'	S60°01'51"W
L286	140.00'	N29°58'09"W
L287	100.00'	N60°01'51"E
L288	140.00'	S29°58'09"E
L289	100.00'	S60°01'51"W
L290	140.00'	N29°58'09"W
L291	100.00'	N60°01'51"E

LINE #	LENGTH	DIRECTION
L292	140.00'	S29°58'09"E
L293	100.00'	S60°01'51"W
L294	100.00'	N60°01'51"E
L295	140.00'	S29°58'09"E
L296	100.00'	S60°01'51"W
L297	100.00'	N60°01'51"E
L298	140.00'	S29°58'09"E
L299	100.00'	S60°01'51"W
L300	100.00'	N60°01'51"E
L301	140.00'	S29°58'09"E
L302	100.00'	S60°01'51"W
L303	100.00'	N60°01'51"E
L304	140.00'	S29°58'09"E
L305	100.00'	S60°01'51"W
L306	100.00'	N60°01'51"E
L307	140.00'	S29°58'09"E
L308	100.00'	S60°01'51"W
L309	100.00'	N60°01'51"E
L310	100.00'	S60°01'51"W
L311	100.00'	N60°01'51"E
L312	0.00'	S29°58'09"E
L313	140.00'	S29°58'09"E
L314	140.00'	S10°08'47"E
L315	81.30'	S69°53'36"W
L316	140.00'	S07°41'21"W
L317	83.34'	S89°54'00"W
L319	10.59'	S82°18'39"E
L320	140.00'	S07°41'21"W
L321	100.00'	N82°18'39"W
L322	100.00'	S82°18'39"E
L323	85.44'	N82°18'39"W
L324	100.00'	S82°18'39"E
L325	140.00'	S07°41'21"W
L326	14.56'	N82°18'39"W
L327	140.00'	S07°41'21"W
L328	100.00'	N82°18'39"W
L329	100.00'	S82°18'39"E
L331	36.56'	S61°07'58"W
L332	76.77'	N28°52'02"W
L333	135.86'	S82°18'39"E
L334	14.14'	S37°18'39"E
L335	29.32'	S07°41'21"W
L336	140.00'	S10°20'00"W
L338	89.43'	N79°40'00"W
L339	140.00'	N10°20'00"E
L340	100.00'	S79°40'00"E
L341	140.00'	S10°20'00"W
L342	100.00'	N79°40'00"W
L343	100.00'	S79°40'00"E
L344	96.04'	S10°20'00"W
L346	97.30'	N79°40'00"W
L347	90.63'	S79°40'00"E
L348	14.14'	S34°40'00"E
L349	145.00'	S44°32'48"E
L350	100.00'	S45°27'12"W
L351	145.00'	N44°32'48"W
L352	100.00'	N45°27'12"E
L353	145.00'	S44°32'48"E
L354	100.00'	S45°27'12"W
L355	100.00'	N45°27'12"E
L356	145.00'	S44°32'48"E

LINE #	LENGTH	DIRECTION
L578	2.31'	N45°27'12"E
L579	97.69'	N45°27'12"E
L580	100.00'	S45°27'12"W
L581	140.00'	N44°32'48"W
L582	2.31'	N45°27'12"E
L583	97.69'	N45°27'12"E
L584	100.00'	S45°27'12"W
L585	140.00'	N44°32'48"W
L586	2.31'	N45°27'12"E
L587	97.69'	N45°27'12"E
L588	100.00'	S45°27'12"W
L589	140.00'	N44°32'48"W
L590	2.31'	N45°27'12"E
L591	97.69'	N45°27'12"E
L592	100.00'	S45°27'12"W
L593	140.00'	N44°32'48"W
L594	2.31'	N45°27'12"E
L595	97.69'	N45°27'12"E
L596	100.00'	S45°27'12"W
L597	140.00'	N44°32'48"W
L598	2.31'	N45°27'12"E
L599	97.69'	N45°27'12"E
L600	100.05'	S45°27'12"W
L601	140.00'	N44°31'37"W
L602	2.31'	N45°27'12"E
L603	97.69'	N45°27'12"E
L604	99.95'	S45°27'12"W
L605	140.00'	N44°32'48"W
L606	2.31'	N45°27'12"E
L607	97.69'	N45°27'12"E
L608	153.45'	S45°27'12"W
L609	13.12'	N85°33'12"W
L611	116.25'	N28°48'38"W
L612	126.43'	N45°27'12"E
L613	143.58'	N28°48'38"W
L614	14.37'	N15°15'35"E
L616	28.29'	N45°27'12"E
L617	140.00'	S44°32'48"E
L618	140.00'	S44°32'48"E
L619	100.00'	N45°27'12"E
L620	140.00'	S44°32'48"E
L621	100.00'	N45°27'12"E
L622	100.00'	N45°27'12"E
L623	140.00'	S44°32'48"E
L624	140.00'	S44°32'48"E
L625	100.00'	N45°27'12"E
L626	140.00'	S44°32'48"E
L627	100.00'	N45°27'12"E
L628	140.00'	S44°32'48"E
L629	100.00'	N45°27'12"E
L630	140.00'	S44°32'48"E
L631	100.00'	N45°27'12"E
L632	100.00'	N45°27'12"E
L633	140.00'	S44°32'48"E
L634	140.00'	S35°22'00"E
L635	33.44'	N45°27'12"E
L636	140.00'	S28°52'02"E
L638	52.92'	N61°07'58"E
L639	140.00'	S28°52'02"E
L640	100.00'	N61°07'58"E
L641	140.00'	S28°52'02"E
L642	100.00'	N61°07'58"E
L643	100.00'	N61°07'58"E
L644	155.94'	S28°52'02"E
L645	100.00'	S60°42'47"W

LINE #	LENGTH	DIRECTION
L646	161.16'	N28°52'02"W
L647	60.62'	N61°07'58"E
L648	100.00'	S60°42'47"W
L649	161.89'	N28°52'02"W
L650	100.00'	N61°07'58"E
L651	100.00'	S60°42'47"W
L652	162.62'	N28°52'02"W
L653	100.00'	N61°07'58"E
L654	100.00'	S60°42'47"W
L655	163.35'	N28°52'02"W
L656	100.00'	N61°07'58"E
L657	100.00'	S60°42'47"W
L658	164.09'	N28°52'02"W
L659	100.00'	N61°07'58"E
L660	100.00'	S60°42'47"W
L661	164.82'	N28°52'02"W
L662	100.00'	N61°07'58"E
L663	100.00'	S60°42'47"W
L664	165.55'	N28°52'02"W
L665	100.00'	N61°07'58"E
L666	100.00'	S60°42'47"W
L667	166.28'	N28°52'02"W
L668	100.00'	N61°07'58"E
L669	100.00'	S60°42'47"W
L670	167.02'	N28°52'02"W
L671	100.00'	N61°07'58"E
L672	24.67'	S60°42'47"W
L673	50.73'	S61°08'07"W
L674	166.97'	N42°13'49"W
L676	73.51'	N61°07'58"E
L677	99.79'	S61°08'07"W
L678	140.00'	N44°32'48"W
L679	95.79'	N45°27'12"E
L680	100.00'	N45°27'12"W
L681	140.00'	N44°32'48"W
L682	100.00'	N45°27'12"E
L683	140.00'	S44°32'48"E
L684	100.00'	S45°27'12"W
L685	140.00'	N44°32'48"W
L686	100.00'	N45°27'12"E
L687	100.00'	S45°27'12"W
L688	140.00'	N44°32'48"W
L689	100.00'	N45°27'12"E
L690	100.00'	S45°27'12"W
L691	140.00'	N44°32'48"W
L692	100.00'	N45°27'12"E
L693	100.00'	S45°27'12"W
L694	140.00'	N44°32'48"W
L695	100.00'	N45°27'12"E
L696	100.00'	S45°27'12"W
L697	140.00'	N44°32'48"W
L698	100.00'	N45°27'12"E
L699	100.00'	S45°27'12"W
L700	140.00'	N44°32'48"W
L701	100.00'	N45°27'12"E
L702	100.00'	S45°27'12"W
L703	140.00'	N44°32'48"W
L704	100.00'	N45°27'12"E
L705	100.00'	S45°27'12"W
L706	140.00'	N44°32'48"W
L707	100.00'	N45°27'12"E
L708	101.76'	S29°58'09"E
L709	140.00'	S60°01'51"W
L710	91.76'	N29°58'09"W
L711	14.14'	N15°01'51"E

LINE #	LENGTH	DIRECTION
L712	130.00'	N60°01'51"E
L713	100.00'	S29°58'09"E
L714	139.97'	S60°01'51"W
L716	94.59'	N29°58'09"W
L717	72.28'	N35°45'27"W
L719	11.52'	S29°58'09"E
L720	89.22'	S35°45'27"E
L721	140.00'	S54°14'33"W
L722	100.00'	S35°45'27"E
L723	140.00'	S54°14'33"W
L724	100.00'	N35°45'27"W
L725	147.64'	S35°45'27"E
L727	114.63'	N33°30'21"E
L728	14.14'	N80°45'27"W
L729	138.32'	N35°45'27"W
L730	140.00'	N54°14'33"E
L731	100.00'	N35°45'27"W
L732	68.46'	S35°45'27"E
L733	45.68'	S45°27'12"W
L734	76.13'	S56°41'35"W
L735	140.00'	N33°18'25"W
L736	40.21'	N56°41'35"E
L738	9.77'	N45°27'12"E
L739	100.00'	S56°41'35"W
L740	140.00'	N33°18'25"W
L741	100.00'	N56°41'35"E
L742	100.00'	S56°41'35"W
L743	140.00'	N33°18'25"W
L744	100.00'	N56°41'35"E
L745	100.00'	S56°41'35"W
L746	140.00'	N33°18'25"W
L747	100.00'	N56°41'35"E
L748	100.00'	S56°41'35"W
L749	140.00'	N33°18'25"W
L750	100.00'	N56°41'35"E
L751	102.26'	S56°41'35"W
L752	140.08'	N32°07'49"W
L754	94.76'	N56°41'35"E
L755	63.38'	S56°41'35"W
L756	78.30'	N78°40'21"E
L757	140.00'	N11°19'39"W
L758	7.42'	N78°40'21"E
L759	100.00'	S78°40'21"W
L760	140.00'	N11°19'39"W
L761	100.00'	N78°40'21"E
L762	100.00'	S78°40'21"W
L763	140.00'	N11°19'39"W
L764	100.00'	N78°40'21"E
L765	100.00'	S78°40'21"W
L766	140.00'	N11°19'39"W
L767	100.00'	N78°40'21"E
L768	100.00'	S78°40'21"W
L769	140.00'	N11°19'39"W
L770	100.00'	N78°40'21"E
L771	127.73'	S78°40'21"W
L772	150.50'	N02°15'11"E
L774	39.56'	N78°40'21"E
L775	58.73'	S78°40'21"W
L776	96.92'	N57°28'49"W
L777	143.41'	N24°43'19"E
L778	115.28'	N57°28'49"W
L779	140.00'	N32°31'11"E
L780	65.30'	S57°28'49"E
L781	100.00'	N57°28'49"W
L782	140.00'	N32°31'11"E

LINE #	LENGTH	DIRECTION
L783	100.00'	S57°28'49"E
L784	100.00'	N57°28'49"W
L785	140.00'	N32°31'11"E
L786	100.00'	S57°28'49"E
L787	94.66'	N57°28'49"W
L788	43.24'	N33°30'21"W
L789	141.60'	N51°07'58"E
L791	17.16'	S57°28'49"E
L792	100.00'	S33°30'21"E
L793	140.00'	S56°29'39"W
L794	100.00'	N33°30'21"W
L795	140.00'	N56°29'39"W
L796	63.15'	S33°30'21"E
L797	116.27'	N33°30'21"W
L798	143.84'	N64°46'27"E
L800	100.93'	N33°30'21"W
L801	56.15'	N12°15'27"E
L802	152.90'	N87°14'35"E
L804	131.08'	N12°15'27"E
L805	140.00'	S77°44'33"E
L806	33.18'	S12°15'27"W
L807	100.00'	S12°15'27"W
L808	100.00'	N12°15'27"E
L809	140.00'	S77°44'33"E
L810	100.00'	S12°15'27"W
L811	100.00'	N12°15'27"E
L812	140.00'	S77°44'33"E
L813	22.08'	S27°08'31"W
L815	19.96'	S12°15'27"W
L816	67.41'	N12°15'27"E
L817	61.68'	N27°08'31"E
L818	140.00'	S62°51'29"E
L819	100.00'	S27°08'31"W
L820	100.00'	N27°08'31"E
L821	140.00'	S62°51'29"E
L822	100.00'	S27°08'31"W
L823	100.00'	N27°08'31"E
L824	140.00'	S62°51'29"E
L825	140.00'	S62°51'29"E
L826	100.00'	S27°08'31"W
L827	100.00'	N27°08'31"E
L828	100.00'	S27°08'31"W
L829	140.00'	N62°51'29"W
L830	100.00'	N27°08'31"E
L831	140.00'	S62°51'29"E
L833	77.79'	S27°08'31"W
L834	81.82'	N27°08'31"E
L835	34.29'	N32°46'38"E
L836	140.00'	S54°31'50"E
L837	13.63'	S54°50'19"W
L839	122.80'	N45°09'14"E
L840	13.63'	N54°50'19"E
L841	140.00'	S35°09'41"E
L842	100.00'	S54°50'19"W
L843	100.00'	N54°50'19"E
L844	140.00'	S35°09'41"E
L845	100.00'	S54°50'19"W
L846	100.00'	N54°50'19"E
L847	140.00'	S35°09'41"E
L848	140.00'	S29°58'09"E
L849	26.72'	S60°01'51"W
L851	23.05'	S54°50'19"W
L852	53.20'	N54°50'19"E
L853	56.87'	N60°01'51"E
L854	140.00'	S29°58'09"E

LINE #	LENGTH	DIRECTION
L855	100.00'	S60°01'51"W
L856	100.00'	N60°01'51"E
L857	100.00'	S60°01'51"W
L858	100.00'	N60°01'51"E
L859	140.00'	S29°58'09"E
L860	100.00'	S60°01'51"W
L861	100.00'	N60°01'51"E
L862	140.00'	S29°58'09"E
L863	140.00'	S29°58'09"E
L864	100.00'	S60°01'51"W
L865	100.00'	N60°01'51"E
L866	150.99'	S28°48'34"E
L867	14.69'	S13°56'30"W
L868	119.79'	S56°41'35"W
L869	161.41'	N33°18'25"W
L870	22.19'	N54°49'51"E
L871	120.25'	N57°28'20"E
L872	100.00'	S56°41'35"W
L873	158.16'	N33°18'25"W
L874	22.24'	N54°49'51"E
L875	77.81'	N54°49'51"E
L876	100.00'	S56°41'35"W
L877	154.91'	N33°18'25"W
L878	22.29'	N54°49'51"E
L879	77.76'	N54°49'51"E
L880	100.00'	S56°41'35"W
L881	151.66'	N33°18'25"W
L882	22.34'	N54°49'51"E
L883	77.71'	N54°49'51"E
L884	100.00'	S56°41'35"W
L885	158.86'	N33°18'25"W
L886	85.32'	N61°51'58"E
L887	100.00'	N54°49'51"E
L888	11.98'	S56°41'35"W
L890	47.74'	S78°40'21"W
L891	157.45'	N11°19'39"W
L892	58.86'	N73°37'43"E
L893	6.54'	N61°51'58"E
L894	100.00'	S78°40'21"W
L895	156.65'	N11°19'39"W
L896	39.14'	N78°21'21"E
L897	57.92'	N78°21'21"E
L898	2.95'	N73°37'43"E
L899	100.00'	S78°40'21"W
L900	156.27'	N11°19'39"W
L901	39.14'	N78°36'10"E
L902	60.86'	N78°21'21"E
L903	100.00'	S78°40'21"W
L904	160.77'	N11°19'39"W
L905	33.54'	N86°31'25"E
L906	66.77'	N78°36'10"E
L907	99.23'	S78°40'21"W
L909	187.60'	N10°54'29"W
L910	66.89'	S82°14'31"E
L911	36.27'	N86°31'25"E
L914	179.29'	N32°31'11"E
L915	2.64'	S71°03'32"E
L916	10.12'	S82°14'31"E

Parcel Table		
Parcel #	Area SF	Area AC
1	16004.68	0.37
2	17515.15	0.40
3	16625.39	0.38
4	15898.34	0.36
5	15339.18	0.35
6	14780.02	0.34
7	25098.77	0.58
8	27012.26	0.62
9	21641.68	0.50
10	14173.44	0.33
11	15401.20	0.35
12	14000.00	0.32
13	14058.03	0.32
14	14393.07	0.33
15	14000.00	0.32
16	14054.05	0.32
17	15910.28	0.37
18	14856.10	0.34
19	14856.10	0.34
20	14000.00	0.32
21	14000.00	0.32
22	14000.00	0.32
23	14000.00	0.32
24	14000.00	0.32
25	14264.00	0.33
26	14000.00	0.32
27	14000.00	0.32
28	14000.00	0.32
29	14000.00	0.32
30	14000.00	0.32
31	15551.12	0.36
32	16199.20	0.37
33	15226.85	0.35
34	14100.09	0.32
35	14000.00	0.32
36	14000.00	0.32
37	14000.00	0.32
38	14000.00	0.32
39	14000.00	0.32
40	14000.00	0.32
41	14000.00	0.32
42	14000.00	0.32
43	14000.00	0.32
44	14000.00	0.32
45	14000.00	0.32
46	14530.74	0.33
47	14000.00	0.32
48	14000.00	0.32
49	15442.73	0.35
50	14823.07	0.34
51	14000.00	0.32
52	14000.00	0.32
53	14000.00	0.32
54	14000.00	0.32
55	15529.25	0.36
56	14000.00	0.32
57	14000.00	0.32
58	15878.32	0.36
59	18739.09	0.43
60	14876.88	0.34

Parcel Table		
Parcel #	Area SF	Area AC
61	14000.00	0.32
62	16214.87	0.37
63	14000.00	0.32
64	14000.00	0.32
65	14818.53	0.34
66	18479.98	0.42
67	15629.80	0.36
68	14000.00	0.32
69	14000.00	0.32
70	14000.00	0.32
71	14000.00	0.32
72	16351.09	0.38
73	14115.20	0.32
74	14000.00	0.32
75	14000.00	0.32
76	14000.00	0.32
77	14000.00	0.32
78	15140.64	0.35
79	14000.00	0.32
80	14000.00	0.32
81	14000.00	0.32
82	14000.00	0.32
83	14000.00	0.32
84	14000.00	0.32
85	14000.00	0.32
86	14000.00	0.32
87	14000.00	0.32
88	15310.13	0.35
89	15858.46	0.36
90	16664.97	0.38
91	16591.74	0.38
92	16518.50	0.38
93	16445.26	0.38
94	16372.02	0.37
95	16298.79	0.37
96	16225.55	0.37
97	16152.31	0.37
98	16020.46	0.37
99	21920.25	0.50
100	15978.49	0.37
101	15653.33	0.36
102	15328.17	0.35
103	15447.26	0.35
104	15369.64	0.35
105	15693.48	0.36
106	15641.13	0.36
107	15697.74	0.36
108	17160.90	0.39
109	16829.80	0.39
110	16075.84	0.37
111	16154.98	0.37
112	17595.49	0.40
113	17416.06	0.40
114	16463.09	0.38
115	16297.06	0.37
116	15306.06	0.35
117	15353.99	0.35
118	15399.65	0.35
119	15108.85	0.35
120	14834.67	0.34

Parcel Table		
Parcel #	Area SF	Area AC
121	14784.26	0.34
122	15577.30	0.36
123	16282.47	0.37
124	16713.08	0.38
125	17006.48	0.39
126	15888.82	0.36
127	15262.32	0.35
128	15000.00	0.34
129	15000.00	0.34
130	15000.00	0.34
131	17445.03	0.40
132	15734.76	0.36
133	15000.00	0.34
134	15000.00	0.34
135	15000.00	0.34
136	16964.10	0.39
137	17470.06	0.40
138	17470.71	0.40
139	17424.65	0.40
140	16888.88	0.39
141	17469.44	0.40
142	15311.69	0.35
143	15000.00	0.34
144	16061.25	0.37
145	16484.61	0.38
146	15000.00	0.34
147	15000.00	0.34
148	15000.00	0.34
149	19457.49	0.45
150	15057.28	0.35
151	17271.96	0.40
152	14000.00	0.32
153	14000.00	0.32
154	14000.00	0.32
155	15218.07	0.35
156	14029.38	0.32
157	14000.00	0.32
158	15936.31	0.37
159	16147.57	0.37
160	16122.46	0.37
161	14000.00	0.32
162	14000.00	0.32
163	14000.00	0.32
164	15595.87	0.36
165	14000.00	0.32
166	14000.00	0.32
167	14000.00	0.32
168	14000.00	0.32
169	14500.00	0.33
170	20710.97	0.48
171	14000.00	0.32
172	14000.00	0.32
173	15084.89	0.35
174	13999.94	0.32
175	14196.09	0.33
176	14000.00	0.32
177	14000.00	0.32
178	14000.00	0.32
179	14000.00	0.32
180	14000.00	0.32

Parcel Table		
Parcel #	Area SF	Area AC
181	14000.00	0.32
182	14000.00	0.32
183	14000.00	0.32
184	15021.62	0.34
185	14972.47	0.34
186	14000.00	0.32
187	14000.00	0.32
188	14000.00	0.32
189	23103.53	0.53
190	23273.65	0.53
191	14500.00	0.33
192	14611.71	0.34
193	15059.00	0.35
194	15059.00	0.35
195	14693.22	0.34
196	14500.00	0.33
197	14500.00	0.33
198	14500.00	0.33
199	14500.00	0.33
200	14500.00	0.33
201	16433.83	0.38
202	16541.73	0.38
203	15100.00	0.35
204	14000.00	0.32
205	14000.00	0.32
206	14000.00	0.32
207	14000.00	0.32
208	14000.00	0.32
209	14000.00	0.32
210	14188.64	0.33
211	14004.88	0.32
212	14133.44	0.32
213	14000.00	0.32
214	14000.00	0.32
215	14000.00	0.32
216	15639.54	0.36
217	18989.26	0.44
218	14000.00	0.32
219	14000.00	0.32
220	14000.00	0.32
221	19497.62	0.45
222	14000.00	0.32
223	14000.00	0.32
224	14000.00	0.32
225	14000.00	0.32
226	14000.00	0.32
227	14280.66	0.33
228	15350.80	0.35
229	14316.60	0.33
230	14000.00	0.32
231	14000.00	0.32
232	14000.00	0.32
233	14000.00	0.32
234	14000.00	0.32
235	14000.00	0.32
236	14000.00	0.32
237	16746.63	0.38
238	15374.01	0.35
239	14000.00	0.32
240	14000.00	0.32

Parcel Table		
Parcel #	Area SF	Area AC
241	14000.00	0.32
242	14000.00	0.32
243	14000.00	0.32
244	14000.00	0.32
245	14000.00	0.32
246	14000.00	0.32
247	14438.74	0.33
248	14317.62	0.33
249	14000.00	0.32
250	14000.00	0.32
251	14000.00	0.32
252	14000.00	0.32
253	14000.00	0.32
254	14000.00	0.32
255	14740.84	0.34
256	19163.42	0.44
257	17260.04	0.40
258	14000.00	0.32
259	16397.08	0.38
260	16470.59	0.38
261	16433.83	0.38
262	14000.00	0.32
263	14000.00	0.32
264	14000.00	0.32
265	14000.00	0.32
266	14000.00	0.32
267	14000.00	0.32
268	14000.00	0.32
269	14000.00	0.32
270	14121.47	0.32
271	15411.02	0.35
272	14000.00	0.32
273	14000.00	0.32
274	14000.00	0.32
275	14000.00	0.32
276	14000.00	0.32
277	14000.00	0.32
278	14003.39	0.32
279	13996.61	0.32
280	20388.87	0.47
281	14415.10	0.33
282	14157.17	0.33
283	14157.17	0.33
284	14157.17	0.33
285	14157.17	0.33
286	14157.17	0.33
287	14157.17	0.33
288	14157.17	0.33
289	14157.17	0.33
290	17848.20	0.41
291	25637.96	0.59
292	15406.34	0.35
293	14000.29	0.32
294	14164.68	0.33
295	14000.00	0.32
296	14280.81	0.33
297	14000.00	0.32
298	14000.00	0.32
299	14000.50	0.32
300	14494.91	0.33

Parcel Table		
Parcel #	Area SF	Area AC
301	20062.98	0.46
302	15455.63	0.35
303	17034.17	0.39
304	15418.68	0.35
305	14203.13	0.33
306	13999.99	0.32
307	14000.00	0.32
308	14160.30	0.33
309	14000.00	0.32
310	14000.00	0.32

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	36.55'	883.51'	S40°34'07"E	36.55'
C2	40.20'	175.00'	S56°34'44"W	40.11'
C12	93.29'	55.00'	S04°52'50"E	82.50'
C19	90.79'	53.53'	N79°38'59"E	80.29'
C20	20.07'	60.24'	N22°18'21"E	19.98'
C21	22.44'	24.30'	N37°30'00"E	21.65'
C22	46.59'	225.00'	S39°56'48"E	46.51'
C27	4.67'	225.00'	S46°28'25"E	4.67'
C28	34.92'	225.00'	S51°30'50"E	34.88'
C34	4.35'	225.00'	S56°30'48"E	4.35'
C35	37.76'	175.00'	N62°34'53"W	37.69'
C36	1.34'	175.00'	N56°10'47"W	1.34'
C41	30.79'	175.00'	N50°55'09"W	30.75'
C42	29.96'	175.00'	N40°58'25"W	29.93'
C43	65.61'	225.00'	S43°02'28"E	65.38'
C46	30.94'	225.00'	S55°20'02"E	30.91'
C47	25			



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 8/29/22  
**Subject:** Rezone – Jacks Creek Landing – PCD to PCD with modifications

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

**Description:**

The property owners of the Jacks Creek Landing project are petitioning for a modification to the pattern book of the previously approved rezone of this property in order to modify the development from a mixed commercial/light industrial project to a mixed use multi-family and commercial project.

**Background:**

Please refer to the attached staff report for complete details regarding this rezoning request.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the PCD rezoning modification request with 2 conditions. Staff also recommended approval of the PCD rezoning request with 2 conditions.

Recommended Conditions:

1. The multi-family residential component shall be constructed as represented in the architectural details provided under Architectural Option B on page 3.1 of the rezoning pattern book. Façade materials shall be primarily comprised of brick, stone, or architectural metal with limited wood and stucco.
2. The proposed sanitary sewer relocation shall be done in accordance with requirements from the City of Monroe Utility Department at the developer’s expense.

**Attachment(s):**

Staff Report  
Application Documents





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

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**APPLICATION SUMMARY**

**REZONE CASE #:** 1183

**DATE:** August 8, 2022

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Jacks Creek Landing LLC

**PROPERTY OWNER:** Jacks Creek Landing LLC

**LOCATION:** Southwest corner of US Hwy 78 & Aycok Avenue

**ACREAGE:** ±26.644

**EXISTING ZONING:** PCD (Planned Commercial District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** Rezone PCD to PCD with Modifications

**REQUEST SUMMARY:** The owners are petitioning for a modification to the pattern book of the previously approved rezone of this property to modify the development from a mixed commercial/light industrial project to a mixed use multi-family and commercial project.

**STAFF RECOMMENDATION:** Staff recommends approval of this rezone modification subject to conditions.

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** August 16, 2022

**CITY COUNCIL:** September 13, 2022

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**REQUEST SUMMARY**

**REZONE REQUEST SUMMARY:**

The applicant is requesting approval of modifications to the PCD pattern book approved under Rezone #000016 (M-1 to PCD) by the City Council on August 10, 2021. The applicant proposes to change the development from a mixed commercial/light industrial project to a mixed use multi-family and commercial project. The applicant has provided an updated pattern book which includes the required elements describing details of the project. A majority of the site will now be slated for a multi-family development with a maximum potential of 282 units. The remainder of the site will become a ±1.85 acre commercial out lot at the northeast corner of the site and will allow uses permitted in the B-3 zoning district. The site will have two entrances, one from US Hwy 78 and one from Aycok Avenue. The Development Regulations require 3 entrances into a development with over 200 residential units. The applicant has submitted a concurrent variance request to reduce the number of required entrances from 3 to 2.

**PROPOSED PROJECT AMENDMENT SUMMARY:**

- Total Site – ±26.644 Acres
- Multi-Family Residential
  - Development Area – ±24.53 Acres
  - Total Units – 282
  - Parking Spaces – 423 (1.5 per unit)
  - Maximum Building Height – 3 Stories
  - Unit Sizes
    - 1 Bedroom-800 Sf
    - 2 Bedroom-1,000 Sf
    - 3-Bedroom-1,200 Sf
  - Proposed Architecture
    - Option A includes typical garden-style apartment architecture with gabled roofs and varying color schemes; exterior facades include combinations of stone, stucco and wood
    - Option B includes classical revival style architecture with parapet roofs and varying color schemes; exterior facades include combinations of brick, stucco, and architectural metal
  - Maximum Lot Coverage – 60%
- Commercial Out Lot
  - Lot Area - ±1.85 Acres
  - Maximum Building Floor Area – 5,000 Sf
  - Proposed Uses – Limited to those in the B-3 Zoning District (Highway Commercial District)
  - Parking Spaces – Per Zoning Ordinance requirements
  - Maximum Building Height – 25 Feet
  - Landscape Buffers – 20 Foot adjacent to multi-family tract

**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 property was annexed into the City in October of 1999. The property was rezoned to M-1 (Industrial District) at the time of annexation. The property was never developed under the M-1 classification. On August 10, 2021, the City Council approved a rezone to PCD (Planned Commercial District) to allow for a mixed commercial/light industrial project. The property has solid economic viability as currently zoned. The same applicant approved for the PCD rezone in 2021 wishes to modify the PCD zoning to allow for mixed use development with multi-family residential and a commercial out lot. In order to allow the multi-family component in the development, the applicant must undergo a rezone modification to amend the pattern book for the PCD zoning.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting to modify the existing PCD (Planned Commercial District) zoning on the subject property to allow a multi-family residential component in the development. The residential component will specifically be for multi-family residential and the commercial out lot would have uses allowed in the B-3 (Highway Commercial Zoning District).
- (3) 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 west of the site are zoned M-1 (Industrial) and R-1 (Large Lot Residential District) along US Hwy 78 and are undeveloped. Properties north of the site are located in unincorporated Walton County and are undeveloped. Properties south and east of the site are zoned M-1 (Industrial) and are developed with restaurants, a convenience store with fuel pumps, and a warehouse and distribution center. The proposed mixed use development does introduce a multi-family development into a portion of the City that is primarily for industrial use. As long as the development is constructed in the same manner proposed in the pattern book with adequate landscaping and architectural details, the development should not adversely affect adjacent properties.
- (4) 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 development plan illustrates two proposed access points into the development with one entrance off US Hwy 78 and one entrance off Aycock Avenue. The applicant has already been granted a permit from GDOT to construct the entrance off US Hwy 78. The applicant proposes to construct improvements to accommodate the development at the Aycock Avenue/US Hwy 78 intersection as part of a traffic signal which has also been approved by GDOT. The Development Regulations require residential developments with more than 200 units to have a total of 3 access points. The applicant has submitted a concurrent variance request to reduce the number of access points from 3 to 2. The City has adequate water supply to serve the development. Sanitary sewer capacity has been identified as being available to also serve the project. Each residential unit will generate approximately 250 gallons of wastewater each day. Additional City services and utilities should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Northeast Sub-Area as identified in the Comprehensive Plan. The existing character of the Northeast Sub-Area is primarily for industrial uses. To meet the live-work-play objective of the Comprehensive Plan, zoning should adjust to allow higher density residential, commercial, and recreational uses. The future character of the Northeast Sub-Area is to remain primarily industrial with the possibility of there being some residential workforce development. The proposed development appears to meet the intent of the goals of the Comprehensive Plan.
- (6) 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:** Under the current PCD zoning, the intent was to develop the site with a

mix of commercial and light industrial land uses. The applicant states the purpose for requesting the modification is to provide work force housing in Monroe.

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**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone modification to change the planned district into a mixed use multi-family residential and commercial project with the following modified conditions:

1. The multi-family residential component shall be constructed as represented in the architectural details provided under Architectural Option B on page 3.1 of the rezoning pattern book. Façade materials shall be primarily comprised of brick, stone, or architectural metal with limited wood and stucco.
2. The proposed sanitary sewer relocation shall be done in accordance with requirements from the City of Monroe Utility Department at the developer’s expense.



# City of Monroe

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

## PLANNING COMMISSION MTG PERMIT

PERMIT #:	1183	DESCRIPTION:	Rezone PCD to PCD with modifications
JOB ADDRESS:	Hwy 78	LOT #:	
PARCEL ID:	M0230011B11	BLK #:	
SUBDIVISION:		ZONING:	M1
ISSUED TO:	Jack's Creek Landing LLC	CONTRACTOR:	Jack's Creek Landing LLC
ADDRESS:	2971B North Columbia St	PHONE:	
CITY, STATE ZIP:	Milledgeville GA 31061	OWNER:	
PHONE:	706-207-8111	PHONE:	
PROP. USE:	PCD	DATE ISSUED:	6/29/2022
VALUATION:	\$ 0.00	EXPIRATION:	12/26/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 600.00
<b>FEE TOTAL</b>		\$ 600.00
<b>PAYMENTS</b>		\$ -600.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

Please be advised your request for a rezone from PCD to PCD with modifications at the Southwest corner of US Hwy 78 and Aycock Avenue will be heard by the Planning Commission on July 19, 2022 at 5:30pm and Monroe City Council on August 9, 2022 at 6pm. Both meetings will be in the Council Chambers at City Hall, 215 N Broad St.

### NOTICE

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE



RECEIVED  
# 1183

# CITY OF MONROE

## REZONE APPLICATION

**REZONE LOCATION & DESCRIPTION**

Address (or physical location): Southwest corner of US Highway 78 & Aycock Avenue

Parcel #(s): M0230011B00

Acreage/Square Feet: 26.644 ac (Surveyed) Council Districts: District 4 / \_\_\_\_\_

Existing Zoning: PCD Proposed Zoning: PCD with Modifications

Existing Use: Vacant

Proposed Use: Mixed use development with multifamily tract and commercial tract

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: Jack's Creek Landing, LLC Phone #: (706)207-8111

Address: 2971B North Columbia Street City: Milledgeville State: GA Zip: 31061

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**REZONE INFORMATION**

**Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)):** The current zoning of the site is PCD (Planned Commercial District). The abutting property to the south is the Walmart distribution center, zoned M-1 (Light Industrial) . Adjacent properties along the western boundary are undeveloped and zoned M-1 (Light industrial) and R-1 (Large lot Residential) The site is bound on the north by US Highway 78 public right of way and to the east by Aycock Avenue (County) public right of way.

**Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)):** The intent of the requested zoning change is to permit the development of the highest and best use for the property and the City of Monroe. The proposed uses are multifamily dwellings and commercial development to serve as quality workforce housing near the growing industrial corridor and to provide motorists and residents with goods and or services along US Highway 78. Where it abuts the multifamily development, the commercial tract shall be responsible for installing a 6 foot height opaque privacy fence and a double row of evergreen trees at 6 ft. height, minimum for enhanced screening.

Additionally, it is requested that the commercial component of the proposed development be permitted to be constructed at a later date than the proposed residential component.

**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 current PCD zoning does not permit the multifamily component of the proposed

development. As the proposed development is primarily residential in nature with a smaller commercial component, the applicant respectfully requests rezoning to PCD with Modifications, which is more suitable for the proposed development. There are current no existing structures on the land nor uses. The lot is vacant.

**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)):** The site was apparently cleared for farm and pasture use in the mid 20th century and has

never been developed. There is not a clear history of uses, but the lot appears to have been unused for at least 30 years.

**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
- Fee (see Fee Schedule)
- Typed Legal Description
- Typed Detailed Description of the Request
- Survey Plat
- Deed
- Proof of all property taxes paid in full
- Site Plan

Drawn to scale, showing the following:

- Proposed Uses/Buildings
- Proposed Improvement Information
- Parking
- Traffic Circulation
- Landscaping/Buffers
- Stormwater/Detention Structures
- Amenities

Commercial & Industrial Rezoning Site Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum Gross Square Footage of Structures
- Minimum Square Footage of Landscaped Area
- Maximum Structure Height
- Minimum Square Footage of Parking & Drives
- Proposed Number of Parking Spaces
- Required Buffers

Residential Rezoning Sites Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum # of Dwelling Units/Lots
- Maximum Structure Height
- Minimum Square Footage of Dwellings
- Minimum Lot Size
- Maximum Lot Coverage
- Maximum Structure Height
- Location of Amenities
- Required Buffers

For Planned Districts, the applicant must submit a pattern book for review before submitting any rezoning application. Any submittal of a rezoning application for a Planned District which has not undergone a preliminary review by staff will be considered incomplete. The pattern book and rezoning site plan shall include all of the applicable items listed above as well as any identified by staff during the preliminary review process:

- Pattern Book Review Completed
- Other Items as identified as required by the Code Enforcement Officer

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENT AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: Chris D. Park DATE: 06.16.2022

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: Chris D. Park DATE: 06.16.2022

NOTARY PUBLIC: Harold Culbreath, Jr.

SWORN TO AND SUBSCRIBED BEFORE THIS 16<sup>th</sup> DAY OF June, 20 22

NOTARY SIGNATURE: Harold Culbreath, Jr.

DATE: 6.16.22

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.



AS-SURVEYED  
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF WAY LINE A CURVE TO THE LEFT HAVING A RADIUS DISTANCE OF 330.00 FEET AND AN ARC LENGTH OF 545.01 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 81 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR WITH CAP SET AT THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH THE CENTERLINE OF THE BRANCH IN A SOUTHWESTERLY DIRECTION FOR 1195 FEET MORE OR LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:  
SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;  
THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;  
THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT;  
THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;  
THENCE SOUTH 19 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;  
THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 13.41 FEET TO A POINT;  
THENCE SOUTH 36 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;  
THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 9.45 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;  
THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;  
THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.84 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;  
THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT;  
THENCE SOUTH 45 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT;  
THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;  
THENCE SOUTH 38 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 14.42 FEET TO A POINT;  
THENCE SOUTH 11 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;  
THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 13.64 FEET TO A POINT;  
THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;  
THENCE SOUTH 43 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.37 FEET TO A POINT;  
THENCE SOUTH 65 DEGREES 05 MINUTES 58 SECONDS EAST A DISTANCE OF 1.15 FEET TO A POINT;  
THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
THENCE SOUTH 59 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 5.73 FEET TO A POINT;  
THENCE SOUTH 47 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;  
THENCE SOUTH 46 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 44.72 FEET TO A POINT;  
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT;  
THENCE NORTH 75 DEGREES 37 MINUTES 25 SECONDS EAST A DISTANCE OF 19.96 FEET TO A POINT;  
THENCE NORTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;  
THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT;  
THENCE SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;  
THENCE NORTH 77 DEGREES 05 MINUTES 54 SECONDS WEST A DISTANCE OF 16.10 FEET TO A POINT;  
THENCE SOUTH 79 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 4.97 FEET TO A POINT;  
THENCE SOUTH 48 DEGREES 54 MINUTES 59 SECONDS WEST A DISTANCE OF 9.01 FEET TO A POINT;  
THENCE SOUTH 29 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT;  
THENCE SOUTH 13 DEGREES 03 MINUTES 25 SECONDS WEST A DISTANCE OF 6.06 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 7.79 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 17.67 FEET TO A POINT;  
THENCE NORTH 72 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT;  
THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;  
THENCE SOUTH 37 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;  
THENCE SOUTH 32 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 14.22 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 16.61 FEET TO A POINT;  
THENCE SOUTH 21 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 13.53 FEET TO A POINT;  
THENCE SOUTH 10 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;  
THENCE SOUTH 22 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;  
THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;  
THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 7.25 FEET TO A POINT;  
THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;  
THENCE SOUTH 45 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 07 MINUTES 02 SECONDS WEST A DISTANCE OF 12.79 FEET TO A POINT;  
THENCE SOUTH 48 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;  
THENCE SOUTH 32 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 15.07 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 16.81 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 6.53 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 7.59 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 20.65 FEET TO A POINT;  
THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 19.25 FEET TO A POINT;  
THENCE SOUTH 38 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT;  
THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;  
THENCE NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT;  
THENCE SOUTH 52 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;  
SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 39.12 FEET  
FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND  
CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST  
A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING  
SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 30.47 FEET FROM A 3/4 INCH OPEN  
TOP PIPE FOUND; THENCE WITH THE CENTERLINE OF JACK'S CREEK IN A NORTHWESTERLY DIRECTION  
FOR 947 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO NOW OR FORMERLY  
EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRAVERSED BY THE  
FOLLOWING COURSES AND DISTANCES:

NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;  
THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT;  
THENCE NORTH 39 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 25.98 FEET TO A POINT;  
THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT;  
THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;  
THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 25.83 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;  
THENCE NORTH 27 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT;  
THENCE NORTH 32 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT;  
THENCE NORTH 36 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;  
THENCE NORTH 27 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 31.04 FEET TO A POINT;  
THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;  
THENCE NORTH 25 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;  
THENCE NORTH 37 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;  
THENCE NORTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 46.47 FEET TO A POINT;  
THENCE NORTH 34 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 40.23 FEET TO A POINT;  
THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;  
THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;  
THENCE NORTH 33 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT;  
THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;  
THENCE NORTH 62 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 28.67 FEET TO A POINT;  
THENCE NORTH 56 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;

THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (185 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND AS DESCRIBED CONTAINS 26.644 ACRES (1,160,647 SQ FT).

BK: 4853 PG: 16-21  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007777  
Real Estate Transfer Tax \$0.00  
1472021001927

6 -1  
MP  
REF

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-B00

(Above Reserved for Recording)

After recording, please return to:

STATE OF GEORGIA  
COUNTY OF WALTON

**RETURN RECORDED DOCUMENT TO:**  
Preston & Malcom, P.C.  
110 Court Street  
Post Office Box 984  
Monroe, Georgia 30895  
File No: 21-25688

**LIMITED WARRANTY DEED**

THIS INDENTURE is made effective on the 23<sup>rd</sup> day of April, 2021, by **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia ("Grantor"), and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company ("Grantee").

**WITNESSETH:**

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer and convey unto Grantee, that certain real property lying in Walton County, Georgia being more fully described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon, if any, together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple subject only to (i) those matters set forth on Exhibit "B" attached hereto and made a part hereof (hereinafter the "Permitted Encumbrances"), (ii) the covenants restricting the development and use of the Property set forth in Exhibit "C" attached hereto and made a part hereof (hereinafter the "Covenants, Conditions and Restrictions"), and Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor but against none other. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first set forth above.

Signed, sealed and delivered in the presence of:

**GRANTOR:**

**DEVELOPMENT AUTHORITY OF WALTON COUNTY**, a public body corporate and politic of the State of Georgia

*[Handwritten Signature]*

Unofficial Witness

*[Handwritten Signature]*

Notary Public

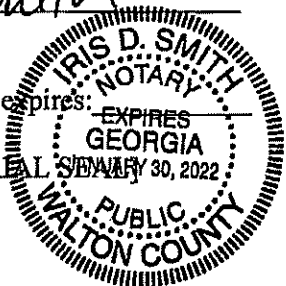
By: *[Handwritten Signature]*

Name: *W. Moses Jordan*

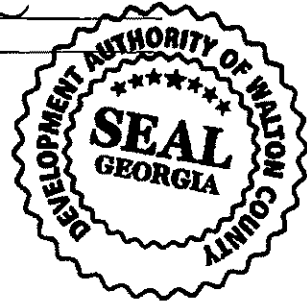
Title: *Chairman*

My commission expires:

[NOTARY SEAL]



[SEAL]



**Exhibit "A"**

**Legal Description of the Property**

ALL THAT TRACT or parcel of land lying and being in Land Lot 108, 3<sup>rd</sup> Land District, Walton County, Georgia, containing 26.6+/- acres as shown on that certain plat of survey prepared for Development Authority of Walton County by Dills-Jones & Associates, Inc., certified by Gerald T. Batchelor, Ga. R.L.S. No. 2238, dated May 12, 2006, which plat is recorded at **Plat Book 99, Page 112**, Walton County, Georgia records, and which plat is incorporated herein by reference for a more complete description of the Property.

A handwritten signature or mark, possibly initials, located on the right side of the page.

**Exhibit "B"**

**Permitted Encumbrances**

1. All taxes for the year 2021 and subsequent years which are a lien but not yet due and payable.
2. Covenants, Conditions and Restrictions set forth herein.
3. All matters of record.





**Exhibit "C"**

**Covenants, Conditions and Restrictions**

Grantor and Grantee covenant and agree that the conveyance of the Property by Grantor to Grantee pursuant to this Deed is made subject to the Covenants, Conditions and Restrictions set forth herein.

**A. Definitions.** The terms used herein shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

1. **"Environmental Laws"**: All federal and state laws, regulations, statutes, ordinances, rules, regulations, orders, determinations, or court decisions relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, handling, discharge, emission, migration, or release of hazardous substances or solid wastes including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act of 1976, as amended by the Used Oil Recycling Act of 1980, the Solid Waste Disposal Act Amendments of 1980, and the Hazardous and Solid Waste Amendments of 1984.

2. **"Hazardous Substances"**: any hazardous or toxic substance or waste as those terms are defined by any applicable Federal, state, or local law or regulation and asbestos, petroleum products and oil, and any other materials regulated by Environmental Laws.

3. **"Official Records"**: The Clerk of the Superior Court of Walton County, Georgia, or such other place which is designated as the official location for recording of deeds and similar documents affecting title to real estate.

4. **"Person"**: A natural person, a corporation, a partnership, a trustee, or any other legal entity.

**B. Use Restrictions and Rules.** The following terms and provisions shall apply to the Property:

1. **Restricted Activities.** The following activities are prohibited on the Property:

(a) any activity which emits foul or obnoxious odors, fumes, dust, smoke, or pollution outside the Property or which creates noise, unreasonable risk of fire or explosion, or other conditions which tend to disturb the peace or threaten the safety of the occupants and invitees of nearby properties; provided, nothing herein shall preclude normal and customary operation of any restaurant or hospital facility;

(b) any activity which violates local, state, or Federal laws or regulations;

(c) outside burning of trash, leaves, debris, or other materials.

2. **Prohibited Conditions.** The following shall be prohibited on the Property:

(a) plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Property;

(b) any sign, fence, wall, hedge, or shrub which does or tends to create a traffic or sight problem;

3. Prohibited Uses. In addition to uses which are restricted by other recorded covenants, conditions, restrictions, or easements, the following uses are prohibited on the Property:

(a) any use which is not otherwise allowable by the laws of the United States or of Georgia or of any political subdivision thereof, including, but not limited to, applicable zoning ordinances of City of Monroe, Georgia and Walton County, Georgia;

(b) any dangerous or unsafe use, such as, for illustration purposes only, the use or storage of explosives;

(c) any use which involves the generation, treatment, storage, or disposal of Hazardous Substances in violation of applicable Environmental Laws, or which poses a substantial risk of release of any Hazardous Substances into the ground, air, surface water, ground water, or any other medium. Notwithstanding anything to the contrary contained in this Exhibit, a prohibited use shall include any use or activity on any unit which would cause the Property to become subject to regulation as a hazardous waste disposal facility under current Environmental Laws;

(d) Armories;

(d) any adult book store, adult video store, adult movie theater, adult entertainment facility, or other establishment selling, renting or exhibiting pornographic materials or drug-related paraphernalia (except that this provision shall not prohibit the operation of a bookstore, grocery store/supermarket, cinema or video store, or service station which carries a broad inventory of books, magazines, videos and/or other materials directed towards the interest of the general public [as opposed to a specific segment thereof]);

(e) Radio and television transmission towers over 35 feet high (unless specifically approved by Grantor);

(f) Airports and landing areas;

(g) Heliports (unless specifically approved by Grantor);

(h) Asphalt and concrete batching plants, central mixing plants for cement, mortar, plaster or housing materials;

(i) Salvage and junk yards; and

(j) Landfills.

BK: 4853 PG: 22  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007778  
Real Estate Transfer Tax \$0.00  
1472021001928

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
118 Court Street  
Monroe, Georgia 30655  
File # 21-25633

1-1  
MP  
(KLP)

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-800

**QUITCLAIM DEED IN AID OF TITLE**

**STATE OF GEORGIA  
COUNTY OF WALTON**

**THIS INDENTURE**, made the 23rd day of April, 2021, between **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All right, title, interest and equity in and to the following described property, to wit:

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 Land Lot 108 of the 3rd District, G.M.D. 419, and being designated as 26.644 acres, more or less, according to a survey entitled, "ALTA/NSPS Land Title Survey for: Jack's Creek Landing, LLC & Chicago Title Insurance Company," dated April 7, 2021, prepared by Columbia Engineering, certified by Brandon T. Miller, Georgia Registered Land Surveyor No. 2945, recorded in Plat Book 120, pages 80-81, 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 Deed is given in conjunction with a Limited Warranty Deed of even date herewith between the parties in aid of title to avoid any gaps or overlaps in the conveyance herein.

**TO HAVE AND TO HOLD** the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

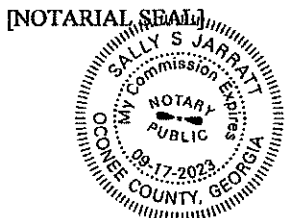
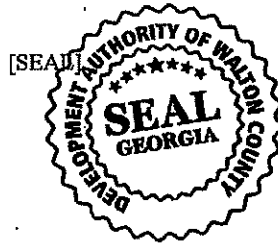
*[Signature]*  
Unofficial Witness

**DEVELOPMENT AUTHORITY OF WALTON COUNTY**, a public body corporate and politic of the State of Georgia

*[Signature]*  
Notary Public

By: *[Signature]*  
W. Morris Jordan, Chairman

My commission expires: \_\_\_\_\_





Realkey	Perskey	Taxtype	Tt_Desc	Asmtpct	CovExempt	HSExempt	Millage	EstTax	Acckey
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(There are no records to view)

**Gross Asmt :** 331,360

**Total Est Tax :** 0.00



Tables

Close

Recheck	Total Asmt	36.60							
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**TITLE COMMITMENT**

REFERENCE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. 21-25633 HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2021.

**SCHEDULE B - PART II EXCEPTIONS**

- (NOTE: THE STATEMENTS BELOW AS TO WHETHER A DOCUMENT DOES OR DOES NOT AFFECT THE SUBJECT PROPERTY ARE BASED SOLELY UPON THE LOCATION DESCRIPTION CONTAINED IN THE RECORD DOCUMENT.)
- ALL MATTERS AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 112, AND PLAT BOOK 80, PAGE 20, WALTON COUNTY, GEORGIA RECORDS.
  - EASEMENT FOR RIGHT OF WAY FROM AYCOCK BROS. IN FAVOR OF GEORGIA RAILWAY & POWER COMPANY, DATED OCTOBER 30, 1925, RECORDED IN DEED BOOK 13, PAGE 334, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED SOUTHWEST OF JACKS CREEK.
  - RIGHT OF WAY EASEMENT FROM J. H. BACCUS IN FAVOR OF WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 26, 1938, RECORDED IN DEED BOOK 23, PAGE 250, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. BASED UPON RECORD DOCUMENT AND THE HIGHWAY MAP OF WALTON COUNTY PUBLISHED BY STATE HIGHWAY DEPARTMENT OF GEORGIA DATED 1950 RIGHT OF WAY EASEMENT IS LOCATED WITHIN GMD 454 (MOUNTAIN) AND NOT WITHIN GMD 419 (TOWNS).
  - RIGHT OF WAY DEED FROM R. E. AYCOCK IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MAY 24, 1957, RECORDED IN DEED BOOK 40, PAGE 432, AFORESAID RECORDS. UNABLE TO DETERMINE EXACT LOCATION FROM RECORD DOCUMENT.
  - RIGHT OF WAY AGREEMENT BY AND BETWEEN R. E. AYCOCK AND TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED SEPTEMBER 2, 1961, RECORDED IN DEED BOOK 53, PAGE 209, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY BASED UPON LEGAL DESCRIPTION IN RECORD DOCUMENT. AFFECTED PROPERTY IS WEST OF SUBJECT PROPERTY BASED UPON PROXIMITY TO ALCOVY RIVER AS REFERENCED IN DEED.
  - RIGHT OF WAY AS SHOWN IN THAT CERTAIN DECLARATION OF TAKING FROM R. E. AYCOCK, JR. IN FAVOR OF DEPARTMENT OF TRANSPORTATION, WALTON COUNTY SUPERIOR COUNTY DOCKET NO. 9422 AND AS RECORDED IN MINUTE BOOK 27, PAGE 715, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. PORTION OF RIGHT OF WAY OF US HIGHWAY NO. 78.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1985M RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG STATE ROUTE NO. 83.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF WALTON COUNTY, GEORGIA, DATED APRIL 11, 1985, RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG OLD ATHENS HIGHWAY.
  - RIGHT OF WAY DEED FROM DEVELOPMENT AUTHORITY OF WALTON COUNTY IN FAVOR OF CITY OF MONROE, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 47, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.
  - CONSENT TO THE GRANTING OF RIGHT OF WAY BY AND BETWEEN WAL-MART STORES EAST, LP, AS SUCCESSOR TO WALMART STORES EAST, INC., WAL-MART STORES, INC. AND DEVELOPMENT AUTHORITY OF WALTON COUNTY, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.

**GEORGIA SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Brandon T. Miller*  
 BRANDON T. MILLER, RLS No. 2945



**GENERAL NOTES:**

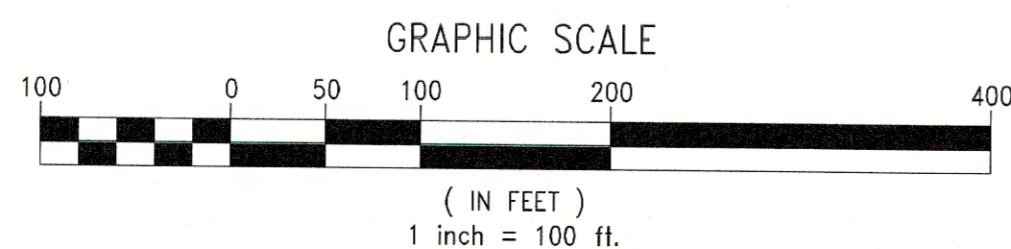
- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD HAZARD AREA ZONE A, ACCORDING TO THE CITY OF MONROE, WALTON COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 13297C0137E, EFFECTIVE DATE DECEMBER 8, 2016.
- THE BEARING BASE FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 261,477 FEET.
- THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,808 FEET AND AN ANGULAR ERROR OF 3.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON MARCH 11, 2021.
- EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S7 TOTAL STATION AND A TRIMBLE R6 GPS RECEIVER WITH THE eGPS NETWORK.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- PLAT BOOK 99 PAGE 112 DEPICTS THE SUBJECT SURVEYED PROPERTY AND SHOWS THE LOCATION OF THREE (3) GRAVES CENTRALLY LOCATED ON THE SUBJECT PARCEL. THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY DICKINSON PROPERTY SCIENCES, INC. FOR THE DEVELOPMENT AUTHORITY OF WALTON COUNTY DATED MARCH 13, 2020 INCLUDES DOCUMENTATION THAT STATES THESE GRAVES WERE RELOCATED TO REST HAVEN CEMETERY IN DOWNTOWN MONROE, GEORGIA. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT FIND ANY VISIBLE SURFACE EVIDENCE OF GRAVES LOCATED ON THIS PROPERTY. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT COMPLETE ANY SUBSURFACE EXPLORATION ON THE SUBJECT PROPERTY TO VERIFY THE COMPLETE REMOVAL OF PAST GRAVE SITES.
- THE SUBJECT SURVEYED PROPERTY IS PARTIALLY BOUNDED BY JACKS CREEK ON THE SOUTHWEST AND AN UNKNOWN BRANCH ON THE EAST. THE WATER BOUNDARIES WERE SURVEYED BETWEEN MARCH 11 - 11, 2021 AND THESE WATER COURSES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT SURVEYED PROPERTY.

**SURVEYOR'S CERTIFICATION:**

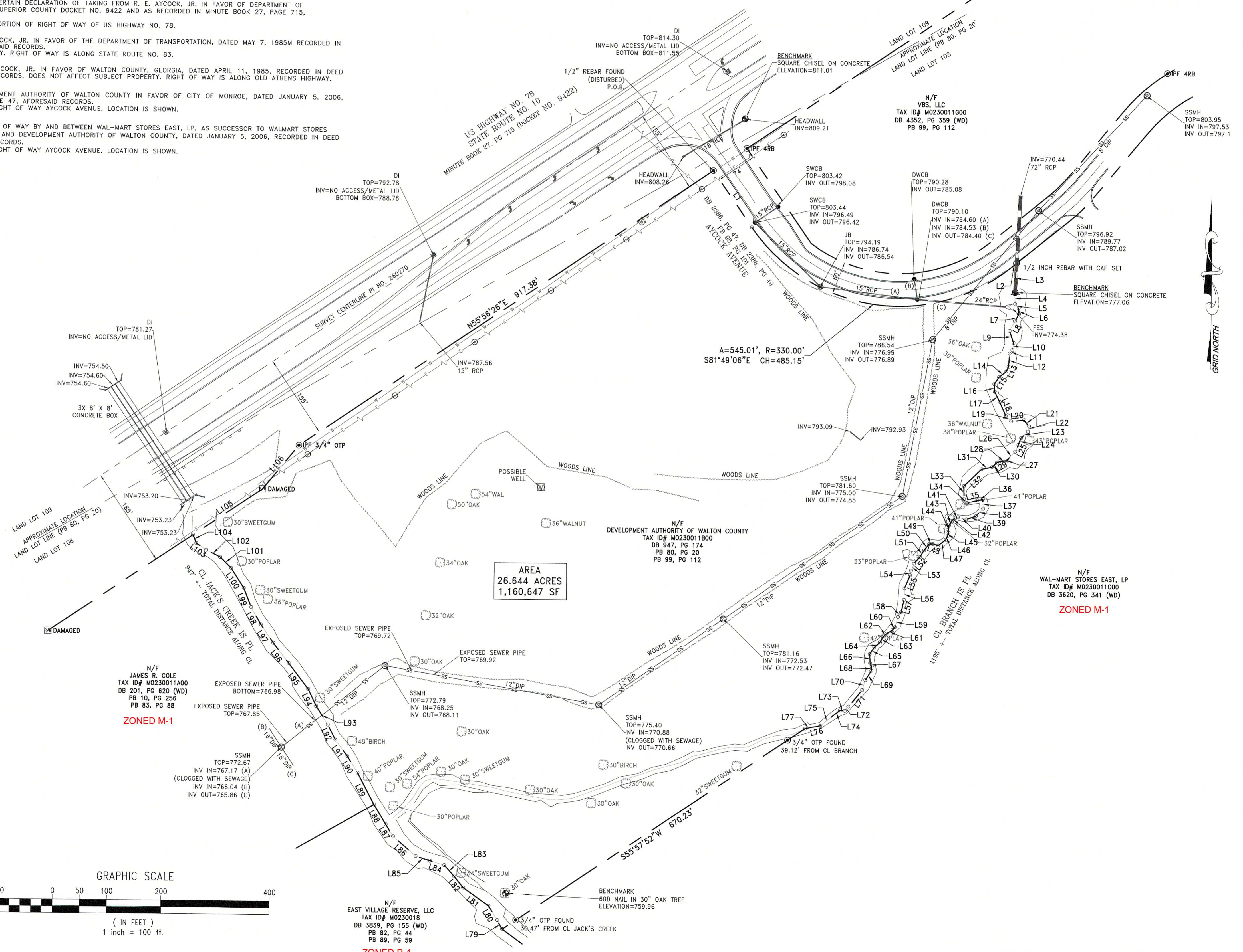
I HEREBY CERTIFY TO: JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/21.

DATE OF PLAT OR MAP: 04/07/21.

*Brandon T. Miller*  
 BRANDON T. MILLER, RLS No. 2945



LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S34°30'19"E	126.39'	L21	S38°03'58"E	14.42'	L41	S79°26'55"W	4.97'	L61	S59°29'19"W	12.60'	L81	N54°45'52"W	58.10'
L2	N50°52'07"E	10.35'	L22	S11°31'38"W	9.99'	L42	S48°54'59"W	8.01'	L62	S45°48'48"W	7.88'	L82	N39°24'10"W	25.98'
L3	S02°50'51"W	53.97'	L23	S46°22'32"W	16.94'	L43	S29°15'41"W	9.50'	L63	S31°07'02"W	12.79'	L83	N42°05'22"W	27.86'
L4	S02°55'18"E	21.12'	L24	S20°55'20"W	13.64'	L44	S02°34'12"W	13.57'	L64	S48°54'54"W	13.88'	L84	N73°43'37"W	27.69'
L5	S41°26'25"E	9.51'	L25	S24°39'59"W	13.83'	L45	S13°03'25"W	6.06'	L65	S32°37'47"W	15.07'	L85	N71°57'41"W	27.65'
L6	S04°37'33"E	11.11'	L26	S43°22'00"W	22.37'	L46	S27°19'11"W	7.79'	L66	S02°45'50"E	16.81'	L86	N49°32'12"W	55.21'
L7	S29°35'26"W	15.21'	L27	S65°05'58"E	1.15'	L47	S51°59'03"W	17.67'	L67	S27°58'35"E	6.53'	L87	N31°50'43"W	25.83'
L8	S28°15'34"W	20.25'	L28	S86°12'04"W	14.42'	L48	N72°06'09"W	10.39'	L68	S04°03'55"W	7.59'	L88	N31°02'39"W	45.40'
L9	S19°00'41"E	23.29'	L29	S59°40'32"W	5.73'	L49	S85°31'46"W	6.97'	L69	S31°58'47"W	20.65'	L89	N27°45'56"W	62.89'
L10	S10°25'21"W	13.41'	L30	S47°23'18"W	12.29'	L50	S37°44'32"W	14.97'	L70	S18°01'05"W	19.25'	L90	N32°12'34"W	35.35'
L11	S36°53'54"W	7.96'	L31	S78°11'13"W	19.66'	L51	S32°51'12"W	14.22'	L71	S38°54'50"W	39.51'	L91	N36°22'15"W	37.84'
L12	S04°25'25"W	24.65'	L32	S46°11'39"W	44.72'	L52	S40°50'29"W	16.61'	L72	S42°05'36"W	10.08'	L92	N27°56'33"W	31.04'
L13	S24°09'27"W	9.45'	L33	S00°22'01"E	24.14'	L53	S21°51'18"W	13.53'	L73	N88°10'17"W	8.57'	L93	N32°25'54"W	40.55'
L14	S51°31'38"W	16.93'	L34	S40°27'03"E	9.21'	L54	S10°31'21"W	8.75'	L74	S52°14'06"W	16.41'	L94	N25°54'48"W	34.42'
L15	S33°11'55"W	15.70'	L35	N75°37'25"E	19.86'	L55	S22°45'45"W	26.16'	L75	S51°10'29"W	30.13'	L95	N37°25'32"W	60.32'
L16	S03°10'16"E	13.84'	L36	N79°34'01"E	9.92'	L56	S02°27'31"W	21.43'	L76	S78°51'59"W	16.71'	L96	N37°47'44"W	46.47'
L17	S27°10'30"E	20.92'	L37	S02°19'28"E	17.03'	L57	S12°50'31"W	23.17'	L77	S78°43'23"W	11.43'	L97	N34°43'23"W	40.23'
L18	S23°54'02"E	28.76'	L38	S43°54'31"W	19.35'	L58	S31°36'44"W	10.71'	L78	N28°45'23"W	18.68'	L98	N29°27'38"W	36.79'
L19	S45°10'16"E	13.72'	L39	S71°17'22"W	18.16'	L59	S15°34'37"W	19.51'	L79	N31°31'05"W	30.74'	L99	N31°30'01"W	38.04'
L20	N84°08'38"E	23.96'	L40	N77°05'54"W	16.10'	L60	S40°03'52"W	7.25'	L80	N31°03'56"W	43.93'	L100	N33°00'36"W	43.93'



ALTA/NSPS LAND TITLE SURVEY FOR:  
**JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY**  
 LAND LOT 108 OF THE 3RD DISTRICT  
 G.M.D. 419  
 CITY OF MONROE  
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE  
**ALTA/NSPS LAND TITLE SURVEY**

FILE NAME: 5458_00_SV	DRAWING NO.
DRAWN BY: JR	1 OF 2
PROJECT NO: 5458.00	PLAT DATE: 04/07/21
FIELD DATE: 03/11/21	SCALE: 1"=100'





**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting the property located at the southwest corner of US Hwy 78 and Aycock Ave. (Parcel #MO230011B00) be rezoned from PCD to PCD with modifications.**

**A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on August 16, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on September 13, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.**

---

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**July 31, 2022**





## CODE DEPARTMENT

August 5, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for August 16, 2022 to consider an application for rezoning +26.64 acres located at the southwest corner of US Highway 78 and Aycock Avenue, Parcel #M0230011B00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). In addition to the rezone request, the Planning Commission will also consider an application requesting a variance from Section 9.16.3.C(2) of the Development Regulations to decrease the minimum number of driveway access points from 3 to 2 at the southwest corner of US Hwy 78 and Aycock Avenue.

As an adjacent property owner, you are officially being notified of these requests. Further notice of these requests will appear in the Walton Tribune on July 31, 2022. 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—August 16, 2022 at 5:30pm
- City Council—September 13, 2022 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](http://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  
Code Department Assistant



CITY OF WOODBRIDGE  
APPLICATION FOR A  
**REZONE**

CITY OF WOODBRIDGE  
APPLICATION FOR A  
**VARIANCE**

FOR: Public, Utility, Public, Other  
+PUBLIC HEARING INFO+  
PLANNING COMMISSION  
DATE: 8/29/23 TIME: 6:30 PM  
CITY COUNCIL  
DATE: 9/11/23 TIME: 6:00 PM

MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS, 222 CITY HALL  
470 NORTH G ST., WOODBRIDGE, VA  
FOR MORE INFORMATION, CONTACT:  
773-XXXX-XXXX



# JACKS CREEK LANDING

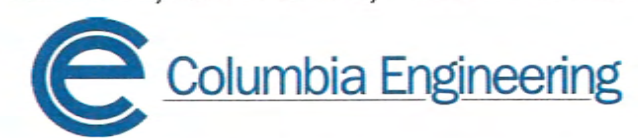
LOCATED AT THE SOUTHWEST CORNER OF US HIGHWAY 78 AND AYCOCK AVENUE  
MONROE, GEORGIA

## REZONING PATTERN BOOK PLANNED RESIDENTIAL DISTRICT (PRD)

SUBMITTED JUNE 2022

OWNER:  
JACKS CREEK LANDING, LLC  
2971B NORTH COLUMBIA STREET  
MILLEDGEVILLE, GA 31061

PLANNER, SURVEYOR, AND ENGINEER:



2862 Buford Highway, Suite 200  
Duluth, GA 30096

On Behalf of Jacks Creek Landing, LLC, the purpose of this pattern book is to provide a development outline and supporting documentation for the 26.6 acre Jack's Creek Landing Planned Commercial Development with Modifications (PCD) in the City of Monroe. The Project is located at the southwest corner of Aycok Avenue and US Highway 78. It is bound by a stream on the western and southern sides, and it is currently zoned PCD (Planned Commercial District) and located within the Corridor Design Overlay District in the City of Monroe.

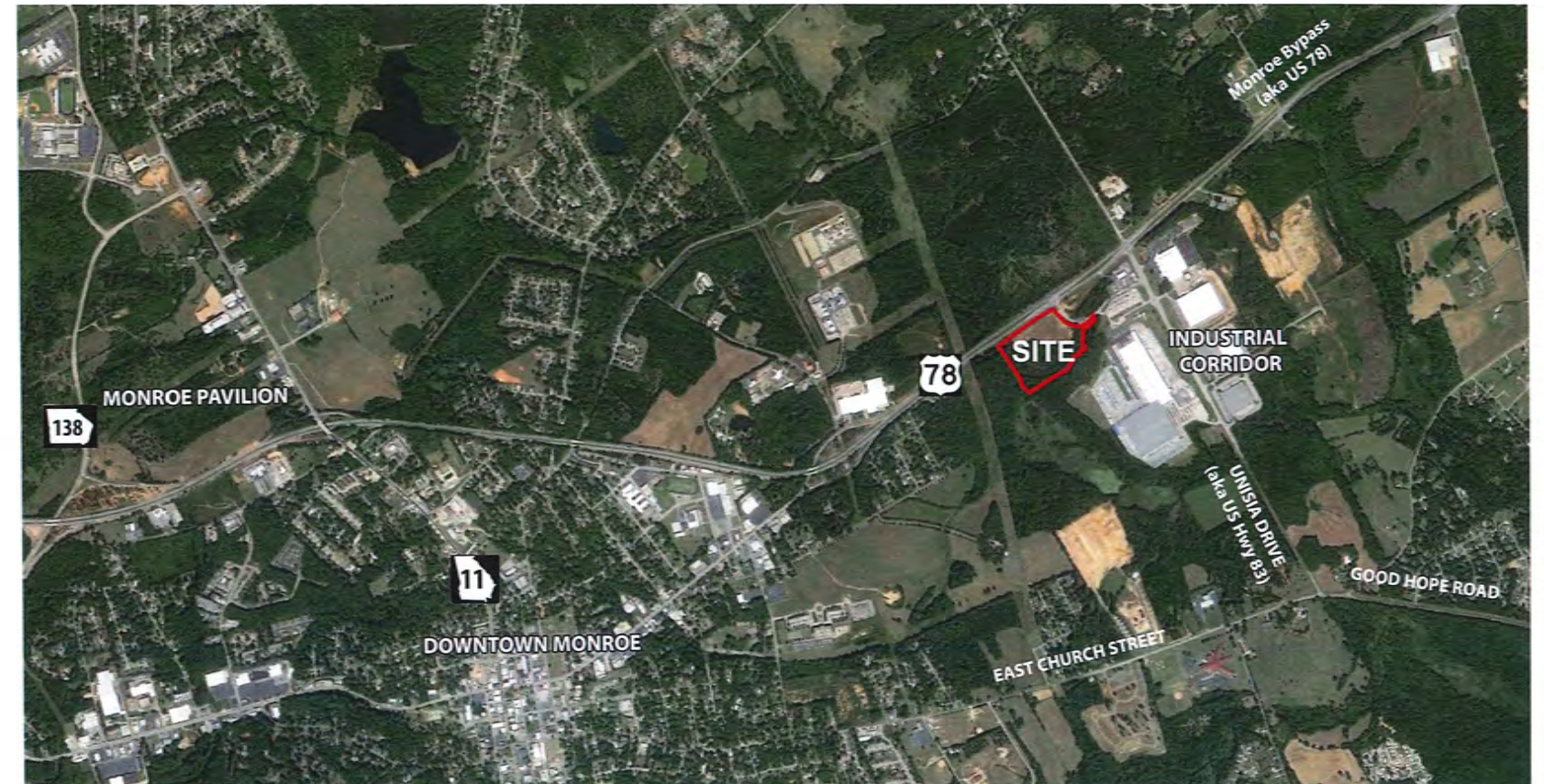
This pattern book is intended to outline the details of how the Jack's Creek Landing mixed use development will meet the Monroe zoning code, and it is intended to accompany a formal request for rezoning of the parcel from PCD to PCD with the modifications set forth.

#### Planning Objective

Jacks Creek Landing is a Planned Commercial Development that provides high quality multi-family housing as well as a commercial component and associated connectivity between the two. Located along US Highway 78 at Aycok Avenue near the eastern City limits of Monroe, it is intended to provide workforce housing for Monroe and Walton County. Located on a growing industrial corridor and near downtown, it will provide a prime living space for people wanting to make Monroe their home.

The proposed Planned Commercial district will set a standard for quality multifamily development in the Monroe area. In recent years, the City and surrounding areas have seen tremendous growth of single family detached residential subdivisions, and the proposed Jacks Creek Landing Residential community will help maintain a balance among housing types that is needed for a successful community to grow and thrive. Retail destinations such as Monroe Pavilion and downtown Monroe will be easily accessible to residents of this community for both work opportunities as well as entertainment and shopping.

The proposed development meets and exceeds the threshold of 40% open space, and includes amenities above and beyond standard requirements in order to make a special community. The development's commercial corner will have use restrictions and be targeted for community friendly retail that will create a synergy with the residential complex.

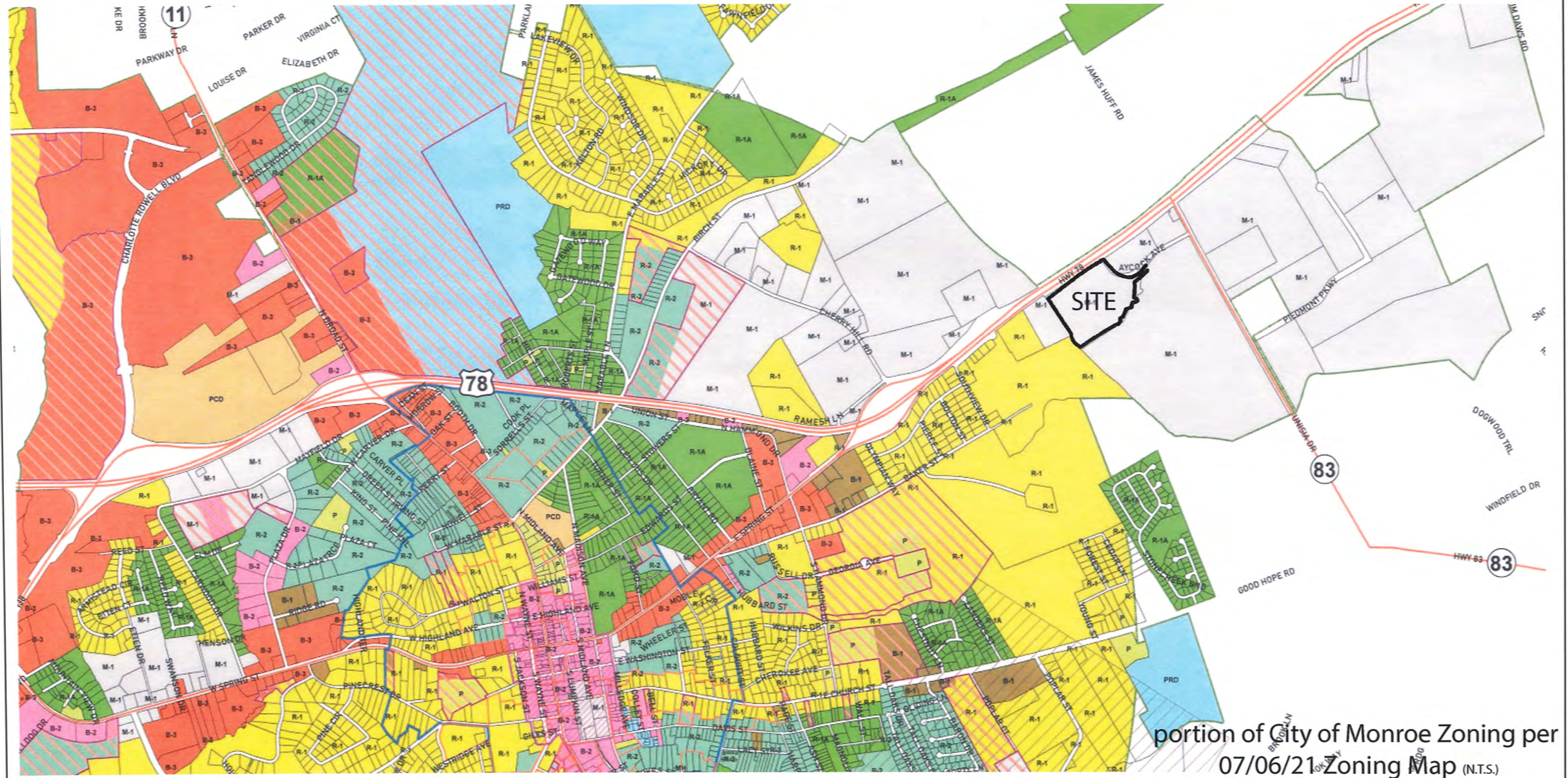


VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)

The subject site lies near the eastern boundary of the City and is abutted by public right-of-way and M-1 Industrial zoning for over 90% of the property boundary. The site is currently zoned PCD Planned Commercial District within the City of Monroe jurisdiction. The current Planned Commercial District with Modifications is the highest and best use for the property, given it's surrounding industrial uses and connectivity to large non-local streets. The commercial element of this PCD district is located at the intersection of Aycock and US Highway 78 will provide a mix of uses that will diversify this gateway to the City.



Future Land Use:

The current City of Monroe Comprehensive Plan identifies the project site as located within the “Northeast Sub-Area”. This is a predominantly industrial use area, but the Comprehensive Plan specifically identifies “higher density residential” as an acceptable use with a target of 5%-10% of such use within the area. Additionally, it identifies “Retail” use as acceptable with a targeted goal for 2%-4% of the sub-area. The proposed development includes both elements and in appropriate ratios to the overall desired build out of this sub area per the Comprehensive Plan. The project intent of providing workforce housing as well as a commercial component for convenience, goods, or other retail services along the US 78 corridor is consistent with the desirable goals established for this area by the City of Monroe.

CITY OF MONROE COMPREHENSIVE PLAN

CITY OF MONROE COMPREHENSIVE PLAN

NORTHEAST SUB-AREA PLAN

Existing General Character

The Northeast Monroe sub-area is shown on the following page. This area is primarily zoned for industrial uses. To meet live-work-play objective of the Comprehensive Plan, zoning/codes should adjust to allow higher density residential, commercial, and recreational uses.



Future Character

Given the existing industrial characteristics of this part of Monroe and access to SR78, a continued industrial character is anticipated into the future. To achieve the live-work-play objective of the community, form-based codes and zoning should support inclusion of residential, commercial, and recreational uses to balance the predominantly industrial character.

There is currently proposed a residential workforce development for the area. Since this area is mostly owned by the Industrial Development Authority, the City of Monroe should work with the authority to best achieve the goal for economic development and supporting urban form. Industrial land use is planned to dominate this sub-area with focus on light manufacturing (low noise and pollution).

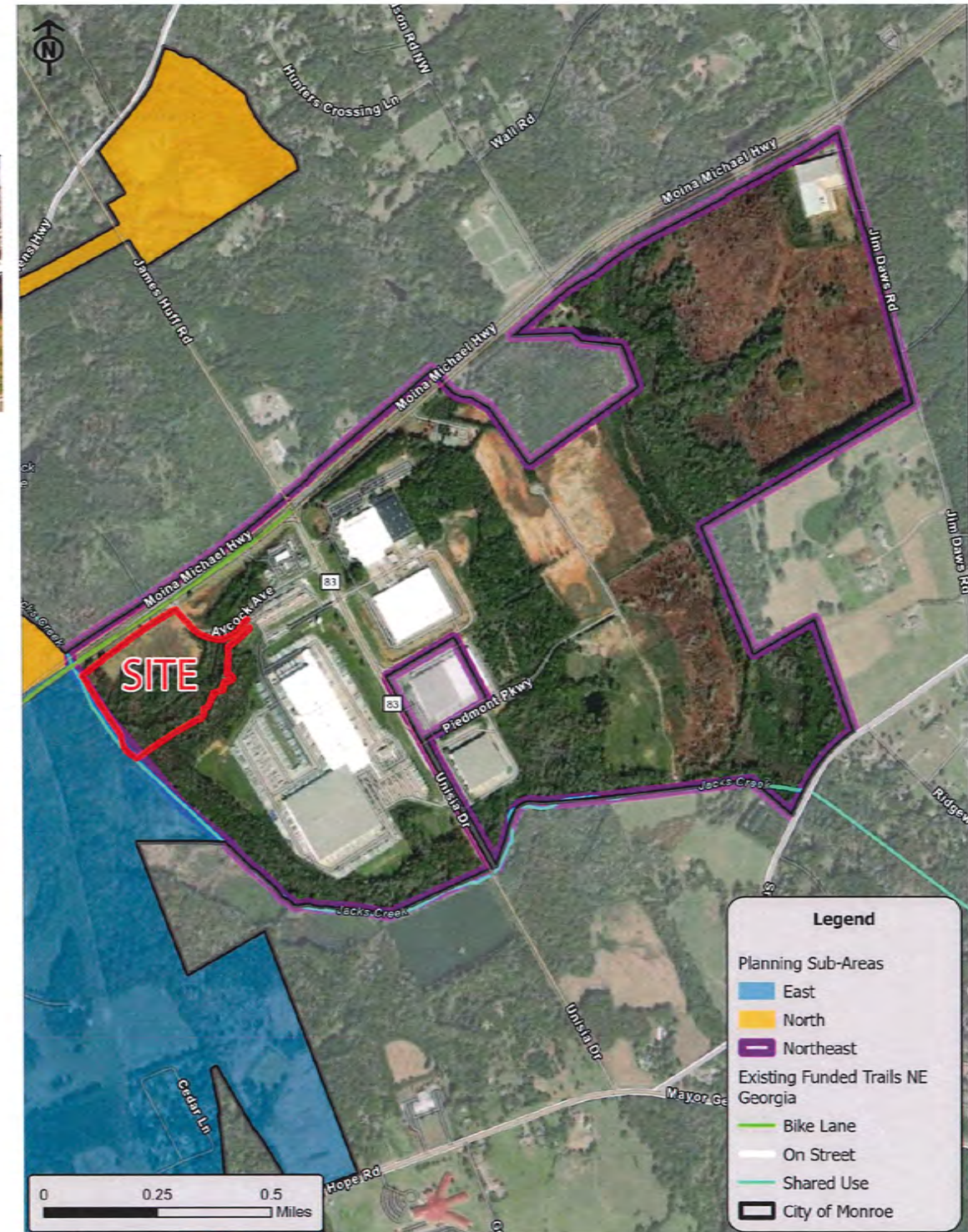
Land Use Goal Percentages

The following table shows recommended ranges for site approval considerations. The urban transect is T4 - SD for purposes of development form.

TABLE 15: NORTHEAST LAND USE GOALS

Land Use	Low	High
Industrial	75%	85%
Office	2%	4%
Retail	2%	4%
Parks/Recreation	2%	4%
Residential	5%	10%

FIGURE 36: NORTHEAST SUB-AREA PLANNING BOUNDARY



Existing Conditions:

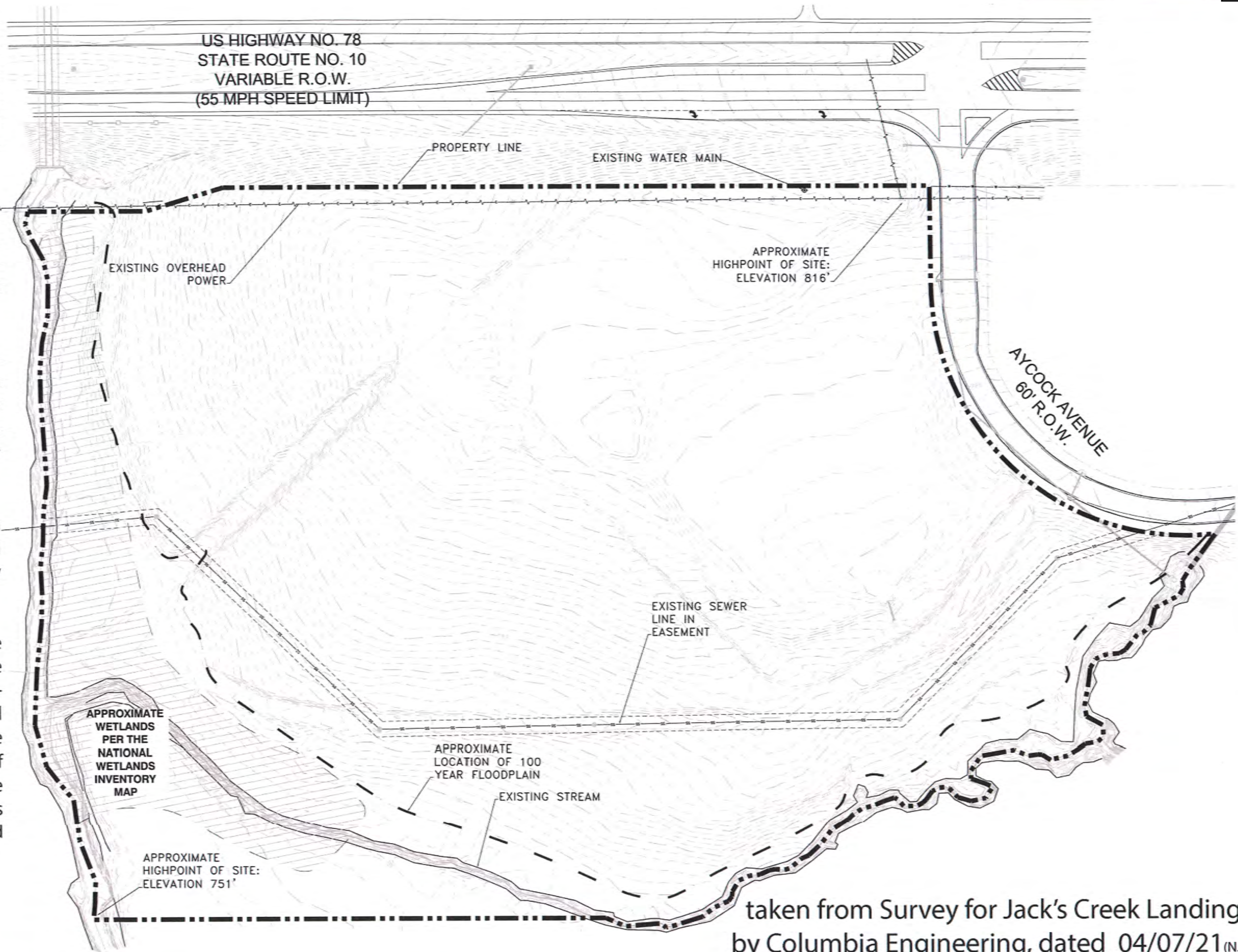
The site is fully surveyed, with existing conditions depicted below. Located at the southwest corner of the intersection of US Highway 78 and Aycock Road, the site contains substantial topographic change. From the high point near the intersection to a low point in the rear, there is approximately 65' of grade transition.

The site is served by power, water, and sewer, with sewer bisecting the site in an easement. The location of sewer impacts the configuration of the development, but does not prohibit the proposed development.

The southern and western boundaries are prohibited from development due to the location of existing streams and associated buffers, 100 year FEMA floodplain, and wetlands. These areas are to remain undisturbed in their wooded condition.

Numerous specimen trees were identified in these areas, and they will provide a substantial buffering effect which will also be amended by on site plantings.

A traffic study was undertaken to evaluate access into and from the site, and the relative speed limits, visibility, and other criteria required by GDOT were met to achieve approval for a right-in/right-out with deceleration lane along US Highway 78. and the signalization of Aycock and US Highway 78. Access is also to be attained from Aycock Road, providing residents and customers with separate ways to enter and leave the master planned site.



taken from Survey for Jack's Creek Landing by Columbia Engineering, dated 04/07/21 (N.T.S.)



**Site Plan:**

The proposed site plan will provide for a high quality multifamily housing development with numerous amenities as well as a commercial corner suitable for residents and passing motorists. Site data below identifies development conformance to Monroe standards

**Multi-family site: ±24.53 acres**

- proposed multifamily units: 282 max(11.5/ac)
- proposed parking: 423 spaces (1.5 spaces/unit max)
- Maximum structure height: 3 stories
- Minimum SF of dwellings: 1BR-800 sf; 2BR-1,000 sf; 3BR-1,200 sf
- Minimum lot size: N/A
- Maximum lot coverage: 60%
- Required buffers: stream buffers as shown, zoning buffer to R-1

**Commercial site: ±1.85 acres**

- Maximum gross sf of structures: 5,000 sf
- Minimum SF of landscaped area: 20,150 sf (25%)
- Maximum structure height: 25' height
- Minimum SF of parking and drives: 20,000 sf
- proposed # of parking spaces: per City zoning ordinance Section 520, Table 3.
- Buffers: a minimum 20' landscaped buffer is required where the commercial tract abuts the multifamily tract and shall contain a 6 ft height opaque privacy fence and a double row of evergreen trees, planted at six (6) feet in height, minimum.

The proposed user and final layout must conform to Monroe Highway Corridor Overlay district and uses shall be limited to those approved for B-3 uses in the City of Monroe zoning code. Uses are further restricted to prohibit the following:

- Salvage, junk, wrecking, recycling, waste, and scrap yards, adult bookstore, sexually oriented businesses or establishments, pawnshop or loan brokers, other than mortgage loan brokers, rooming and boarding houses, automotive repair and maintenance, except car washes.

**CDO Corridor Overlay District standards:**

- a. the development contains a mix of uses consistent with City standards and has clear and legible ingress and egress based on prior transportation analysis of the site.
- b. No recognized environmental conditions exist on site per a Phase 1 Environmental Site Assessment.
- c. Architecture and site design will be harmonious with site and landscape design as is generally depicted on architectural section of this pattern book
- d. Landscape design shall be an integral component of this development. Enhanced buffering of the multifamily component to US Highway 78 will be provided and are depicted in this pattern book.



Site Plan Rendering (N.T.S.)

Site Connectivity

US 78 access:

Along US Highway 78, the proposed driveway is in proximity to the intersection with Aycock and therefore does not consist of a median break and full access onto US 78. The proposed right in/right out as depicted has been approved by GDOT and will provide convenient ingress and egress to both the commercial and residential components of this development

Aycock Avenue access:

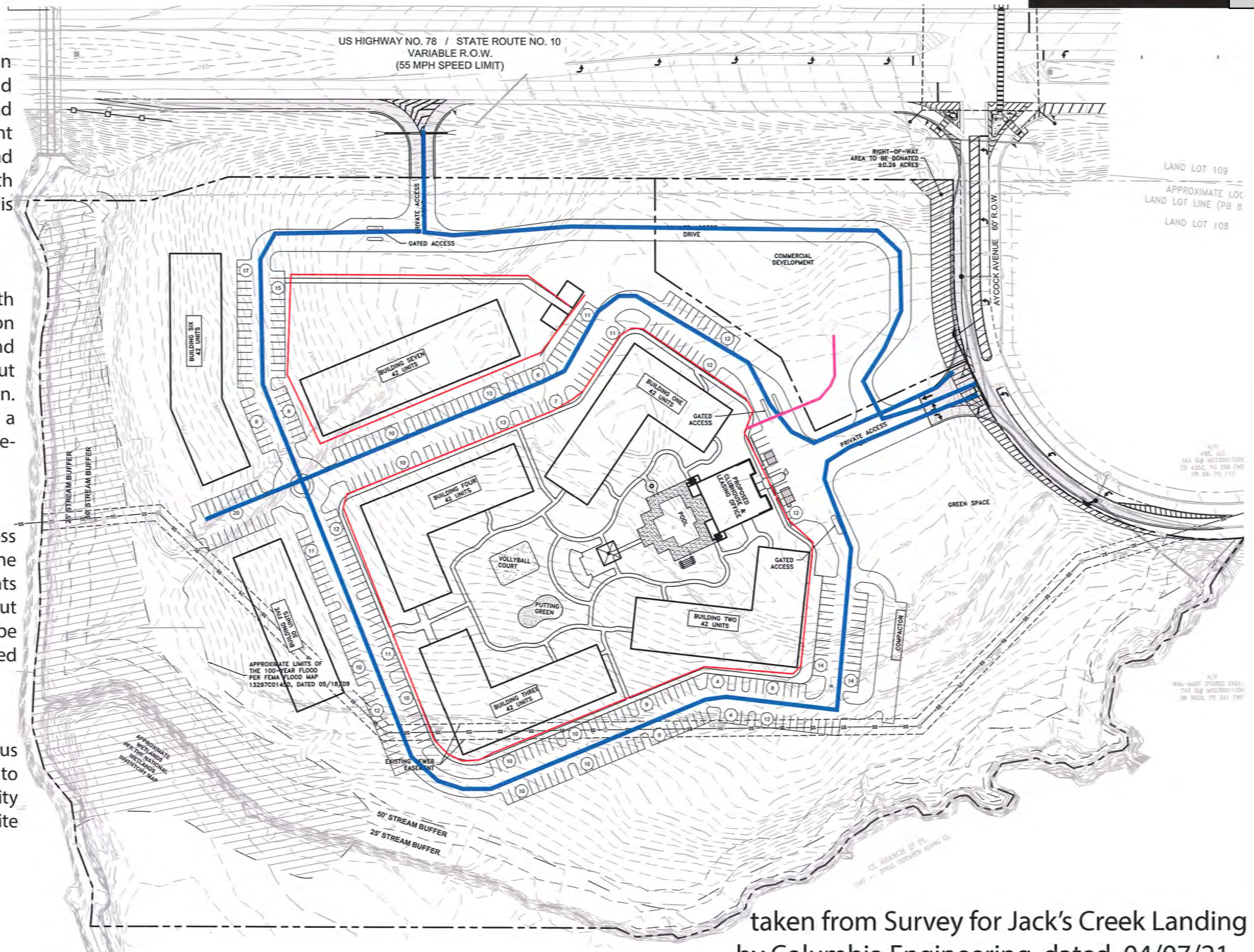
Access from Aycock Avenue is a full access, with widening of Aycock to provide left turn deceleration and stacking and right turn deceleration and stacking to facilitate easy movement into and out of the site and reduce the potential for congestion. Aycock Avenue is further designed to provide a future second left turn lane onto US 78 if traffic necessitates.

Vehicular access within the site:

The community will be served by a private access drive off of Highway 78 and Aycock Avenue. The design gives commercial customers and residents access from both US 78 and Aycock without interfering with each other. The community will be gated and the commercial use is beyond the gated area on its own accessible tract.

Pedestrian access within the site:

Sidewalks within the site provide a continuous walking loop as well as pedestrian only paths to amenities and large common spaces. Connectivity will also be available to the commercial corner site for residents convenience.

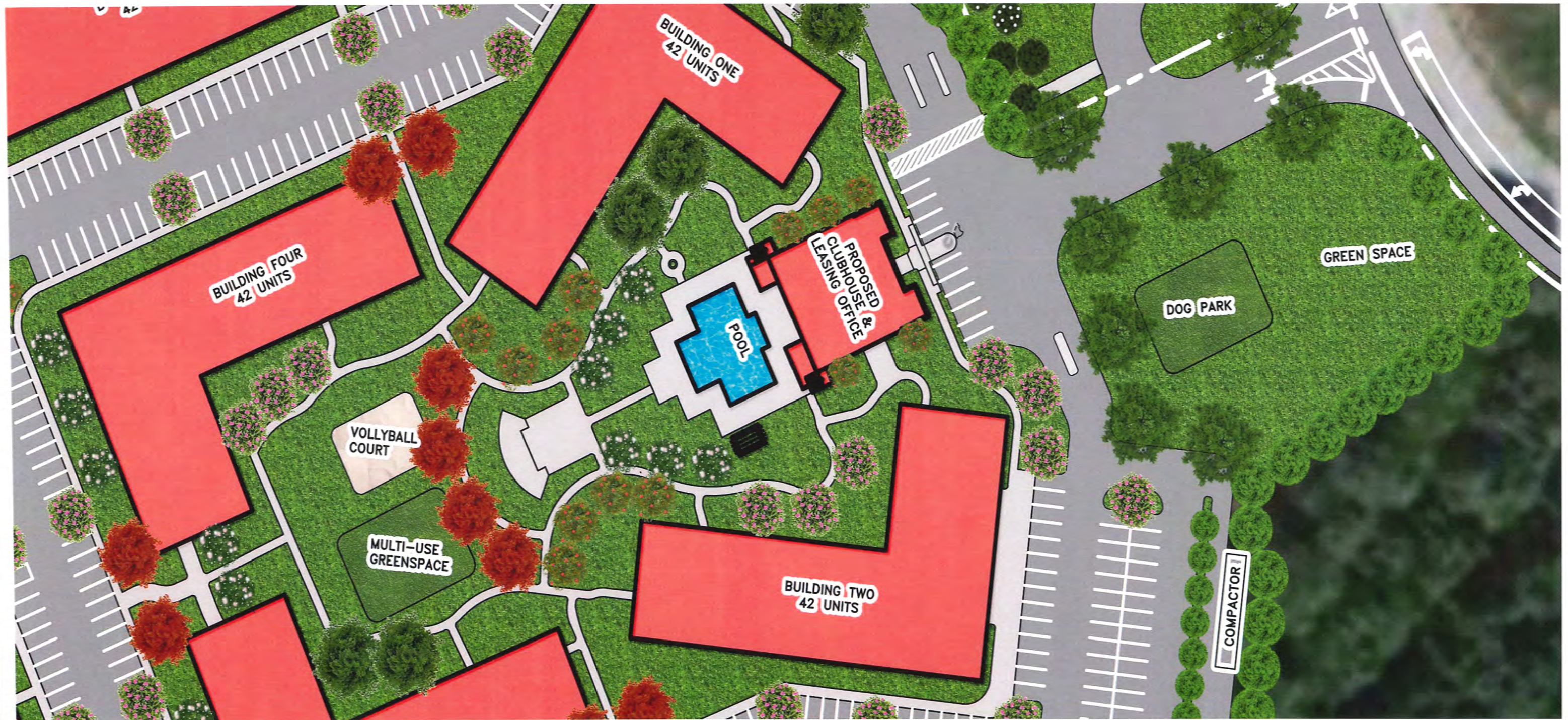


taken from Survey for Jack's Creek Landing by Columbia Engineering, dated 04/07/21 (N.T.S.)

### Amenities

The quality of space and life in the proposed multifamily development is elevated above the typical apartment development. This is accomplished by the organization of space on the site, creating a large central green campus atmosphere. It is also accomplished by the high quality amenities on site, which will enhance residents enjoyment of the site and ensure the development is a desirable place to live in Monroe for many years to come. These amenities include:

- Clubhouse
- Pool cabana, and plaza
- multi-use greenspace
- volleyball court
- Dog park
- lawns, pathways, and benches
- Pavilion



### Buffering

The proposed development consists of a multifamily development featuring 3 story apartment structures as well as a commercial component limited to 25' in height and located at the signalized intersection. While the site will be heavily planted throughout, buffering to adjacent neighbors to the south and west is generally achieved through the large stream buffer, floodplain, and wetlands areas which are to remain undisturbed and contain numerous specimen trees.

### Buffering multifamily on US Highway 78

Buffering views from the US Highway 78 right of way to the multifamily development and vice versa will be accomplished by a planted buffer exceeding the minimum standards set by the City. Where the proposed multifamily development abuts the US Highway 78 right of way, a minimum of 4 staggered rows of evergreen trees shall be planted between the right of way and proposed structures. No more than 30% of a single species shall be used in order to provide an attractive and varying buffer. Buffer plantings are not required in undisturbed areas. **Construction of the development shall be phased to provide grading, stabilization, and planting of US 78 multifamily buffer screening plants prior to multifamily unit vertical construction.**

### Buffering commercial development to multifamily development

The nature of the project is a mixed use development, but the separation of uses creates the need for buffering between higher and lower uses. For this reason, a minimum 20' landscaped buffer is required to be provided on the commercial tract, where the commercial tract abuts the multifamily tract. This buffer shall contain a 6 ft height opaque privacy fence and a double row of evergreen trees, planted at six (6) feet in height, minimum.



Architectural Option B - Parapet roof

Proposed architecture features a parapet roof system. Building color palette may be modified as necessary. All proposed multifamily units are 3 stories in height



Architectural Option A&B - Landscaped Courtyard Amenities

Aerial view of English garden landscaped walkways with outdoor gaming adjacent clubhouse amenities.



Architectural Option A: Gabled roof

Proposed architecture features a gabled roof system. Building color palette may be modified as necessary. All proposed multifamily units are 3 stories in height





Stegenga + PARTNERS  
Alpharetta, Georgia 678.319.0091 www.SnP-Studio.com







**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 8/29/22  
**Subject:** Variance – Jacks Creek Landing

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

**Description:**  
 The property owners of the Jacks Creek Landing project are petitioning for a variance from the Development Regulations to reduce the number of required access points to the development from 3 to 2.

**Background:**  
 Please refer to the attached staff report for complete details regarding this variance request.

**Recommendation:**  
 The Planning Commission voted unanimously to recommend approval of the variance request as submitted without conditions. Staff also recommended approval of the variance request with as submitted without conditions.

**Attachment(s):**  
 Staff Report  
 Application Documents



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

---

**APPLICATION SUMMARY**

**VARIANCE CASE #:** 1342

**DATE:** August 8, 2022

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Jacks Creek Landing LLC

**PROPERTY OWNER:** Jacks Creek Landing LLC

**LOCATION:** Southwest corner of US Hwy 78 & Aycok Avenue

**ACREAGE:** ±26.644

**EXISTING ZONING:** PCD (Planned Commercial District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** The owner is requesting a variance for this property to reduce the minimum number of required access points from 3 to 2.

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

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** August 16, 2022

**CITY COUNCIL:** September 13, 2022

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**REQUEST SUMMARY**

**VARIANCE REQUEST SUMMARY:**

The applicant is requesting approval of a variance in order to reduce the number of required access points from 3 to 2 for a mixed use development. Section 9.16.C.2 of the Development Regulations requires residential developments with more than 200 dwelling units to have a minimum of 3 driveway access points. The applicant proposes to construct one entrance into the development from US Hwy 78 with a second entrance into the development from Aycok Avenue. The applicant has already received permits from GDOT to construct the entrance from US Hwy 78. The entrance off Aycok Avenue is proposed to include additional turn lanes and right-of-way dedication as part of improvements to construct a traffic signal at the intersection of Aycok Avenue and US Hwy 78.

**PROPOSED PROJECT SUMMARY:**

- Please refer Rezone #1183, PCD to PCD with modifications for a complete background on the proposed project included with this request

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**STAFF ANALYSIS**

SECTION 14.3 OF THE *CITY OF MONROE DEVELOPMENT REGULATIONS* PERMITS VARIANCE REQUESTS FROM THE REQUIREMENTS OF THE DEVELOPMENT REGULATIONS AT THE DISCRETION OF THE MAYOR AND CITY COUNCIL.

As described in the variance summary, this variance is requested to reduce the minimum number of driveway access points from 3 to 2. The subject property is located on the southwest corner of US Hwy 78 and Aycock Avenue. A majority of the property frontage is located along US Hwy 78. Access to US Hwy 78 is controlled by GDOT. The applicant has been granted an access permit from GDOT on US Hwy 78 for one access point. The property frontage along Aycock Avenue does not contain adequate linear distance to accommodate two entrances that would comply with separation of access point requirements outlined in Section 9.16.D.1 of the Development Regulations (2 access points each 300 feet of lot frontage). Due to the limit of one access point off US Hwy 78 and the limited frontage along Aycock Avenue, requiring 3 access points into the project is not feasible.

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**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Development Regulations of the City of Monroe, staff recommends approval of the requested variance to allow for a reduction in the minimum number of driveway access points from 3 to 2 as requested without conditions.



# City of Monroe

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

## VARIANCE REQUEST PERMIT

PERMIT #:	1342	DESCRIPTION:	VARIANCE REQUEST - Driveways
JOB ADDRESS:	Hwy 78	LOT #:	
PARCEL ID:	M0230011B11	BLK #:	
SUBDIVISION:		ZONING:	M1
ISSUED TO:	Jack's Creek Landing LLC	CONTRACTOR:	Jack's Creek Landing LLC
ADDRESS:	2971 North Columbia St	PHONE:	
CITY, STATE ZIP:	Milledgeville GA 31061	OWNER:	
PHONE:		PHONE:	
PROP.USE:	PCD	DATE ISSUED:	8/04/2022
VALUATION:	\$ 0.00	EXPIRATION:	1/31/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 250.00
<b>FEE TOTAL</b>		\$ 250.00
<b>PAYMENTS</b>		\$- 250.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

Be advised this request for a Rezone and Variance at the southwest corner of US Hwy 78 and Aycock Avenue will be heard by the Planning Commission on August 16, 2022 at 5:30pm and by City Council on September 13, 2022 at 6pm. Both meetings will take place in the Council Chambers at 215 N. Broad St Monroe, GA.

### NOTICE

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE



# CITY OF MONROE

## VARIANCE APPLICATION

### VARIANCE REQUEST LOCATION & DESCRIPTION

Address: Southwest corner of US Highway 78 & Aycock Avenue

Parcel #: M0230011B00 Council Districts: District 4,

Zoning: PCD (Rezoning to PCD with Modifications) Acreage/Square Feet: 26.644 ac (Surveyed)

Stated Purpose of Variance Request (Provide ordinance reference): \_\_\_\_\_

Section 9.16.1.C.2 of the Development Regulations: Reduction in the  
required number of access points based on number of units; 3 required, 2 provided

### PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Jack's Creek Landing, LLC Phone #: (706)207-8111

Address: 2971B North Columbia Street City: Milledgeville State: GA Zip: 31061

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### VARIANCE INFORMATION

**Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)):** Per studies performed by the City of Monroe and GDOT, the proposed  
development is limited to one access off of Highway 78 and one access off of Aycock Avenue, but requires three per the number of units proposed

**Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)):** The proposed residential and commercial use is adjacent to warehouses and undeveloped land with Industrial zoning. This proposed  
mixed use development would provide more dense housing options for employees of the current and future industrial uses in this corridor.

**Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)):** Per the table under Section 9.16.1.C. of the Development Regulations, a residential  
development with more than 200 proposed units requires three access points.

**VARIANCE INFORMATION CONT.**

**Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)):** The parcel is bound by an active stream and corresponding wetlands on the southern and western boundaries through which

no access can be routed. To the north is GDOT controlled Highway 78 with one approved access, and to the east is Aycock Avenue whose site distance calculations only allow for one access.

**Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)):** Stream and wetlands construction and mitigation permits would be required

to provide access through the southern or western borders, with access easement agreements through neighboring parcels to provide additional access to the site.

**If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))**

**REQUIRED SUBMITTAL ITEMS**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Completed Application     | <input checked="" type="checkbox"/> Deed                                     |
| <input checked="" type="checkbox"/> Fee (see Fee Schedule)    | <input checked="" type="checkbox"/> Proof of all property taxes paid in full |
| <input checked="" type="checkbox"/> Survey Plat               | <input type="checkbox"/> COA or HPC approval                                 |
| <input checked="" type="checkbox"/> Site Plan; Drawn to Scale | <input type="checkbox"/> Other information as required by Code Enforcement   |

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

**PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT**

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**NOTARY PUBLIC:**

**SWORN TO AND SUBSCRIBED BEFORE THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, 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.

BK: 4853 PG: 16-21  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007777  
Real Estate Transfer Tax \$0.00  
1472021001927

6 -1  
MP  
REF

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-B00

(Above Reserved for Recording)

After recording, please return to:

**RETURN RECORDED DOCUMENT TO:**  
Preston & Malcom, P.C.  
110 Court Street  
Post Office Box 984  
Monroe, Georgia 30655  
File No: 21-25688

STATE OF GEORGIA  
COUNTY OF WALTON

**LIMITED WARRANTY DEED**

THIS INDENTURE is made effective on the 23<sup>rd</sup> day of April, 2021, by **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia ("Grantor"), and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company ("Grantee").

**WITNESSETH:**

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer and convey unto Grantee, that certain real property lying in Walton County, Georgia being more fully described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon, if any, together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple subject only to (i) those matters set forth on Exhibit "B" attached hereto and made a part hereof (hereinafter the "Permitted Encumbrances"), (ii) the covenants restricting the development and use of the Property set forth in Exhibit "C" attached hereto and made a part hereof (hereinafter the "Covenants, Conditions and Restrictions"), and Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor but against none other. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.



IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first set forth above.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

*[Handwritten Signature]*

**DEVELOPMENT AUTHORITY OF  
WALTON COUNTY**, a public body corporate  
and politic of the State of Georgia

Unofficial Witness

*[Handwritten Signature]*  
Notary Public

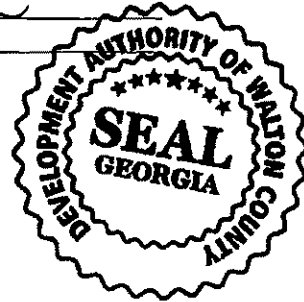
By: *[Handwritten Signature]*  
Name: W. Moses Jordan  
Title: Chairman

My commission expires:

[NOTARY SEAL]



[SEAL]



**Exhibit "A"**

**Legal Description of the Property**

ALL THAT TRACT or parcel of land lying and being in Land Lot 108, 3<sup>rd</sup> Land District, Walton County, Georgia, containing 26.6+/- acres as shown on that certain plat of survey prepared for Development Authority of Walton County by Dills-Jones & Associates, Inc., certified by Gerald T. Batchelor, Ga. R.L.S. No. 2238, dated May 12, 2006, which plat is recorded at **Plat Book 99, Page 112**, Walton County, Georgia records, and which plat is incorporated herein by reference for a more complete description of the Property.

A handwritten signature or mark, possibly initials, located on the right side of the page.

**Exhibit "B"**

**Permitted Encumbrances**

1. All taxes for the year 2021 and subsequent years which are a lien but not yet due and payable.
2. Covenants, Conditions and Restrictions set forth herein.
3. All matters of record.



**Exhibit "C"**

**Covenants, Conditions and Restrictions**

Grantor and Grantee covenant and agree that the conveyance of the Property by Grantor to Grantee pursuant to this Deed is made subject to the Covenants, Conditions and Restrictions set forth herein.

**A. Definitions.** The terms used herein shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

1. **"Environmental Laws"**: All federal and state laws, regulations, statutes, ordinances, rules, regulations, orders, determinations, or court decisions relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, handling, discharge, emission, migration, or release of hazardous substances or solid wastes including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act of 1976, as amended by the Used Oil Recycling Act of 1980, the Solid Waste Disposal Act Amendments of 1980, and the Hazardous and Solid Waste Amendments of 1984.

2. **"Hazardous Substances"**: any hazardous or toxic substance or waste as those terms are defined by any applicable Federal, state, or local law or regulation and asbestos, petroleum products and oil, and any other materials regulated by Environmental Laws.

3. **"Official Records"**: The Clerk of the Superior Court of Walton County, Georgia, or such other place which is designated as the official location for recording of deeds and similar documents affecting title to real estate.

4. **"Person"**: A natural person, a corporation, a partnership, a trustee, or any other legal entity.

**B. Use Restrictions and Rules.** The following terms and provisions shall apply to the Property:

1. **Restricted Activities.** The following activities are prohibited on the Property:

(a) any activity which emits foul or obnoxious odors, fumes, dust, smoke, or pollution outside the Property or which creates noise, unreasonable risk of fire or explosion, or other conditions which tend to disturb the peace or threaten the safety of the occupants and invitees of nearby properties; provided, nothing herein shall preclude normal and customary operation of any restaurant or hospital facility;

(b) any activity which violates local, state, or Federal laws or regulations;

(c) outside burning of trash, leaves, debris, or other materials.

2. **Prohibited Conditions.** The following shall be prohibited on the Property:

(a) plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Property;

(b) any sign, fence, wall, hedge, or shrub which does or tends to create a traffic or sight problem;

3. Prohibited Uses. In addition to uses which are restricted by other recorded covenants, conditions, restrictions, or easements, the following uses are prohibited on the Property:

(a) any use which is not otherwise allowable by the laws of the United States or of Georgia or of any political subdivision thereof, including, but not limited to, applicable zoning ordinances of City of Monroe, Georgia and Walton County, Georgia;

(b) any dangerous or unsafe use, such as, for illustration purposes only, the use or storage of explosives;

(c) any use which involves the generation, treatment, storage, or disposal of Hazardous Substances in violation of applicable Environmental Laws, or which poses a substantial risk of release of any Hazardous Substances into the ground, air, surface water, ground water, or any other medium. Notwithstanding anything to the contrary contained in this Exhibit, a prohibited use shall include any use or activity on any unit which would cause the Property to become subject to regulation as a hazardous waste disposal facility under current Environmental Laws;

(d) Armories;

(d) any adult book store, adult video store, adult movie theater, adult entertainment facility, or other establishment selling, renting or exhibiting pornographic materials or drug-related paraphernalia (except that this provision shall not prohibit the operation of a bookstore, grocery store/supermarket, cinema or video store, or service station which carries a broad inventory of books, magazines, videos and/or other materials directed towards the interest of the general public [as opposed to a specific segment thereof]);

(e) Radio and television transmission towers over 35 feet high (unless specifically approved by Grantor);

(f) Airports and landing areas;

(g) Heliports (unless specifically approved by Grantor);

(h) Asphalt and concrete batching plants, central mixing plants for cement, mortar, plaster or housing materials;

(i) Salvage and junk yards; and

(j) Landfills.

BK: 4853 PG: 22  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007778  
Real Estate Transfer Tax \$0.00  
1472021001928

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
118 Court Street  
Monroe, Georgia 30655  
File # 21-25633

1-1  
MP  
(KLP)

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-800

**QUITCLAIM DEED IN AID OF TITLE**

**STATE OF GEORGIA  
COUNTY OF WALTON**

**THIS INDENTURE**, made the 23rd day of April, 2021, between **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All right, title, interest and equity in and to the following described property, to wit:

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 Land Lot 108 of the 3rd District, G.M.D. 419, and being designated as 26.644 acres, more or less, according to a survey entitled, "ALTA/NSPS Land Title Survey for: Jack's Creek Landing, LLC & Chicago Title Insurance Company," dated April 7, 2021, prepared by Columbia Engineering, certified by Brandon T. Miller, Georgia Registered Land Surveyor No. 2945, recorded in Plat Book 120, pages 80-81, 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.

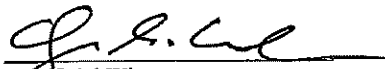
This Deed is given in conjunction with a Limited Warranty Deed of even date herewith between the parties in aid of title to avoid any gaps or overlaps in the conveyance herein.

**TO HAVE AND TO HOLD** the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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


Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

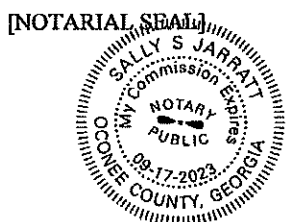
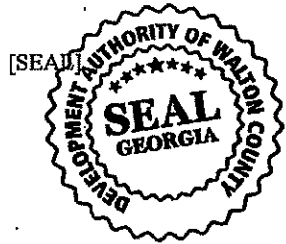
  
Unofficial Witness

**DEVELOPMENT AUTHORITY OF WALTON COUNTY**, a public body corporate and politic of the State of Georgia

  
Notary Public

By:   
W. Morris Jordan, Chairman

My commission expires: \_\_\_\_\_





Realkey	Perskey	Taxtype	Tt_Desc	Asmtpct	CovExempt	HSExempt	Millage	EstTax	Acckey
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(There are no records to view)

**Gross Asmt :** 331,360

**Total Est Tax :** 0.00



Tables

Close

Recheck	Total Asmt	331,360							
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TITLE COMMITMENT

REFERENCE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. 21-25633 HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2021.

SCHEDULE B - PART II EXCEPTIONS

- (NOTE: THE STATEMENTS BELOW AS TO WHETHER A DOCUMENT DOES OR DOES NOT AFFECT THE SUBJECT PROPERTY ARE BASED SOLELY UPON THE LOCATION DESCRIPTION CONTAINED IN THE RECORD DOCUMENT.)
9. ALL MATTERS AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 112, AND PLAT BOOK 80, PAGE 20, WALTON COUNTY, GEORGIA RECORDS.
10. EASEMENT FOR RIGHT OF WAY FROM AYCOCK BROS. IN FAVOR OF GEORGIA RAILWAY & POWER COMPANY, DATED OCTOBER 30, 1925, RECORDED IN DEED BOOK 13, PAGE 334, AFORESAID RECORDS.
11. RIGHT OF WAY EASEMENT FROM J. H. BACCUS IN FAVOR OF WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 26, 1938, RECORDED IN DEED BOOK 23, PAGE 250, AFORESAID RECORDS.
12. RIGHT OF WAY DEED FROM R. E. AYCOCK IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MAY 24, 1957, RECORDED IN DEED BOOK 209, PAGE 557, AFORESAID RECORDS.
13. RIGHT OF WAY AGREEMENT BY AND BETWEEN R. E. AYCOCK AND TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED SEPTEMBER 2, 1961, RECORDED IN DEED BOOK 53, PAGE 209, AFORESAID RECORDS.
14. RIGHT OF WAY AS SHOWN IN THAT CERTAIN DECLARATION OF TAKING FROM R. E. AYCOCK, JR. IN FAVOR OF DEPARTMENT OF TRANSPORTATION, WALTON COUNTY SUPERIOR COUNTY DOCKET NO. 9422 AND AS RECORDED IN MINUTE BOOK 27, PAGE 715, AFORESAID RECORDS.
15. RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1985M RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS.
16. RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF WALTON COUNTY, GEORGIA, DATED APRIL 11, 1985, RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS.
17. RIGHT OF WAY DEED FROM DEVELOPMENT AUTHORITY OF WALTON COUNTY IN FAVOR OF CITY OF MONROE, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS.
18. CONSENT TO THE GRANTING OF RIGHT OF WAY BY AND BETWEEN WAL-MART STORES EAST, LP, AS SUCCESSOR TO WALMART STORES EAST, INC., WAL-MART STORES, INC. AND DEVELOPMENT AUTHORITY OF WALTON COUNTY, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS.

GEORGIA SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945



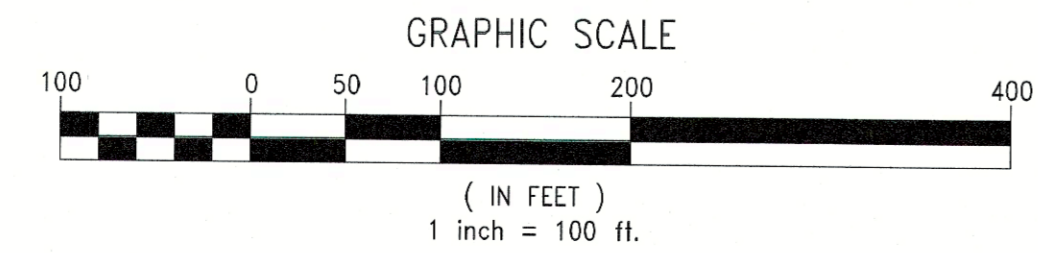
GENERAL NOTES:

- 1. BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD HAZARD AREA ZONE A, ACCORDING TO THE CITY OF MONROE, WALTON COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 13297C0137E, EFFECTIVE DATE DECEMBER 8, 2016.
2. THE BEARING BASE FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
3. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 261,477 FEET.
5. THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,808 FEET AND AN ANGULAR ERROR OF 3.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
6. THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON MARCH 11, 2021.
7. EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S7 TOTAL STATION AND A TRIMBLE R6 GPS RECEIVER WITH THE eGPS NETWORK.
8. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
9. PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
10. PLAT BOOK 99 PAGE 112 DEPICTS THE SUBJECT SURVEYED PROPERTY AND SHOWS THE LOCATION OF THREE (3) GRAVES CENTRALLY LOCATED ON THE SUBJECT PARCEL. THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY DICKINSON PROPERTY SCIENCES, INC. FOR THE DEVELOPMENT AUTHORITY OF WALTON COUNTY DATED MARCH 13, 2020 INCLUDES DOCUMENTATION THAT STATES THESE GRAVES WERE RELOCATED TO REST HAVEN CEMETERY IN DOWNTOWN MONROE, GEORGIA. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT FIND ANY VISIBLE SURFACE EVIDENCE OF GRAVES LOCATED ON THIS PROPERTY. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT COMPLETE ANY SUBSURFACE EXPLORATION ON THE SUBJECT PROPERTY TO VERIFY THE COMPLETE REMOVAL OF PAST GRAVE SITES.
11. THE SUBJECT SURVEYED PROPERTY IS PARTIALLY BOUNDED BY JACKS CREEK ON THE SOUTHWEST AND AN UNKNOWN BRANCH ON THE EAST. THE WATER BOUNDARIES WERE SURVEYED BETWEEN MARCH 11, 2021 AND THESE WATER COURSES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
12. NO BUILDINGS WERE OBSERVED ON THE SUBJECT SURVEYED PROPERTY.

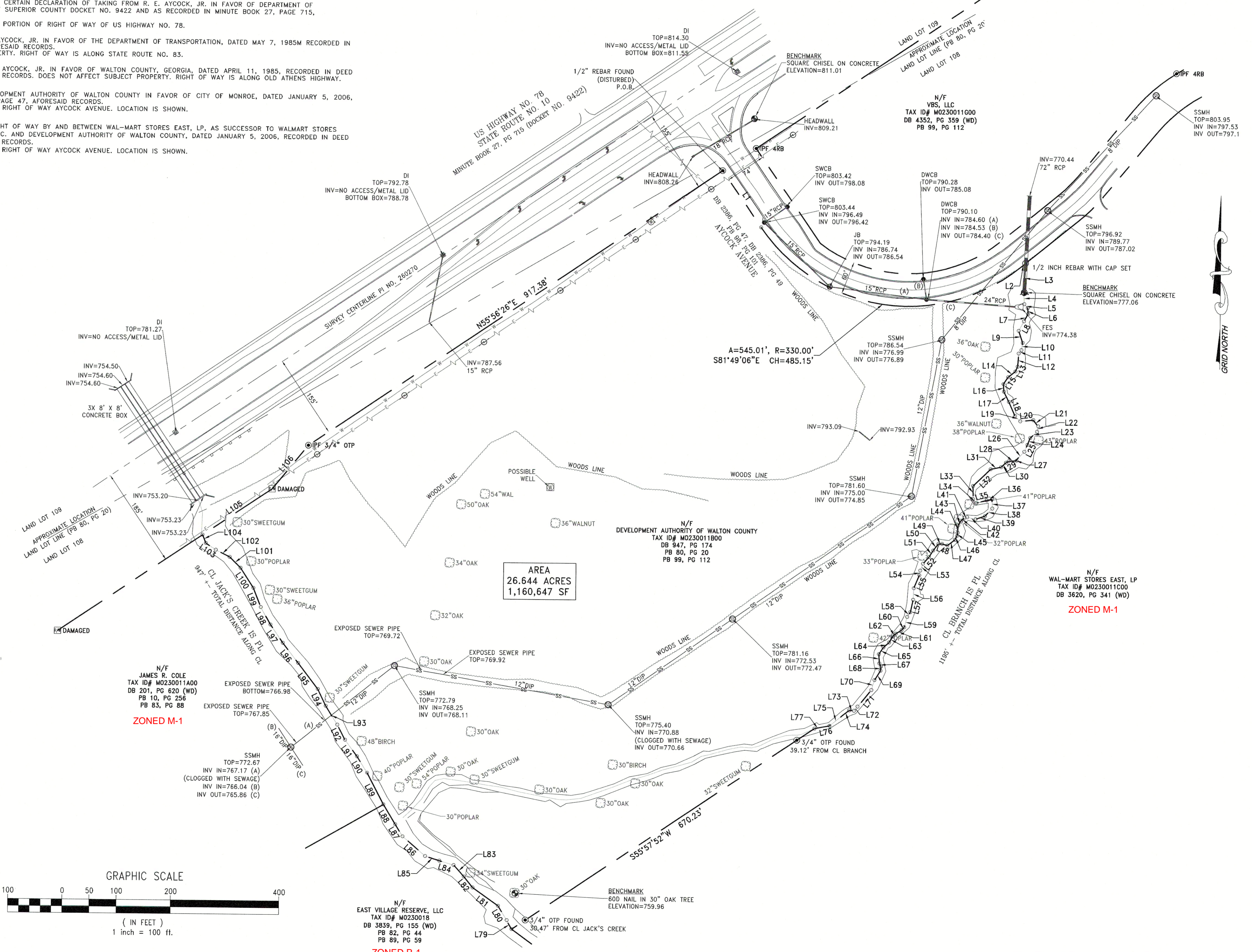
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO: JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 15, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/21.

DATE OF PLAT OR MAP: 04/07/21
BY: BRANDON T. MILLER, RLS No. 2945



LINE TABLE with columns: LINE #, BEARING, DISTANCE. Contains 10 tables of line data for various points L1 through L100.



ALTA/NSPS LAND TITLE SURVEY FOR:
JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
LAND LOT 108 OF THE 3RD DISTRICT
G.M.L.D. 419
CITY OF MONROE
WALTON COUNTY, GEORGIA

REVISIONS table with columns: REVISIONS, DATE

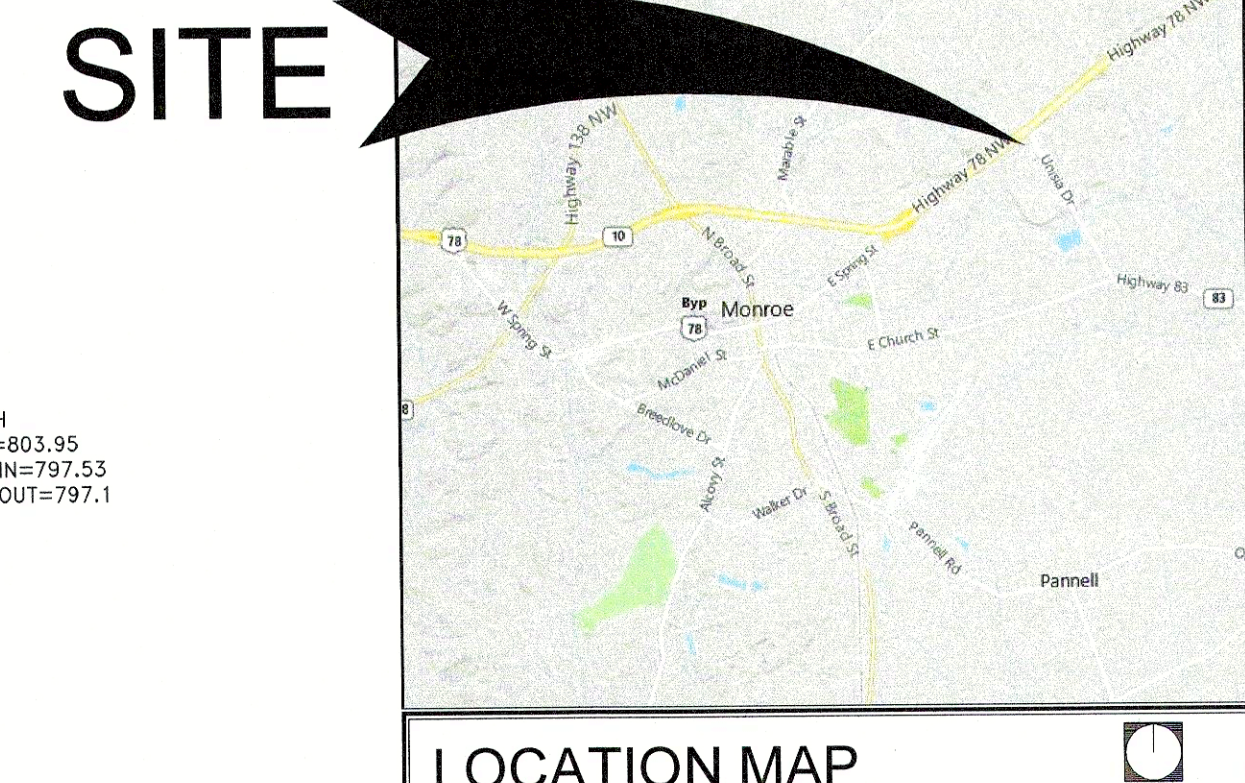
DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

Table with drawing metadata: FILE NAME: 5458\_00\_SV, DRAWN BY: JR, PROJECT NO: 5458.00, FIELD DATE: 03/11/21, PLAT DATE: 04/07/21, SCALE: 1"=100'

CIVIL ENGINEERS \* LAND PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS

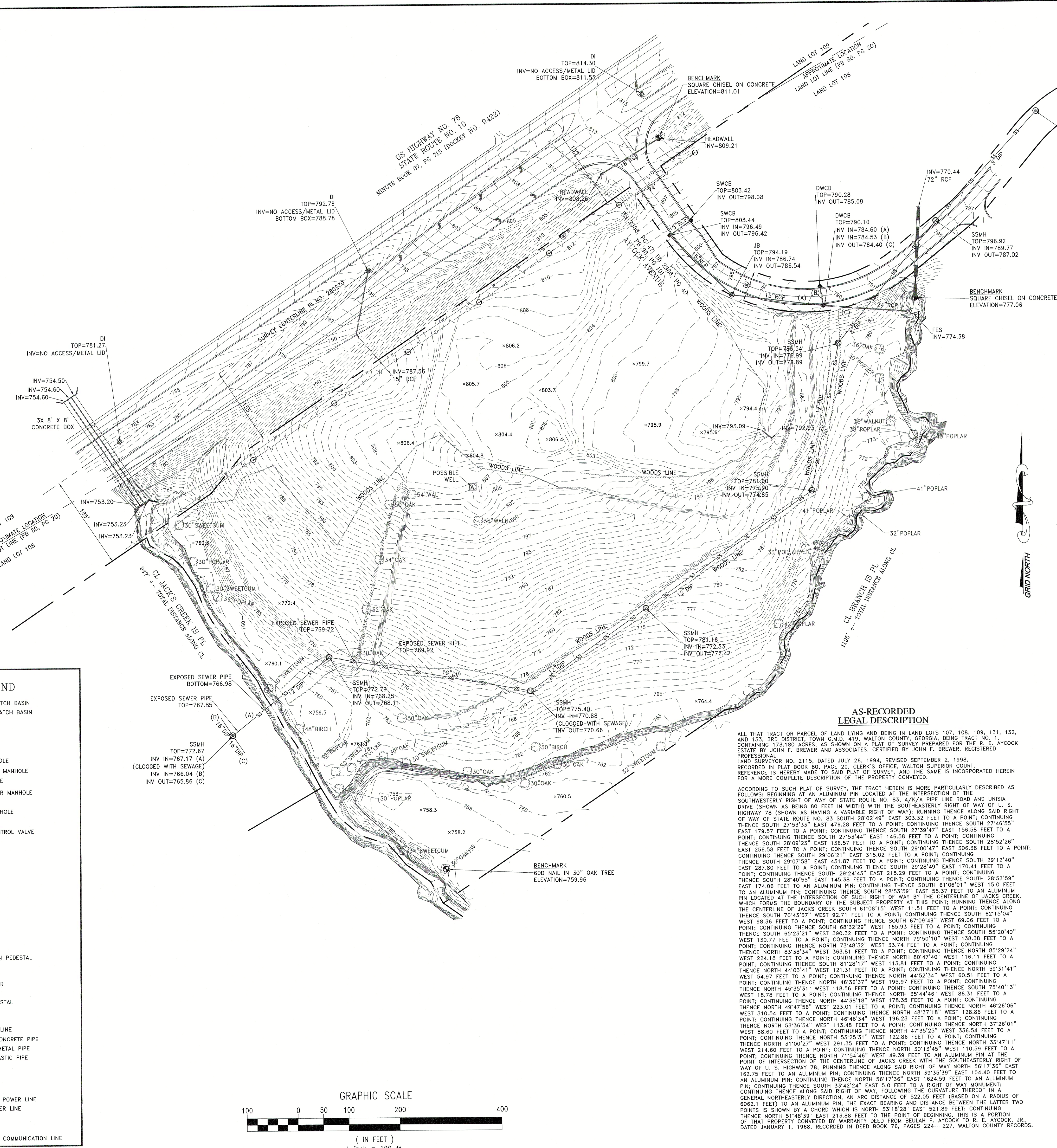






**GEORGIA SURVEYOR CERTIFICATION**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945  
  
 No. 2945  
 BRANDON T. MILLER



**AS-SURVEYED LEGAL DESCRIPTION**

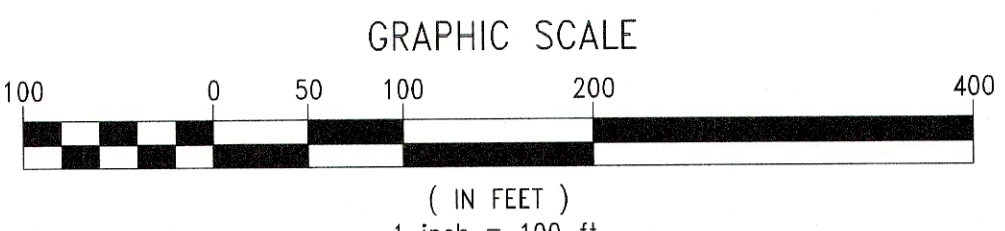
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 81 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR WITH CAP SET AT THE CENTERLINE OF A BRANCH IN A SOUTHWESTERLY DIRECTION FOR 1195 FEET MORE OR LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES, EAST, LP AND BEING TRaversed BY THE FOLLOWING COURSES AND DISTANCES:  
 SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;  
 THENCE SOUTH 41 DEGREES 26 MINUTES 26 SECONDS EAST A DISTANCE OF 8.91 FEET TO A POINT;  
 THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;  
 THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;  
 THENCE SOUTH 19 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;  
 THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 13.41 FEET TO A POINT;  
 THENCE SOUTH 36 DEGREES 03 MINUTES 54 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT;  
 THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;  
 THENCE SOUTH 24 DEGREES 18 MINUTES 58 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;  
 THENCE SOUTH 51 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;  
 THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;  
 THENCE SOUTH 03 DEGREES 19 MINUTES 58 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;  
 THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.78 FEET TO A POINT;  
 THENCE SOUTH 45 DEGREES 18 MINUTES 38 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT;  
 THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;  
 THENCE SOUTH 38 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 36 DEGREES 51 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;  
 THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;  
 THENCE SOUTH 20 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;  
 THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;  
 THENCE SOUTH 03 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.37 FEET TO A POINT;  
 THENCE SOUTH 15 DEGREES 19 MINUTES 58 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 59 DEGREES 40 MINUTES 52 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 75 DEGREES 37 MINUTES 19 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 78 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;  
 THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;  
 THENCE SOUTH 40 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT;  
 THENCE SOUTH 75 DEGREES 37 MINUTES 19 SECONDS WEST A DISTANCE OF 17.03 FEET TO A POINT;  
 THENCE NORTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;  
 THENCE SOUTH 07 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;  
 THENCE SOUTH 01 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 14.22 FEET TO A POINT;  
 THENCE SOUTH 72 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;  
 THENCE SOUTH 37 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;  
 THENCE SOUTH 32 DEGREES 51 MINUTES 31 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;  
 THENCE SOUTH 21 DEGREES 45 MINUTES 18 SECONDS WEST A DISTANCE OF 13.53 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;  
 THENCE SOUTH 22 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 7.25 FEET TO A POINT;  
 THENCE SOUTH 31 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;  
 THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;  
 THENCE SOUTH 40 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;  
 THENCE SOUTH 48 DEGREES 49 MINUTES 02 SECONDS WEST A DISTANCE OF 12.79 FEET TO A POINT;  
 THENCE SOUTH 45 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;  
 THENCE SOUTH 52 DEGREES 14 MINUTES 17 SECONDS WEST A DISTANCE OF 15.07 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 16.81 FEET TO A POINT;  
 THENCE SOUTH 27 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 6.53 FEET TO A POINT;  
 THENCE SOUTH 04 DEGREES 50 MINUTES 47 SECONDS WEST A DISTANCE OF 20.55 FEET TO A POINT;  
 THENCE SOUTH 31 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT;  
 THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;  
 THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 9.57 FEET TO A POINT;  
 THENCE NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;  
 THENCE SOUTH 78 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;  
 THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;  
 THENCE SOUTH 78 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;  
 THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 33.2 FEET TO A POINT;  
 SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 33.2 FEET FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 30.7 FEET FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE WITH THE CENTERLINE OF JACK'S CREEK IN A NORTHWESTERLY DIRECTION FOR 947 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO NOW OR FORMERLY EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRaversed BY THE FOLLOWING COURSES AND DISTANCES:  
 NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;  
 THENCE NORTH 51 DEGREES 23 MINUTES 57 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;  
 THENCE NORTH 54 DEGREES 45 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT;  
 THENCE NORTH 39 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 25.98 FEET TO A POINT;  
 THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;  
 THENCE NORTH 73 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT;  
 THENCE NORTH 41 DEGREES 47 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;  
 THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;  
 THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 25.83 FEET TO A POINT;  
 THENCE NORTH 51 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;  
 THENCE NORTH 27 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT;  
 THENCE NORTH 52 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT;  
 THENCE NORTH 16 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;  
 THENCE NORTH 27 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 31.04 FEET TO A POINT;  
 THENCE NORTH 52 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;  
 THENCE NORTH 25 DEGREES 54 MINUTES 54 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;  
 THENCE NORTH 37 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;  
 THENCE NORTH 57 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 45.47 FEET TO A POINT;  
 THENCE NORTH 54 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 40.23 FEET TO A POINT;  
 THENCE NORTH 29 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;  
 THENCE NORTH 51 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;  
 THENCE NORTH 53 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT;  
 THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;  
 THENCE NORTH 52 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 28.61 FEET TO A POINT;  
 THENCE NORTH 56 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;  
 THENCE NORTH 21 DEGREES 30 MINUTES 58 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (185 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 38 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

**AS-RECORDED LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, 3RD DISTRICT, TOWN G.M.D. 419, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 272.180 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR THE R. E. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CERTIFIED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAT OF SURVEY, AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.  
 ACCORDING TO SUCH PLAT OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 85, A/R/A PIPE LINE ROAD AND UNISIA DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE 05'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°59'47" EAST 156.58 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'25" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°52'28" EAST 258.58 FEET TO A POINT; CONTINUING THENCE SOUTH 29°00'47" EAST 306.38 FEET TO A POINT; CONTINUING THENCE SOUTH 29°06'21" EAST 315.02 FEET TO A POINT; CONTINUING THENCE SOUTH 29°07'58" EAST 451.87 FEET TO A POINT; CONTINUING THENCE SOUTH 29°12'40" EAST 287.80 FEET TO A POINT; CONTINUING THENCE SOUTH 29°28'45" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°53'59" EAST 174.06 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°06'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°53'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACKS CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACKS CREEK SOUTH 61°08'15" WEST 11.51 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'27" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°15'04" WEST 98.36 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'49" WEST 69.06 FEET TO A POINT; CONTINUING THENCE SOUTH 68°22'29" WEST 165.35 FEET TO A POINT; CONTINUING THENCE SOUTH 65°23'21" WEST 590.32 FEET TO A POINT; CONTINUING THENCE SOUTH 55°20'40" WEST 130.77 FEET TO A POINT; CONTINUING THENCE NORTH 79°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'30" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'34" WEST 363.81 FEET TO A POINT; CONTINUING THENCE NORTH 85°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE SOUTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 44°03'41" WEST 121.31 FEET TO A POINT; CONTINUING THENCE NORTH 59°31'41" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 48°59'21" WEST 195.97 FEET TO A POINT; CONTINUING THENCE NORTH 45°25'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 48°59'21" WEST 86.31 FEET TO A POINT; CONTINUING THENCE NORTH 44°38'18" WEST 178.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'56" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°28'06" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.86 FEET TO A POINT; CONTINUING THENCE NORTH 46°46'34" WEST 196.23 FEET TO A POINT; CONTINUING THENCE NORTH 53°36'54" WEST 113.48 FEET TO A POINT; CONTINUING THENCE NORTH 37°26'01" WEST 88.40 FEET TO A POINT; CONTINUING THENCE NORTH 47°52'25" WEST 356.54 FEET TO A POINT; CONTINUING THENCE NORTH 53°25'31" WEST 122.86 FEET TO A POINT; CONTINUING THENCE NORTH 31°00'27" WEST 291.55 FEET TO A POINT; CONTINUING THENCE NORTH 33°47'11" WEST 214.60 FEET TO A POINT; CONTINUING THENCE NORTH 30°13'45" WEST 110.59 FEET TO A POINT; CONTINUING THENCE NORTH 71°54'40" WEST 49.39 FEET TO AN ALUMINUM PIN AT THE POINT OF INTERSECTION OF JACKS CREEK WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 39°35'59" EAST 104.40 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 33°42'24" EAST 5.0 FEET TO A RIGHT OF WAY MONUMENT; CONTINUING THENCE SOUTH 53°19'28" EAST 821.89 FEET; CONTINUING THENCE NORTH 51°48'59" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THAT PROPERTY CONVEYED BY WARRANTY DEED FROM BEULAH P. AYCOCK, JR., DATED JANUARY 1, 1988, RECORDED IN DEED BOOK 76, PAGES 224--227, WALTON COUNTY RECORDS.

**SURVEY LEGEND**

	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	STORM MANHOLE
	DROP INLET
	CURB INLET
	LIGHT POLE
	ELECTRIC MANHOLE
	COMMUNICATION MANHOLE (CLOGGED WITH SEWAGE)
	UTILITY MANHOLE
	SANITARY SEWER MANHOLE
	MALIBOX
	TRAFFIC HAND HOLE
	GAS MARKER
	IRRIGATION CONTROL VALVE
	POWER POLE
	AC UNIT
	OUT YANOR
	SIGN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER VAULT
	SPOT
	TREE
	FOSTER HOLLY
	CRAPE MYRTLE
	COMMUNICATION PEDESTAL
	CLEAN OUT
	GAS METER
	ELECTRIC METER
	ELECTRIC BOX
	ELECTRIC PEDESTAL
	GAS VALVE
	BOLLARD
	ROAD CENTER LINE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	POLYVINYL PLASTIC PIPE
	STORM LINE
	FENCE LINE
	WOODS LINE
	UNDERGROUND POWER LINE
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND COMMUNICATION LINE



ALTA/NSPS LAND TITLE SURVEY FOR:  
**JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY**  
 LAND LOTS 108 OF THE 3RD DISTRICT  
 CITY OF MONROE  
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

**DRAWING TITLE**

**ALTA/NSPS LAND TITLE SURVEY**

FILE NAME: 5458.00_SV	DRAWING NO.
DRAWN BY: JR	
PROJECT NO: 5458.00	2 OF 2
FIELD DATE: 03/11/21	
PLAT DATE: 04/07/21	
SCALE: 1"=100'	



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting a variance from Section 9.16.3.C(2) of the Development Regulations to decrease the minimum number of driveway access points into a residential development from 3 to 2 at the southwest corner of US Hwy 78 and Aycock Ave. (Parcel #MO230011B00).**

**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 August 16, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on September 13, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.**

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**PLEASE RUN ON THE  
FOLLOWING DATE:**

**July 31, 2022**



CODE DEPARTMENT

August 5, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for August 16, 2022 to consider an application for rezoning +26.64 acres located at the southwest corner of US Highway 78 and Aycock Avenue, Parcel #M0230011B00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). In addition to the rezone request, the Planning Commission will also consider an application requesting a variance from Section 9.16.3.C(2) of the Development Regulations to decrease the minimum number of driveway access points from 3 to 2 at the southwest corner of US Hwy 78 and Aycock Avenue.

As an adjacent property owner, you are officially being notified of these requests. Further notice of these requests will appear in the Walton Tribune on July 31, 2022. 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—August 16, 2022 at 5:30pm
- City Council—September 13, 2022 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](http://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  
Code Department Assistant



CITY OF MOORE  
**APPLICATION FOR A VARIANCE**  
FOR: [illegible]  
PUBLIC HEARING INFO -  
PLANNING COMMISSION  
DATE: [illegible] TIME: 5:30 PM  
CITY COUNCIL  
DATE: [illegible] TIME: 6:00 PM  
MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS AT CITY HALL  
715 NORTH BROAD STREET  
THE AMERICAN, SUITE 1000 FLOOR 1000  
770-207-4674

CITY OF MOORE  
**APPLICATION FOR A REZONE**  
FROM: PD TO: RD, LDC & SUBDIVISION  
+ PUBLIC HEARING INFO +  
PLANNING COMMISSION  
DATE: 8/16/22 TIME: 5:30 PM  
CITY COUNCIL  
DATE: 9/15/22 TIME: 6:00 PM  
MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS AT CITY HALL  
715 NORTH BROAD STREET  
THE AMERICAN, SUITE 1000 FLOOR 1000  
770-207-4674



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 8/29/22  
**Subject:** Variance – 204 Felker Street

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

**Description:**

The property owners of 204 Felker Street are petitioning for a variance from the Zoning Ordinance to allow for a forward facing attached garage.

**Background:**

Please refer to the attached staff report for complete details regarding this variance request.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the variance request with 1 condition and an additional recommendation to City Council for consideration. Staff also recommended approval of the variance request with 1 condition and an additional recommendation to City Council for consideration.

Recommended Condition:

1. The garage shall be constructed as presented on the documents submitted in this request. The garage shall be recessed behind the front of the dwelling by at least half the distance of the total length of the dwelling (measured from the front of the dwelling to the rear of the dwelling).

\*The Planning Commission and Staff also recommend to City Council to consider future amendments to the Zoning Ordinance where the standard under Section 910.1(8) is modified to allow forward facing garages that are similar to the requested variance to promote and enhance better building designs.

**Attachment(s):**

- Staff Report
- Application Documents



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

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**APPLICATION SUMMARY**

**VARIANCE CASE #:** 1343

**DATE:** August 8, 2022

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Robert R. & Kathleen D. Chancey

**PROPERTY OWNER:** Robert Chancey

**LOCATION:** West side of Felker Street – 204 Felker Street

**ACREAGE:** ±0.44

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

**EXISTING LAND USE:** Single-family residence

**ACTION REQUESTED:** The owner is requesting a variance for this property to allow a construction of a forward facing attached garage.

**STAFF RECOMMENDATION:** Staff recommends approval of this variance subject to conditions.

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** August 16, 2022

**CITY COUNCIL:** September 13, 2022

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**REQUEST SUMMARY**

**VARIANCE REQUEST SUMMARY:**

The applicant is requesting approval of a variance in order to construct a forward facing attached garage. 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. A single-family residence currently exists on the property. The applicant proposes to attach the garage to the existing residence along with other improvements and expansions for the residence. The garage is proposed to be recessed behind the front of the dwelling.

**PROPOSED PROJECT SUMMARY:**

- Front Entry Garage Addition
  - Existing Single-Family Residence Floor Area – 1,176 Sf
    - Proposed Addition – 958 Sf
  - Requested Garage Addition – 672 Sf
    - South side of residence, facing Felker Street
    - Recessed behind the front of the dwelling (not including porch) by 23 Feet
    - Total length of dwelling with additions will be 46 Feet

**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 redesign the proposed additions to the dwelling and garage 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.
- (4) **Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district:** If approved, this variance would confer special privileges for the applicant that is not currently available to other residential structures. In every case for a request of this nature, an analysis of these standards would result in a recommendation for denial of the application. However, the standard the applicant is requesting the variance from in Section 910.1(8) can be considered a preferential standard established by the City to promote quality building construction. A preferential standard can be adjusted from time to time for better quality and flexibility as well as the result of innovative design. In this variance request, the garage will be recessed behind the front half of the dwelling. The underlying intent to not have a forward facing garage at the front of the dwelling, like in the current standard, appears to be achieved in this request. The garage would be recessed in a manner that the dwelling remains prominent and forward on the lot in relation to the street. With this in mind, staff recommends the variance be approved with an additional recommendation the City Council consider amending the Zoning Ordinance in the future to allow similar design for new residential construction throughout the City.
- (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 in 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 1936. The requested variance is not considered a minimum variance necessary to make an economically viable use of the residence or the existing lot.

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**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 subject to the following condition:

1. The garage shall be constructed as presented on the documents submitted in this request. The garage shall be recessed behind the front of the dwelling by at least half the distance of the total length of the dwelling (measured from the front of the dwelling to the rear of the dwelling).

Staff further recommends to the City Council to consider future amendments to the Zoning Ordinance where the standard under Section 910.1(8) is modified to allow forward facing garages that are similar to the requested variance to promote and enhance better residential building designs.



# City of Monroe

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

## VARIANCE REQUEST PERMIT

PERMIT #:	1343	DESCRIPTION:	VARIANCE REQUEST - Garage
JOB ADDRESS:	204 FELKER ST	LOT #:	
PARCEL ID:	M0150050	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	Robert Chancey	CONTRACTOR:	Robert Chancey
ADDRESS:	728 Wellington Rd	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-309-3936	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	8/04/2022
VALUATION:	\$ 0.00	EXPIRATION:	1/31/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 250.00
<b>FEE TOTAL</b>		\$ 250.00
<b>PAYMENTS</b>		\$- 250.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

Be advised this request for a Variance at 204 Felker St. will be heard by the Planning Commission on August 16, 2022 at 5:30pm and by City Council on September 13, 2022 at 6pm. Both meetings will take place in the Council Chambers at 215 N. Broad St Monroe, GA.

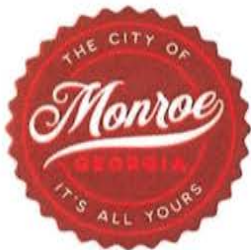
### NOTICE

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE



RECEIVED  
#1343

# CITY OF MONROE

## VARIANCE APPLICATION

**VARIANCE REQUEST LOCATION & DESCRIPTION**

Address: 204 Felker Street Monroe Ga 30655

Parcel #: MO150050 Council Districts: District 4 / District 8

Zoning: R1 Acreage/Square Feet: 0.4400 / 19,167

Stated Purpose of Variance Request (Provide ordinance reference): 910.1(8)  
requesting a front entry garage

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: Robert + Kathleen Chancey Phone #: 404-309-3936

Address: 728 Wellington Drive City: Monroe State: Ga Zip: 30655

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**VARIANCE INFORMATION**

Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)): South side of Existing House

Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)): typical to other homes in neighborhood

Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)): 910.1 garage would need to be front facing due to existing house already on lot.

VARIANCE INFORMATION CONT.

Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)): N/A

Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)): Garage would need to be front entry due to placement of existing home on lot.

If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))

REQUIRED SUBMITTAL ITEMS

- Completed Application
- Fee (see Fee Schedule)
- Survey Plat
- Site Plan; Drawn to Scale
- Deed
- Proof of all property taxes paid in full
- COA or HPC approval
- Other information as required by Code Enforcement

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: [Signature] DATE: 7-12-2022

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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.

VanderVeur & Page  
 333 North Point Center East  
 Ste. 250  
 Alpharetta, GA 30022  
 (470) 509-3883

File #:	2022-116-GA	Property	204 Felker Street Monroe, GA 30655	Settlement Date 03/08/2022
Prepared:	03/08/2022	Buyer	Robert R. Chancey, Jr and Kathleen D. Chancey 728 Wellington Drive Monroe, GA 30655	Disbursement Date 03/08/2022
Attorney:	Joel VanderVeur	Seller	Sally S. Fielder	
		Lender	Weinberg Servicing, LLC 148 Hammond Drive Sandy Springs, GA 30328	

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$205,000.00	Sales Price of Property	\$205,000.00	
		Deposit		\$2,000.00
		Loan Amount		\$105,000.00
		<b>Prorations/Adjustments</b>		
\$223.63		County Taxes 01/01/2022 to 03/08/2022		\$223.63
		<b>Loan Charges</b>		
		3% of Loan Amount (Points)	\$3,150.00	
		Attorney Fee to VanderVeur & Page	\$700.00	
		Courier Fee to VanderVeur & Page	\$35.00	
\$75.00		Post-Closing Fee to VanderVeur & Page		
		Flood Certification Fee to Weinberg Servicing, LLC	\$18.00	
		Tax Certification Fee to Weinberg Servicing, LLC	\$81.00	
		Prepaid Interest (\$35.00 per day from 03/08/2022 to 03/31/2022)	\$805.00	
		<b>Impounds</b>		
		Homeowner's Insurance	\$176.20	
		Property taxes	\$719.47	
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$50.00	
		---Deed: \$25.00		
		---Mortgage: \$25.00		
		Real Estate Transfer Tax (State Deed Taxes) to Walton County Recording Office	\$205.00	
		<b>Commissions</b>		
		Listing Agent Commission to Malcom and Malcom Realty Prof.	\$4,000.00	
		<b>Title Charges</b>		
		Title - CPL (Lender) to Chicago Title Insurance Company	\$50.00	
		Title - Lender's Title Policy to Chicago Title Insurance Company	\$150.00	
		Title Examination to VanderVeur & Page	\$225.00	
		Title - Owner's Title Policy to Chicago Title Insurance Company	\$961.50	
		<b>Miscellaneous Charges</b>		

Prepared by and Return to:  
VanderVeur & Page  
333 North Point Center East  
Ste. 250  
Alpharetta, GA 30022  
(470) 509-3883  
File No. 2022-116-GA

STATE OF Georgia  
COUNTY OF Fulton

**LIMITED WARRANTY DEED**

THIS INDENTURE made this 8 day of March, 2022, between

**Sally S. Fielder**

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

**Robert R. Chancey, Jr and Kathleen D. Chancey, as joint tenants with right of survivorship**

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

**SEE ATTACHED EXHIBIT "A"**

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

Subject to all easements, rights of way, and restrictive covenants of record (Hereinafter referred to as the "Exceptions").

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 persons claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

*Sally S. Fielder* (SEAL)  
Sally S. Fielder

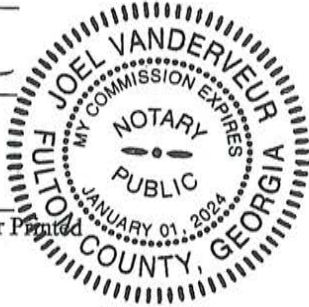
STATE OF GEORGIA  
COUNTY OF FULTON

Signed, sealed and delivered before me, this 8 day of March, 2022.

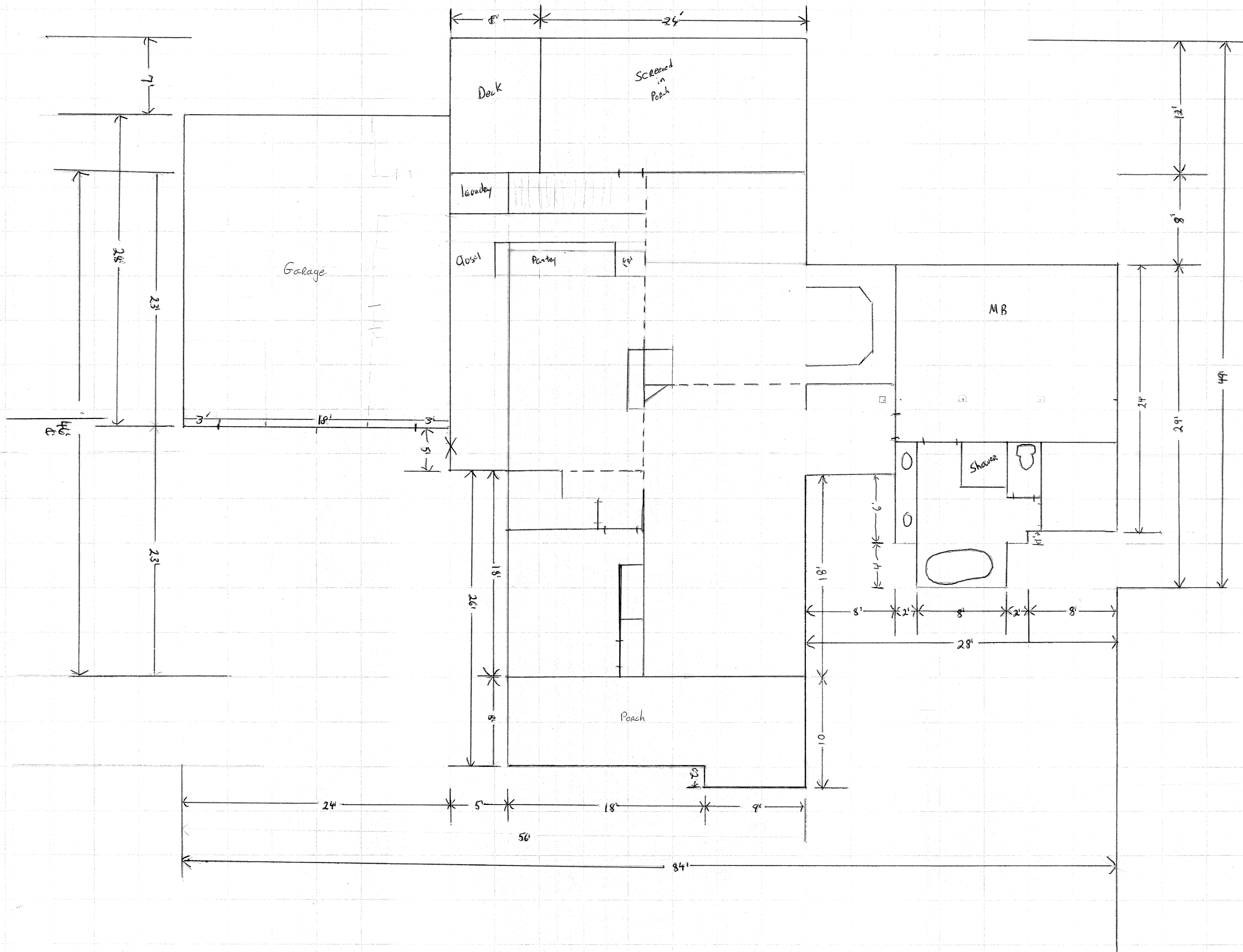
Personally Known  
 Produced Identification  
Type and # of ID \_\_\_\_\_

\_\_\_\_\_  
Unofficial Witness

*Joel Vanderveur*  
\_\_\_\_\_  
Signature Notary



\_\_\_\_\_  
Name of Notary Typed, Stamped, or Printed  
Notary Public, State of Georgia





**BK:123 PG:25-25**  
 Filed and Recorded  
 Jun-30-2022 12:29 PM  
 DOC# 2022 - 000202  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Participant ID: 4005252566

**PARCEL INFORMATION:**  
 OWNERS: ROBERT R. CHANCEY  
 KATHLEEN D. CHANCEY  
 WALTON PIN: M0150050  
 SITE ADDRESS: 204 FELKER STREET  
 MONROE, GA 30655  
 CURRENT ZONING: R1  
 OVERLAY: INFILL OVERLAY DISTRICT  
 HISTORIC DISTRICT: NONE

**SURVEY REFERENCES:**  
 1. DEED BOOK 5107 - PAGE 385  
 2. PLAT BOOK 61 - PAGE 64

WALTON COUNTY CLERK OF SUPERIOR COURT

**PLAT SUMMARY:**

THE PURPOSE OF THIS PLAT IS A MINOR REPLAT, OF THE EXISTING TRACT KNOWN AS TAX MAP PARCEL M0150050, WALTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DEED BOOK 5107, PAGE 385, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE VESTING DEED IS ROBERT R. CHANCEY AND KATHLEEN D. CHANCEY. THE PROPERTY ADDRESS IS 204 FELKER STREET, MONROE, GA 30655. THE PROPERTY IS CURRENTLY ZONED R1 - SINGLE FAMILY RESIDENTIAL DISTRICT.

**SURVEY NOTES:**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 334,638' AND AN ANGULAR ERROR OF 00°00'02.7" PER ANGLE POINT AND WAS ADJUSTED USING THE CARLSON SURVNET LEAST SQUARES METHOD.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE TAKEN WITH A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION, FIELD WORK WAS COMPLETED ON 05/31/2022.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 273,096'.
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE.
6. ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN.
7. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
8. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**FLOOD NOTE:**

ACCORDING TO FLOOD INSURANCE RATE MAP NO.: 13297C0137E, DATED DECEMBER 08, 2016 FOR WALTON COUNTY, GEORGIA AND INCORPORATED AREAS THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**CERTIFICATE OF APPROVAL FOR RECORDING**

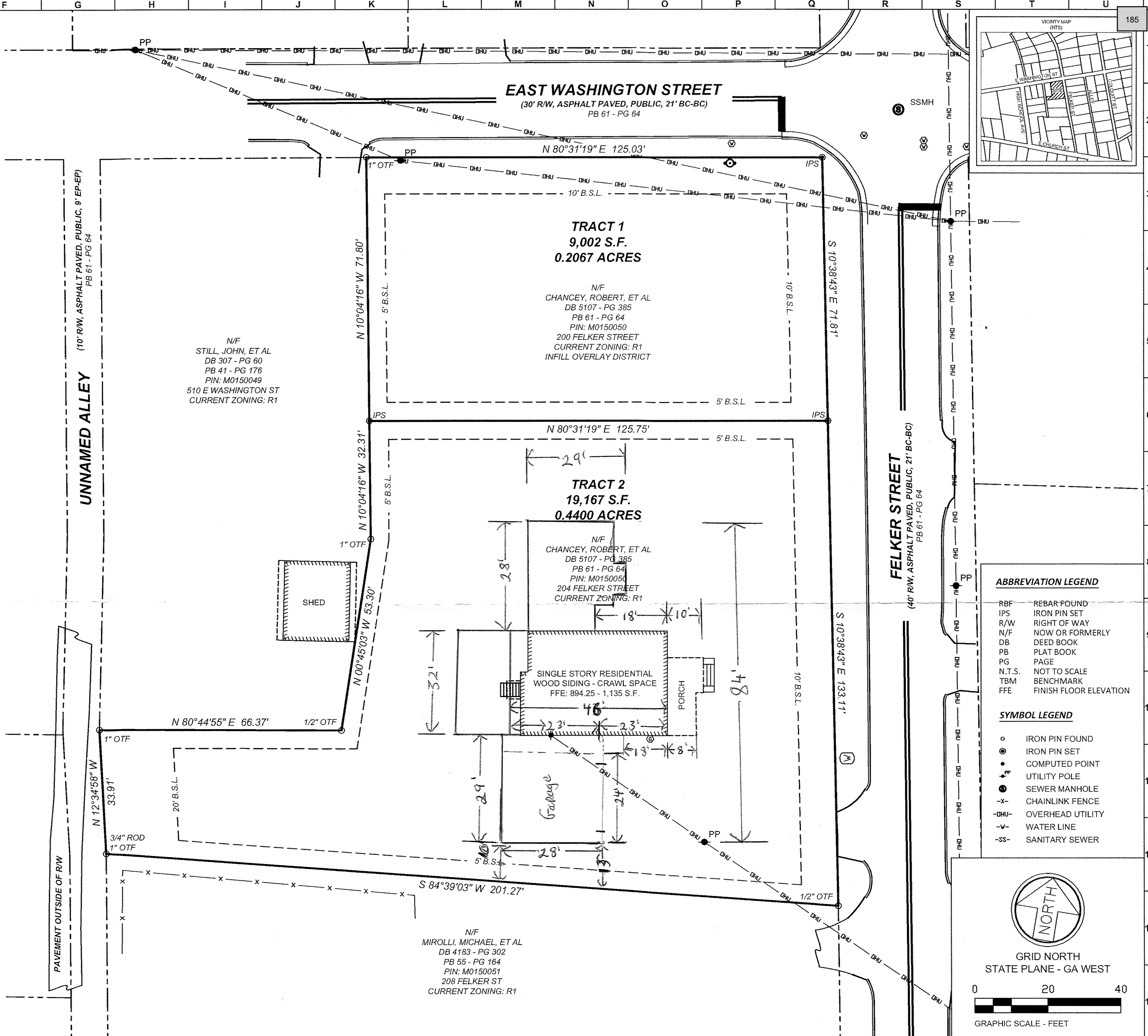
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

*David Calender*  
 CODE ENFORCEMENT OFFICER  
 6/29/2022  
 DATE

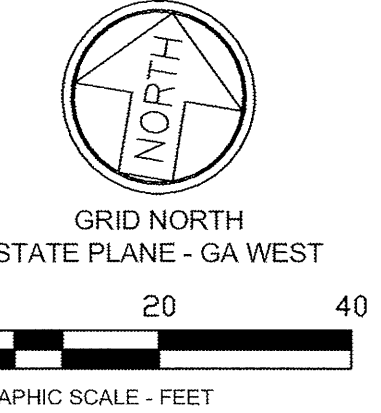
**SURVEYOR'S CERTIFICATE**

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.

*K.R.S.*  
 KEVIN R. SETTLES, GA PLS - 3412



- ABBREVIATION LEGEND**
- RBF REBAR FOUND
  - IPS IRON PIN SET
  - R/W RIGHT OF WAY
  - N/F NOW OR FORMERLY
  - DB DEED BOOK
  - PG PLAT BOOK
  - N.T.S. NOT TO SCALE
  - TBM BENCHMARK
  - FFE FINISH FLOOR ELEVATION
- SYMBOL LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - COMPUTED POINT
  - ⊕ UTILITY POLE
  - ⊙ SEWER MANHOLE
  - X- CHAINLINK FENCE
  - DHU- OVERHEAD UTILITY
  - V- WATER LINE
  - SS- SANITARY SEWER



**MINOR PLAT FOR:**

**ROBERT R. CHANCEY  
 KATHLEEN D. CHANCEY**

Land Lot 65, 3rd Land District, City of Monroe, Walton County, Georgia

REVISIONS		PROJECT NO.: 22FSM015	SURVEYOR OF RECORD: KEVIN R. SETTLES, PLS 678-209-3921 krsettles@frontiersurvey.com GA RLS: 3412
DATE	DESCRIPTION	FIELD: DBR	
		DRAWN BY: KRS	
		CHECKED BY: KRS	
		SCALE: 1" = 20'	
		ISSUE DATE: 06/10/2022	
<small>THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67</small>			<p><b>SHEET 1 of 1</b></p>

**FRONTIER**  
 SURVEYING & MAPPING  
 FRONTIER SURVEYING & MAPPING, LLC  
 505 DUKES ROAD, MANSFIELD, GA 30055  
 KEVIN R. SETTLES, PLS  
 678-209-3921  
 krsettles@frontiersurvey.com  
 GA LSF NO.: 001310



**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) of the Zoning Ordinance to allow a front facing garage at 204 Felker Street (Parcel #M0150050).**

**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 August 16, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on September 13, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.**

---

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**July 31, 2022**



## CODE DEPARTMENT

August 5, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for August 16, 2022 to consider an application for a variance at 204 Felker St., Parcel #M0150050. The applicant is requesting a variance from Section 910.1(8) of the Zoning Ordinance to allow a front facing garage at 204 Felker St. As an adjacent property owner, you are officially being notified of these requests. Further notice of these requests will appear in the Walton Tribune on July 31, 2022.

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—August 16, 2022 at 5:30pm
- City Council—September 13, 2022 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](http://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  
Code Department Assistant

CITY OF WOODBRIDGE  
APPLICATION FOR A  
**VARIANCE**  
FOR: *Exterior Lighting Change*  
• PUBLIC HEARING INFO •  
PLANNING COMMISSION  
DATE: 8/16/23 TIME: 9:00 PM  
CITY COUNCIL  
DATE: 8/16/23 TIME: 9:00 PM  
MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS AT CITY HALL  
8701 NORTH BRIDGE STREET  
FOR ADDITIONAL INFORMATION PLEASE CALL  
770-287-4874





**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 8/29/22  
**Subject:** Rezone – Jacks Creek Landing – PCD to PCD with modifications

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

**Description:**

The property owners of the Jacks Creek Landing project are petitioning for a modification to the pattern book of the previously approved rezone of this property in order to modify the development from a mixed commercial/light industrial project to a mixed use multi-family and commercial project.

**Background:**

Please refer to the attached staff report for complete details regarding this rezoning request.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the PCD rezoning modification request with 2 conditions. Staff also recommended approval of the PCD rezoning request with 2 conditions.

**Recommended Conditions:**

1. The multi-family residential component shall be constructed as represented in the architectural details provided under Architectural Option B on page 3.1 of the rezoning pattern book. Façade materials shall be primarily comprised of brick, stone, or architectural metal with limited wood and stucco.
2. The proposed sanitary sewer relocation shall be done in accordance with requirements from the City of Monroe Utility Department at the developer’s expense.

**Attachment(s):**

Staff Report  
Application Documents



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

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**APPLICATION SUMMARY**

**REZONE CASE #:** 1183

**DATE:** August 8, 2022

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Jacks Creek Landing LLC

**PROPERTY OWNER:** Jacks Creek Landing LLC

**LOCATION:** Southwest corner of US Hwy 78 & Aycok Avenue

**ACREAGE:** ±26.644

**EXISTING ZONING:** PCD (Planned Commercial District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** Rezone PCD to PCD with Modifications

**REQUEST SUMMARY:** The owners are petitioning for a modification to the pattern book of the previously approved rezone of this property to modify the development from a mixed commercial/light industrial project to a mixed use multi-family and commercial project.

**STAFF RECOMMENDATION:** Staff recommends approval of this rezone modification subject to conditions.

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** August 16, 2022

**CITY COUNCIL:** September 13, 2022

---

**REQUEST SUMMARY**

**REZONE REQUEST SUMMARY:**

The applicant is requesting approval of modifications to the PCD pattern book approved under Rezone #000016 (M-1 to PCD) by the City Council on August 10, 2021. The applicant proposes to change the development from a mixed commercial/light industrial project to a mixed use multi-family and commercial project. The applicant has provided an updated pattern book which includes the required elements describing details of the project. A majority of the site will now be slated for a multi-family development with a maximum potential of 282 units. The remainder of the site will become a ±1.85 acre commercial out lot at the northeast corner of the site and will allow uses permitted in the B-3 zoning district. The site will have two entrances, one from US Hwy 78 and one from Aycok Avenue. The Development Regulations require 3 entrances into a development with over 200 residential units. The applicant has submitted a concurrent variance request to reduce the number of required entrances from 3 to 2.

**PROPOSED PROJECT AMENDMENT SUMMARY:**

- Total Site – ±26.644 Acres
- Multi-Family Residential
  - Development Area – ±24.53 Acres
  - Total Units – 282
  - Parking Spaces – 423 (1.5 per unit)
  - Maximum Building Height – 3 Stories
  - Unit Sizes
    - 1 Bedroom-800 Sf
    - 2 Bedroom-1,000 Sf
    - 3-Bedroom-1,200 Sf
  - Proposed Architecture
    - Option A includes typical garden-style apartment architecture with gabled roofs and varying color schemes; exterior facades include combinations of stone, stucco and wood
    - Option B includes classical revival style architecture with parapet roofs and varying color schemes; exterior facades include combinations of brick, stucco, and architectural metal
  - Maximum Lot Coverage – 60%
- Commercial Out Lot
  - Lot Area - ±1.85 Acres
  - Maximum Building Floor Area – 5,000 Sf
  - Proposed Uses – Limited to those in the B-3 Zoning District (Highway Commercial District)
  - Parking Spaces – Per Zoning Ordinance requirements
  - Maximum Building Height – 25 Feet
  - Landscape Buffers – 20 Foot adjacent to multi-family tract

**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 property was annexed into the City in October of 1999. The property was rezoned to M-1 (Industrial District) at the time of annexation. The property was never developed under the M-1 classification. On August 10, 2021, the City Council approved a rezone to PCD (Planned Commercial District) to allow for a mixed commercial/light industrial project. The property has solid economic viability as currently zoned. The same applicant approved for the PCD rezone in 2021 wishes to modify the PCD zoning to allow for mixed use development with multi-family residential and a commercial out lot. In order to allow the multi-family component in the development, the applicant must undergo a rezone modification to amend the pattern book for the PCD zoning.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting to modify the existing PCD (Planned Commercial District) zoning on the subject property to allow a multi-family residential component in the development. The residential component will specifically be for multi-family residential and the commercial out lot would have uses allowed in the B-3 (Highway Commercial Zoning District).
- (3) 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 west of the site are zoned M-1 (Industrial) and R-1 (Large Lot Residential District) along US Hwy 78 and are undeveloped. Properties north of the site are located in unincorporated Walton County and are undeveloped. Properties south and east of the site are zoned M-1 (Industrial) and are developed with restaurants, a convenience store with fuel pumps, and a warehouse and distribution center. The proposed mixed use development does introduce a multi-family development into a portion of the City that is primarily for industrial use. As long as the development is constructed in the same manner proposed in the pattern book with adequate landscaping and architectural details, the development should not adversely affect adjacent properties.
- (4) 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 development plan illustrates two proposed access points into the development with one entrance off US Hwy 78 and one entrance off Aycock Avenue. The applicant has already been granted a permit from GDOT to construct the entrance off US Hwy 78. The applicant proposes to construct improvements to accommodate the development at the Aycock Avenue/US Hwy 78 intersection as part of a traffic signal which has also been approved by GDOT. The Development Regulations require residential developments with more than 200 units to have a total of 3 access points. The applicant has submitted a concurrent variance request to reduce the number of access points from 3 to 2. The City has adequate water supply to serve the development. Sanitary sewer capacity has been identified as being available to also serve the project. Each residential unit will generate approximately 250 gallons of wastewater each day. Additional City services and utilities should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Northeast Sub-Area as identified in the Comprehensive Plan. The existing character of the Northeast Sub-Area is primarily for industrial uses. To meet the live-work-play objective of the Comprehensive Plan, zoning should adjust to allow higher density residential, commercial, and recreational uses. The future character of the Northeast Sub-Area is to remain primarily industrial with the possibility of there being some residential workforce development. The proposed development appears to meet the intent of the goals of the Comprehensive Plan.
- (6) 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:** Under the current PCD zoning, the intent was to develop the site with a



mix of commercial and light industrial land uses. The applicant states the purpose for requesting the modification is to provide work force housing in Monroe.

---

**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone modification to change the planned district into a mixed use multi-family residential and commercial project with the following modified conditions:

1. The multi-family residential component shall be constructed as represented in the architectural details provided under Architectural Option B on page 3.1 of the rezoning pattern book. Façade materials shall be primarily comprised of brick, stone, or architectural metal with limited wood and stucco.
2. The proposed sanitary sewer relocation shall be done in accordance with requirements from the City of Monroe Utility Department at the developer’s expense.



# City of Monroe

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

## PLANNING COMMISSION MTG PERMIT

PERMIT #:	1183	DESCRIPTION:	Rezone PCD to PCD with modifications
JOB ADDRESS:	Hwy 78	LOT #:	
PARCEL ID:	M0230011B11	BLK #:	
SUBDIVISION:		ZONING:	M1
ISSUED TO:	Jack's Creek Landing LLC	CONTRACTOR:	Jack's Creek Landing LLC
ADDRESS:	2971B North Columbia St	PHONE:	
CITY, STATE ZIP:	Milledgeville GA 31061	OWNER:	
PHONE:	706-207-8111	PHONE:	
PROP. USE:	PCD	DATE ISSUED:	6/29/2022
VALUATION:	\$ 0.00	EXPIRATION:	12/26/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 600.00
<b>FEE TOTAL</b>		<b>\$ 600.00</b>
<b>PAYMENTS</b>		<b>\$ -600.00</b>
<b>BALANCE</b>		<b>\$ 0.00</b>

### NOTES:

Please be advised your request for a rezone from PCD to PCD with modifications at the Southwest corner of US Hwy 78 and Aycock Avenue will be heard by the Planning Commission on July 19, 2022 at 5:30pm and Monroe City Council on August 9, 2022 at 6pm. Both meetings will be in the Council Chambers at City Hall, 215 N Broad St.

### NOTICE

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE



RECEIVED  
# 1183

# CITY OF MONROE

## REZONE APPLICATION

**REZONE LOCATION & DESCRIPTION**

Address (or physical location): Southwest corner of US Highway 78 & Aycock Avenue

Parcel #(s): M0230011B00

Acreage/Square Feet: 26.644 ac (Surveyed) Council Districts: District 4 / \_\_\_\_\_

Existing Zoning: PCD Proposed Zoning: PCD with Modifications

Existing Use: Vacant

Proposed Use: Mixed use development with multifamily tract and commercial tract

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: Jack's Creek Landing, LLC Phone #: (706)207-8111

Address: 2971B North Columbia Street City: Milledgeville State: GA Zip: 31061

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**REZONE INFORMATION**

**Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)):** The current zoning of the site is PCD (Planned Commercial District). The abutting property to the south is the Walmart distribution center, zoned M-1 (Light Industrial) . Adjacent properties along the western boundary are undeveloped and zoned M-1 (Light industrial) and R-1 (Large lot Residential) The site is bound on the north by US Highway 78 public right of way and to the east by Aycock Avenue (County) public right of way.

**Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)):** The intent of the requested zoning change it to permit the development of the highest and best use for the property and the City of Monroe. The proposed uses are multifamily dwellings and commercial development to serve as quality workforce housing near the growing industrial corridor and to provide motorists and residents with goods and or services along US Highway 78. Where it abuts the multifamily development, the commercial tract shall be responsible for installing a 6 foot height opaque privacy fence and a double row of evergreen trees at 6 ft. height, minimum for enhanced screening.

Additionally, it is requested that the commercial component of the proposed development be permitted to be constructed at a later date than the proposed residential component.

**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 current PCD zoning does not permit the multifamily component of the proposed

development. As the proposed development is primarily residential in nature with a smaller commercial component, the applicant respectfully requests rezoning to PCD with Modifications, which is more suitable for the proposed development. There are current no existing structures on the land nor uses. The lot is vacant.

**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)):** The site was apparently cleared for farm and pasture use in the mid 20th century and has

never been developed. There is not a clear history of uses, but the lot appears to have been unused for at least 30 years.

**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
- Fee (see Fee Schedule)
- Typed Legal Description
- Typed Detailed Description of the Request
- Survey Plat
- Deed
- Proof of all property taxes paid in full
- Site Plan

Drawn to scale, showing the following:

- Proposed Uses/Buildings
- Proposed Improvement Information
- Parking
- Traffic Circulation
- Landscaping/Buffers
- Stormwater/Detention Structures
- Amenities

Commercial & Industrial Rezoning Site Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum Gross Square Footage of Structures
- Minimum Square Footage of Landscaped Area
- Maximum Structure Height
- Minimum Square Footage of Parking & Drives
- Proposed Number of Parking Spaces
- Required Buffers

Residential Rezoning Sites Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum # of Dwelling Units/Lots
- Maximum Structure Height
- Minimum Square Footage of Dwellings
- Minimum Lot Size
- Maximum Lot Coverage
- Maximum Structure Height
- Location of Amenities
- Required Buffers

For Planned Districts, the applicant must submit a pattern book for review before submitting any rezoning application. Any submittal of a rezoning application for a Planned District which has not undergone a preliminary review by staff will be considered incomplete. The pattern book and rezoning site plan shall include all of the applicable items listed above as well as any identified by staff during the preliminary review process:

- Pattern Book Review Completed
- Other Items as identified as required by the Code Enforcement Officer

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENT AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: Chris D. Park DATE: 06.16.2022

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: Chris D. Park DATE: 06.16.2022

NOTARY PUBLIC: Harold Culbreath, Jr.

SWORN TO AND SUBSCRIBED BEFORE THIS 16<sup>th</sup> DAY OF June, 20 22

NOTARY SIGNATURE: Harold Culbreath, Jr.

DATE: 6.16.22

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.

AS-SURVEYED  
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT,  
WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY  
DESCRIBED  
AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY  
RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (155 FEET FROM SURVEY  
CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74  
FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE  
SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30  
MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF  
WAY LINE A CURVE TO THE LEFT HAVING A RADIUS DISTANCE OF 330.00 FEET AND AN ARC LENGTH  
OF 545.01 FEET BEING SUBTENDE BY A CHORD HAVING A BEARING OF SOUTH 81 DEGREES 49  
MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY  
LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE  
NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR  
WITH CAP SET AT THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID RIGHT OF WAY LINE AND  
WITH THE CENTERLINE OF THE BRANCH IN A SOUTHWESTERLY DIRECTION FOR 1195 FEET MORE OR  
LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES  
EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:  
SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;  
THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;  
THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT;  
THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;  
THENCE SOUTH 19 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;  
THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 13.41 FEET TO A POINT;  
THENCE SOUTH 36 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;  
THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 9.45 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;  
THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;  
THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.84 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;  
THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT;  
THENCE SOUTH 45 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT;  
THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;  
THENCE SOUTH 38 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 14.42 FEET TO A POINT;  
THENCE SOUTH 11 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;  
THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 13.64 FEET TO A POINT;  
THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;  
THENCE SOUTH 43 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.37 FEET TO A POINT;  
THENCE SOUTH 65 DEGREES 05 MINUTES 58 SECONDS EAST A DISTANCE OF 1.15 FEET TO A POINT;  
THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
THENCE SOUTH 59 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 5.73 FEET TO A POINT;  
THENCE SOUTH 47 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;  
THENCE SOUTH 46 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 44.72 FEET TO A POINT;  
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT;  
THENCE NORTH 75 DEGREES 37 MINUTES 25 SECONDS EAST A DISTANCE OF 19.96 FEET TO A POINT;  
THENCE NORTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;  
THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT;  
THENCE SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;  
THENCE NORTH 77 DEGREES 05 MINUTES 54 SECONDS WEST A DISTANCE OF 16.10 FEET TO A POINT;  
THENCE SOUTH 79 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 4.97 FEET TO A POINT;  
THENCE SOUTH 48 DEGREES 54 MINUTES 59 SECONDS WEST A DISTANCE OF 9.01 FEET TO A POINT;  
THENCE SOUTH 29 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT;  
THENCE SOUTH 13 DEGREES 03 MINUTES 25 SECONDS WEST A DISTANCE OF 6.06 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 7.79 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 17.67 FEET TO A POINT;  
THENCE NORTH 72 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT;  
THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;  
THENCE SOUTH 37 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;  
THENCE SOUTH 32 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 14.22 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 16.61 FEET TO A POINT;  
THENCE SOUTH 21 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 13.53 FEET TO A POINT;  
THENCE SOUTH 10 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;  
THENCE SOUTH 22 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;  
THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;  
THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 7.25 FEET TO A POINT;  
THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;  
THENCE SOUTH 45 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 07 MINUTES 02 SECONDS WEST A DISTANCE OF 12.79 FEET TO A POINT;  
THENCE SOUTH 48 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;  
THENCE SOUTH 32 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 15.07 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 16.81 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 6.53 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 7.59 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 20.65 FEET TO A POINT;  
THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 19.25 FEET TO A POINT;  
THENCE SOUTH 38 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT;  
THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;  
THENCE NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT;  
THENCE SOUTH 52 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;  
SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 39.12 FEET  
FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND  
CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST  
A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING  
SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 30.47 FEET FROM A 3/4 INCH OPEN  
TOP PIPE FOUND; THENCE WITH THE CENTERLINE OF JACK'S CREEK IN A NORTHWESTERLY DIRECTION  
FOR 947 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO NOW OR FORMERLY  
EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRAVERSED BY THE  
FOLLOWING COURSES AND DISTANCES:

NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;  
THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT;  
THENCE NORTH 39 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 25.98 FEET TO A POINT;  
THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT;  
THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;  
THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 25.83 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;  
THENCE NORTH 27 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT;  
THENCE NORTH 32 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT;  
THENCE NORTH 36 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;  
THENCE NORTH 27 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 31.04 FEET TO A POINT;  
THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;  
THENCE NORTH 25 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;  
THENCE NORTH 37 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;  
THENCE NORTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 46.47 FEET TO A POINT;  
THENCE NORTH 34 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 40.23 FEET TO A POINT;  
THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;  
THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;  
THENCE NORTH 33 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT;  
THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;  
THENCE NORTH 62 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 28.67 FEET TO A POINT;  
THENCE NORTH 56 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;



THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (185 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND AS DESCRIBED CONTAINS 26.644 ACRES (1,160,647 SQ FT).

BK: 4853 PG: 16-21  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007777  
Real Estate Transfer Tax \$0.00  
1472021001927

6 -1  
MP  
REF

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-B00

(Above Reserved for Recording)

After recording, please return to:

STATE OF GEORGIA  
COUNTY OF WALTON

**RETURN RECORDED DOCUMENT TO:**  
Preston & Malcom, P.C.  
110 Court Street  
Post Office Box 984  
Monroe, Georgia 30855  
File No: 21-25688

**LIMITED WARRANTY DEED**

THIS INDENTURE is made effective on the 23<sup>rd</sup> day of April, 2021, by **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia ("Grantor"), and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company ("Grantee").

**WITNESSETH:**

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer and convey unto Grantee, that certain real property lying in Walton County, Georgia being more fully described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon, if any, together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple subject only to (i) those matters set forth on Exhibit "B" attached hereto and made a part hereof (hereinafter the "Permitted Encumbrances"), (ii) the covenants restricting the development and use of the Property set forth in Exhibit "C" attached hereto and made a part hereof (hereinafter the "Covenants, Conditions and Restrictions"), and Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor but against none other. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first set forth above.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

*[Handwritten Signature]*

**DEVELOPMENT AUTHORITY OF  
WALTON COUNTY**, a public body corporate  
and politic of the State of Georgia

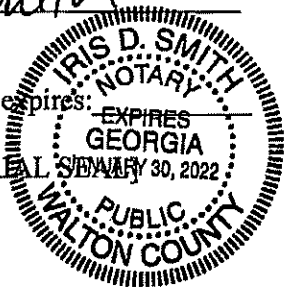
Unofficial Witness

*[Handwritten Signature]*  
Notary Public

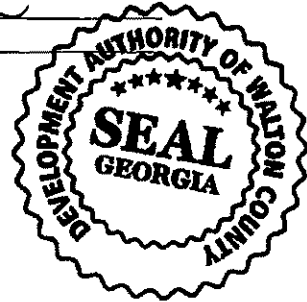
By: *[Handwritten Signature]*  
Name: W. Moses Jordan  
Title: Chairman

My commission expires:

[NOTARY SEAL]



[SEAL]



**Exhibit "A"**

**Legal Description of the Property**

ALL THAT TRACT or parcel of land lying and being in Land Lot 108, 3<sup>rd</sup> Land District, Walton County, Georgia, containing 26.6+/- acres as shown on that certain plat of survey prepared for Development Authority of Walton County by Dills-Jones & Associates, Inc., certified by Gerald T. Batchelor, Ga. R.L.S. No. 2238, dated May 12, 2006, which plat is recorded at **Plat Book 99, Page 112**, Walton County, Georgia records, and which plat is incorporated herein by reference for a more complete description of the Property.



**Exhibit "B"**

**Permitted Encumbrances**

1. All taxes for the year 2021 and subsequent years which are a lien but not yet due and payable.
2. Covenants, Conditions and Restrictions set forth herein.
3. All matters of record.



**Exhibit "C"**

**Covenants, Conditions and Restrictions**

Grantor and Grantee covenant and agree that the conveyance of the Property by Grantor to Grantee pursuant to this Deed is made subject to the Covenants, Conditions and Restrictions set forth herein.

**A. Definitions.** The terms used herein shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

1. **"Environmental Laws"**: All federal and state laws, regulations, statutes, ordinances, rules, regulations, orders, determinations, or court decisions relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, handling, discharge, emission, migration, or release of hazardous substances or solid wastes including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act of 1976, as amended by the Used Oil Recycling Act of 1980, the Solid Waste Disposal Act Amendments of 1980, and the Hazardous and Solid Waste Amendments of 1984.

2. **"Hazardous Substances"**: any hazardous or toxic substance or waste as those terms are defined by any applicable Federal, state, or local law or regulation and asbestos, petroleum products and oil, and any other materials regulated by Environmental Laws.

3. **"Official Records"**: The Clerk of the Superior Court of Walton County, Georgia, or such other place which is designated as the official location for recording of deeds and similar documents affecting title to real estate.

4. **"Person"**: A natural person, a corporation, a partnership, a trustee, or any other legal entity.

**B. Use Restrictions and Rules.** The following terms and provisions shall apply to the Property:

1. **Restricted Activities.** The following activities are prohibited on the Property:

(a) any activity which emits foul or obnoxious odors, fumes, dust, smoke, or pollution outside the Property or which creates noise, unreasonable risk of fire or explosion, or other conditions which tend to disturb the peace or threaten the safety of the occupants and invitees of nearby properties; provided, nothing herein shall preclude normal and customary operation of any restaurant or hospital facility;

(b) any activity which violates local, state, or Federal laws or regulations;

(c) outside burning of trash, leaves, debris, or other materials.

2. **Prohibited Conditions.** The following shall be prohibited on the Property:

(a) plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Property;

(b) any sign, fence, wall, hedge, or shrub which does or tends to create a traffic or sight problem;

3. Prohibited Uses. In addition to uses which are restricted by other recorded covenants, conditions, restrictions, or easements, the following uses are prohibited on the Property:

(a) any use which is not otherwise allowable by the laws of the United States or of Georgia or of any political subdivision thereof, including, but not limited to, applicable zoning ordinances of City of Monroe, Georgia and Walton County, Georgia;

(b) any dangerous or unsafe use, such as, for illustration purposes only, the use or storage of explosives;

(c) any use which involves the generation, treatment, storage, or disposal of Hazardous Substances in violation of applicable Environmental Laws, or which poses a substantial risk of release of any Hazardous Substances into the ground, air, surface water, ground water, or any other medium. Notwithstanding anything to the contrary contained in this Exhibit, a prohibited use shall include any use or activity on any unit which would cause the Property to become subject to regulation as a hazardous waste disposal facility under current Environmental Laws;

(d) Armories;

(d) any adult book store, adult video store, adult movie theater, adult entertainment facility, or other establishment selling, renting or exhibiting pornographic materials or drug-related paraphernalia (except that this provision shall not prohibit the operation of a bookstore, grocery store/supermarket, cinema or video store, or service station which carries a broad inventory of books, magazines, videos and/or other materials directed towards the interest of the general public [as opposed to a specific segment thereof]);

(e) Radio and television transmission towers over 35 feet high (unless specifically approved by Grantor);

(f) Airports and landing areas;

(g) Heliports (unless specifically approved by Grantor);

(h) Asphalt and concrete batching plants, central mixing plants for cement, mortar, plaster or housing materials;

(i) Salvage and junk yards; and

(j) Landfills.

BK: 4853 PG: 22  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007778  
Real Estate Transfer Tax \$0.00  
1472021001928

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
118 Court Street  
Monroe, Georgia 30655  
File # 21-25633

1-1  
MP  
(KLP)

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-800

**QUITCLAIM DEED IN AID OF TITLE**

**STATE OF GEORGIA  
COUNTY OF WALTON**

**THIS INDENTURE**, made the 23rd day of April, 2021, between **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All right, title, interest and equity in and to the following described property, to wit:

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 Land Lot 108 of the 3rd District, G.M.D. 419, and being designated as 26.644 acres, more or less, according to a survey entitled, "ALTA/NSPS Land Title Survey for: Jack's Creek Landing, LLC & Chicago Title Insurance Company," dated April 7, 2021, prepared by Columbia Engineering, certified by Brandon T. Miller, Georgia Registered Land Surveyor No. 2945, recorded in Plat Book 120, pages 80-81, 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 Deed is given in conjunction with a Limited Warranty Deed of even date herewith between the parties in aid of title to avoid any gaps or overlaps in the conveyance herein.

**TO HAVE AND TO HOLD** the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

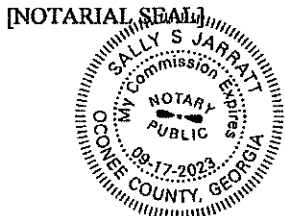
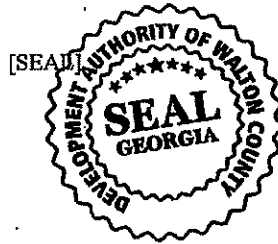
*[Signature]*  
Unofficial Witness

**DEVELOPMENT AUTHORITY OF WALTON COUNTY**, a public body corporate and politic of the State of Georgia

*[Signature]*  
Notary Public

By: *[Signature]*  
W. Morris Jordan, Chairman

My commission expires: \_\_\_\_\_







Realkey	Perskey	Taxtype	Tt_Desc	Asmtpct	CovExempt	HSExempt	Millage	EstTax	Acckey
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(There are no records to view)

**Gross Asmt :** 331,360

**Total Est Tax :** 0.00



Tables

Close

Recheck	Total Asmt	36.60							
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**TITLE COMMITMENT**

REFERENCE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. 21-25633 HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2021.

**SCHEDULE B - PART II EXCEPTIONS**

- (NOTE: THE STATEMENTS BELOW AS TO WHETHER A DOCUMENT DOES OR DOES NOT AFFECT THE SUBJECT PROPERTY ARE BASED SOLELY UPON THE LOCATION DESCRIPTION CONTAINED IN THE RECORD DOCUMENT.)
- ALL MATTERS AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 112, AND PLAT BOOK 80, PAGE 20, WALTON COUNTY, GEORGIA RECORDS.
  - EASEMENT FOR RIGHT OF WAY FROM AYCOCK BROS. IN FAVOR OF GEORGIA RAILWAY & POWER COMPANY, DATED OCTOBER 30, 1925, RECORDED IN DEED BOOK 13, PAGE 334, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED SOUTHWEST OF JACKS CREEK.
  - RIGHT OF WAY EASEMENT FROM J. H. BACCUS IN FAVOR OF WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 26, 1938, RECORDED IN DEED BOOK 23, PAGE 250, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. BASED UPON RECORD DOCUMENT AND THE HIGHWAY MAP OF WALTON COUNTY PUBLISHED BY STATE HIGHWAY DEPARTMENT OF GEORGIA DATED 1950 RIGHT OF WAY EASEMENT IS LOCATED WITHIN GMD 454 (MOUNTAIN) AND NOT WITHIN GMD 419 (TOWNS).
  - RIGHT OF WAY DEED FROM R. E. AYCOCK IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MAY 24, 1957, RECORDED IN DEED BOOK 40, PAGE 432, AFORESAID RECORDS. UNABLE TO DETERMINE EXACT LOCATION FROM RECORD DOCUMENT.
  - RIGHT OF WAY AGREEMENT BY AND BETWEEN R. E. AYCOCK AND TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED SEPTEMBER 2, 1961, RECORDED IN DEED BOOK 53, PAGE 209, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY BASED UPON LEGAL DESCRIPTION IN RECORD DOCUMENT. AFFECTED PROPERTY IS WEST OF SUBJECT PROPERTY BASED UPON PROXIMITY TO ALCOVY RIVER AS REFERENCED IN DEED.
  - RIGHT OF WAY AS SHOWN IN THAT CERTAIN DECLARATION OF TAKING FROM R. E. AYCOCK, JR. IN FAVOR OF DEPARTMENT OF TRANSPORTATION, WALTON COUNTY SUPERIOR COUNTY DOCKET NO. 9422 AND AS RECORDED IN MINUTE BOOK 27, PAGE 715, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. PORTION OF RIGHT OF WAY OF US HIGHWAY NO. 78.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1985M RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG STATE ROUTE NO. 83.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF WALTON COUNTY, GEORGIA, DATED APRIL 11, 1985, RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG OLD ATHENS HIGHWAY.
  - RIGHT OF WAY DEED FROM DEVELOPMENT AUTHORITY OF WALTON COUNTY IN FAVOR OF CITY OF MONROE, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 47, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.
  - CONSENT TO THE GRANTING OF RIGHT OF WAY BY AND BETWEEN WAL-MART STORES EAST, LP, AS SUCCESSOR TO WALMART STORES EAST, INC., WAL-MART STORES, INC. AND DEVELOPMENT AUTHORITY OF WALTON COUNTY, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.

**GEORGIA SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Brandon T. Miller*  
 BRANDON T. MILLER, RLS No. 2945



**GENERAL NOTES:**

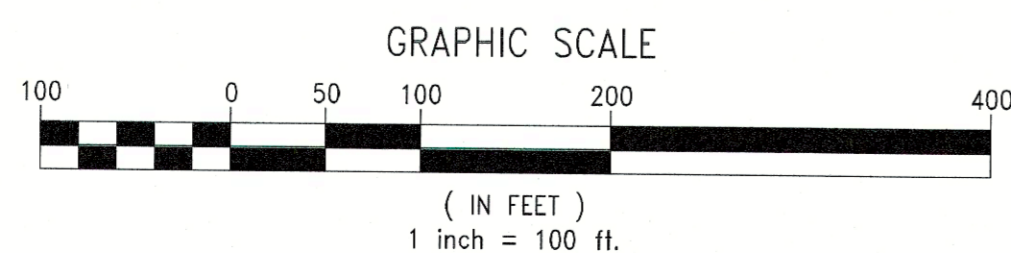
- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD HAZARD AREA ZONE A, ACCORDING TO THE CITY OF MONROE, WALTON COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 13297C0137E, EFFECTIVE DATE DECEMBER 8, 2016.
- THE BEARING BASE FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 261,477 FEET.
- THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,808 FEET AND AN ANGULAR ERROR OF 3.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON MARCH 11, 2021.
- EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S7 TOTAL STATION AND A TRIMBLE R6 GPS RECEIVER WITH THE eGPS NETWORK.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- PLAT BOOK 99 PAGE 112 DEPICTS THE SUBJECT SURVEYED PROPERTY AND SHOWS THE LOCATION OF THREE (3) GRAVES CENTRALLY LOCATED ON THE SUBJECT PARCEL. THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY DICKINSON PROPERTY SCIENCES, INC. FOR THE DEVELOPMENT AUTHORITY OF WALTON COUNTY DATED MARCH 13, 2020 INCLUDES DOCUMENTATION THAT STATES THESE GRAVES WERE RELOCATED TO REST HAVEN CEMETERY IN DOWNTOWN MONROE, GEORGIA. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT FIND ANY VISIBLE SURFACE EVIDENCE OF GRAVES LOCATED ON THIS PROPERTY. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT COMPLETE ANY SUBSURFACE EXPLORATION ON THE SUBJECT PROPERTY TO VERIFY THE COMPLETE REMOVAL OF PAST GRAVE SITES.
- THE SUBJECT SURVEYED PROPERTY IS PARTIALLY BOUNDED BY JACKS CREEK ON THE SOUTHWEST AND AN UNNAMED BRANCH ON THE EAST. THE WATER BOUNDARIES WERE SURVEYED BETWEEN MARCH 11, 2021 AND THESE WATER COURSES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT SURVEYED PROPERTY.

**SURVEYOR'S CERTIFICATION:**

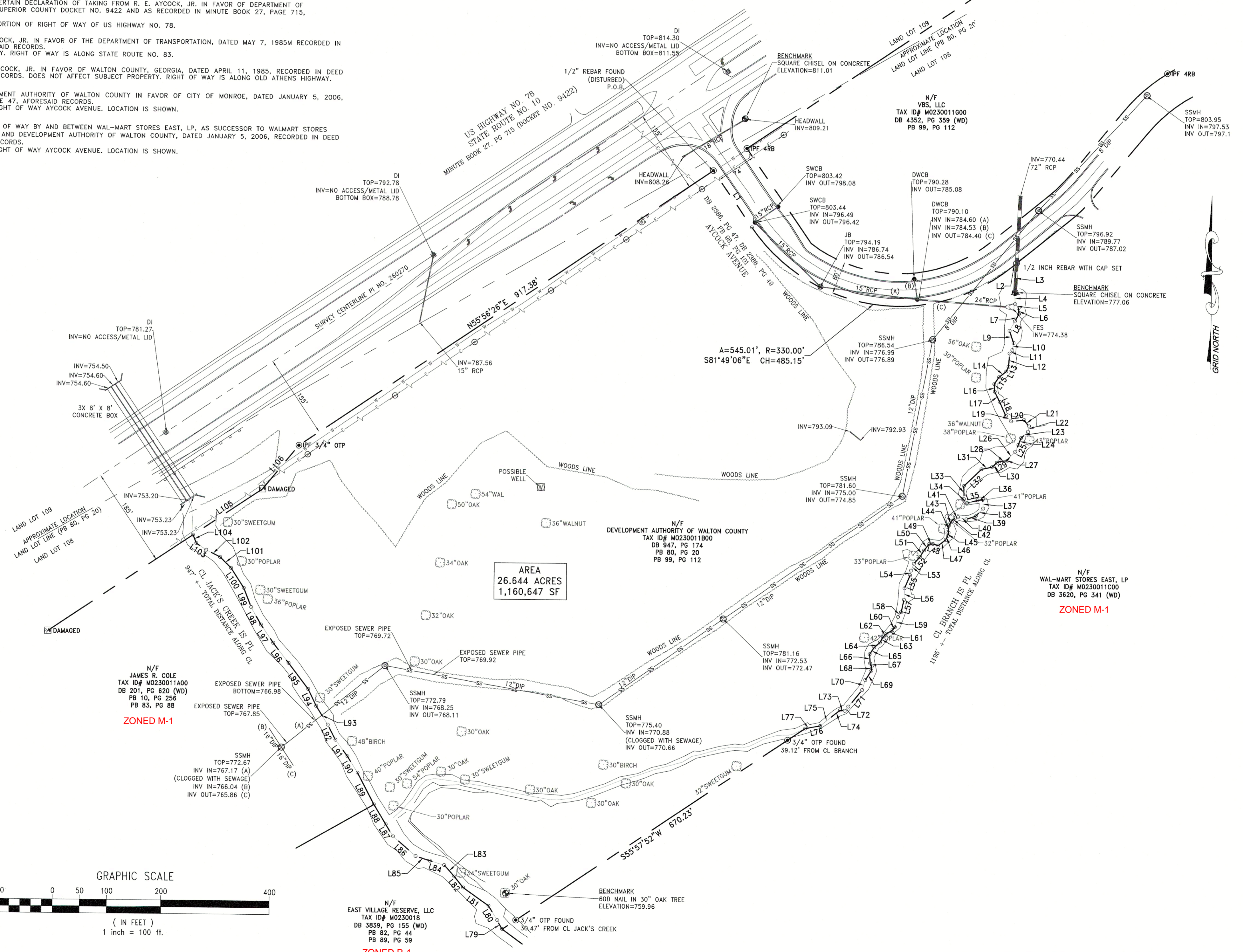
I HEREBY CERTIFY TO: JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 15, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/21.

DATE OF PLAT OR MAP: 04/07/21

*Brandon T. Miller*  
 BRANDON T. MILLER, RLS No. 2945



LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S34°30'19"E	126.39'	L21	S38°03'58"E	14.42'	L41	S79°26'55"W	4.97'	L61	S59°29'19"W	12.60'	L81	N54°45'52"W	58.10'
L2	N50°52'07"E	10.35'	L22	S11°31'38"W	9.99'	L42	S48°54'59"W	8.01'	L62	S45°48'48"W	7.88'	L82	N39°24'10"W	25.98'
L3	S02°50'51"W	53.97'	L23	S46°22'32"W	16.94'	L43	S29°15'41"W	9.50'	L63	S31°07'02"W	12.79'	L83	N42°05'22"W	27.86'
L4	S02°55'18"E	21.12'	L24	S20°55'20"W	13.64'	L44	S02°34'12"W	13.57'	L64	S48°54'54"W	13.88'	L84	N73°43'37"W	27.69'
L5	S41°26'25"E	9.51'	L25	S24°39'59"W	13.83'	L45	S13°03'25"W	6.06'	L65	S32°37'47"W	15.07'	L85	N71°57'41"W	27.65'
L6	S04°37'33"E	11.11'	L26	S43°22'00"W	22.37'	L46	S27°19'11"W	7.79'	L66	S02°45'50"E	16.81'	L86	N49°32'12"W	55.21'
L7	S29°35'26"W	15.21'	L27	S65°05'58"E	1.15'	L47	S51°59'03"W	17.67'	L67	S27°58'35"E	6.53'	L87	N31°50'43"W	25.83'
L8	S28°15'34"W	20.25'	L28	S86°12'04"W	14.42'	L48	N72°06'09"W	10.39'	L68	S04°03'55"W	7.59'	L88	N31°02'39"W	45.40'
L9	S19°00'41"E	23.29'	L29	S59°40'32"W	5.73'	L49	S85°31'46"W	6.97'	L69	S31°08'47"W	20.65'	L89	N27°45'56"W	62.89'
L10	S10°25'21"W	13.41'	L30	S47°23'18"W	12.29'	L50	S37°44'32"W	14.97'	L70	S18°01'05"W	19.25'	L90	N32°12'34"W	35.35'
L11	S36°53'54"W	7.96'	L31	S78°11'13"W	19.66'	L51	S32°51'12"W	14.22'	L71	S38°54'50"W	39.51'	L91	N36°22'15"W	37.84'
L12	S04°25'25"W	24.65'	L32	S46°11'39"W	44.72'	L52	S40°50'29"W	16.61'	L72	S42°05'36"W	10.08'	L92	N27°56'33"W	31.04'
L13	S24°09'27"W	9.45'	L33	S00°22'01"E	24.14'	L53	S21°51'18"W	13.53'	L73	N88°10'17"W	8.57'	L93	N32°25'54"W	40.55'
L14	S51°31'38"W	16.93'	L34	S40°27'03"E	9.21'	L54	S10°31'21"W	8.75'	L74	S52°14'06"W	16.41'	L94	N25°54'48"W	34.42'
L15	S33°11'55"W	15.70'	L35	N75°37'25"E	19.86'	L55	S22°45'45"W	26.16'	L75	S51°10'29"W	30.13'	L95	N37°25'32"W	60.32'
L16	S03°10'16"E	13.84'	L36	N79°34'01"E	9.92'	L56	S02°27'31"W	21.43'	L76	S78°51'59"W	16.71'	L96	N37°47'44"W	46.47'
L17	S27°10'30"E	20.92'	L37	S02°19'28"E	17.03'	L57	S12°50'31"W	23.17'	L77	S78°54'33"W	11.43'	L97	N34°43'23"W	40.23'
L18	S23°54'02"E	28.76'	L38	S43°54'31"W	19.35'	L58	S31°36'44"W	10.71'	L78	N28°45'23"W	18.68'	L98	N29°27'38"W	36.79'
L19	S45°10'16"E	13.72'	L39	S71°17'22"W	18.16'	L59	S15°34'37"W	19.51'	L79	N31°05'05"W	30.74'	L99	N31°50'01"W	38.04'
L20	N84°08'38"E	23.96'	L40	N77°05'54"W	16.10'	L60	S40°03'52"W	7.25'	L80	N31°05'05"W	30.74'	L100	N33°00'36"W	43.93'



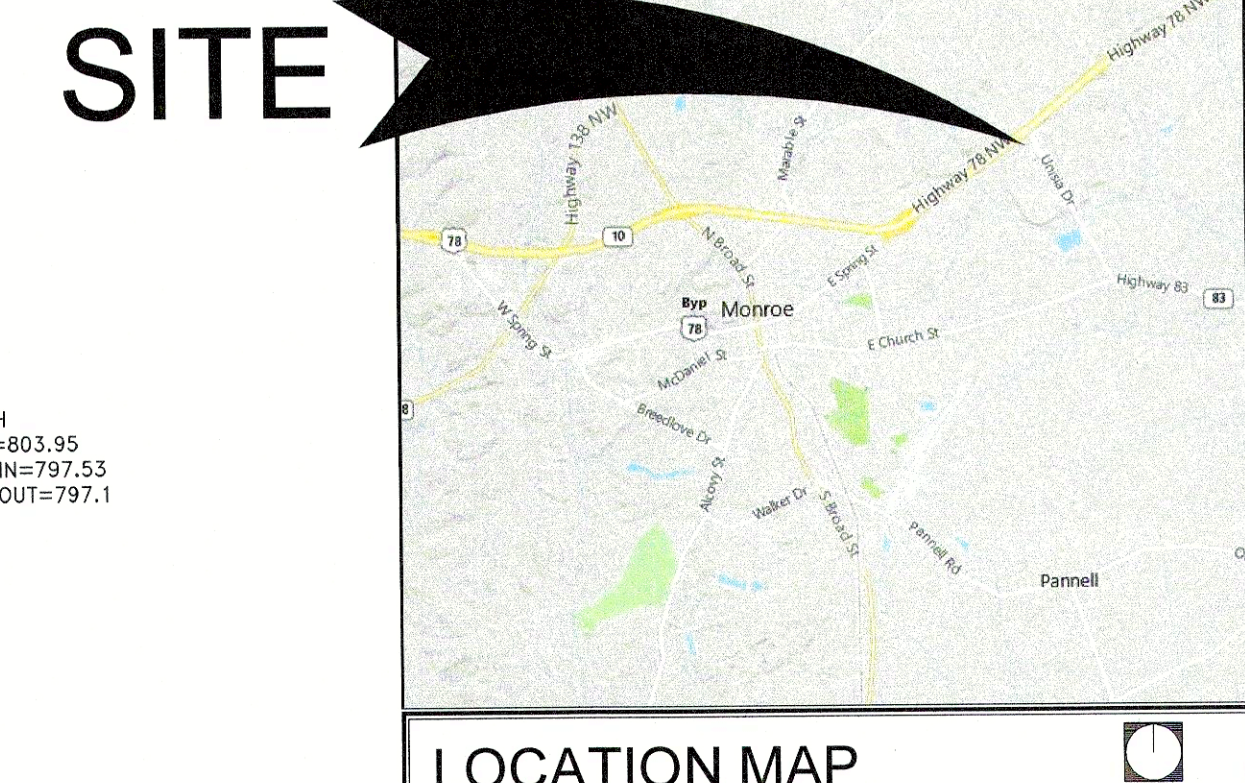
ALTA/NSPS LAND TITLE SURVEY FOR:  
**JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY**  
 LAND LOT 108 OF THE 3RD DISTRICT  
 G.M.D. 419  
 CITY OF MONROE  
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE  
**ALTA/NSPS LAND TITLE SURVEY**

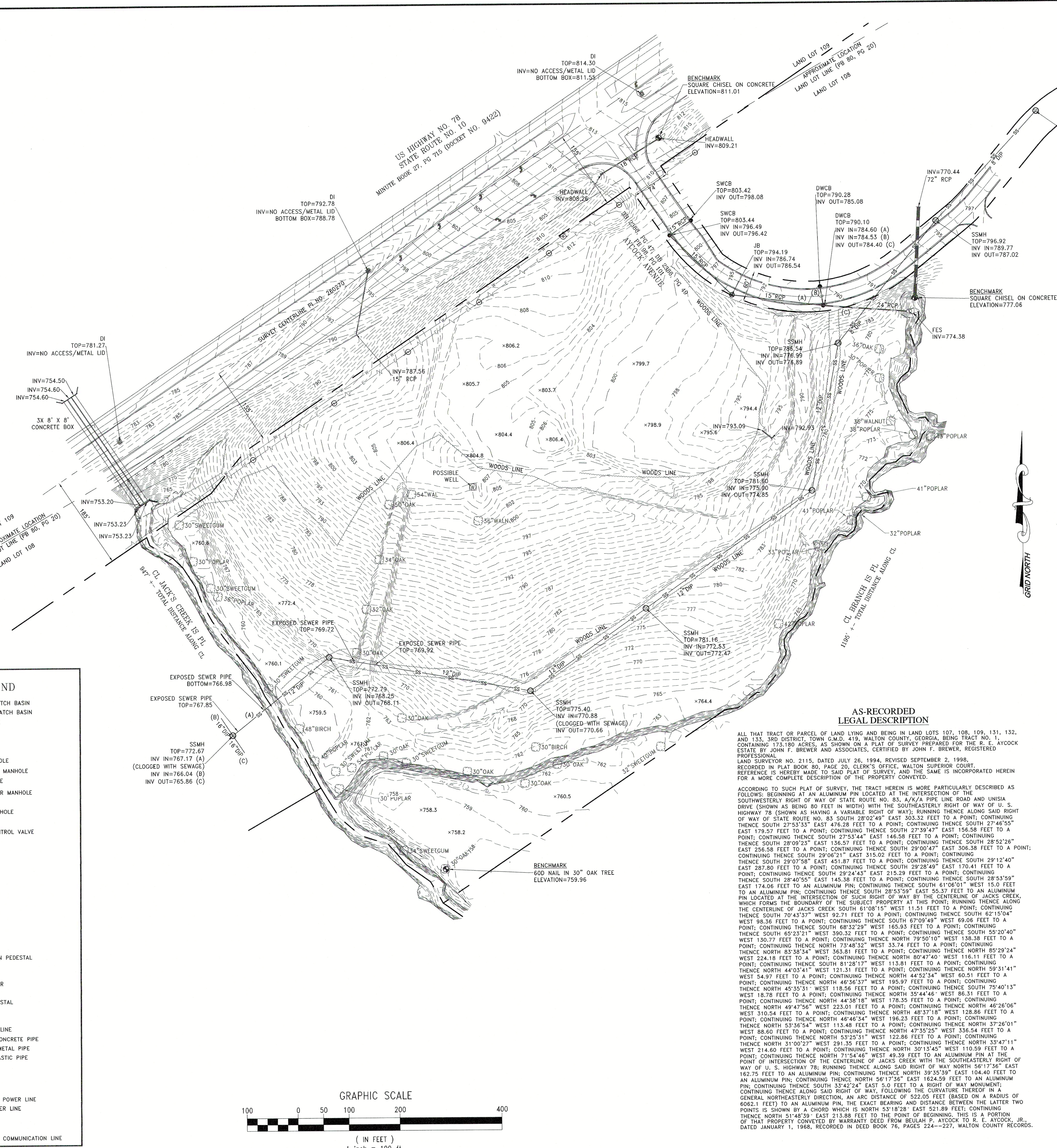
FILE NAME: 5458_00_SV	DRAWING NO.
DRAWN BY: JR	1 OF 2
PROJECT NO: 5458.00	PLAT DATE: 04/07/21
FIELD DATE: 03/11/21	SCALE: 1"=100'

CIVIL ENGINEERS \* LAND PLANNERS  
 \* LANDSCAPE ARCHITECTS \* SURVEYORS



**GEORGIA SURVEYOR CERTIFICATION**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945  
  
 No. 2945  
 BRANDON T. MILLER



**AS-SURVEYED LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 81 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR WITH CAP SET AT THE CENTERLINE OF A BRANCH IN A SOUTHWESTERLY DIRECTION FOR 1195 FEET MORE OR LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRaversed BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;  
 THENCE SOUTH 41 DEGREES 26 MINUTES 26 SECONDS EAST A DISTANCE OF 8.91 FEET TO A POINT;  
 THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;  
 THENCE SOUTH 28 DEGREES 15 MINUTES 24 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;  
 THENCE SOUTH 19 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;  
 THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 13.41 FEET TO A POINT;  
 THENCE SOUTH 36 DEGREES 03 MINUTES 54 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT;  
 THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;  
 THENCE SOUTH 24 DEGREES 18 MINUTES 38 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;  
 THENCE SOUTH 51 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;  
 THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;  
 THENCE SOUTH 03 DEGREES 19 MINUTES 52 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;  
 THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.78 FEET TO A POINT;  
 THENCE SOUTH 45 DEGREES 18 MINUTES 38 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT;  
 THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;  
 THENCE SOUTH 38 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 36 DEGREES 51 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;  
 THENCE SOUTH 46 DEGREES 22 MINUTES 52 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;  
 THENCE SOUTH 20 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 9.75 FEET TO A POINT;  
 THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;  
 THENCE SOUTH 03 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.37 FEET TO A POINT;  
 THENCE SOUTH 15 DEGREES 19 MINUTES 58 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 59 DEGREES 40 MINUTES 52 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 75 DEGREES 37 MINUTES 19 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
 THENCE SOUTH 78 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;  
 THENCE SOUTH 06 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;  
 THENCE SOUTH 40 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT;  
 THENCE SOUTH 75 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;  
 THENCE NORTH 72 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 19 MINUTES 22 SECONDS WEST A DISTANCE OF 16.61 FEET TO A POINT;  
 THENCE SOUTH 07 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;  
 THENCE SOUTH 01 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;  
 THENCE SOUTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;  
 THENCE SOUTH 77 DEGREES 05 MINUTES 55 SECONDS WEST A DISTANCE OF 4.97 FEET TO A POINT;  
 THENCE SOUTH 48 DEGREES 54 MINUTES 59 SECONDS WEST A DISTANCE OF 9.01 FEET TO A POINT;  
 THENCE SOUTH 76 DEGREES 05 MINUTES 55 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT;  
 THENCE SOUTH 13 DEGREES 03 MINUTES 25 SECONDS WEST A DISTANCE OF 6.06 FEET TO A POINT;  
 THENCE SOUTH 73 DEGREES 12 MINUTES 51 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT;  
 THENCE SOUTH 51 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 17.67 FEET TO A POINT;  
 THENCE NORTH 72 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE OF 14.22 FEET TO A POINT;  
 THENCE SOUTH 37 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;  
 THENCE SOUTH 32 DEGREES 51 MINUTES 31 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;  
 THENCE SOUTH 21 DEGREES 45 MINUTES 18 SECONDS WEST A DISTANCE OF 13.53 FEET TO A POINT;  
 THENCE SOUTH 22 DEGREES 55 MINUTES 45 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;  
 THENCE SOUTH 40 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;  
 THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;  
 THENCE SOUTH 48 DEGREES 49 MINUTES 02 SECONDS WEST A DISTANCE OF 12.79 FEET TO A POINT;  
 THENCE SOUTH 41 DEGREES 51 MINUTES 02 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;  
 THENCE SOUTH 45 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;  
 THENCE SOUTH 52 DEGREES 14 MINUTES 14 SECONDS WEST A DISTANCE OF 15.07 FEET TO A POINT;  
 THENCE SOUTH 02 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 16.81 FEET TO A POINT;  
 THENCE SOUTH 27 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 6.53 FEET TO A POINT;  
 THENCE SOUTH 04 DEGREES 50 MINUTES 47 SECONDS WEST A DISTANCE OF 20.55 FEET TO A POINT;  
 THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT;  
 THENCE SOUTH 33 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 9.57 FEET TO A POINT;  
 THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;  
 THENCE NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;  
 THENCE SOUTH 14 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;  
 THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;  
 THENCE SOUTH 78 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;  
 THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;  
 SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 30.12 FEET FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 30.12 FEET TO A POINT. THENCE WITH THE CENTERLINE OF JACK'S CREEK IN A NORTHWESTERLY DIRECTION FOR 947 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO NOW OR FORMERLY EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRaversed BY THE FOLLOWING COURSES AND DISTANCES:

NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;  
 THENCE NORTH 51 DEGREES 23 MINUTES 57 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;  
 THENCE NORTH 54 DEGREES 45 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT;  
 THENCE NORTH 39 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 25.98 FEET TO A POINT;  
 THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;  
 THENCE NORTH 73 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT;  
 THENCE NORTH 41 DEGREES 47 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;  
 THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;  
 THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 25.83 FEET TO A POINT;  
 THENCE NORTH 51 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;  
 THENCE NORTH 27 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT;  
 THENCE NORTH 52 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT;  
 THENCE NORTH 46 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;  
 THENCE NORTH 27 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 31.04 FEET TO A POINT;  
 THENCE NORTH 52 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;  
 THENCE NORTH 25 DEGREES 54 MINUTES 54 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;  
 THENCE NORTH 37 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;  
 THENCE NORTH 57 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 45.47 FEET TO A POINT;  
 THENCE NORTH 54 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 40.23 FEET TO A POINT;  
 THENCE NORTH 29 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;  
 THENCE NORTH 51 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;  
 THENCE NORTH 53 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT;  
 THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;  
 THENCE NORTH 52 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 28.61 FEET TO A POINT;  
 THENCE NORTH 56 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;  
 THENCE NORTH 21 DEGREES 30 MINUTES 58 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERN RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (185 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

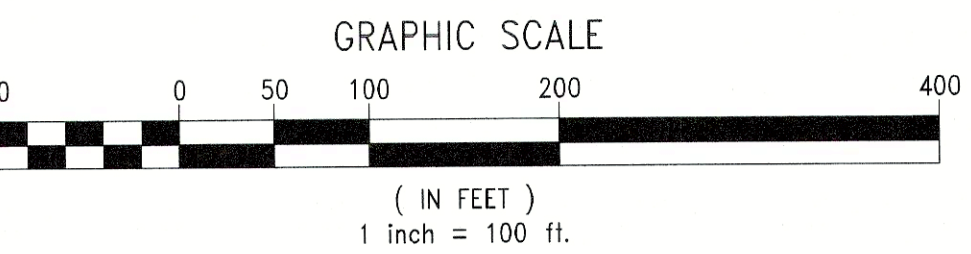
**AS-RECORDED LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, 3RD DISTRICT, TOWN G.M.D. 419, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 272.180 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR THE R. E. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CERTIFIED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAT OF SURVEY, AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

ACCORDING TO SUCH PLAT OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 83, A/R/A PIPE LINE ROAD AND UNISIA DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTERN RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE RIGHT OF WAY), RUNNING THENCE ALONG SAID RIGHT OF WAY OF STATE ROUTE NO. 83 SOUTH 28°02'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°59'47" EAST 156.58 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'25" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°52'26" EAST 258.58 FEET TO A POINT; CONTINUING THENCE SOUTH 29°00'47" EAST 306.36 FEET TO A POINT; CONTINUING THENCE SOUTH 29°06'21" EAST 315.02 FEET TO A POINT; CONTINUING THENCE SOUTH 29°07'58" EAST 451.87 FEET TO A POINT; CONTINUING THENCE SOUTH 29°12'40" EAST 287.80 FEET TO A POINT; CONTINUING THENCE SOUTH 29°28'45" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°53'59" EAST 174.06 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°06'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°53'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACKS CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACKS CREEK SOUTH 61°08'15" WEST 11.51 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'27" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°15'04" WEST 98.36 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'49" WEST 69.06 FEET TO A POINT; CONTINUING THENCE SOUTH 68°22'29" WEST 165.35 FEET TO A POINT; CONTINUING THENCE SOUTH 65°23'21" WEST 590.32 FEET TO A POINT; CONTINUING THENCE SOUTH 55°20'40" WEST 130.77 FEET TO A POINT; CONTINUING THENCE NORTH 79°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'30" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'34" WEST 363.81 FEET TO A POINT; CONTINUING THENCE NORTH 85°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE SOUTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 44°03'41" WEST 121.31 FEET TO A POINT; CONTINUING THENCE NORTH 59°31'41" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 48°52'51" WEST 66.11 FEET TO A POINT; CONTINUING THENCE NORTH 48°52'51" WEST 195.97 FEET TO A POINT; CONTINUING THENCE NORTH 45°25'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 48°52'51" WEST 66.11 FEET TO A POINT; CONTINUING THENCE NORTH 44°38'18" WEST 178.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'56" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°28'06" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.86 FEET TO A POINT; CONTINUING THENCE NORTH 46°46'34" WEST 196.23 FEET TO A POINT; CONTINUING THENCE NORTH 53°36'54" WEST 113.48 FEET TO A POINT; CONTINUING THENCE NORTH 37°26'01" WEST 88.40 FEET TO A POINT; CONTINUING THENCE NORTH 47°52'55" WEST 356.54 FEET TO A POINT; CONTINUING THENCE NORTH 53°25'31" WEST 122.86 FEET TO A POINT; CONTINUING THENCE NORTH 31°00'27" WEST 291.55 FEET TO A POINT; CONTINUING THENCE NORTH 33°47'11" WEST 214.60 FEET TO A POINT; CONTINUING THENCE NORTH 30°13'45" WEST 110.59 FEET TO A POINT; CONTINUING THENCE NORTH 71°54'40" WEST 49.39 FEET TO AN ALUMINUM PIN AT THE POINT OF INTERSECTION OF JACKS CREEK WITH THE SOUTHEASTERN RIGHT OF WAY OF U. S. HIGHWAY 78; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 39°35'59" EAST 104.40 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 33°42'24" EAST 5.0 FEET TO A RIGHT OF WAY MONUMENT; CONTINUING THENCE ALONG SAID RIGHT OF WAY FOLLOWING THE CURVATURE THEREOF IN A GENERAL NORTHEASTERLY DIRECTION, AN ARC DISTANCE OF 322.05 FEET (BASED ON A RADIUS OF 6082.1 FEET) TO AN ALUMINUM PIN, THE EXACT BEARING AND DISTANCE BETWEEN THE LATTER TWO POINTS IS SHOWN BY NORTH 53°19'28" EAST 821.89 FEET; CONTINUING THENCE NORTH 51°48'59" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THAT PROPERTY CONVEYED BY WARRANTY DEED FROM BEULAH P. AYCOCK, JR., DATED JANUARY 1, 1988, RECORDED IN DEED BOOK 76, PAGES 224--227, WALTON COUNTY RECORDS.

**SURVEY LEGEND**

	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	STORM MANHOLE
	DROP INLET
	CURB INLET
	LIGHT POLE
	ELECTRIC MANHOLE
	COMMUNICATION MANHOLE
	UTILITY MANHOLE
	SANITARY SEWER MANHOLE
	MALIBOX
	TRAFFIC HAND HOLE
	GAS MARKER
	IRRIGATION CONTROL VALVE
	POWER POLE
	AC UNIT
	OUT YANOR
	SIGN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER VAULT
	SPOUT
	TREE
	FOSTER HOLLY
	CRAPE MYRTLE
	COMMUNICATION PEDESTAL
	CLEAN OUT
	GAS METER
	ELECTRIC METER
	ELECTRIC BOX
	ELECTRIC PEDESTAL
	GAS VALVE
	BOLLARD
	ROAD CENTER LINE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	POLYVINYL PLASTIC PIPE
	STORM LINE
	FENCE LINE
	WOODS LINE
	UNDERGROUND POWER LINE
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND COMMUNICATION LINE



**ALTA/NSPS LAND TITLE SURVEY FOR:**

**JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY**  
 LAND LOTS 108 OF THE 3RD DISTRICT  
 CITY OF MONROE  
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

**DRAWING TITLE**  
**ALTA/NSPS LAND TITLE SURVEY**

FILE NAME: 5458.00_SV	DRAWING NO.
DRAWN BY: JR	2 OF 2
PROJECT NO: 5458.00	PLAT DATE: 04/07/21
FIELD DATE: 03/11/21	SCALE: 1"=100'



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting the property located at the southwest corner of US Hwy 78 and Aycock Ave. (Parcel #MO230011B00) be rezoned from PCD to PCD with modifications.**

**A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on August 16, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on September 13, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.**

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**PLEASE RUN ON THE  
FOLLOWING DATE:**

**July 31, 2022**



## CODE DEPARTMENT

August 5, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for August 16, 2022 to consider an application for rezoning +26.64 acres located at the southwest corner of US Highway 78 and Aycock Avenue, Parcel #M0230011B00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). In addition to the rezone request, the Planning Commission will also consider an application requesting a variance from Section 9.16.3.C(2) of the Development Regulations to decrease the minimum number of driveway access points from 3 to 2 at the southwest corner of US Hwy 78 and Aycock Avenue.

As an adjacent property owner, you are officially being notified of these requests. Further notice of these requests will appear in the Walton Tribune on July 31, 2022. 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—August 16, 2022 at 5:30pm
- City Council—September 13, 2022 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](http://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  
Code Department Assistant



CITY OF WOODBRIDGE  
APPLICATION FOR A  
**VARIAN**  
PUBLIC HEARING  
PLANNING COMMISSION  
DATE: [blank]  
TIME: 6:00 PM  
CITY COUNCIL  
DATE: [blank]  
TIME: 6:00 PM

CITY OF WOODBRIDGE  
APPLICATION FOR A  
**REZONE**  
FROM: [blank] TO: [blank]  
PUBLIC HEARING INFO  
PLANNING COMMISSION  
DATE: [blank] TIME: 6:00 PM  
CITY COUNCIL  
DATE: [blank] TIME: 6:00 PM

NOTICE AND CALL TO THE PUBLIC  
FOR MORE INFORMATION  
CONTACT THE PLANNING COMMISSION  
AT 703-938-1234

CITY OF WOODBRIDGE  
APPLICATION FOR A  
**REZONE**

CITY OF WOODBRIDGE  
APPLICATION FOR A  
**VARIANCE**

FOR: Public, Utility, Public, Other  
+PUBLIC HEARING INFO+  
PLANNING COMMISSION  
DATE: 8/29/23 TIME: 6:30 PM  
CITY COUNCIL  
DATE: 9/11/23 TIME: 6:00 PM

MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS, 225 CITY HALL  
470 NORTH G ST. WOODBRIDGE, VA  
FOR MORE INFORMATION, VISIT  
773-333-3333





# JACKS CREEK LANDING

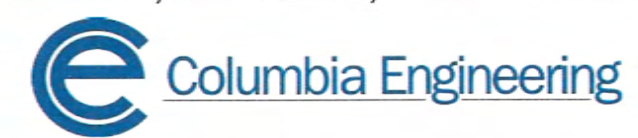
LOCATED AT THE SOUTHWEST CORNER OF US HIGHWAY 78 AND AYCOCK AVENUE  
MONROE, GEORGIA

## REZONING PATTERN BOOK PLANNED RESIDENTIAL DISTRICT (PRD)

SUBMITTED JUNE 2022

OWNER:  
JACKS CREEK LANDING, LLC  
2971B NORTH COLUMBIA STREET  
MILLEDGEVILLE, GA 31061

PLANNER, SURVEYOR, AND ENGINEER:



2862 Buford Highway, Suite 200  
Duluth, GA 30096

On Behalf of Jacks Creek Landing, LLC, the purpose of this pattern book is to provide a development outline and supporting documentation for the 26.6 acre Jack's Creek Landing Planned Commercial Development with Modifications (PCD) in the City of Monroe. The Project is located at the southwest corner of Aycock Avenue and US Highway 78. It is bound by a stream on the western and southern sides, and it is currently zoned PCD (Planned Commercial District) and located within the Corridor Design Overlay District in the City of Monroe.

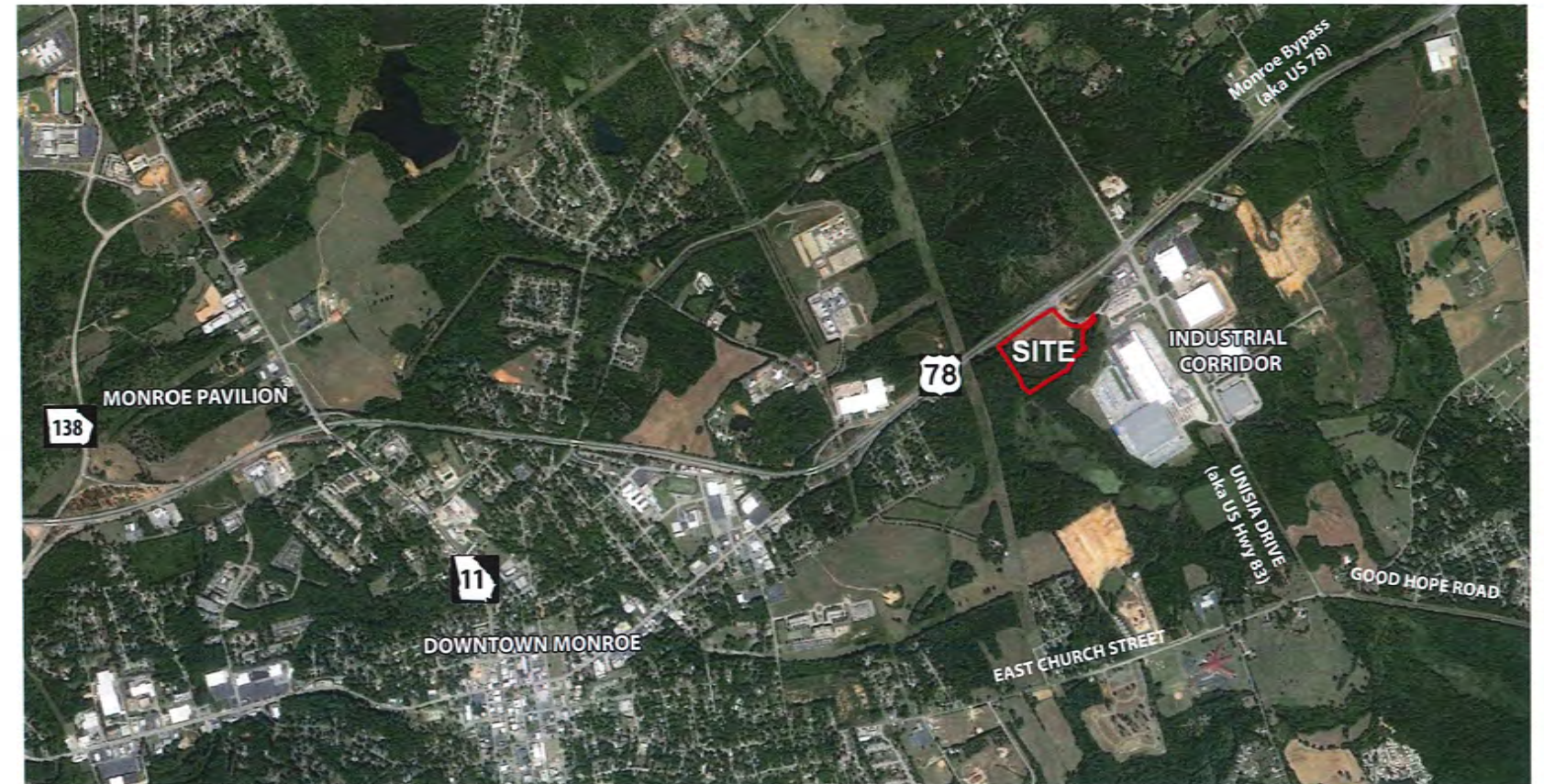
This pattern book is intended to outline the details of how the Jack's Creek Landing mixed use development will meet the Monroe zoning code, and it is intended to accompany a formal request for rezoning of the parcel from PCD to PCD with the modifications set forth.

### Planning Objective

Jacks Creek Landing is a Planned Commercial Development that provides high quality multi-family housing as well as a commercial component and associated connectivity between the two. Located along US Highway 78 at Aycock Avenue near the eastern City limits of Monroe, it is intended to provide workforce housing for Monroe and Walton County. Located on a growing industrial corridor and near downtown, it will provide a prime living space for people wanting to make Monroe their home.

The proposed Planned Commercial district will set a standard for quality multifamily development in the Monroe area. In recent years, the City and surrounding areas have seen tremendous growth of single family detached residential subdivisions, and the proposed Jacks Creek Landing Residential community will help maintain a balance among housing types that is needed for a successful community to grow and thrive. Retail destinations such as Monroe Pavilion and downtown Monroe will be easily accessible to residents of this community for both work opportunities as well as entertainment and shopping.

The proposed development meets and exceeds the threshold of 40% open space, and includes amenities above and beyond standard requirements in order to make a special community. The development's commercial corner will have use restrictions and be targeted for community friendly retail that will create a synergy with the residential complex.

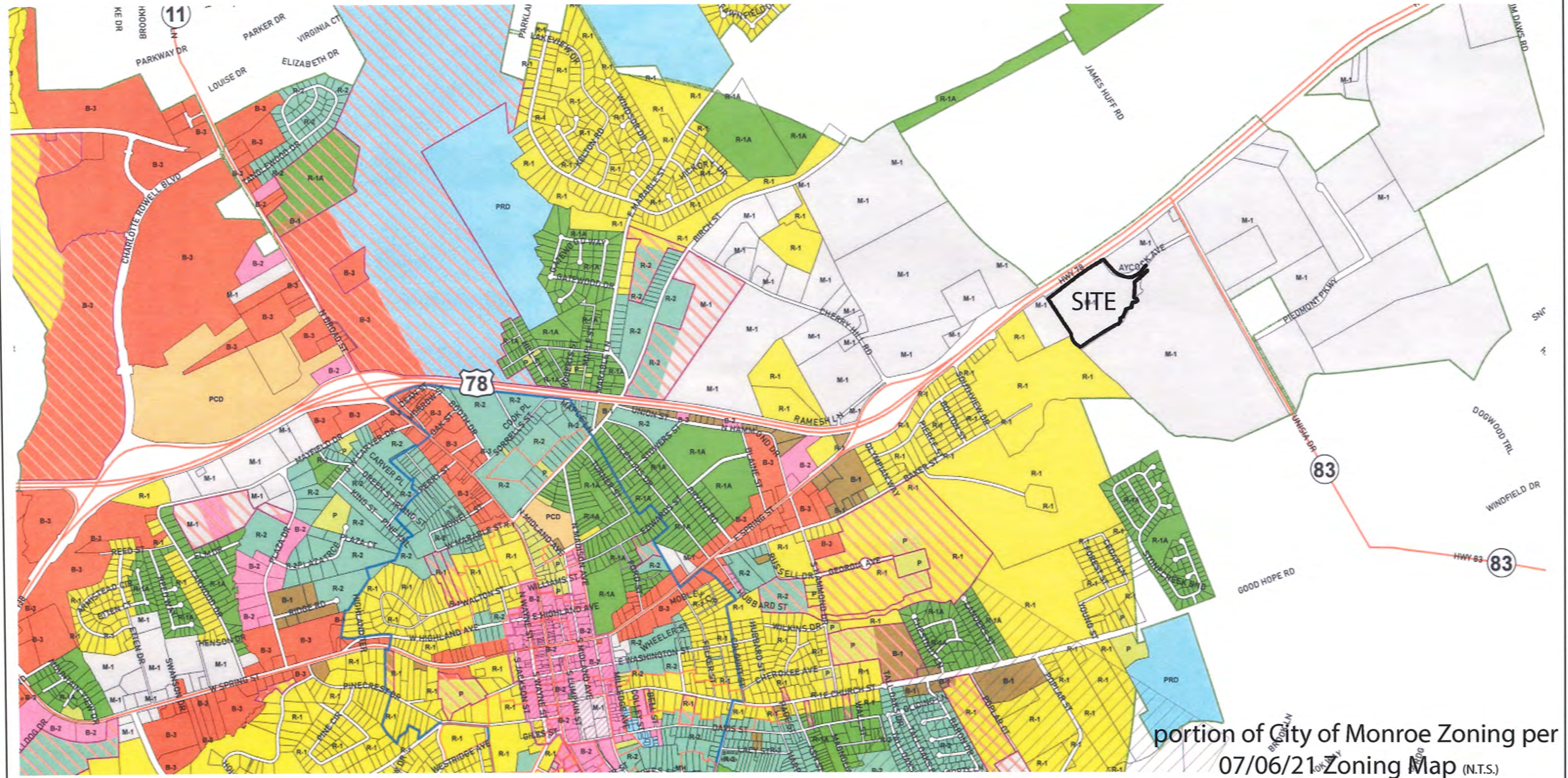


VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)

The subject site lies near the eastern boundary of the City and is abutted by public right-of-way and M-1 Industrial zoning for over 90% of the property boundary. The site is currently zoned PCD Planned Commercial District within the City of Monroe jurisdiction. The current Planned Commercial District with Modifications is the highest and best use for the property, given it's surrounding industrial uses and connectivity to large non-local streets. The commercial element of this PCD district is located at the intersection of Aycock and US Highway 78 will provide a mix of uses that will diversify this gateway to the City.



portion of City of Monroe Zoning per 07/06/21 Zoning Map (N.T.S.)

Future Land Use:

The current City of Monroe Comprehensive Plan identifies the project site as located within the “Northeast Sub-Area”. This is a predominantly industrial use area, but the Comprehensive Plan specifically identifies “higher density residential” as an acceptable use with a target of 5%-10% of such use within the area. Additionally, it identifies “Retail” use as acceptable with a targeted goal for 2%-4% of the sub-area. The proposed development includes both elements and in appropriate ratios to the overall desired build out of this sub area per the Comprehensive Plan. The project intent of providing workforce housing as well as a commercial component for convenience, goods, or other retail services along the US 78 corridor is consistent with the desirable goals established for this area by the City of Monroe.

CITY OF MONROE COMPREHENSIVE PLAN

CITY OF MONROE COMPREHENSIVE PLAN

NORTHEAST SUB-AREA PLAN

Existing General Character

The Northeast Monroe sub-area is shown on the following page. This area is primarily zoned for industrial uses. To meet live-work-play objective of the Comprehensive Plan, zoning/codes should adjust to allow higher density residential, commercial, and recreational uses.



Future Character

Given the existing industrial characteristics of this part of Monroe and access to SR78, a continued industrial character is anticipated into the future. To achieve the live-work-play objective of the community, form-based codes and zoning should support inclusion of residential, commercial, and recreational uses to balance the predominantly industrial character.

There is currently proposed a residential workforce development for the area. Since this area is mostly owned by the Industrial Development Authority, the City of Monroe should work with the authority to best achieve the goal for economic development and supporting urban form. Industrial land use is planned to dominate this sub-area with focus on light manufacturing (low noise and pollution).

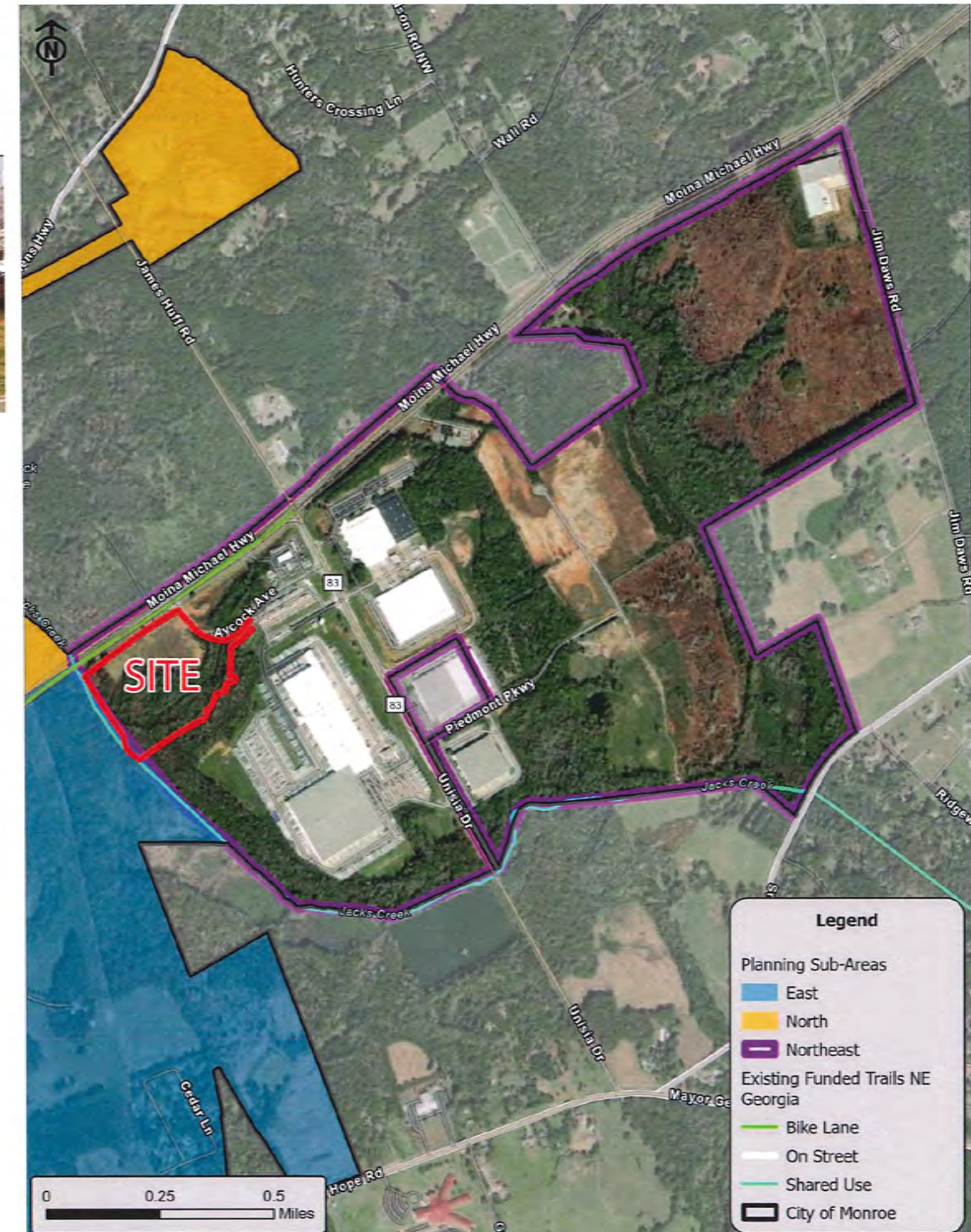
Land Use Goal Percentages

The following table shows recommended ranges for site approval considerations. The urban transect is T4 - SD for purposes of development form.

TABLE 15: NORTHEAST LAND USE GOALS

Land Use	Low	High
Industrial	75%	85%
Office	2%	4%
Retail	2%	4%
Parks/Recreation	2%	4%
Residential	5%	10%

FIGURE 36: NORTHEAST SUB-AREA PLANNING BOUNDARY



Existing Conditions:

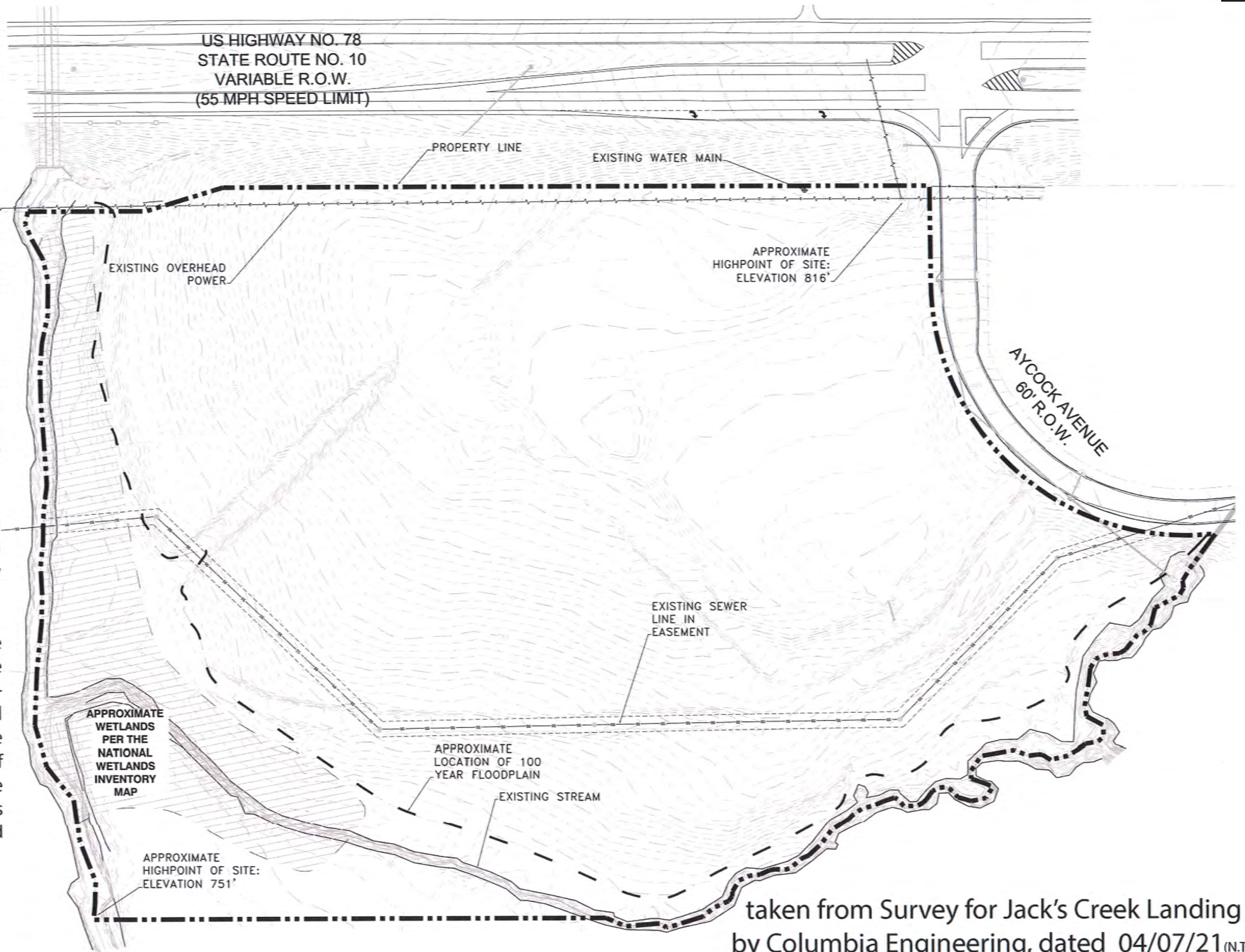
The site is fully surveyed, with existing conditions depicted below. Located at the southwest corner of the intersection of US Highway 78 and Aycock Road, the site contains substantial topographic change. From the high point near the intersection to a low point in the rear, there is approximately 65' of grade transition.

The site is served by power, water, and sewer, with sewer bisecting the site in an easement. The location of sewer impacts the configuration of the development, but does not prohibit the proposed development.

The southern and western boundaries are prohibited from development due to the location of existing streams and associated buffers, 100 year FEMA floodplain, and wetlands. These areas are to remain undisturbed in their wooded condition.

Numerous specimen trees were identified in these areas, and they will provide a substantial buffering effect which will also be amended by on site plantings.

A traffic study was undertaken to evaluate access into and from the site, and the relative speed limits, visibility, and other criteria required by GDOT were met to achieve approval for a right-in/right-out with deceleration lane along US Highway 78. and the signalization of Aycock and US Highway 78. Access is also to be attained from Aycock Road, providing residents and customers with separate ways to enter and leave the master planned site.



taken from Survey for Jack's Creek Landing by Columbia Engineering, dated 04/07/21 (N.T.S.)

**Site Plan:**

The proposed site plan will provide for a high quality multifamily housing development with numerous amenities as well as a commercial corner suitable for residents and passing motorists. Site data below identifies development conformance to Monroe standards

**Multi-family site: ±24.53 acres**

- proposed multifamily units: 282 max(11.5/ac)
- proposed parking: 423 spaces (1.5 spaces/unit max)
- Maximum structure height: 3 stories
- Minimum SF of dwellings: 1BR-800 sf; 2BR-1,000 sf; 3BR-1,200 sf
- Minimum lot size: N/A
- Maximum lot coverage: 60%
- Required buffers: stream buffers as shown, zoning buffer to R-1

**Commercial site: ±1.85 acres**

- Maximum gross sf of structures: 5,000 sf
- Minimum SF of landscaped area: 20,150 sf (25%)
- Maximum structure height: 25' height
- Minimum SF of parking and drives: 20,000 sf
- proposed # of parking spaces: per City zoning ordinance Section 520, Table 3.
- Buffers: a minimum 20' landscaped buffer is required where the commercial tract abuts the multifamily tract and shall contain a 6 ft height opaque privacy fence and a double row of evergreen trees, planted at six (6) feet in height, minimum.

The proposed user and final layout must conform to Monroe Highway Corridor Overlay district and uses shall be limited to those approved for B-3 uses in the City of Monroe zoning code. Uses are further restricted to prohibit the following:

- Salvage, junk, wrecking, recycling, waste, and scrap yards, adult bookstore, sexually oriented businesses or establishments, pawnshop or loan brokers, other than mortgage loan brokers, rooming and boarding houses, automotive repair and maintenance, except car washes.

**CDO Corridor Overlay District standards:**

- a. the development contains a mix of uses consistent with City standards and has clear and legible ingress and egress based on prior transportation analysis of the site.
- b. No recognized environmental conditions exist on site per a Phase 1 Environmental Site Assessment.
- c. Architecture and site design will be harmonious with site and landscape design as is generally depicted on architectural section of this pattern book
- d. Landscape design shall be an integral component of this development. Enhanced buffering of the multifamily component to US Highway 78 will be provided and are depicted in this pattern book.



Site Plan Rendering (N.T.S.)

### Site Connectivity

#### US 78 access:

Along US Highway 78, the proposed driveway is in proximity to the intersection with Aycock and therefore does not consist of a median break and full access onto US 78. The proposed right in/right out as depicted has been approved by GDOT and will provide convenient ingress and egress to both the commercial and residential components of this development

#### Aycock Avenue access:

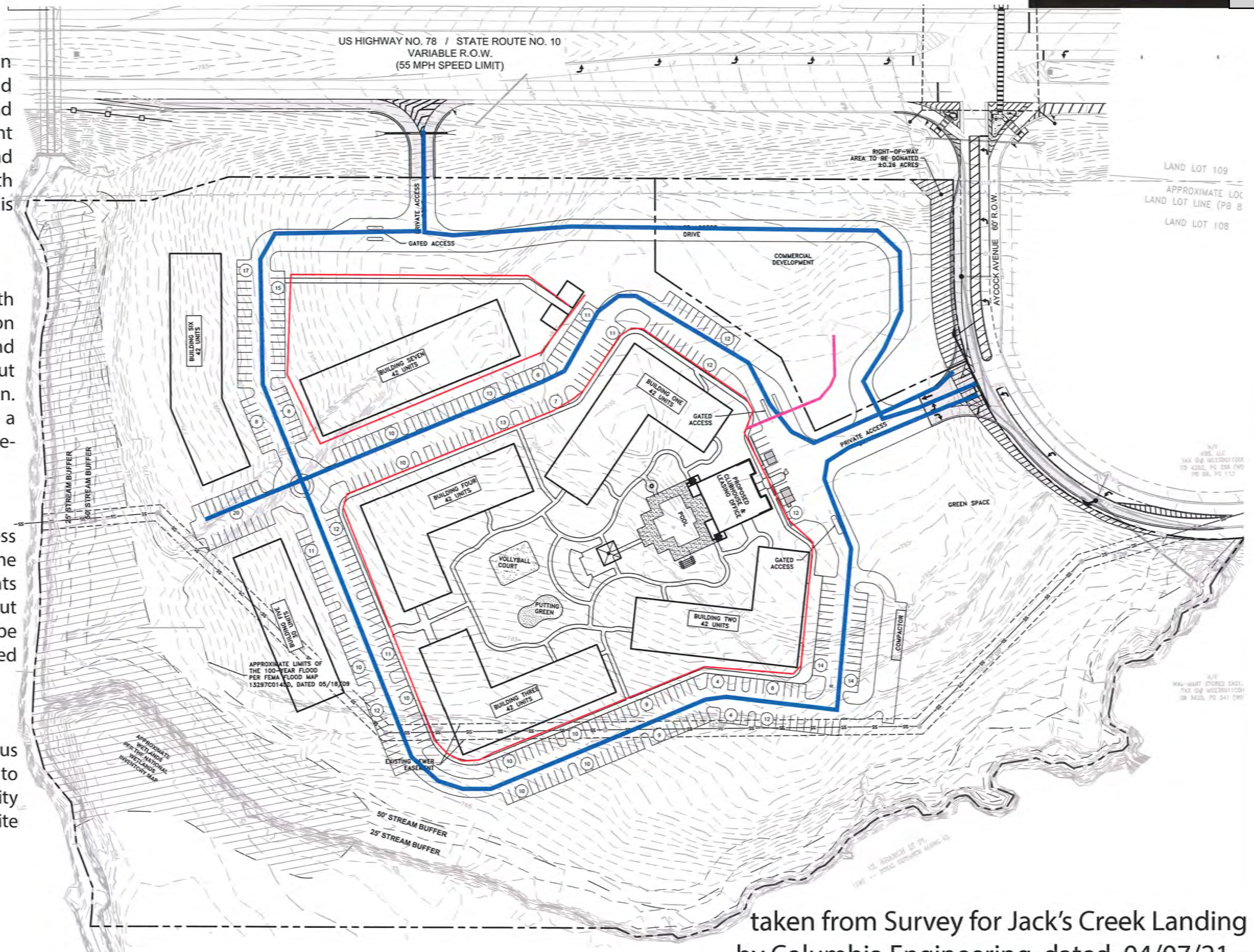
Access from Aycock Avenue is a full access, with widening of Aycock to provide left turn deceleration and stacking and right turn deceleration and stacking to facilitate easy movement into and out of the site and reduce the potential for congestion. Aycock Avenue is further designed to provide a future second left turn lane onto US 78 if traffic necessitates.

#### Vehicular access within the site:

The community will be served by a private access drive off of Highway 78 and Aycock Avenue. The design gives commercial customers and residents access from both US 78 and Aycock without interfering with each other. The community will be gated and the commercial use is beyond the gated area on its own accessible tract.

#### Pedestrian access within the site:

Sidewalks within the site provide a continuous walking loop as well as pedestrian only paths to amenities and large common spaces. Connectivity will also be available to the commercial corner site for residents convenience.

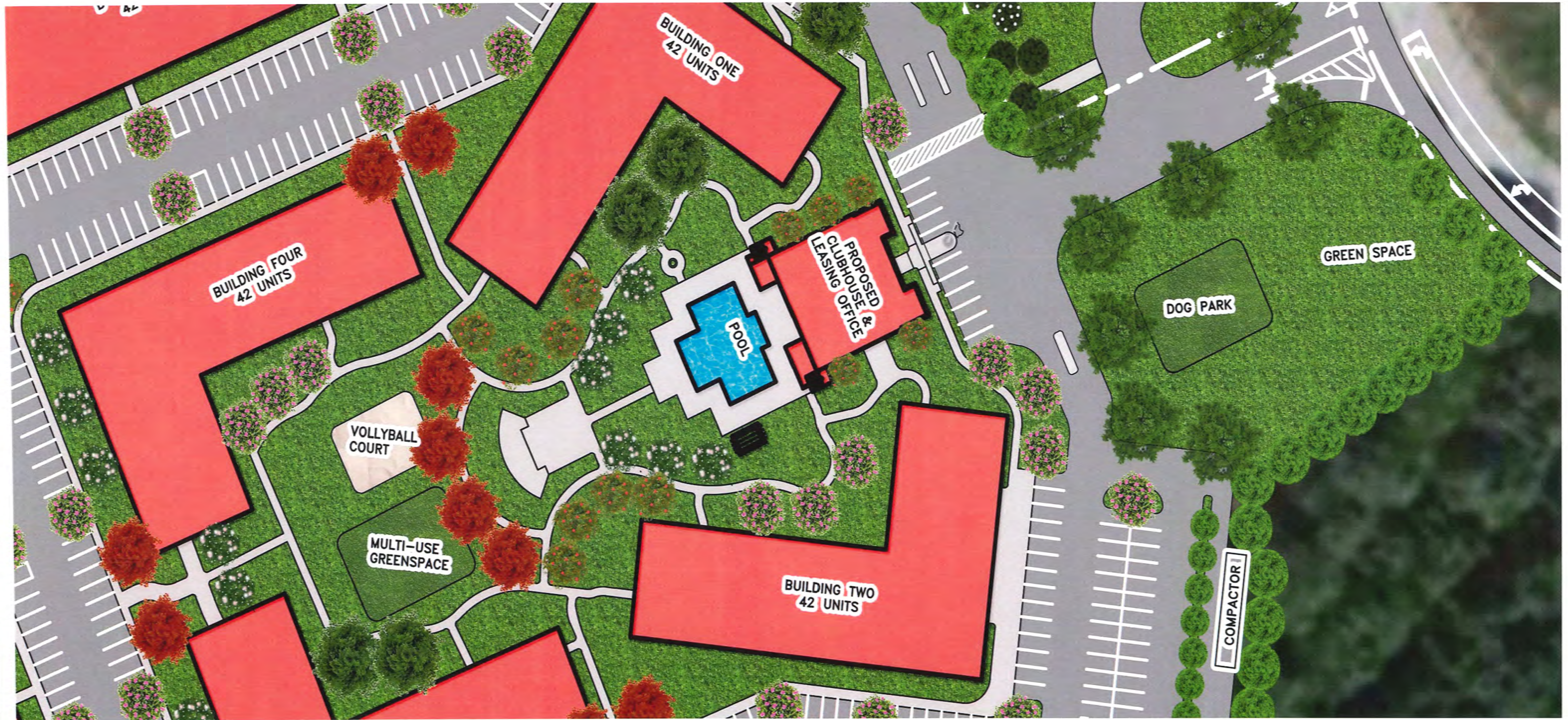


taken from Survey for Jack's Creek Landing by Columbia Engineering, dated 04/07/21 (N.T.S.)

## Amenities

The quality of space and life in the proposed multifamily development is elevated above the typical apartment development. This is accomplished by the organization of space on the site, creating a large central green campus atmosphere. It is also accomplished by the high quality amenities on site, which will enhance residents enjoyment of the site and ensure the development is a desirable place to live in Monroe for many years to come. These amenities include:

- Clubhouse
- Pool cabana, and plaza
- multi-use greenspace
- volleyball court
- Dog park
- lawns, pathways, and benches
- Pavilion





### Buffering

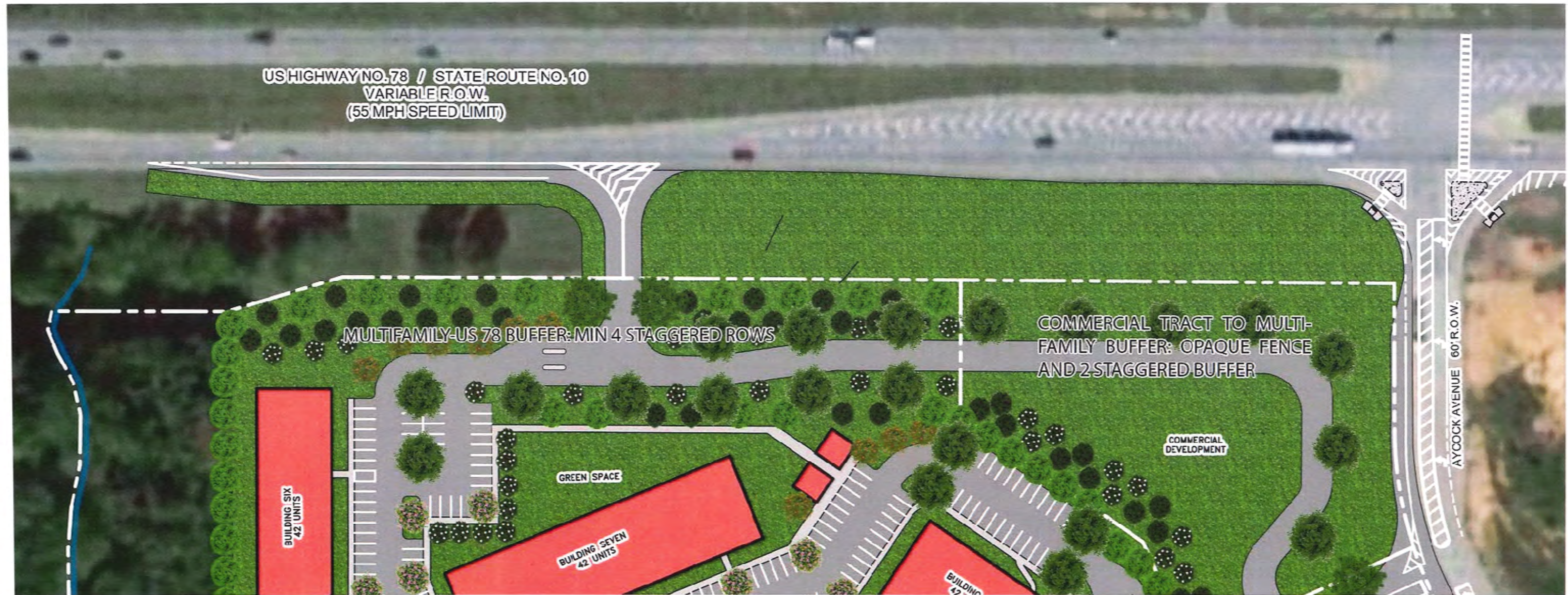
The proposed development consists of a multifamily development featuring 3 story apartment structures as well as a commercial component limited to 25' in height and located at the signalized intersection. While the site will be heavily planted throughout, buffering to adjacent neighbors to the south and west is generally achieved through the large stream buffer, floodplain, and wetlands areas which are to remain undisturbed and contain numerous specimen trees.

### Buffering multifamily on US Highway 78

Buffering views from the US Highway 78 right of way to the multifamily development and vice versa will be accomplished by a planted buffer exceeding the minimum standards set by the City. Where the proposed multifamily development abuts the US Highway 78 right of way, a minimum of 4 staggered rows of evergreen trees shall be planted between the right of way and proposed structures. No more than 30% of a single species shall be used in order to provide an attractive and varying buffer. Buffer plantings are not required in undisturbed areas. **Construction of the development shall be phased to provide grading, stabilization, and planting of US 78 multifamily buffer screening plants prior to multifamily unit vertical construction.**

### Buffering commercial development to multifamily development

The nature of the project is a mixed use development, but the separation of uses creates the need for buffering between higher and lower uses. For this reason, a minimum 20' landscaped buffer is required to be provided on the commercial tract, where the commercial tract abuts the multifamily tract. This buffer shall contain a 6 ft height opaque privacy fence and a double row of evergreen trees, planted at six (6) feet in height, minimum.



Architectural Option B - Parapet roof

Proposed architecture features a parapet roof system. Building color palette may be modified as necessary. All proposed multifamily units are 3 stories in height



Architectural Option A&B - Landscaped Courtyard Amenities

Arial view of English garden landscaped walkways with outdoor gaming adjacent clubhouse amenities.



Architectural Option A: Gabled roof

Proposed architecture features a gabled roof system. Building color palette may be modified as necessary. All proposed multifamily units are 3 stories in height









**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 8/29/22  
**Subject:** Variance – Jacks Creek Landing

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

**Description:**

The property owners of the Jacks Creek Landing project are petitioning for a variance from the Development Regulations to reduce the number of required access points to the development from 3 to 2.

**Background:**

Please refer to the attached staff report for complete details regarding this variance request.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the variance request as submitted without conditions. Staff also recommended approval of the variance request with as submitted without conditions.

**Attachment(s):**

- Staff Report
- Application Documents



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

---

**APPLICATION SUMMARY**

**VARIANCE CASE #:** 1342

**DATE:** August 8, 2022

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Jacks Creek Landing LLC

**PROPERTY OWNER:** Jacks Creek Landing LLC

**LOCATION:** Southwest corner of US Hwy 78 & Aycok Avenue

**ACREAGE:** ±26.644

**EXISTING ZONING:** PCD (Planned Commercial District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** The owner is requesting a variance for this property to reduce the minimum number of required access points from 3 to 2.

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

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** August 16, 2022

**CITY COUNCIL:** September 13, 2022

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**REQUEST SUMMARY**

**VARIANCE REQUEST SUMMARY:**

The applicant is requesting approval of a variance in order to reduce the number of required access points from 3 to 2 for a mixed use development. Section 9.16.C.2 of the Development Regulations requires residential developments with more than 200 dwelling units to have a minimum of 3 driveway access points. The applicant proposes to construct one entrance into the development from US Hwy 78 with a second entrance into the development from Aycok Avenue. The applicant has already received permits from GDOT to construct the entrance from US Hwy 78. The entrance off Aycok Avenue is proposed to include additional turn lanes and right-of-way dedication as part of improvements to construct a traffic signal at the intersection of Aycok Avenue and US Hwy 78.

**PROPOSED PROJECT SUMMARY:**

- Please refer Rezone #1183, PCD to PCD with modifications for a complete background on the proposed project included with this request



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**STAFF ANALYSIS**

SECTION 14.3 OF THE *CITY OF MONROE DEVELOPMENT REGULATIONS* PERMITS VARIANCE REQUESTS FROM THE REQUIREMENTS OF THE DEVELOPMENT REGULATIONS AT THE DISCRETION OF THE MAYOR AND CITY COUNCIL.

As described in the variance summary, this variance is requested to reduce the minimum number of driveway access points from 3 to 2. The subject property is located on the southwest corner of US Hwy 78 and Aycock Avenue. A majority of the property frontage is located along US Hwy 78. Access to US Hwy 78 is controlled by GDOT. The applicant has been granted an access permit from GDOT on US Hwy 78 for one access point. The property frontage along Aycock Avenue does not contain adequate linear distance to accommodate two entrances that would comply with separation of access point requirements outlined in Section 9.16.D.1 of the Development Regulations (2 access points each 300 feet of lot frontage). Due to the limit of one access point off US Hwy 78 and the limited frontage along Aycock Avenue, requiring 3 access points into the project is not feasible.

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**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Development Regulations of the City of Monroe, staff recommends approval of the requested variance to allow for a reduction in the minimum number of driveway access points from 3 to 2 as requested without conditions.



# City of Monroe

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

## VARIANCE REQUEST PERMIT

PERMIT #:	1342	DESCRIPTION:	VARIANCE REQUEST - Driveways
JOB ADDRESS:	Hwy 78	LOT #:	
PARCEL ID:	M0230011B11	BLK #:	
SUBDIVISION:		ZONING:	M1
ISSUED TO:	Jack's Creek Landing LLC	CONTRACTOR:	Jack's Creek Landing LLC
ADDRESS:	2971 North Columbia St	PHONE:	
CITY, STATE ZIP:	Milledgeville GA 31061	OWNER:	
PHONE:		PHONE:	
PROP.USE:	PCD	DATE ISSUED:	8/04/2022
VALUATION:	\$ 0.00	EXPIRATION:	1/31/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 250.00
<b>FEE TOTAL</b>		\$ 250.00
<b>PAYMENTS</b>		\$- 250.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

Be advised this request for a Rezone and Variance at the southwest corner of US Hwy 78 and Aycock Avenue will be heard by the Planning Commission on August 16, 2022 at 5:30pm and by City Council on September 13, 2022 at 6pm. Both meetings will take place in the Council Chambers at 215 N. Broad St Monroe, GA.

### NOTICE

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE



# CITY OF MONROE

## VARIANCE APPLICATION

### VARIANCE REQUEST LOCATION & DESCRIPTION

Address: Southwest corner of US Highway 78 & Aycock Avenue

Parcel #: M0230011B00 Council Districts: District 4,

Zoning: PCD (Rezoning to PCD with Modifications) Acreage/Square Feet: 26.644 ac (Surveyed)

Stated Purpose of Variance Request (Provide ordinance reference): \_\_\_\_\_

Section 9.16.1.C.2 of the Development Regulations: Reduction in the  
required number of access points based on number of units; 3 required, 2 provided

### PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Jack's Creek Landing, LLC Phone #: (706)207-8111

Address: 2971B North Columbia Street City: Milledgeville State: GA Zip: 31061

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### VARIANCE INFORMATION

**Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)):** Per studies performed by the City of Monroe and GDOT, the proposed  
development is limited to one access off of Highway 78 and one access off of Aycock Avenue, but requires three per the number of units proposed

**Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)):** The proposed residential and commercial use is adjacent to warehouses and undeveloped land with Industrial zoning. This proposed  
mixed use development would provide more dense housing options for employees of the current and future industrial uses in this corridor.

**Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)):** Per the table under Section 9.16.1.C. of the Development Regulations, a residential  
development with more than 200 proposed units requires three access points.

**VARIANCE INFORMATION CONT.**

**Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)):** The parcel is bound by an active stream and corresponding wetlands on the southern and western boundaries through which

no access can be routed. To the north is GDOT controlled Highway 78 with one approved access, and to the east is Aycock Avenue whose site distance calculations only allow for one access.

**Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)):** Stream and wetlands construction and mitigation permits would be required

to provide access through the southern or western borders, with access easement agreements through neighboring parcels to provide additional access to the site.

**If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))**

**REQUIRED SUBMITTAL ITEMS**

- Completed Application
- Deed
- Fee (see Fee Schedule)
- Proof of all property taxes paid in full
- Survey Plat
- COA or HPC approval
- Site Plan; Drawn to Scale
- Other information as required by Code Enforcement

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

**PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT**

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**NOTARY PUBLIC:**

**SWORN TO AND SUBSCRIBED BEFORE THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, 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.

BK: 4853 PG: 16-21  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007777  
Real Estate Transfer Tax \$0.00  
1472021001927

6 -1  
MP  
REF

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-B00

(Above Reserved for Recording)

After recording, please return to:

**RETURN RECORDED DOCUMENT TO:**  
Preston & Malcom, P.C.  
110 Court Street  
Post Office Box 984  
Monroe, Georgia 30655  
File No: 21-25688

STATE OF GEORGIA  
COUNTY OF WALTON

**LIMITED WARRANTY DEED**

THIS INDENTURE is made effective on the 23<sup>rd</sup> day of April, 2021, by **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia ("Grantor"), and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company ("Grantee").

**WITNESSETH:**

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer and convey unto Grantee, that certain real property lying in Walton County, Georgia being more fully described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon, if any, together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple subject only to (i) those matters set forth on Exhibit "B" attached hereto and made a part hereof (hereinafter the "Permitted Encumbrances"), (ii) the covenants restricting the development and use of the Property set forth in Exhibit "C" attached hereto and made a part hereof (hereinafter the "Covenants, Conditions and Restrictions"), and Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor but against none other. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first set forth above.

Signed, sealed and delivered in the presence of:

**GRANTOR:**

*[Handwritten Signature]*

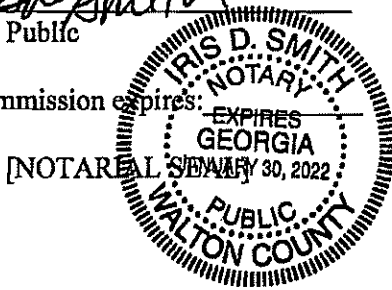
**DEVELOPMENT AUTHORITY OF WALTON COUNTY**, a public body corporate and politic of the State of Georgia

Unofficial Witness

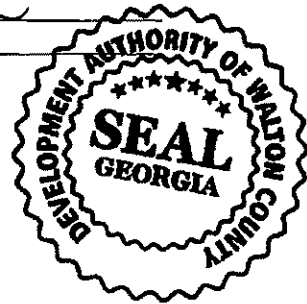
*[Handwritten Signature]*  
Notary Public

By: *[Handwritten Signature]*  
Name: W. Moses Jordan  
Title: Chairman

My commission expires:



[SEAL]



**Exhibit "A"**

**Legal Description of the Property**

ALL THAT TRACT or parcel of land lying and being in Land Lot 108, 3<sup>rd</sup> Land District, Walton County, Georgia, containing 26.6+/- acres as shown on that certain plat of survey prepared for Development Authority of Walton County by Dills-Jones & Associates, Inc., certified by Gerald T. Batchelor, Ga. R.L.S. No. 2238, dated May 12, 2006, which plat is recorded at **Plat Book 99, Page 112**, Walton County, Georgia records, and which plat is incorporated herein by reference for a more complete description of the Property.



**Exhibit "B"**

**Permitted Encumbrances**

1. All taxes for the year 2021 and subsequent years which are a lien but not yet due and payable.
2. Covenants, Conditions and Restrictions set forth herein.
3. All matters of record.





## Exhibit "C"

### Covenants, Conditions and Restrictions

Grantor and Grantee covenant and agree that the conveyance of the Property by Grantor to Grantee pursuant to this Deed is made subject to the Covenants, Conditions and Restrictions set forth herein.

**A. Definitions.** The terms used herein shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

1. "Environmental Laws": All federal and state laws, regulations, statutes, ordinances, rules, regulations, orders, determinations, or court decisions relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, handling, discharge, emission, migration, or release of hazardous substances or solid wastes including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act of 1976, as amended by the Used Oil Recycling Act of 1980, the Solid Waste Disposal Act Amendments of 1980, and the Hazardous and Solid Waste Amendments of 1984.

2. "Hazardous Substances": any hazardous or toxic substance or waste as those terms are defined by any applicable Federal, state, or local law or regulation and asbestos, petroleum products and oil, and any other materials regulated by Environmental Laws.

3. "Official Records": The Clerk of the Superior Court of Walton County, Georgia, or such other place which is designated as the official location for recording of deeds and similar documents affecting title to real estate.

4. "Person": A natural person, a corporation, a partnership, a trustee, or any other legal entity.

**B. Use Restrictions and Rules.** The following terms and provisions shall apply to the Property:

1. Restricted Activities. The following activities are prohibited on the Property:

(a) any activity which emits foul or obnoxious odors, fumes, dust, smoke, or pollution outside the Property or which creates noise, unreasonable risk of fire or explosion, or other conditions which tend to disturb the peace or threaten the safety of the occupants and invitees of nearby properties; provided, nothing herein shall preclude normal and customary operation of any restaurant or hospital facility;

(b) any activity which violates local, state, or Federal laws or regulations;

(c) outside burning of trash, leaves, debris, or other materials.

2. Prohibited Conditions. The following shall be prohibited on the Property:

(a) plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Property;

(b) any sign, fence, wall, hedge, or shrub which does or tends to create a traffic or sight problem;

3. Prohibited Uses. In addition to uses which are restricted by other recorded covenants, conditions, restrictions, or easements, the following uses are prohibited on the Property:

(a) any use which is not otherwise allowable by the laws of the United States or of Georgia or of any political subdivision thereof, including, but not limited to, applicable zoning ordinances of City of Monroe, Georgia and Walton County, Georgia;

(b) any dangerous or unsafe use, such as, for illustration purposes only, the use or storage of explosives;

(c) any use which involves the generation, treatment, storage, or disposal of Hazardous Substances in violation of applicable Environmental Laws, or which poses a substantial risk of release of any Hazardous Substances into the ground, air, surface water, ground water, or any other medium. Notwithstanding anything to the contrary contained in this Exhibit, a prohibited use shall include any use or activity on any unit which would cause the Property to become subject to regulation as a hazardous waste disposal facility under current Environmental Laws;

(d) Armories;

(d) any adult book store, adult video store, adult movie theater, adult entertainment facility, or other establishment selling, renting or exhibiting pornographic materials or drug-related paraphernalia (except that this provision shall not prohibit the operation of a bookstore, grocery store/supermarket, cinema or video store, or service station which carries a broad inventory of books, magazines, videos and/or other materials directed towards the interest of the general public [as opposed to a specific segment thereof]);

(e) Radio and television transmission towers over 35 feet high (unless specifically approved by Grantor);

(f) Airports and landing areas;

(g) Heliports (unless specifically approved by Grantor);

(h) Asphalt and concrete batching plants, central mixing plants for cement, mortar, plaster or housing materials;

(i) Salvage and junk yards; and

(j) Landfills.

BK: 4853 PG: 22  
Filed and Recorded  
Apr-28-2021 04:27:33PM  
DOC#: D2021-007778  
Real Estate Transfer Tax \$0.00  
1472021001928

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
118 Court Street  
Monroe, Georgia 30655  
File # 21-25633

1-1  
MP  
(KLP)

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

Tax Parcel # M0230-00000-111-B00

**QUITCLAIM DEED IN AID OF TITLE**

**STATE OF GEORGIA  
COUNTY OF WALTON**

**THIS INDENTURE**, made the 23rd day of April, 2021, between **DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA**, a public body corporate and politic of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JACK'S CREEK LANDING, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All right, title, interest and equity in and to the following described property, to wit:

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 Land Lot 108 of the 3rd District, G.M.D. 419, and being designated as 26.644 acres, more or less, according to a survey entitled, "ALTA/NSPS Land Title Survey for: Jack's Creek Landing, LLC & Chicago Title Insurance Company," dated April 7, 2021, prepared by Columbia Engineering, certified by Brandon T. Miller, Georgia Registered Land Surveyor No. 2945, recorded in Plat Book 120, pages 80-81, 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.

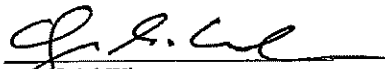
This Deed is given in conjunction with a Limited Warranty Deed of even date herewith between the parties in aid of title to avoid any gaps or overlaps in the conveyance herein.

**TO HAVE AND TO HOLD** the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.


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


Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

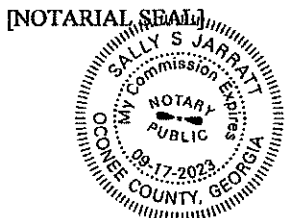
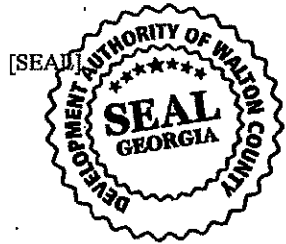
  
Unofficial Witness

**DEVELOPMENT AUTHORITY OF WALTON COUNTY**, a public body corporate and politic of the State of Georgia

  
Notary Public

By:   
W. Morris Jordan, Chairman

My commission expires: \_\_\_\_\_





Realkey	Perskey	Taxtype	Tt_Desc	Asmtpct	CovExempt	HSExempt	Millage	EstTax	Acckey
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(There are no records to view)

**Gross Asmt :** 331,360

**Total Est Tax :** 0.00



Tables

Close

Recheck	Total Asmt	36.60							
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REVISIONS	DATE

DRAWING TITLE	
<b>ALTA/NSPS LAND TITLE SURVEY</b>	
FILE NAME: 5458_00_SV	DRAWING NO.
DRAWN BY: JR	PROJECT NO: 5458.00
PROJECT NO: 5458.00	FIELD DATE: 03/11/21
FIELD DATE: 03/11/21	PLAT DATE: 04/07/21
PLAT DATE: 04/07/21	SCALE: 1"=100'
1 OF 2	

**CIVIL ENGINEERS \* LAND PLANNERS**  
**\* LANDSCAPE ARCHITECTS \* SURVEYORS**

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S34°30'19"E	126.39'	L21	S38°03'58"E	14.42'	L41	S79°26'55"W	4.97'	L61	S59°29'19"W	12.60'	L81	N54°45'52"W	58.10'	L101	N46°30'09"W	28.35'
L2	N50°52'07"E	10.35'	L22	S11°31'38"W	9.99'	L42	S48°54'59"W	8.01'	L62	S45°48'48"W	7.88'	L82	N39°24'10"W	25.98'	L102	N62°45'34"W	28.67'
L3	S02°50'51"W	53.97'	L23	S46°22'32"W	16.94'	L43	S29°15'41"W	9.50'	L63	S31°07'02"W	12.79'	L83	N42°05'22"W	27.86'	L103	N56°39'28"W	22.16'
L4	S02°55'18"E	21.12'	L24	S20°55'20"W	13.64'	L44	S02°34'12"W	13.57'	L64	S48°54'54"W	13.88'	L84	N73°43'37"W	27.69'	L104	N21°30'59"W	16.75'
L5	S41°26'25"E	9.51'	L25	S24°39'59"W	13.83'	L45	S13°03'25"W	6.06'	L65	S32°37'47"W	15.07'	L85	N71°57'41"W	27.65'	L105	N56°02'28"E	153.89'
L6	S04°37'33"E	11.11'	L26	S43°22'00"W	22.37'	L46	S27°19'11"W	7.79'	L66	S02°45'50"E	16.81'	L86	N49°32'12"W	55.21'	L106	N39°16'20"E	104.69'
L7	S29°35'26"W	15.21'	L27	S65°05'58"E	1.15'	L47	S51°59'03"W	17.67'	L67	S27°58'35"E	6.53'	L87	N31°50'43"W	25.83'			
L8	S28°15'34"W	20.25'	L28	S86°12'04"W	14.42'	L48	N72°06'09"W	10.39'	L68	S04°03'55"W	7.59'	L88	N31°02'39"W	45.40'			
L9	S19°00'41"E	23.29'	L29	S59°40'32"W	5.73'	L49	S85°31'46"W	6.97'	L69	S31°58'47"W	20.65'	L89	N27°45'56"W	62.89'			
L10	S10°25'21"W	13.41'	L30	S47°23'18"W	12.29'	L50	S37°44'32"W	14.97'	L70	S18°01'05"W	19.25'	L90	N32°12'34"W	35.35'			
L11	S36°53'54"W	7.96'	L31	S78°11'13"W	19.66'	L51	S32°51'12"W	14.22'	L71	S38°54'50"W	39.51'	L91	N36°22'15"W	37.84'			
L12	S04°25'25"W	24.65'	L32	S46°11'39"W	44.72'	L52	S40°50'29"W	16.61'	L72	S42°05'36"W	10.08'	L92	N27°56'33"W	31.04'			
L13	S24°09'27"W	9.45'	L33	S00°22'01"E	24.14'	L53	S21°51'18"W	13.53'	L73	N88°10'17"W	8.57'	L93	N32°25'54"W	40.55'			
L14	S51°31'38"W	16.93'	L34	S40°27'03"E	9.21'	L54	S10°31'21"W	8.75'	L74	S52°14'06"W	16.41'	L94	N25°54'48"W	34.42'			
L15	S33°11'55"W	15.70'	L35	N75°37'25"E	19.86'	L55	S22°45'45"W	26.16'	L75	S51°10'29"W	30.13'	L95	N37°25'32"W	60.32'			
L16	S03°10'16"E	13.84'	L36	N79°34'01"E	9.92'	L56	S02°27'31"W	21.43'	L76	S78°51'59"W	16.71'	L96	N37°47'44"W	46.47'			
L17	S27°10'30"E	20.92'	L37	S02°19'28"E	17.03'	L57	S12°50'31"W	23.17'	L77	S78°54'33"W	11.43'	L97	N34°43'23"W	40.23'			
L18	S23°54'02"E	28.76'	L38	S43°54'31"W	19.35'	L58	S31°36'44"W	10.71'	L78	N28°45'23"W	18.68'	L98	N29°27'38"W	36.79'			
L19	S45°10'16"E	13.72'	L39	S71°17'22"W	18.16'	L59	S15°34'37"W	19.51'	L79	N31°31'05"W	30.74'	L99	N31°30'01"W	38.04'			
L20	N84°08'38"E	23.96'	L40	N77°05'54"W	16.10'	L60	S40°03'52"W	7.25'	L80	N31°03'55"W	30.74'	L100	N33°00'36"W	43.93'			

**TITLE COMMITMENT**

REFERENCE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. 21-25633 HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2021.

**SCHEDULE B - PART II EXCEPTIONS**

- (NOTE: THE STATEMENTS BELOW AS TO WHETHER A DOCUMENT DOES OR DOES NOT AFFECT THE SUBJECT PROPERTY ARE BASED SOLELY UPON THE LOCATION DESCRIPTION CONTAINED IN THE RECORD DOCUMENT.)
- ALL MATTERS AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 112, AND PLAT BOOK 80, PAGE 20, WALTON COUNTY, GEORGIA RECORDS.
  - EASEMENT FOR RIGHT OF WAY FROM AYCOCK BROS. IN FAVOR OF GEORGIA RAILWAY & POWER COMPANY, DATED OCTOBER 30, 1925, RECORDED IN DEED BOOK 13, PAGE 334, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED SOUTHWEST OF JACKS CREEK.
  - RIGHT OF WAY EASEMENT FROM J. H. BACCUS IN FAVOR OF WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 26, 1938, RECORDED IN DEED BOOK 23, PAGE 250, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. BASED UPON RECORD DOCUMENT AND THE HIGHWAY MAP OF WALTON COUNTY PUBLISHED BY STATE HIGHWAY DEPARTMENT OF GEORGIA DATED 1950 RIGHT OF WAY EASEMENT IS LOCATED WITHIN GMD 454 (MOUNTAIN) AND NOT WITHIN GMD 419 (TOWNS).
  - RIGHT OF WAY DEED FROM R. E. AYCOCK IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MAY 24, 1957, RECORDED IN DEED BOOK 40, PAGE 432, AFORESAID RECORDS. UNABLE TO DETERMINE EXACT LOCATION FROM RECORD DOCUMENT.
  - RIGHT OF WAY AGREEMENT BY AND BETWEEN R. E. AYCOCK AND TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED SEPTEMBER 2, 1961, RECORDED IN DEED BOOK 53, PAGE 209, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY BASED UPON LEGAL DESCRIPTION IN RECORD DOCUMENT. AFFECTED PROPERTY IS WEST OF SUBJECT PROPERTY BASED UPON PROXIMITY TO ALCOVY RIVER AS REFERENCED IN DEED.
  - RIGHT OF WAY AS SHOWN IN THAT CERTAIN DECLARATION OF TAKING FROM R. E. AYCOCK, JR. IN FAVOR OF DEPARTMENT OF TRANSPORTATION, WALTON COUNTY SUPERIOR COUNTY DOCKET NO. 9422 AND AS RECORDED IN MINUTE BOOK 27, PAGE 715, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. PORTION OF RIGHT OF WAY OF US HIGHWAY NO. 78.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1985M RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG STATE ROUTE NO. 83.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF WALTON COUNTY, GEORGIA, DATED APRIL 11, 1985, RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG OLD ATHENS HIGHWAY.
  - RIGHT OF WAY DEED FROM DEVELOPMENT AUTHORITY OF WALTON COUNTY IN FAVOR OF CITY OF MONROE, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 47, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.
  - CONSENT TO THE GRANTING OF RIGHT OF WAY BY AND BETWEEN WAL-MART STORES EAST, LP, AS SUCCESSOR TO WALMART STORES EAST, INC., WAL-MART STORES, INC. AND DEVELOPMENT AUTHORITY OF WALTON COUNTY, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.

**GEORGIA SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945



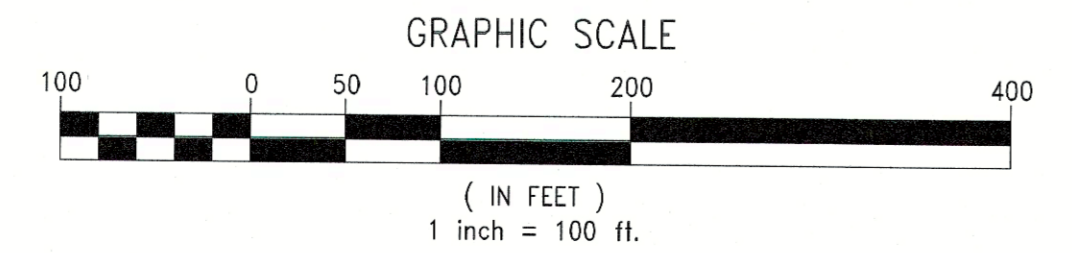
**GENERAL NOTES:**

- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD HAZARD AREA ZONE A, ACCORDING TO THE CITY OF MONROE, WALTON COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 13297C0137E, EFFECTIVE DATE DECEMBER 8, 2016.
- THE BEARING BASE FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 261,477 FEET.
- THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,808 FEET AND AN ANGULAR ERROR OF 3.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON MARCH 11, 2021.
- EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S7 TOTAL STATION AND A TRIMBLE R6 GPS RECEIVER WITH THE eGPS NETWORK.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- PLAT BOOK 99 PAGE 112 DEPICTS THE SUBJECT SURVEYED PROPERTY AND SHOWS THE LOCATION OF THREE (3) GRAVES CENTRALLY LOCATED ON THE SUBJECT PARCEL. THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY DICKINSON PROPERTY SCIENCES, INC. FOR THE DEVELOPMENT AUTHORITY OF WALTON COUNTY DATED MARCH 13, 2020 INCLUDES DOCUMENTATION THAT STATES THESE GRAVES WERE RELOCATED TO REST HAVEN CEMETERY IN DOWNTOWN MONROE, GEORGIA. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT FIND ANY VISIBLE SURFACE EVIDENCE OF GRAVES LOCATED ON THIS PROPERTY. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT COMPLETE ANY SUBSURFACE EXPLORATION ON THE SUBJECT PROPERTY TO VERIFY THE COMPLETE REMOVAL OF PAST GRAVE SITES.
- THE SUBJECT SURVEYED PROPERTY IS PARTIALLY BOUNDED BY JACKS CREEK ON THE SOUTHWEST AND AN UNKNOWN BRANCH ON THE EAST. THE WATER BOUNDARIES WERE SURVEYED BETWEEN MARCH 11 - 11, 2021 AND THESE WATER COURSES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT SURVEYED PROPERTY.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO: JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/21.

DATE OF PLAT OR MAP: 04/07/21  
 BY: BRANDON T. MILLER, RLS No. 2945



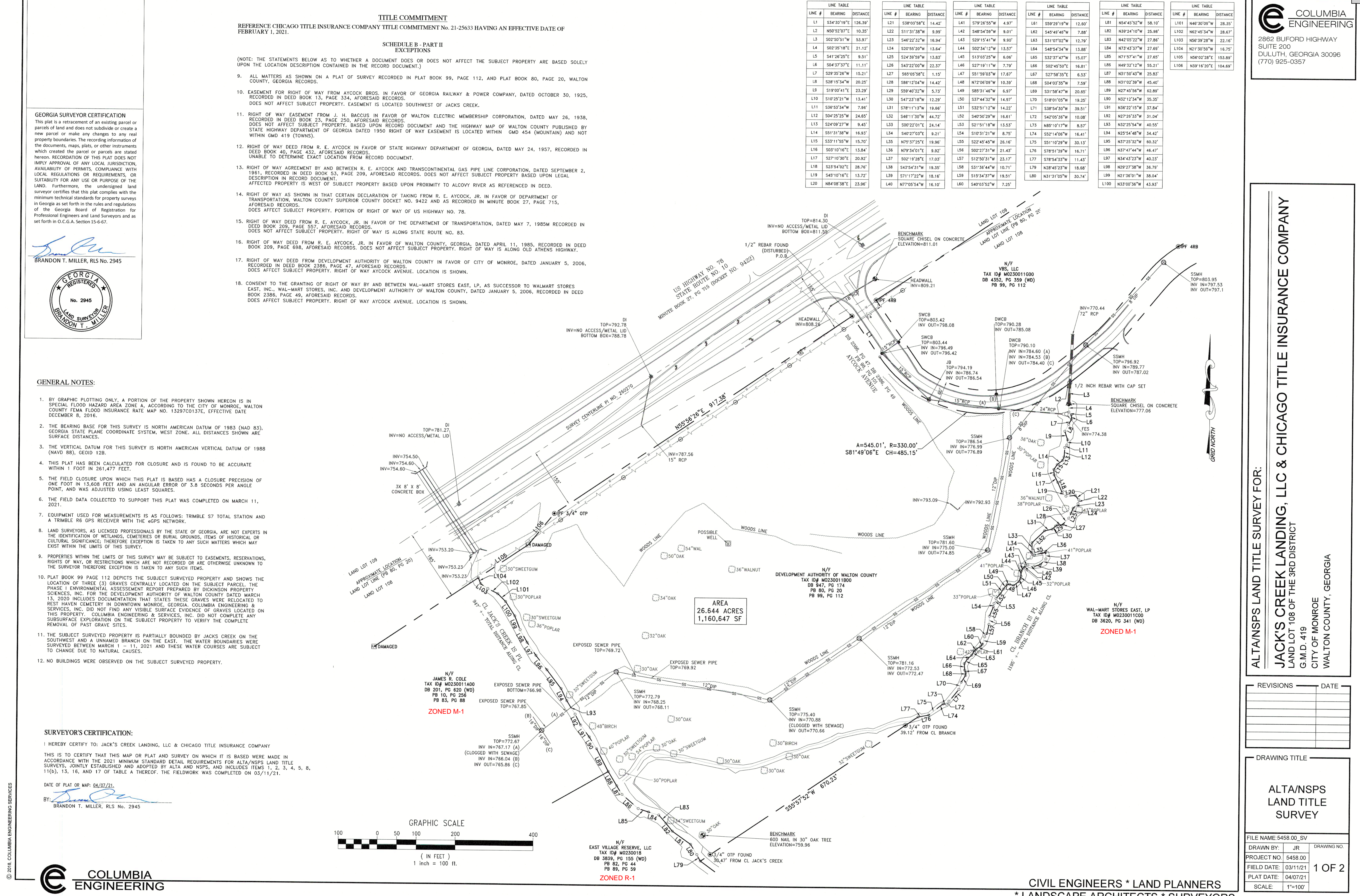
N/F EAST VILLAGE RESERVE, LLC  
 TAX ID# M02300118  
 DB 3839, PG 155 (WD)  
 PB 82, PG 44  
 PB 89, PG 59  
**ZONED R-1**

AREA  
 26.644 ACRES  
 1,160,647 SF

N/F JAMES R. COLE  
 TAX ID# M0230011400  
 DB 201, PG 620 (WD)  
 PB 10, PG 256  
 PB 83, PG 88  
**ZONED M-1**

N/F WAL-MART STORES EAST, LP  
 TAX ID# M0230011000  
 DB 3620, PG 341 (WD)  
**ZONED M-1**

N/F DEVELOPMENT AUTHORITY OF WALTON COUNTY  
 TAX ID# M0230011800  
 DB 947, PG 174  
 PB 80, PG 20  
 PB 99, PG 112







**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting a variance from Section 9.16.3.C(2) of the Development Regulations to decrease the minimum number of driveway access points into a residential development from 3 to 2 at the southwest corner of US Hwy 78 and Aycock Ave. (Parcel #MO230011B00).**

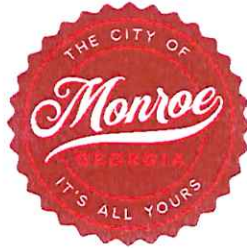
**A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on August 16, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on September 13, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.**

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**PLEASE RUN ON THE  
FOLLOWING DATE:**

**July 31, 2022**





CODE DEPARTMENT

August 5, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for August 16, 2022 to consider an application for rezoning +26.64 acres located at the southwest corner of US Highway 78 and Aycock Avenue, Parcel #M0230011B00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). In addition to the rezone request, the Planning Commission will also consider an application requesting a variance from Section 9.16.3.C(2) of the Development Regulations to decrease the minimum number of driveway access points from 3 to 2 at the southwest corner of US Hwy 78 and Aycock Avenue.

As an adjacent property owner, you are officially being notified of these requests. Further notice of these requests will appear in the Walton Tribune on July 31, 2022. 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—August 16, 2022 at 5:30pm
- City Council—September 13, 2022 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](http://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  
Code Department Assistant



CITY OF MOORCIE  
**APPLICATION FOR A VARIANCE**  
FOR: [illegible]  
PUBLIC HEARING INFO -  
PLANNING COMMISSION  
DATE: [illegible] TIME: [illegible]  
CITY COUNCIL  
DATE: [illegible] TIME: [illegible]

CITY OF MOORCIE  
**APPLICATION FOR A REZONE**  
FROM: PD TO: RD, LPT & SUBDIVISION  
+ PUBLIC HEARING INFO +  
PLANNING COMMISSION  
DATE: 8/16/22 TIME: 5:30 PM  
CITY COUNCIL  
DATE: 9/15/22 TIME: 6:00 PM  
MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS AT CITY HALL  
715 NORTH BROAD STREET  
THE AMERICAN, SUITE 200 FLOOR 200  
770-207-4674



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 8/29/22  
**Subject:** Variance – 204 Felker Street

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

**Description:**

The property owners of 204 Felker Street are petitioning for a variance from the Zoning Ordinance to allow for a forward facing attached garage.

**Background:**

Please refer to the attached staff report for complete details regarding this variance request.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the variance request with 1 condition and an additional recommendation to City Council for consideration. Staff also recommended approval of the variance request with 1 condition and an additional recommendation to City Council for consideration.

Recommended Condition:

1. The garage shall be constructed as presented on the documents submitted in this request. The garage shall be recessed behind the front of the dwelling by at least half the distance of the total length of the dwelling (measured from the front of the dwelling to the rear of the dwelling).

\*The Planning Commission and Staff also recommend to City Council to consider future amendments to the Zoning Ordinance where the standard under Section 910.1(8) is modified to allow forward facing garages that are similar to the requested variance to promote and enhance better building designs.

**Attachment(s):**

- Staff Report
- Application Documents



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

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**APPLICATION SUMMARY**

**VARIANCE CASE #:** 1343

**DATE:** August 8, 2022

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Robert R. & Kathleen D. Chancey

**PROPERTY OWNER:** Robert Chancey

**LOCATION:** West side of Felker Street – 204 Felker Street

**ACREAGE:** ±0.44

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

**EXISTING LAND USE:** Single-family residence

**ACTION REQUESTED:** The owner is requesting a variance for this property to allow a construction of a forward facing attached garage.

**STAFF RECOMMENDATION:** Staff recommends approval of this variance subject to conditions.

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** August 16, 2022

**CITY COUNCIL:** September 13, 2022

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**REQUEST SUMMARY**

**VARIANCE REQUEST SUMMARY:**

The applicant is requesting approval of a variance in order to construct a forward facing attached garage. 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. A single-family residence currently exists on the property. The applicant proposes to attach the garage to the existing residence along with other improvements and expansions for the residence. The garage is proposed to be recessed behind the front of the dwelling.

**PROPOSED PROJECT SUMMARY:**

- Front Entry Garage Addition
  - Existing Single-Family Residence Floor Area – 1,176 Sf
    - Proposed Addition – 958 Sf
  - Requested Garage Addition – 672 Sf
    - South side of residence, facing Felker Street
    - Recessed behind the front of the dwelling (not including porch) by 23 Feet
    - Total length of dwelling with additions will be 46 Feet

**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 redesign the proposed additions to the dwelling and garage 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.
- (4) **Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district:** If approved, this variance would confer special privileges for the applicant that is not currently available to other residential structures. In every case for a request of this nature, an analysis of these standards would result in a recommendation for denial of the application. However, the standard the applicant is requesting the variance from in Section 910.1(8) can be considered a preferential standard established by the City to promote quality building construction. A preferential standard can be adjusted from time to time for better quality and flexibility as well as the result of innovative design. In this variance request, the garage will be recessed behind the front half of the dwelling. The underlying intent to not have a forward facing garage at the front of the dwelling, like in the current standard, appears to be achieved in this request. The garage would be recessed in a manner that the dwelling remains prominent and forward on the lot in relation to the street. With this in mind, staff recommends the variance be approved with an additional recommendation the City Council consider amending the Zoning Ordinance in the future to allow similar design for new residential construction throughout the City.
- (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 in 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 1936. 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 subject to the following condition:

1. The garage shall be constructed as presented on the documents submitted in this request. The garage shall be recessed behind the front of the dwelling by at least half the distance of the total length of the dwelling (measured from the front of the dwelling to the rear of the dwelling).

Staff further recommends to the City Council to consider future amendments to the Zoning Ordinance where the standard under Section 910.1(8) is modified to allow forward facing garages that are similar to the requested variance to promote and enhance better residential building designs.



# City of Monroe

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

## VARIANCE REQUEST PERMIT

PERMIT #:	1343	DESCRIPTION:	VARIANCE REQUEST - Garage
JOB ADDRESS:	204 FELKER ST	LOT #:	
PARCEL ID:	M0150050	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	Robert Chancey	CONTRACTOR:	Robert Chancey
ADDRESS:	728 Wellington Rd	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-309-3936	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	8/04/2022
VALUATION:	\$ 0.00	EXPIRATION:	1/31/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 250.00
<b>FEE TOTAL</b>		\$ 250.00
<b>PAYMENTS</b>		\$- 250.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

Be advised this request for a Variance at 204 Felker St. will be heard by the Planning Commission on August 16, 2022 at 5:30pm and by City Council on September 13, 2022 at 6pm. Both meetings will take place in the Council Chambers at 215 N. Broad St Monroe, GA.

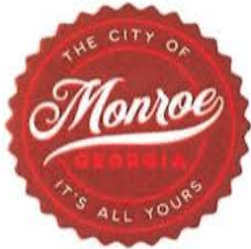
### NOTICE

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)

8/15/22  
DATE



RECEIVED  
#1343

# CITY OF MONROE VARIANCE APPLICATION

**VARIANCE REQUEST LOCATION & DESCRIPTION**

Address: 204 Felker Street Monroe Ga 30655

Parcel #: MO150050 Council Districts: District 4 / District 8

Zoning: R1 Acreage/Square Feet: 0.4400 / 19,167

Stated Purpose of Variance Request (Provide ordinance reference): 910.1(8)  
requesting a front entry garage

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: Robert + Kathleen Chancey Phone #: 404-309-3936

Address: 728 Wellington Drive City: Monroe State: Ga Zip: 30655

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**VARIANCE INFORMATION**

Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)): South side of Existing House

Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)): typical to other homes in neighborhood

Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)): 910.1 garage would need to be front facing due to existing house already on lot.



VARIANCE INFORMATION CONT.

Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)): N/A

Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)): Garage would need

to be front entry due to placement of existing home on lot.

If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))

REQUIRED SUBMITTAL ITEMS

- Completed Application
- Fee (see Fee Schedule)
- Survey Plat
- Site Plan; Drawn to Scale
- Deed
- Proof of all property taxes paid in full
- COA or HPC approval
- Other information as required by Code Enforcement

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: [Signature] DATE: 7-12-2022

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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.

File #:	2022-116-GA	Property	204 Felker Street Monroe, GA 30655	Settlement Date	03/08/2022
Prepared:	03/08/2022	Buyer	Robert R. Chancey, Jr and Kathleen D. Chancey 728 Wellington Drive Monroe, GA 30655	Disbursement Date	03/08/2022
Attorney:	Joel VanderVeur	Seller	Sally S. Fielder		
		Lender	Weinberg Servicing, LLC 148 Hammond Drive Sandy Springs, GA 30328		

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$205,000.00	Sales Price of Property	\$205,000.00	
		Deposit		\$2,000.00
		Loan Amount		\$105,000.00
		<b>Prorations/Adjustments</b>		
\$223.63		County Taxes 01/01/2022 to 03/08/2022		\$223.63
		<b>Loan Charges</b>		
		3% of Loan Amount (Points)	\$3,150.00	
		Attorney Fee to VanderVeur & Page	\$700.00	
		Courier Fee to VanderVeur & Page	\$35.00	
\$75.00		Post-Closing Fee to VanderVeur & Page		
		Flood Certification Fee to Weinberg Servicing, LLC	\$18.00	
		Tax Certification Fee to Weinberg Servicing, LLC	\$81.00	
		Prepaid Interest (\$35.00 per day from 03/08/2022 to 03/31/2022)	\$805.00	
		<b>Impounds</b>		
		Homeowner's Insurance	\$176.20	
		Property taxes	\$719.47	
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$50.00	
		---Deed: \$25.00		
		---Mortgage: \$25.00		
		Real Estate Transfer Tax (State Deed Taxes) to Walton County Recording Office	\$205.00	
		<b>Commissions</b>		
		Listing Agent Commission to Malcom and Malcom Realty Prof.	\$4,000.00	
		<b>Title Charges</b>		
		Title - CPL (Lender) to Chicago Title Insurance Company	\$50.00	
		Title - Lender's Title Policy to Chicago Title Insurance Company	\$150.00	
		Title Examination to VanderVeur & Page	\$225.00	
		Title - Owner's Title Policy to Chicago Title Insurance Company	\$961.50	
		<b>Miscellaneous Charges</b>		

Prepared by and Return to:  
VanderVeur & Page  
333 North Point Center East  
Ste. 250  
Alpharetta, GA 30022  
(470) 509-3883  
File No. 2022-116-GA

STATE OF Georgia  
COUNTY OF Fulton

**LIMITED WARRANTY DEED**

THIS INDENTURE made this 8 day of March, 2022, between

**Sally S. Fielder**

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

**Robert R. Chancey, Jr and Kathleen D. Chancey, as joint tenants with right of survivorship**

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

**SEE ATTACHED EXHIBIT "A"**

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

Subject to all easements, rights of way, and restrictive covenants of record (Hereinafter referred to as the "Exceptions").

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 persons claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

*Sally S. Fielder* (SEAL)  
Sally S. Fielder

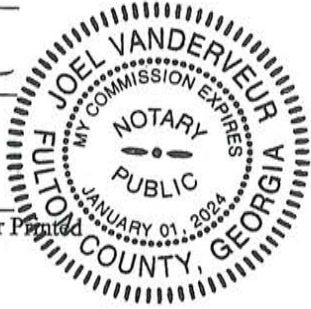
STATE OF GEORGIA  
COUNTY OF FULTON

Signed, sealed and delivered before me, this 8 day of March, 2022.

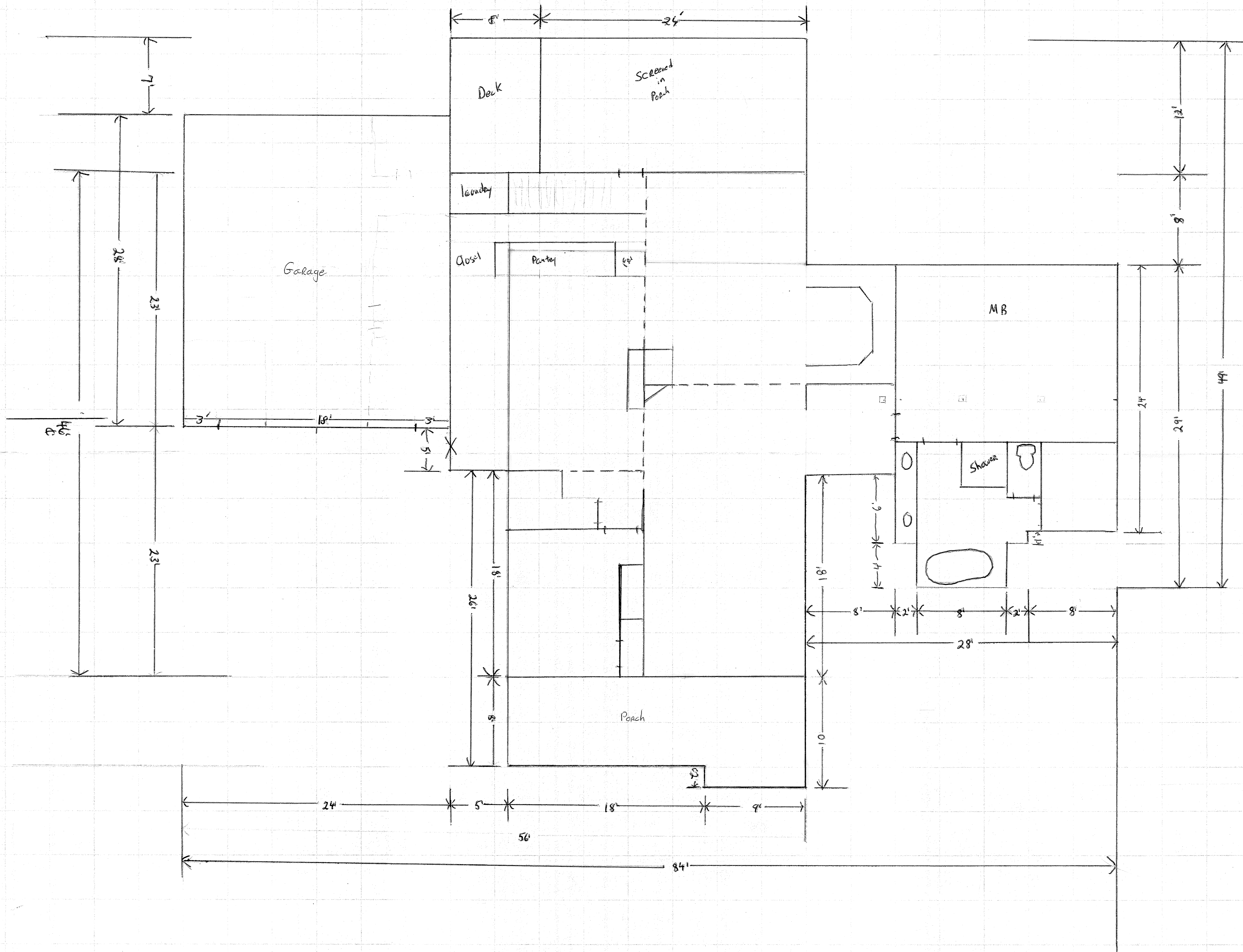
Personally Known  
 Produced Identification  
Type and # of ID \_\_\_\_\_

\_\_\_\_\_  
Unofficial Witness

*Joel Vanderveur*  
\_\_\_\_\_  
Signature Notary



\_\_\_\_\_  
Name of Notary Typed, Stamped, or Printed  
Notary Public, State of Georgia



**BK:123 PG:25-25**  
 Filed and Recorded  
 Jun-30-2022 12:29 PM  
 DOC# 2022 - 000202  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Participant ID: 4005252566

**PARCEL INFORMATION:**  
 OWNERS: ROBERT R. CHANCEY  
 KATHLEEN D. CHANCEY  
 WALTON PIN: M0150050  
 SITE ADDRESS: 204 FELKER STREET  
 MONROE, GA 30655  
 CURRENT ZONING: R1  
 OVERLAY: INFILL OVERLAY DISTRICT  
 HISTORIC DISTRICT: NONE

**SURVEY REFERENCES:**  
 1. DEED BOOK 5107 - PAGE 385  
 2. PLAT BOOK 61 - PAGE 64

WALTON COUNTY CLERK OF SUPERIOR COURT

**PLAT SUMMARY:**

THE PURPOSE OF THIS PLAT IS A MINOR REPLAT, OF THE EXISTING TRACT KNOWN AS TAX MAP PARCEL M0150050, WALTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DEED BOOK 5107, PAGE 385, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE VESTING DEED IS ROBERT R. CHANCEY AND KATHLEEN D. CHANCEY. THE PROPERTY ADDRESS IS 204 FELKER STREET, MONROE, GA 30655. THE PROPERTY IS CURRENTLY ZONED R1 - SINGLE FAMILY RESIDENTIAL DISTRICT.

**SURVEY NOTES:**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 334,638' AND AN ANGULAR ERROR OF 00°00'02.7" PER ANGLE POINT AND WAS ADJUSTED USING THE CARLSON SURVNET LEAST SQUARES METHOD.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE TAKEN WITH A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION, FIELD WORK WAS COMPLETED ON 05/31/2022.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 273,096'.
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE.
6. ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN.
7. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
8. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**FLOOD NOTE:**

ACCORDING TO FLOOD INSURANCE RATE MAP NO.: 13297C0137E, DATED DECEMBER 08, 2016 FOR WALTON COUNTY, GEORGIA AND INCORPORATED AREAS THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**CERTIFICATE OF APPROVAL FOR RECORDING**

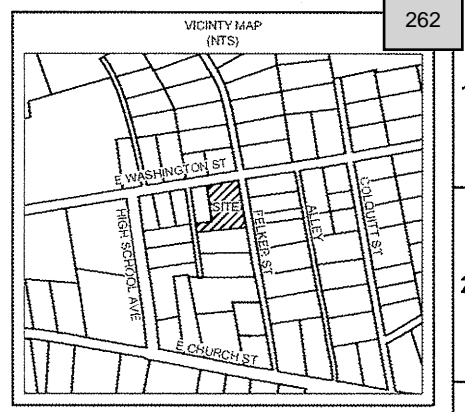
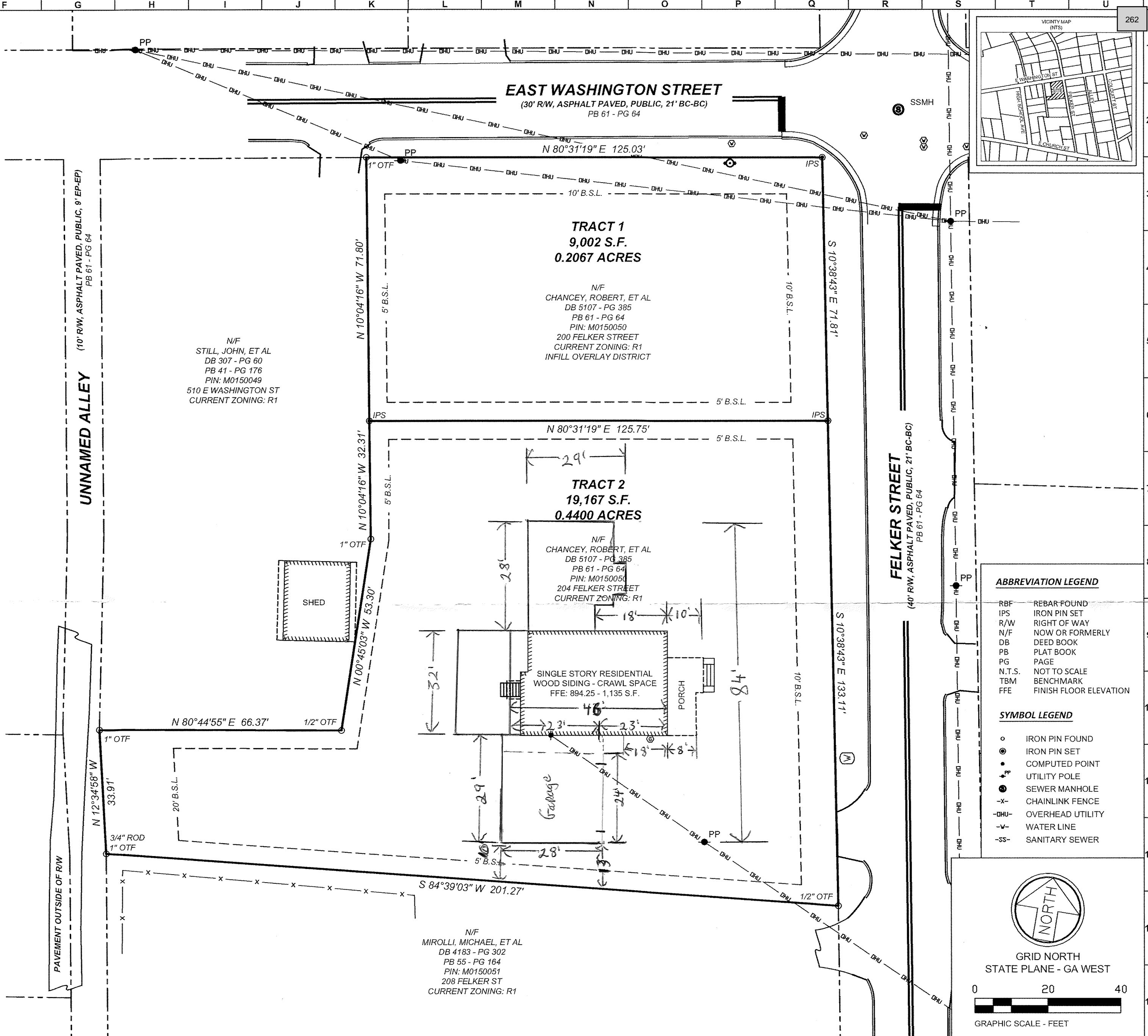
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

*Brad Calender*  
 6/29/2022  
 CODE ENFORCEMENT OFFICER DATE

**SURVEYOR'S CERTIFICATE**

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.

*K.R.S.*  
 KEVIN R. SETTLES, GA PLS - 3412

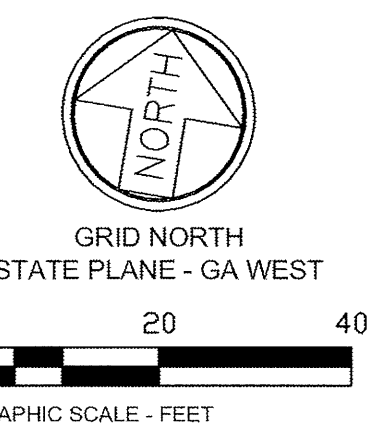


**ABBREVIATION LEGEND**

- RBF REBAR FOUND
- IPS IRON PIN SET
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PLAT BOOK
- PG PAGE
- N.T.S. NOT TO SCALE
- TBM BENCHMARK
- FFE FINISH FLOOR ELEVATION

**SYMBOL LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- COMPUTED POINT
- ⊙ UTILITY POLE
- ⊙ SEWER MANHOLE
- X- CHAINLINK FENCE
- DHU- OVERHEAD UTILITY
- V- WATER LINE
- SS- SANITARY SEWER



**MINOR PLAT FOR:**

**ROBERT R. CHANCEY  
 KATHLEEN D. CHANCEY**

Land Lot 65, 3rd Land District, City of Monroe, Walton County, Georgia

REVISIONS		PROJECT NO.: 22FSM015	SURVEYOR OF RECORD: KEVIN R. SETTLES, PLS 678-209-3921 krsettles@frontiersurvey.com GA RLS: 3412
DATE	DESCRIPTION	FIELD: DBR	
		DRAWN BY: KRS	<p><b>SHEET 1 of 1</b></p> <p><small>THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67</small></p>
		CHECKED BY: KRS	
		SCALE: 1" = 20'	
		ISSUE DATE: 06/10/2022	

**FRONTIER**  
 SURVEYING & MAPPING  
 FRONTIER SURVEYING & MAPPING, LLC  
 505 DUKES ROAD, MANSFIELD, GA 30055  
 KEVIN R. SETTLES, PLS  
 678-209-3921  
 krsettles@frontiersurvey.com  
 GA LSF NO.: 001310



**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) of the Zoning Ordinance to allow a front facing garage at 204 Felker Street (Parcel #M0150050).**

**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 August 16, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on September 13, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.**

---

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**July 31, 2022**



## CODE DEPARTMENT

August 5, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for August 16, 2022 to consider an application for a variance at 204 Felker St., Parcel #M0150050. The applicant is requesting a variance from Section 910.1(8) of the Zoning Ordinance to allow a front facing garage at 204 Felker St. As an adjacent property owner, you are officially being notified of these requests. Further notice of these requests will appear in the Walton Tribune on July 31, 2022.

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—August 16, 2022 at 5:30pm
- City Council—September 13, 2022 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](http://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  
Code Department Assistant



CITY OF WOODBRIDGE  
APPLICATION FOR A  
**VARIANCE**  
FOR: *Exterior Lighting Change*  
• PUBLIC HEARING INFO •  
PLANNING COMMISSION  
DATE: 8/16/23 TIME: 9:00 PM  
CITY COUNCIL  
DATE: 8/16/23 TIME: 9:00 PM  
MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS AT CITY HALL  
8701 ROUTE 28 EAST, SUITE 200  
FOR ADDITIONAL INFORMATION PLEASE CALL  
770-287-4874



BL# 000589  
AL 000590



P.O. Box 1249 • Monroe, Georgia 30655  
Attn: Business License  
(770) 207-4674  
[DChambers@MonroeGA.Gov](mailto:DChambers@MonroeGA.Gov)

### OCCUPATION TAX APPLICATION

BUSINESS NAME MONROE FOOD & GAS LLC TELEPHONE (404) 933-6786  
 ADDRESS 615 E SPRING ST, MONROE, GA 30655 TYPE OF BUSINESS  
 MAILING ADDRESS 38 SHERWOOD LN SE, MARIETTA, GA 30067 CONVENIENCE STORE, GAS STATION  
 EMAIL ADDRESS fareedbhanji786@yahoo.com  
 OWNER'S NAME FAREED BHANJI TELEPHONE (404) 933-6786  
 EMERGENCY CONTACT PERSON: AMIN NOORANI  
 TELEPHONE (214) 762 8830  
 PROPERTY OWNER'S NAME: MUMTAZ PAROO  
 TELEPHONE (404) 234 8256

\*\*NUMBER OF EMPLOYEES: FULL TIME 3  
 PART TIME 2      **\*\* (Including Owners & Family Members)**

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE  
 BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY?  YES  NO  
 WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY?  YES  NO

**A PERMIT IS REQUIRED FOR ALL SIGNS!!**

I hereby certify that I will not violate any of the laws of this State of Georgia  
 or of the United States. I further agree to comply with any and all ordinances  
 of the City of Monroe in conducting business in the City.

Signature:  Date 08 / 22 / 22

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE FEES

### CONSUMPTION ON PREMISE:

### LICENSE FEE:

BEER/WINE	\$1000.00	_____
NON PROFIT PRIVATE CLUB	\$600.00	_____
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	_____
BEER/WINE AMENITIES LICENSE	\$100.00	_____
DISTILLED SPIRITS	\$3000.00	_____
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	_____
SUNDAY SALES	\$150.00	_____

### PACKAGE:

### LICENSE FEE:

BEER/WINE	\$2000.00	_____ ✓
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	_____
GROWLERS	\$2000.00	_____

### MANUFACTURER

### LICENSE FEE: 1 FEE ONLY

DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	_____
BREWERY OR MICRO-BREWERIES	\$1000.00	_____
BREW PUB	\$750.00	_____

**WHOLESALE DEALERS:**

**LICENSE FEE:**

PRINCIPAL PLACE OF BUSINESS - CITY  
BEER/WINE  
DISTILLED SPIRITS

\$1500.00  
\$2000.00

\_\_\_\_\_  
\_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS – NOT IN CITY

\$100.00

\_\_\_\_\_

**TEMPORARY LICENSE:**

**LICENSE FEE:**

NON PROFIT ORGANIZATIONS  
FOR PROFIT ORGANIZATIONS

\$25.00 PER DAY  
\$150.00 PER DAY

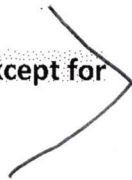
\_\_\_\_\_  
\_\_\_\_\_

SPECIAL EVENT VENUES  
REGISTRATION

\$300.00

\_\_\_\_\_

**There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.  
There is no application fee for wholesale dealers.**



1. Full Name of Business MONROE FOOD & GAS, LLC

Under what name is the Business to operate? MONROE FOOD MART

Is the business a proprietorship, partnership or corporation? Domestic or foreign?  
CORPORATION

2. Address: a) Physical: 615 E SPRING ST, MONROE, GA 30655

b) Mailing: 1790 COMMERCE RD, ATHENS GA 30607

3. Phone 404-933-6786 Beginning Date of Business in City of Monroe 10/15/22

4.  New Business \_\_\_\_\_ Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 87-2694024 Georgia Sales Tax Number 20278591181

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes \_\_\_\_\_ No ✓

Liquor 100 Yards (Church) or 200 Yards (School) Yes \_\_\_\_\_ No ✓

7. Full name of Applicant FAREED BHANJI

Full Name of Spouse, if Married NEHA BUDHWANI

Are you a Citizen of the United States or Alien Lawful Permanent Resident? YES

Birthplace INDIA

Current Address 38 SHEARWOOD LN SE City MARIETTA St GA Zip 30067

Home Telephone 404-933-6786

Number of Years at present address 34RS

Previous address (If living at current address less than 2 yrs).

Number of years at previous address \_\_\_\_\_

8. If new business, date business will begin in Monroe 10/15/22

If transfer or change of ownership, effective date of this change \_\_\_\_\_

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant & D/B/A \_\_\_\_\_

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer FAREED BHANJI, OWNER/MANAGER, 404-933-6786

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

N/A

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? N/A

12. Do you own the land and building on which this business is to be operated? NO

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [ ] yes or [x] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

MONROE FOOD & GAS, LLC 09/13/2021 GEORGIA  
FAREED BHANJI 38 SHERWOOD LN SE, MARIETTA GA 30067

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

N/A

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. \_\_\_\_\_

N/A

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. \_\_\_\_\_

N/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. \_\_\_\_\_

N/A

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. \_\_\_\_\_

N/A

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) \_\_\_\_\_

N/A

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? \_\_\_\_\_

N/A

**22. If a retail grocery business in existence for more than six (6) months:**

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

**If a retail grocery business in existence for less than six (6) months:**

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. AMIN NOORANI  
 Name  
3270 MORGAN RD  
 Address  
BUFORD GA 30519 214-762-8830  
 City State Zip Telephone

2. SALMAN BANJEE  
 Name  
1996 JOHNSON FERRY RD  
 Address  
MARIETTA GA 30062 404-786-0786  
 City State Zip Telephone

3. ASIF DAMANI  
 Name  
6179 GRAND LOOP RD  
 Address  
SUGAR HILL GA 30518 678-698-9786  
 City State Zip Telephone

This the 30<sup>TH</sup> day of AUGUST 2022.

*[Signature]* (Signature Applicant)

OWNER (Title i.e. Partner, General Partner, Manager, Owner, etc.)

FAREED BHANJI (Print Name)

Or: \_\_\_\_\_ (Signature of Corporate Officer)

\_\_\_\_\_ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Keri Taylor

Notary Public: *[Signature]*

Executed: August 30, 2022





**APPOINTMENTS**

Updated

August 9, 2022

**Appointed**

**Term Expires**

**HOUSING AUTHORITY (Five-year term)**

Lynn Hill	November 14, 2017	October 6, 2022
Mary Kate Watson Echols	September 11, 2018	October 6, 2023
Meketa Swords	October 8, 2019	October 6, 2024
Ruby Cooper	September 8, 2020	October 6, 2025
Stacey Favors	September 14, 2021	October 6, 2026



Appointed Board Member Biography

Name: Lynn E. Hill

\*\*\*\*\*

Profession / Business: Boys & Girls Club Position: Director of Education

Business Address: 405 Community Ct, Monroe, GA 30655

Phone number: (770) 207-6279 Fax number: (770) 207-6286

Email address: lehill.lh.leh@gmail.com

Home Address: 609 Marable St, Monroe, GA 30656

Home Phone number: \_\_\_\_\_ Mobile Phone number: (706) 224-0192

(Please indicate address where you prefer to receive your mail)

Birthday: 08/27/1968 Birthplace: Monroe, GA

Education: BBA (Management), University of West Georgia

Hobbies: Basketball

Membership in Service Clubs: \_\_\_\_\_

Social Clubs: \_\_\_\_\_

Membership / Offices Held / Other Agency Boards: \_\_\_\_\_

\_\_\_\_\_

Civic Appointments: \_\_\_\_\_

Political Offices: Board Member, Walton County Board of Education

Reason for wanting to serve on Housing Board

Enjoy serving my community. I want to give back to the community



# Housing Authority of the City of Monroe

808 E. Marable Street  
Post Office Box 550  
Monroe, Georgia 30655

KEVIN A. STUART  
EXECUTIVE DIRECTOR

August 23, 2022

Honorable John Howard  
Mayor, City of Monroe  
PO Box 1249  
Monroe, Georgia 30655

Dear Mayor Howard:

The current term of Mr. Lynn Hill on the Board of Commissioners of the Housing Authority of the City of Monroe, GA will expire on October 6, 2022. Mr. Hill has asked me to inform you that he would like to continue to serve as a commissioner.

Please allow this letter to serve as a recommendation for Mr. Hill's reappointment to the Housing Authority Board of Commissioners.

Sincerely,

A handwritten signature in blue ink that reads "K Stuart".

Executive Director

**To:** City Council  
**From:** Logan Propes, City Administrator  
**Department:** Adminsitraton  
**Date:** 09-13-2022  
**Subject:** Resolution rescinding limitation on outside city water service



**Budget Account/Project Name:** N/A

**Funding Source:** N/A

**Budget Allocation:** N/A

**Budget Available:** N/A

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

**Description:**

Staff recommends approving the resolution to rescind water limitation outside city limits.

**Background:**

Due to somewhat loosening constraints on certain water service materials, the City can rescind via new resolution, the moratorium on extending water services outside the city limits but in its service territory. However, as noted in the new resolution, material for water services will continue to be on an as-available basis. As such, customers will need to ensure the availability adequate materials by checking with the city well ahead of time for service.

**Attachment(s):**

Resolution

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, TO WITHDRAW ITS TEMPORARY LIMITATION OF THE USE OF THE CITY’S WATER SERVICE SYSTEM**

WHEREAS, the City of Monroe, Georgia (the “City”) has been vested with substantial power to regulate the use of public utilities and property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable resolutions or regulations relating to public utilities and property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, the Mayor and City Council, pursuant to Article VI, Section 6.01 of the City Charter, have authority and power to acquire, hold, build, extend, equip, maintain, and operate a system of waterworks both within and without the corporate limits of the City; and to contract to furnish water service utilities to consumers outside the corporate limits of the City; and,

WHEREAS, the City has provided water service utilities to residential and commercial properties inside and outside the City limits for numerous years; and,

WHEREAS, in light of the COVID-19 global pandemic and the continuing supply chain issues stemming therefrom which has affected the availability of underground pipe, water meters, and various other infrastructure construction materials for the City, the Mayor and City Council have determined it should consider appropriate policies, regulations and standards governing the City’s growth and development to encourage balanced and sustainable growth of its utility infrastructure in light of these supply chain issues, rapid population growth, and commercial growth within the City’s limits; and,

WHEREAS, by resolution of the Mayor and City Council on June 14, 2022, the City placed a limitation on the receipt and approval of applications or permits for water utility services or acceptance of TAP fees for any property not currently connected to the City’s Water System and not located within the corporate city limits of the City from June 14, 2022, until and including December 31, 2022; and,

WHEREAS, the Mayor and City Council have the responsibility and duty to manage and allocate its limited resources, including water service utilities; and,

WHEREAS, the Mayor and City Council, through the recommendation of city staff, have determined that the foregoing supply chain issues are easing, and that the necessary infrastructure construction materials are now more readily available to the City; however material for water services may continue to be on an as-available basis as determined by the City; and.

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City, the City’s utility infrastructure, the public welfare, and the health and safety of the City’s residents and businesses to withdraw the temporary limitation of the availability of the City’s Water Utility System to only those properties located within the corporate limits of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Monroe do hereby adopt the following resolutions:

1. The preamble of this Resolution shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. The Limitation on the receipt and approval of applications or permits for water utility services or acceptance of TAP fees for any property not currently connected to the City’s Water System and not located within the corporate city limits of the City as approved by resolution of this body, on June 14, 2022, is hereby RESCINDED.

**SO RESOLVED** this 13<sup>th</sup> day of September, 2022.

**CITY OF MONROE, GEORGIA**

**By:** \_\_\_\_\_  
**John S. Howard, Mayor**

**Attest:** \_\_\_\_\_  
**Debbie Kirk, City Clerk**

**To:** City Council  
**From:** Logan Propes, City Administrator  
**Department:** Adminsitraton  
**Date:** 09-13-2022  
**Subject:** Short-term Rental Ordinance



**Budget Account/Project Name:** N/A

**Funding Source:** N/A

**Budget Allocation:** N/A

**Budget Available:** N/A

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

**Description:**

Staff recommends approving the Short-term Rental Ordinance as presented.

**Background:**

In order to better foster safety, security, and orderly administration of short-term rentals in the city of Monroe, staff and legal counsel have created a new ordinance to regulate the activity through licensing and registration. Some of the highlights include, licensing, maximum occupancies, parking regulations, and security installation protocols. Additionally the city’s hotel-motel tax ordinance language is updated to better reflect the activity. The ordinance also sets forth penalties for violations.

**Attachment(s):**

Short-term rental ordinance.

AN ORDINANCE TO AMEND CHAPTERS 22 AND 90 OF THE CODE OF ORDINANCES OF THE CITY OF MONROE, GEORGIA, REGARDING THE CITY’S BUSINESS REGULATION ORDINANCES AND HOTEL MOTEL EXCISE TAXATION FOR THE PURPOSE OF PROVIDING FOR THE REGULATION AND TAXATION OF SHORT-TERM RENTALS.

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

**Article I.**

Chapter 22 of the Code of Ordinances is hereby amended by adding Sections 22-380 through 22-400 to said Chapter as follows, and Chapter 90 of the Code of Ordinances is hereby amended by deleting Sections 90-231 through 90-233 in their entirety and replacing them with the following in lieu thereof:

SEE ATTACHED “EXHIBIT A” FOR THE COMPLETE TEXT OF THE ADDITIONS AND AMENDMENTS TO CHAPTER 22 and CHAPTER 90

**Article II.**

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

**Article III.**

This ordinance shall take effect January 1, 2023.

**FIRST READING.** This \_\_\_ day of \_\_\_\_\_, 2022.

**SECOND READING AND ADOPTED** on this \_\_\_ day of \_\_\_\_\_, 2022

**CITY OF MONROE, GEORGIA**

**By:** \_\_\_\_\_ (SEAL)

**John Howard, Mayor**

**Attest:** \_\_\_\_\_ (SEAL)

**Debbie Kirk, City Clerk**



**EXHIBIT A**

**Chapter 22 – BUSINESSES AND BUSINESS REGULATIONS**

**ARTICLE VI. – SHORT-TERM RENTALS**

**Sec. 22-380. Purpose.**

(a) The purpose of this article is to ensure the continued availability of quality transient lodging within the city, proper maintenance of short-term rentals and to protect the health, safety and welfare of short-term rental inhabitants and the citizens of Monroe by ensuring the structures meet minimum life safety code standards.

(b) Unless otherwise stated in this article, the requirements of this article apply to those who occupy, visit, patronize, frequent, operate, keep, conduct, or own a short-term rental within the city, regardless of the date of the short-term rental structure's construction.

(c) This article is essential to the public's interest, safety, health and welfare and this article shall be liberally construed to effectuate its purposes.

**Sec. 22-381. Definitions.**

*Code compliance verification form* means a document executed by a short-term rental owner certifying that the short-term rental unit complies with applicable zoning, building, health and life safety code provisions. No person shall allow occupancy or possession of any short-term rental unit if the premises or owner thereof is in violation of any applicable zoning, building, health or life safety code provisions.

*Local contact person* means an owner or local property manager authorized by the owner of a short-term rental to take remedial action and respond to any notice of violation of this section, who resides in the City of Monroe or no more than 50 miles from the short-term rental.

*Noise regulations* means those regulations contained in the Code of Ordinances of the City of Monroe, Georgia, Sec. 62-8.

*Owner* means a person(s) or entity that holds legal and/or equitable title to private property.

*Short-term rental* means a dwelling unit, including either a single-family home, duplex or single multifamily residential unit, or accessory dwelling or accessory apartment rented not more than 30 consecutive nights.

**Sec. 22-382. Applicability.**

(a) All requirements, regulations and standards imposed by this section apply in addition to any other applicable requirements, regulations and standards imposed elsewhere in this Code.

(b) The restrictions and obligations contained in this section shall apply to short-term rentals at all times during which such units are marketed and used as short-term rentals.

(c) The allowance of short-term rentals pursuant to this section shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

(d) It shall be unlawful for any owner of any property within the City of Monroe, Georgia, to rent or operate a short-term rental contrary to the procedures and regulations established in this section, other provisions of the Code of Ordinances or Zoning Ordinance of the City of Monroe, Georgia, or any applicable state law.

**Sec. 22-383. Short-term rental business license requirements.**

Pursuant to Chapter 90 (Occupation Taxes) of the Code of Ordinances of the City of Monroe, Georgia, a separate business license shall be required for each short-term rental unit (except where an owner owns multiple short-term rentals in a residential community or multiple residential communities and applies for a business license for a single business license for such short-term rental units). The licensing requirements of this section are in addition to any hotel/motel tax registration or any other permit or licensing requirements. However, at the discretion of the director of planning and development, the processing of such license required under this section may be combined with the processing of hotel/motel tax registration or any other related permit or license process administered by the city. The director of planning and development is authorized to prescribe forms and procedures for the processing of licenses under this section.

(1) Application for short-term rental business license. An application for a short-term rental business license shall be filed with the planning department prior to the use of the property as a short-term rental. Applications shall be on the forms provided by the city. Only the owner of the short-term rental may submit an application for short-term rental business license. Additionally, all applications for a short-term rental business license must contain, at a minimum, the following information:

- a. The name, address telephone number, and email address of the owner of the short-term rental for which the registration is being issued;
- b. The name, address, telephone number, and email address of the local contact person for the owner of the short-term rental;
- c. The number of bedrooms and approximate square footage of the short-term rental, and the maximum number of overnight occupants permitted;
- d. An executed code compliance verification form acknowledging that all designated bedrooms meet all local building and life, safety, and fire code requirements;
- e. A diagram and/or photograph of the premises showing and indicating the number and location of designated on-site paved parking spaces and the maximum number of vehicles allowed for overnight occupants. Landscaped areas of any kind shall not be counted as parking spaces;

f. Evidence of a valid hotel/motel occupancy tax registration certificate issued by the city for the short-term rental. Application for such registration may be filed concurrently with the application for registration under this chapter;

g. Acknowledgment that the owner and local contact person have read all regulations pertaining to the operation of a short-term rental;

h. Certification of the accuracy of the information submitted, and agreement to comply with all conditions of the registration;

i. Acknowledgement that the owner or local contact person has or will post, at the short-term rental, the notice required in section 22-384; and

j. Application fee. An application for a short-term rental business license shall be accompanied by an initial fee in accordance with section 90-107 (Levied; limitations) of the Code of Ordinance of the City of Monroe, Georgia.

**Sec. 22-384. License conditions.**

All business licenses issued pursuant to this chapter are subject to the following standard conditions:

(1) The owner shall, by written agreement with the occupants, limit overnight occupancy of the short-term rental to the specific number of occupants designated in the business license application, with the number of overnight occupants not to

exceed two persons per bedroom meeting building code and life-safety code requirements, plus two additional persons per residence inclusive of any owner occupants. A bedroom is a room that is designed to be, or meets the building code requirements to be, used as a sleeping room and for no other primary purpose. Every bedroom shall have an emergency escape or rescue exit and a minimum ceiling height as follows:

a. Each bedroom shall have at least one operable window or door for emergency escape or rescue that opens directly to the exterior of the unit. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor;

b. Bedrooms shall have a ceiling height of not less than eight feet, except as provided in this section. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half of the area thereof.

(2) The owner shall, by written agreement with the occupants, limit the number of vehicles of overnight occupants to the number designated in the business license application; with the number of vehicles of

overnight occupants not to exceed the number of designated on-site parking spaces of the short-term rental property.

(3) The owner shall use best efforts to ensure that the occupants and/or guests of the short-term rental do not violate noise regulations by notifying the occupants of the rules regarding short-term rentals and responding when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner or local contact person, act as a peace officer or place himself or herself in harm's way.

(4) The owner shall, by written agreement, limit the daytime visitors at any time in a home rental to no more than six persons in addition to the maximum overnight occupancy designated in the business license application.

(5) The owner of the short-term rental shall post a copy of the business license and a copy of the conditions set forth in this section in a conspicuous place within the short-term rental.

(6) No business license issued under this section shall be transferred or assigned or used by any person other than the owner to whom it is issued, or at any location other than the one for which it is issued.

(7) All business licenses issued under this section shall be valid for no more than one year, beginning on the date of issuance and expiring on December 31st of that year.

(8) Sign and notification requirements. Each short-term rental shall have a clearly visible

and legible notice conspicuously posted within the unit on or adjacent to the front door, containing the following information:

a. The name of the local contact person or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;

b. The maximum number of overnight occupants permitted to stay in the unit;

c. The maximum number of vehicles allowed to be parked on the property, including a sketch of the location of the on-site parking spaces;

d. The maximum number of daytime visitors allowed in addition to the overnight occupants;

e. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property unless it is placed in a curbside container, and that the curbside container shall not be placed sooner than 24 hours prior to the pickup day, and must be removed no later than 24 hours after pickup (if owner provides daily trash removal, then this notice is not necessary);

f. Notification that an occupant may be cited and fined for creating a disturbance or for violating this section or other provisions of the Code of Ordinances;

g. Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of this section; and

h. A statement advising the occupant that any failure to conform to the noise regulations is a violation of this section.

(9) Parking. Short-term rentals shall comply with all applicable ordinances regarding parking. Owner shall provide sufficient parking for guests such that all parking is accomplished on paved parking spaces.

(10) Local contact person.

a. Each owner of a short-term rental shall designate a local contact person who has access and authority to assume management of the unit and take remedial measures. An owner of a short-term rental who resides in the city limits of Monroe, Georgia or within 50 miles of the short-term rental may designate himself or herself as the local contact person. The local contact person shall be required to respond to the location of the short-term rental within one hour after being notified by the police or code enforcement of the existence of a violation of this chapter or any other provision of this Code, or any disturbance requiring immediate remedy or abatement.

b. The owner must immediately notify the director of planning and development in writing upon a change of local contact person or the local contact person's telephone number. This notification will be on forms prescribed by the director of planning and development. The new, revised business license will not extend the expiration date of the business license, and will be issued for a fee of \$25.00, and must be posted within ten days of any change of local contact person information.

(11) Limited Zoning Requirements. In addition to the provisions in this Code, the occupancy of each short-term shall be limited in the following manners and as subject to the Zoning Ordinance of the City of Monroe, Georgia:

a. Short-term rentals shall consist of an entire dwelling unit, accessory apartment, or accessory dwelling.

b. Dwelling units, accessory apartments, or accessory dwellings may contain only one short-term rental.

c. Each address may contain only one short-term rental.

d. Short-term rentals must consist of a minimum of 500 square feet and contain at least one bedroom, one bathroom, and kitchen facilities.

(12) Hotel/motel tax. All short-term rentals shall be subject to section 90-231 et seq., of the City of Monroe, Georgia, Municipal Code, concerning the imposition and collection of the applicable hotel/motel tax.

(13) Other requirements. All short-term rentals shall comply with the following:

a. An interconnected and hard-wired smoke detection and notification system is required and must be operable and in good working order at all times.

b. Owner must install and maintain security cameras that provide video coverage and recording of the driveway and all entry points for the short-term rental property.

c. Any advertising of the short-term rental unit shall conform to information included in the short-term rental business license and requirements of this section, and shall include notification of the maximum occupancy, maximum number of vehicles allowed, and provisions regulating noise.

d. Compliance with these standards shall be in addition to compliance with all other provisions of this Code relating to nuisance, peace and safety.

e. In addition to any requirements of this section, any structure being operated as a short-term rental, with a capacity for more than ten overnight guests at a time shall be required to meet all local, state and federal access and life safety codes, rules and regulations that are otherwise applicable to hotels as defined in such codes, rules and regulations. In the event there is a conflict between the requirements of this section and such other codes rules or regulations, the requirement that is more protective of the public health, safety and welfare shall prevail.

(14) Short-term rentals shall not conflict with existing homeowners association or other applicable private restrictive covenants.

**Sec. 22-385. Violation and penalties.**

(a) Violations of this Article shall be managed on each individual short-term rental, and any resulting penalties shall only be assessed against such short-term rental. The following conduct shall constitute a violation for which the penalties specified in

this section may be imposed, or the business license suspended or revoked:

(1) The owner has violated any of the provisions of this chapter; or

(2) The owner has failed to collect and remit to the city the hotel/motel occupancy tax as required by Sec 90-233 of city Code.

(b) The penalties for violations of this Article shall be as follows:

(1) For the first violation within any 12-month period, the penalty shall be a warning notice of violation;

(2) For a second violation within any 12-month period, the penalty shall be a fine not to exceed \$500.00;

(3) For a third violation within any 12-month period, the penalty shall be a fine not to exceed \$1,000.00 and/or suspension of the business license (or suspension of the violating short-term rental from the applicable business license) for a period not to exceed six months; if the period of suspension runs beyond December 31st, the owner shall not be eligible to apply for renewal of the business license (or reinstatement of the violating short-term rental under the business license) until expiration of the full suspension period; and

(4) For a fourth violation within any 12-month period, the business license may be revoked (or removal of the violating short-term rental from the applicable business license) in accordance with the provisions below. An owner shall not be eligible to

reapply for a business license (or reinstatement of the violating short-term rental under the business license) for a period of 12 months from the date of revocation.

(c) A short-term rental that is determined to be operating without the necessary business license required under this section shall subject the owner to a penalty of \$1,000.00. Each day the unit is marketed or rented for overnight accommodation shall constitute a separate violation.

(d) Procedure for imposition of penalties/suspension/revocation. Penalties, including a notice of violation, shall be imposed, and business licenses shall be revoked (or suspension or removal of a short-term rental from the applicable business license), only in the manner provided in this subsection.

(1) Initial violations shall result in a notice of violation being directed to the owner and the person designated in the business license application as the local contact person if other than the owner. The local contact person shall be responsible for contacting the occupant to correct the problem within 60 minutes. This local contact person is required to visit the property to confirm compliance with this chapter, unless compliance can reasonably be confirmed without visiting the property.

(2) If non-compliance with provisions of this section reoccurs, the director of planning and development or their designee shall conduct an investigation whenever there is reason to believe that an owner has failed to

comply with the provisions of this section. The investigation may include an inspection of the premises, review of law enforcement/security reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video all of which may constitute evidence of a violation. Should the investigation support a finding that a violation occurred, the director of planning and development or designee shall issue written notice of the violation and intention to impose a penalty and/or suspend or revoke the business license (or suspend or remove a short-term rental from the applicable business license). The written notice may be served either by first class mail, by commercial overnight delivery, by personal service on the owner, or by any other reasonable means of delivery, including email, and shall specify the facts which, in the opinion of the director of planning and development, constitute grounds for imposition of the penalties and/or suspension or revocation, and specify that the penalties will be imposed and/or that the business license will be suspended or revoked (or suspension or removal of a short-term rental from the applicable business license) 15 calendar days from the date of the notice unless the owner files with the director of planning and development a request for an appeal hearing before the mayor and city council. In considering such appeal, the mayor and city council shall determine whether the director of planning and development has erred in his/her interpretation and/or enforcement of this section.

(3) Except as otherwise provided in this section, violation of this section will be enforced in accordance with the Code of the City of Monroe, Georgia and the Zoning Ordinance of the City of Monroe, Georgia.

(e) Business license and fees not exclusive. The business license and fees required by this section shall be in addition to any license, permit or fee required under any other provision of this Code, or other local or state law. The issuance of any business license pursuant to this section shall not relieve the owner of the obligation to comply with all other provisions of this Code pertaining to the use and occupancy of the short-term rental or the property on which it is located.

(f) Penalty. In addition to the penalties described above, any person violating the provisions of this section by operating a short-term rental without a valid business license may be prosecuted according to the general penalties described in Section 1-11 of this Code.

(g) Enforcement. The director of planning and zoning or their designee is hereby authorized and directed to establish such procedures as may from time to time be required to carry out the purpose and intent of this Article. City of Monroe Code Enforcement Officers, as well as the Monroe Police Department shall also have authority to enforce this Article.

(h) Violations by occupants of short-term rentals. Any violation of the provisions of this section shall be enforced pursuant to this section and any other applicable Code sections. Enforcement actions may be brought against occupants of a short-term rental for violations of this section and any other provision of this Code notwithstanding that this section may also make the owner of the short-term rental responsible for the conduct constituting the violation.

**Secs. 22-386--22-400. – Reserved.**

## Chapter 90 – TAXATION

### ARTICLE VII. – HOTEL/MOTEL EXCISE TAX

**Sec. 90-231. Definitions.**

The following words, terms and phrases shall, for the purposes of this article and except where the context clearly indicates a different meaning, be defined as follows:

*City* means the City of Monroe and, variously, the incorporated territory of Monroe, wherein the city government is

empowered to impose this tax by O.C.G.A. § 48-13-50(a)(3).

*Due date* means the 20th day after the close of the monthly period for which the tax is to be computed.

*Destination marketing organization* means a private sector nonprofit organization or other private entity which is exempt from



federal income tax under Section 501(c)(6) of the Internal Revenue Code of 1986 that is supported by the tax under this article, government budget allocations, private membership, or any combination thereof and the primary responsibilities of which are to encourage travelers to visit their destinations, encourage meetings and expositions in the area, and provide visitor assistance and support as needed.

*Estimated tax liability* means the lodging provider's prospective tax liability based upon the average monthly tax remittance in the prior fiscal year, as adjusted for change in tax rate or substantial change in circumstances due to damage to the hotel.

*Finance director* means The duly appointed finance director of the city or his designee.

*Folio* means primary documentation produced by a hotel that demonstrates interaction between the lodging provider and the occupant, and which, at a minimum, reflects the name and address given by the occupant, the date(s) of occupancy, the amount of rent charged for each date together with the amounts of applicable excise tax(es), and the method(s) of payment.

*Guest room* means accommodations occupied, or intended, arranged, or designed for transient occupancy, by one or more occupants for the purpose of living quarters or residential use.

*Hotel* means any facility, or any portion of a facility, where a room, rooms or lodgings are furnished for value to any person, persons or legal entity, including a hotel, motel, inn, lodge, tourist camp, tourist cabin, campground or any other place in which rooms, lodgings or accommodations are regularly furnished for value.

*Innkeeper* means any person who is subject to taxation under this article for the furnishing for value to the public any rooms, lodgings, or accommodations.

*Lodging provider* means any person operating a hotel, guesthouse, bed and breakfast, or short-term rental in the city including, but not limited to, the owner or proprietor of such premises, lessee, sub-lessee, lender in possession, licensee or any other person operating such hotel; and who is subject to the taxation imposed for furnishing for value to the public any rooms, lodgings, or accommodations.

*Monthly period* means the calendar months of any year.

*Occupancy* means the use or possession, or the right to the use or possession of any guest room in a hotel or the right to the use or possession of the furnishings or to the services and accommodations accompanying the use and possession of the guest room.

*Occupant* means any person who, for a consideration, uses, possesses, or has the right to use or possess any guest room in a hotel under any lease, concession, permit, right of access, license to use or other agreement, or otherwise.

*Permanent resident* means any occupant who, as of a given date, has or shall have occupied or has or shall have the right of occupancy of any guest room in a hotel for not less than 30 continuous days next preceding such date.

*Person* means any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, cooperative, estate, trust, receiver, trustee, syndicate, or

any other group or combination acting as a unit, the plural as well as the singular number; excepting the United States, the State of Georgia and any instrumentality of either thereof upon which the city is without power to impose the tax.

*Private sector nonprofit organization* means a chamber of commerce, a convention and visitors bureau, a regional travel association, or any other private group organized for similar purposes which is exempt from federal income tax under Section 501(c)(6) of the Internal Revenue Code of 1986; provided, however, that a county or municipality which has prior to April 1, 1990, contracted for a required expenditure under this Code section with a private group which is exempt from federal income tax under provisions of Section 501(c) of the Internal Revenue Code other than Section 501(c)(6) may continue to contract for required expenditures with such a private group.

*Promoting tourism, conventions, and trade shows* means the planning, conducting, or participating in programs of information and publicity designed to attract or advertise tourism, conventions, or trade shows.

*Rent* means the consideration received for occupancy valued in money, whether received in money or otherwise, including all receipts, cash, credits, and property or services of any kind or nature, and also the amount for which credit is allowed by the lodging provider to the occupant, without any deduction therefrom whatsoever

*Short-term rental* means one or more dwelling units, including either a single-family home, duplex or single multifamily residential unit, or accessory dwelling or

accessory apartment rented not more than 30 consecutive nights.

*State authority* means an authority created by state law which serves a state-wide function, including, but not limited to, the Geo. L. Smith II Georgia World Congress Center Authority, but shall not mean an authority created for support of a local government or a local purpose or function and shall not include authorities such as area planning and development commissions and any organizational entities they may create, regional commissions and any organizational entities they may create, or local water and sewer authorities.

*Tax* means the tax on occupants imposed by this article, as provided for by O.C.G.A. § 48-13-51(a)(3).

*Tourism product development* means the expenditure of funds for the creation or expansion of physical attractions which are available and open to the public and which improve destination appeal to visitors, support visitors' experience, and are used by visitors. Such expenditures may include capital costs and operating expenses. Tourism product development may include: lodging for the public for no longer than 30 consecutive days to the same customer; overnight or short-term sites for recreational vehicles, trailers, campers, or tents; meeting, convention, exhibit, and public assembly facilities; sports stadiums, arenas, and complexes; golf courses associated with a resort development that are open to the general public on a contract or fee basis; racing facilities, including dragstrips, motorcycle racetracks, and auto or stock car racetracks or speedways; amusement centers, amusement parks, theme parks, or amusement piers; hunting preserves, trapping preserves, or fishing

preserves or lakes; visitor information and welcome centers; wayfinding signage; permanent, nonmigrating carnivals or fairs; airplanes, helicopters, buses, vans, or boats for excursions or sightseeing; boat rentals, boat party fishing services, rowboat or canoe rentals, horse shows, natural wonder attractions, picnic grounds, river-rafting services, scenic railroads for amusement, aerial tramways, rodeos, water slides, or wave pools; museums, planetariums, art galleries, botanical gardens, aquariums, or zoological gardens; parks, trails, and other recreational facilities; or performing arts facilities.

**Sec. 90-232. Tax Rate.**

There shall be paid for every occupancy of a guest room in a hotel, guesthouse, bed and breakfast, or short-term rental in the city a tax at the rate of five percent of the amount of rent unless an exemption is provided under section 90-234.

**Sec. 90-233. Collection of tax by lodging provider.**

Every lodging provider furnishing guest rooms in a hotel, guesthouse, bed and breakfast, or short-term rental in the city shall collect a tax of five percent on the amount of rent from the occupant unless an exception is provided under section 90-234. The lodging provider shall provide a receipt to each occupant, which receipt shall reflect both the amount of rent and the amounts of this and other tax(es) applicable. This tax shall be due from the occupant, and shall be collected by the lodging provider at the same time that the rent is collected. The lodging provider shall be liable for any amount of tax that he fails to collect appropriately; and must remit to the city any amount of tax collected in excess of that which should have been collected.

AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF MONROE, GEORGIA REGARDING THE REDISTRICTING OF THE CITY’S ELECTION DISTRICTS AFTER A DECENNIAL CENSUS OF THE CITY OF MONROE, GEORGIA

WHEREAS, in accordance with Article I, Section 2 of the United States Constitution, a decennial census was performed in the year 2020; and,

WHEREAS, to comply with 52. U. S. C. § 10101, et seq, as amended (the “Voting Rights Act”), the City of Monroe, Georgia, a municipal corporation (the “City”) is required to redefine the voting districts of the City to comply with the One Person One Vote standard; and,

WHEREAS, to accomplish that goal, on or about May 5, 2021, the City requested assistance from the Northeast Georgia Regional Commission (the “NEGRC”) for the purpose of reviewing the census data from the 2020 Census, and redistricting the voting districts of the City to comply with the One Person One Vote requirement of the Voting Rights Act; and,

WHEREAS, on or about May 14, 2021, the NEGRC agreed to undertake the task of reviewing and compiling data from the 2020 Census to assist the City with the redistricting process; and,

WHEREAS, on or about January 31, 2022, the City held a called meeting of the Mayor and City Council attended by Mr. Jon McBrayer (“Mr. McBrayer”), the GIS Planner with NEGRC, to review five (5) proposed new voting district map variations provided by NEGRC; and,

WHEREAS, after review and discussion with Mr. McBrayer at the called meeting, the City Council agreed to continue review of the redistricting information and voting maps; and,

WHEREAS, NEGRC later provided three (3) additional map variations as a result of the meeting and continued review and contemplation by the City Council; and,

WHEREAS, on May 10, 2022, at its regularly scheduled City Council meeting, the City Administrator provided a presentation before the City Council regarding population distribution figures, district map variants, and other pertinent information for the purpose of providing eight (8) different scenarios which the City Council could choose from to redraw the voting district boundary lines; and,

WHEREAS, on May 10, 2022, during the same meeting, the City Council voted to approve “Map Version 1” as the newly adopted city voting district map because it has the least amount of change from the existing voting districts geographically and also the second least amount of deviation among populations of the eight (8) voting district map choices provided based on the new 2020 decennial census data so as to comply with the One Person One Vote mandates of the Voting Rights Act.

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

Article I.

Part I – Charter, Article II. City Government, Section 2.03. Election of Mayor and Councilmembers is hereby amended by deleting said Section 2.03 in its entirety and replacing it with the following in lieu thereof:

SEE ATTACHED “EXHIBIT A” FOR THE COMPLETE TEXT OF PART 1 – CHARTER, ARTICLE II. – CITY GOVERNMENT, SECTION 2.03. ELECTION OF MAYOR AND COUNCILMEMBERS.

Article II.

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

Article III.

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

FIRST READING. This 13th day of September, 2022.

SECOND READING AND ADOPTED on this 11th day of October, 2022.

CITY OF MONROE, GEORGIA

By: \_\_\_\_\_(SEAL)

John Howard, Mayor

Attest: \_\_\_\_\_(SEAL)

Debbie Kirk, City Clerk

EXHIBIT A

PART I - CHARTER

ARTICLE II. – CITY GOVERNMENT

Sec. 2.03. Election of Mayor and Councilmembers

(a) (1) For purposes of electing members of the city council of the City of Monroe, the City of Monroe is divided into eight election districts. One member of the board shall be elected from each such district. The eight election districts shall be and correspond to those eight numbered districts described in and attached to and made a part of this Act and further identified as:

*District: 001*

Walton County

Tract: 1104.00

BG: 1

[Blocks:] 1029

Tract: 1106.02

BG: 1

[Blocks:] 1002

Tract: 1107.01

BG: 1

[Blocks:] 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1019, 1020, 1021, 1022, 1024, 1029

Tract: 1107.01

BG: 2

[Blocks:] 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2014, 2016, 2019, 2020, 2021, 2024, 2025, 2029, 2030, 2032, 2034, 2036, 2042

*District: 002*

Walton County

Tract: 1103.01

BG: 1

[Blocks:] 1012, 1013, 1014, 1015, 1016, 1043, 1045, 1046

Tract: 1104.00

BG: 1

[Blocks:] 1000, 1002, 1003, 1004, 1005, 1007, 1009, 1010, 1011, 1012, 1013, 1014, 1020, 1021, 1022, 1023, 1024, 1025, 1027, 1028, 1044

Tract: 1104.00

BG: 2

[Blocks:] 2004, 2007, 2008, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2023, 2024, 2029, 2033

Tract: 1104.00

BG: 3

[Blocks:] 3006, 3007, 3011, 3012,  
3013, 3014, 3015, 3016, 3017,  
3018, 3020

Tract: 1104.00

BG: 4

[Blocks:] 4013, 4021, 4022, 4025,  
4026, 4027, 4028, 4029, 4032,  
4033

Tract: 1105.03

BG: 2

[Blocks:] 2018, 2019

Tract: 1106.01

BG: 1

[Blocks:] 1001, 1003

Tract: 1107.01

BG: 2

[Blocks:] 2010, 2011

*District: 003*

Walton County

Tract: 1103.01

BG: 1

[Blocks:] 1053, 1063, 1064, 1067,  
1068, 1069, 1070, 1073

Tract: 1104.00

BG: 1

[Blocks:] 1026, 1030, 1031, 1032,  
1033, 1034, 1035, 1036, 1037,  
1038, 1039, 1040, 1041, 1042

Tract: 1104.00

BG: 2

[Blocks:] 2025, 2026, 2027, 2028,  
2034, 2035, 2036

*District: 004*

Walton County

Tract: 1103.01

BG: 1

[Blocks:] 1008, 1025, 1026, 1027,  
1033, 1034, 1042, 1044, 1050,  
1051, 1052, 1054, 1055, 1056,  
1057, 1058, 1059, 1061, 1062,  
1066, 1071, 1072, 1074, 1075,  
1076, 1077

Tract: 1103.01

BG: 2

[Blocks:] 2010, 2011, 2012, 2013,  
2014, 2015, 2016, 2017, 2018,  
2019, 2020, 2021, 2022, 2023,  
2024, 2025, 2026, 2027, 2028,  
2029, 2030, 2031, 2032, 2033,  
2034, 2035, 2036, 2037, 2038,  
2039

Tract: 1103.02

BG: 1

[Blocks:] 1003, 1005, 1006, 1007,  
1008, 1009, 1010, 1011, 1012

Tract: 1104.00

BG: 1

[Blocks:] 1043

Tract: 1107.01

BG: 1

[Blocks:] 1000, 1001, 1002, 1003,  
1004, 1005, 1006, 1007, 1008,  
1009

Tract: 1107.01

BG: 2

[Blocks:] 2000, 2015, 2017

Tract: 1107.02

BG: 2

[Blocks:] 2000, 2001, 2002, 2003,  
2004, 2005, 2018, 2019, 2020,  
2021, 2027, 2028

*District: 005*

Walton County

Tract: 1103.01

BG: 1

[Blocks:] 1017, 1019, 1024, 1029,  
1030, 1031, 1037, 1038, 1040,  
1047, 1048, 1049

Tract: 1103.01

BG: 2

[Blocks:] 2000, 2001, 2002, 2003,  
2004, 2005, 2006, 2007, 2008,  
2009

Tract: 1103.02

BG: 1

[Blocks:] 1000, 1001, 1002, 1004,  
1014, 1015, 1016, 1017, 1018,  
1019, 1020, 1021

Tract: 1103.02

BG: 2

[Blocks:] 2007, 2009, 2010, 2011,  
2015

Tract: 1107.02

BG: 1

[Blocks:] 1006

Tract: 1107.02

BG: 2

[Blocks:] 2033

Tract: 1107.02

BG: 3

[Blocks:] 3008

*District: 006*

Walton County

Tract: 1103.01

BG: 2

[Blocks:] 2040, 2041, 2042, 2043

Tract: 1103.02

BG: 1



[Blocks:] 1013  
Tract: 1107.02  
BG: 1  
1022, 1023, 1024, 1025, 1026,  
1027, 1028, 1029, 1030, 1031,  
1032, 1033, 1034, 1035, 1036,  
1037, 1038, 1039, 1040, 1041,  
1042, 1044

[Blocks:] 1000, 1001, 1002, 1003,  
1004, 1005, 1007, 1009, 1010,  
1016, 1020, 1024, 1025, 1026,  
1027, 1028, 1029, 1030, 1031  
Tract: 1104.00  
BG: 2

[Blocks:] 2004, 2007, 2008, 2011,  
2012, 2013, 2014, 2015, 2016,  
2017, 2018, 2019, 2020, 2021,  
2023, 2024, 2025, 2026, 2027,  
2028, 2029, 2033, 2034, 2035,  
2036  
Tract: 1107.02  
BG: 2

[Blocks:] 2006, 2007, 2008, 2009,  
2010, 2011, 2012, 2013, 2014,  
2015, 2016, 2017, 2022, 2023,  
2024, 2025, 2026, 2029, 2030,  
2031, 2032, 2034, 2035, 2036  
Tract: 1104.00  
BG: 3

[Blocks:] 3006, 3007, 3011, 3012,  
3013, 3014, 3015, 3016, 3017,  
3018, 3020  
Tract: 1107.02  
BG: 3

[Blocks:] 3007  
Tract: 1104.00  
BG: 4

*District: 007*

Walton County

[Blocks:] 4013, 4021, 4022, 4025,  
4026, 4027, 4028, 4029, 4032,  
4033  
Tract: 1103.01  
BG: 1

[Blocks:] 1012, 1013, 1014, 1015,  
1016, 1043, 1045, 1046, 1053,  
1063, 1064, 1067, 1068, 1069,  
1070, 1073  
Tract: 1105.03  
BG: 2

[Blocks:] 2018, 2019  
Tract: 1106.01  
BG: 1

[Blocks:] 1000, 1002, 1003, 1004,  
1005, 1007, 1009, 1010, 1011,  
1012, 1013, 1014, 1020, 1021,  
Tract: 1107.01

BG: 2

[Blocks:] 2010, 2011

Tract: 1106.02

BG: 1

[Blocks:] 1002

Tract: 1107.01

BG: 1

[Blocks:] 1010, 1011, 1012, 1013,  
1014, 1015, 1016, 1017, 1019,  
1020, 1021, 1022, 1024, 1029

Tract: 1107.01

BG: 2

[Blocks:] 2001, 2002, 2003, 2004,  
2005, 2006, 2007, 2008, 2009,  
2014, 2016, 2019, 2020, 2021,  
2024, 2025, 2029, 2030, 2032,  
2034, 2036, 2042

*District: 008*

Walton County

Tract: 1103.01

BG: 1

[Blocks:] 1008, 1017, 1019, 1024,  
1025, 1026, 1027, 1029, 1030,  
1031, 1033, 1034, 1037, 1038,  
1040, 1042, 1044, 1047, 1048,  
1049, 1050, 1051, 1052, 1054,  
1055, 1056, 1057, 1058, 1059,  
1061, 1062, 1066, 1071, 1072,  
1074, 1075, 1076, 1077

Tract: 1103.01

BG: 2

[Blocks:] 2000, 2001, 2002, 2003,  
2004, 2005, 2006, 2007, 2008,  
2009, 2010, 2011, 2012, 2013,  
2014, 2015, 2016, 2017, 2018,  
2019, 2020, 2021, 2022, 2023,  
2024, 2025, 2026, 2027, 2028,  
2029, 2030, 2031, 2032, 2033,  
2034, 2035, 2036, 2037, 2038,  
2039, 2040, 2041, 2042, 2043

Tract: 1103.02

BG: 1

[Blocks:] 1000, 1001, 1002, 1003,  
1004, 1005, 1006, 1007, 1008,  
1009, 1010, 1011, 1012, 1013,  
1014, 1015, 1016, 1017, 1018,  
1019, 1020, 1021

Tract: 1103.02

BG: 2

[Blocks:] 2007, 2009, 2010, 2011,  
2015

Tract: 1104.00

BG: 1

[Blocks:] 1043

Tract: 1107.01

BG: 1

[Blocks:] 1000, 1001, 1002, 1003,  
1004, 1005, 1006, 1007, 1008,  
1009,

Tract: 1107.01

BG: 2

[Blocks:] 2000, 2015, 2017

Tract: 1107.02

BG: 1

[Blocks:] 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1009, 1010, 1016, 1020, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031

Tract: 1107.02

BG: 2

[Blocks:] 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036

Tract: 1107.02

BG: 3

[Blocks:] 3007, 3008

(2) When used herein and in such attachments, the terms 'Tract' and 'BG' (Block Group) shall mean and describe the same geographical boundaries as provided in the report of the Bureau of the Census for the United States decennial census of 2020 for the State of Georgia. The separate numeric designations in a Tract description which are underneath a 'BG' heading shall mean and describe individual Blocks within a Block Group as provided in the report of the Bureau of

the Census for the United States decennial census of 2020 for the State of Georgia. Any part of the City of Monroe which is not included in any such district described in those attachments shall be included within that district contiguous to such part which contains the least population according to the United States decennial census of 2020 for the State of Georgia. Any part of the City of Monroe which is described in those attachments as being in a particular district shall nevertheless not be included within such district if such part is not contiguous to such district. Such noncontiguous part shall instead be included within that district contiguous to such part which contains the least population according to the United States decennial census of 2020 for the State of Georgia. Except as otherwise provided in the description of any election district, whenever the description of such district refers to a named city, it shall mean the geographical boundaries of that city as shown on the census map for the United States decennial census of 2020 for the State of Georgia.

(3) Election Districts 1 through 8 as they exist before the effective date of this Act, shall continue to be designated as Election Districts 1 through 8, respectively, but as newly described under this Act, and on and after the effective date of this Act, such members of the board serving from those former election districts shall be deemed to be serving from and representing their

respective districts as newly described under this Act.

a majority of the electors voting in their respective districts.

- (b) (1) On the Tuesday next following the first Monday in November, 1993, and every four years thereafter, an election shall be held for the office of mayor, who shall be elected for a term of four years and until a successor is duly elected and qualified. The mayor shall be elected by the qualified electors voting in a city-wide election. The person serving as mayor on the effective date of this section shall continue to serve until the expiration of his or her term and until a successor has been duly elected and qualified.
- (2) On the Tuesday next following the first Monday in November, 1995, and every four years thereafter, an election shall be held for the councilmembers from Districts 1, 2, 4, 5, and 7 who shall serve for terms of four years and until their successors are duly elected and qualified. Such councilmembers shall be elected by a majority of the electors voting in their respective districts.
- (3) On the Tuesday next following the first Monday in November, 1997, and every four years thereafter, an election shall be held for the councilmembers from districts 3, 6, and 8, who shall serve for terms of four years and until their successors are duly elected and qualified. Such councilmembers shall be elected by

NOTICE TO THE PUBLIC

CITY OF MONROE

The City Council of the City of Monroe, Georgia will hold a public hearing regarding the redistricting of the voting districts for the City of Monroe based on the new updated 2020 census data and the related required amendment to the City of Monroe’s Charter, Article II. – City Government, Section 2.03. Election of Mayor and Councilmembers. The amendment to the City Charter will adjust the boundary lines for each City District to coincide with changes to the City’s population based on the 2020 decennial census. The public hearing will be held before the City Council on October 11, 2022, at 6:00 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655.

A copy of the proposed Charter Amendment is available for examination and inspection by the public at the office of the Clerk of the City of Monroe, located at City Hall, 215 N. Broad Street, Monroe, Georgia 30655, and in the office of the Clerk of the Superior Court of Walton County, Georgia, located at 303 South Hammond Drive, Monroe, Georgia 30655.

All those having an interest concerning this Charter Amendment should be present.

*Please run on the following dates:*

*September 14, 2022; September 21, 2022; September 28, 2022; and October 5, 2022.*

**To:** City Council  
**From:** Logan Propes, City Administrator  
**Department:** Adminsitraton  
**Date:** 09-13-2022  
**Subject:** Occupational Tax Ordinance Update



**Budget Account/Project Name:** N/A

**Funding Source:** N/A

**Budget Allocation:** N/A

**Budget Available:** N/A

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

**Description:**

Staff recommends approving the occupational tax ordinance as written.

**Background:**

The city has not updated its business occupational tax ordinance in over 25 years. In order to reflect the city’s ability to serve each business in a fair and equitable manner based on scope of needed services of subject businesses, the city is overhauling its ordinances. In short, the new method is the gross-receipts method rather than fixed rate. The new method classifies businesses based on NAICS codes with each having its own rate multiplier for the gross receipts. This allows businesses with lower city service impacts to pay a lower tax than those of higher service-related impacts.

**Attachment(s):**

Ordinance

AN ORDINANCE TO AMEND CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF MONROE, GEORGIA, REGARDING THE CITY’S OCCUPATIONAL TAX

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

**Article I.**

Chapter 90, Article IV, of the Code of Ordinances is hereby repealed in its entirety by replacing it with the following in lieu thereof:

SEE ATTACHED “EXHIBIT A” FOR THE COMPLETE TEXT OF CHAPTER 90, ARTICLE IV, SECTIONS 106 THROUGH 155.

**Article II.**

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

**Article III.**

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

**FIRST READING.** This 13<sup>th</sup> day of September, 2022.

**SECOND READING AND ADOPTED** on this 11<sup>th</sup> day of October, 2022

**CITY OF MONROE, GEORGIA**

**By:** \_\_\_\_\_ (SEAL)  
**John Howard, Mayor**

**Attest:** \_\_\_\_\_ (SEAL)  
**Debbie Kirk, City Clerk**

**EXHIBIT A**

**Chapter 90 – TAXATION**

**ARTICLE IV. – OCCUPATION TAXES**

**Sec. 90-106. Purpose and scope of occupational tax; occupation tax required, occupation tax certificate required; display of occupation tax certificate.**

- (a) Each person engaged in a business, trade, profession or occupation, whether with a location within the city or in the case of an out-of-state business with no location in the state exerting substantial efforts within the city pursuant to O.C.G.A. § 48-13-7, shall pay an occupational tax for said business, trade, profession or occupation.
- (b) Occupation taxes shall be based upon gross receipts in combination with profitability ratio and number of employees. The profitability ratio for the type of business will be determined from nationwide averages derived from statistics, classifications or other information published by the United States Office of Management and Budget, the United States Internal Revenue Service or successor agencies of the United States.
- (c) The occupation tax levied herein is for revenue purposes only and is not for regulatory purposes, nor is the payment of the tax made a condition precedent to the practice of any profession, trade or calling.
- (d) Any person engaged in any business, trade, profession, or occupation in the city shall receive an occupation tax

certificate upon submission of the appropriate tax and providing proof of compliance with the provisions of this chapter.

- (e) The occupation tax certificate provided for in this section shall be issued by the city administrator or designee.

**Sec. 90-107 Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Administrative fee* means a component of an occupation tax that approximates the reasonable cost of handling and processing the occupation tax.

*Business* means any person, sole proprietor, partnership, corporation, trade, profession, occupation or other entity and the efforts or activities associated thereby for the purposes of raising revenue or producing income, including, but not limited to, sole proprietors receiving a form IRS 1099 from another business at the same location.

*Dominant line* means the type of business, within a multiple-line business, from which the greatest amount of income is derived.

*Employee* means an individual whose work is performed under the direction and supervision of the employer and whose employer withholds FICA, federal income



tax, or state income tax from such individual's compensation, or whose employer issues to such individuals, for purposes of documenting compensation, a form I.R.S. W-2 but not a form I.R.S. 1099.

*Gross receipts.*

(1) The term "gross receipts" means the total revenue of the business or practitioner for the period including, without limitation, the following:

- a. Total income without deduction for the cost of goods or expenses incurred;
- b. Gain from trading in stocks, bonds, capital assets, or instruments of indebtedness;
- c. Proceeds from commissions on the sale of property, goods, or services;
- d. Proceeds from fees for services rendered; and
- e. Proceeds from rent, interest, royalty, or dividend income.

(2) The term "gross receipts" does not include the following:

- a. Sales, use, or excise tax;
- b. Sales returns, allowances, and discounts;
- c. Interorganizational sales or transfers between or among the units of a parent-subsidiary controlled group of corporations as defined by 26 USC 1563(a)(1), or between or among the units of a brother-sister controlled group of corporations as defined by 26 USC 1563(a)(2);

- d. Payments made to a subcontractor or an independent agent for services which contributed to the gross receipts in issue;
- e. Governmental and foundation grants, charitable contributions, or the interest income derived from such funds received by a nonprofit organization which employs salaried practitioners otherwise covered by this article, if such funds constitute 80 percent or more of the organization's receipts; and
- f. Proceeds from sales of goods or services which are delivered to or received by customers who are outside the state at the time of delivery or receipt.

*Location or Office* shall include any structure or vehicle where a business, profession, or occupation is conducted, but shall not include a temporary or construction work site which serves a single customer or project or vehicle used for sales or delivery by a business or practitioner of a profession or occupation which has a location or office.

*North American Industry Classification System [NAICS]* means categories of occupations and industries established by and promulgated by the Office of Management and Budget of the United States of America and found in the 1997 NAICS Manual.

*Occupation tax* means a tax levied on persons, partnerships, corporations, or other entities for engaging in an occupation, profession, or business and enacted by the local government as a revenue-raising ordinance or resolution.

*Occupation tax certificate* means a document issued by the city acknowledging payment of the occupation tax.

*Practitioner of profession or occupation* means those individuals listed in O.C.G.A. § 48-13-9(c) but does not include a practitioner who is an employee of a business if such business pays an occupation tax.

**Sec. 90-108 Occupation taxes due and payable dates**

- (a) Occupational taxes on businesses continuing from the preceding year shall be due and payable on January 1 of each subsequent year. Occupational tax due from businesses continuing operation in the current year from the preceding year shall be considered delinquent if not paid by April 1 of each year. Any business failing to pay the occupational taxes by April 1 shall be subject to and shall pay a ten percent penalty of the amount of tax or fees due and one and one-half percent per month interest as provided by state law.
- (b) If a business begins on or after January 1 of the occupation tax year, the tax on such business and any administrative fee or regulatory fee shall be due and payable on the date of the commencement of the business.
- (c) Any business failing to pay the occupational taxes within 60 days after commencement shall be subject to and shall pay a ten percent penalty of the amount of tax or fees due and one and one-half percent per month interest as provided by state law. Such penalty shall be assessed in full on the 121st day of the tax year in addition to

interest on delinquent occupation taxes and administrative fees.

- (d) Payment of an occupation tax shall not be required prior to the commencement of business relating to legal services, nor shall it in any other manner act as a precondition on the practice of law.

**Sec. 90-109 Applicant Requirements**

- (a) Any person engaged in any business, trade, profession, or occupation in the city shall submit an occupation tax certificate application with supporting documentation showing compliance with all applicable provisions of state, county, and city laws relating to their business, trade, profession, or occupation.
- (b) Any person who performs any business, occupation or profession subject to an occupation tax in the city is required to provide the following information when paying such occupation tax:
  - (1) The legal name of the business.
  - (2) Any associated trade names for the business.
  - (3) The mailing address for the business.
  - (4) The actual physical address of each location of the business, if it is different than the mailing address.
  - (5) A detailed description of all business activity(ies).
  - (6) The North American Industry Classification System code (NAICS) applicable to such

business, based on the dominant line of business.

(7) The sales and use tax identification number assigned to the business by the state department of revenue, if the business is required by law to have such a number.

(8) Federal tax identification number.

(9) Estimated Gross Receipts for the current year as defined under section 90-107 in the form of an affidavit provided by the city.

(10) Any additional information and documents as required by the city.

**Sec. 90-110 Business classifications for determining tax levy**

(a) For the purpose of this article, every person engaged in business requiring the payment of occupational taxes shall be assigned a code in accordance with the North American Industrial Classification System (NAICS) on the basis of their dominant line of business;

(b) Businesses engaged in more than one business activity shall be classified on the basis of their dominant line of business at each location where business is done; except, that a person whose dominant business activity is legally exempt as defined by this article shall be classified according to such person's principal subsidiary business, if any, which is subject to the levy and assessment of occupation taxes.

(c) To the extent that a business or practitioner generates gross receipts, those gross receipts shall be taxable based upon their NAICS classification as follows:

(1) Wholesale and retail trade business and NAICS categories 42, 44, and 45 shall pay an annual occupation tax levy of 0.0002 on gross receipts.

(2) Construction, manufacturing transportation and warehousing, administration and support, waste management, remediation services, accommodations, food services and drinking places businesses and NAICS categories 23, 21, 32, 44, 48, 49, 56, and 72 shall pay an annual occupational tax levy of 0.0003 on gross receipts.

(3) Agriculture, forestry, hunting, fishing, information, educational, health services, social assistance, unclassified services, and unclassified industries businesses and NAICS categories 11, 21, 51, 61, 62, and 81 shall pay an annual occupational tax levy of 0.0005 on gross receipts.

(4) Finance, professional services, scientific services, technical services, arts, entertainment, and recreation businesses and NAICS categories 52, 54, and 71 shall pay an annual occupational tax levy of 0.0006 on gross receipts.

(5) Real Estate, rental, leasing, and holding companies businesses and NAICS categories 53 and 55 shall pay an annual occupational tax levy of 0.0008 on gross receipts.

**Sec. 90-111 Administrative Fee**

A non-prorated, nonrefundable administrative fee of \$50.00 is required on all occupation tax accounts for the initial registration and all renewals thereafter.

multiplied by with the gross receipts of the business for the calendar year; plus

(3) An amount equal to \$50.00 per full-time employee of the business employed as of January 1 of each calendar year:

After determining the occupation tax due using the criteria set forth in section 90-112(b)(1),(2), and (3), the tax shall be reduced by the lower of the components set forth in (2) and (3). This shall be the net occupation tax owed by the particular business, trade, or profession for the current year.

**Sec. 90-112 Occupation Tax Levied**

(a) An occupation tax based upon gross receipts of the business or practitioner in combination with the profitability ratio for the business or profession and number of employees is levied on businesses and practitioners that:

(1) Have one or more locations or offices within the corporate limits of the city; or

(2) Are an out-of-state business or practitioner with no location or office in the city but:

(a) Have employees or agents engaging in substantial efforts to solicit business or serve customers or clients in the State of Georgia; or

(b) Own personal or real property that generates gross receipts and is located within the corporate limits of the City.

(b) (1) Each business or practitioner shall pay a \$50.00 administrative fee; plus,

(2) The tax equal to the tax rate determined by the business's NAICS profitability ratio as set forth hereinabove in section 90-110(c)

(c) Except as provided elsewhere in this Article, all businesses and practitioners shall pay a minimum Occupation Tax of \$200.00 in addition to the Administrative Fee of \$50.00 pursuant to section 90-111.

(d) The maximum occupation Tax to be levied on any particular business location shall be \$30,000.00.

(e) All occupation taxes levied by this article are levied on the gross receipts of the calendar year or the number of employees employed in the business conducted. For new businesses, the occupation tax for the year of commencement shall be based upon an estimate of gross receipts or number of employees of the business from the date of commencement until the end of that year. Continuing businesses subject to the occupational tax shall file with the city an affidavit showing all gross receipts of that business during the preceding calendar year ending on December 31. This affidavit showing preceding calendar year gross receipts

shall be used as an estimate of gross receipts for making payments on the occupation tax for the current tax year. The number of employees reported for the current year's business operations shall be based on the number of employees employed as of January 1 of the current tax year. Applicants or owners engaged in the business shall be reported as employees of the business. The affidavit showing the business' preceding year's actual gross receipts shall also be used to adjust the estimated occupation tax for the same period. Should a business not continue or terminate during the year, such business shall notify the city's business occupation tax section and file a final return reporting those gross receipts not previously reported and making payment of any tax due.

- (f) Where a business subject to the occupation tax for the calendar year has been conducted for only a part of the preceding year, the affidavit shall contain a figure that puts such part of a year on an annualized basis with the part-year receipts bearing the same ratio to the whole-year gross receipts as the part year bears to the whole year. Said figure shall be used as the estimate of the gross receipts of the business for the current calendar year in establishing the business tax liability.
- (g) In the event a business's actual amount of gross receipts in a given year are less than what was estimated, and it results in a fee difference, the business shall be responsible for submitting a written request for a refund of the difference by April 1 of the subsequent tax year; said request must be accompanied by financial support, i.e. tax return for that tax year. If the refund is substantiated, a refund will be processed within 30 days.
- (h) No refund or proration shall be made for a taxpayer who shall cease doing business or remove the business from the city.
- (i) Notwithstanding the foregoing, if an attorney, licensed to practice law in the State of Georgia and in good standing with the State Bar of Georgia, begins or continues business after January 1 of the occupation tax year, the tax on such business shall be due and payable on December 31 of the year in which the business begins or continues. Any lawyer failing to pay the occupation tax within 120 days after December 31 shall be considered delinquent and shall be subject to and shall pay a ten percent penalty of the amount of tax or fee due and interest as provided by state law. Such penalty shall be assessed in full on the 121st day of the year following the tax year in addition to interest on delinquent occupational taxes. In addition, a list of all delinquent lawyers may be sent to the State Bar of Georgia. The general penalty for continuing violations of this code shall not apply to violations of this Article by lawyers. Specifically, failing to comply with the article will not result in the city closing the business or penalizing the continued practice of law by fining, imprisoning or criminalizing noncompliance.
- (j) The city shall not require the payment of more than one occupational tax for each location of a business or practitioner.
- (k) The city shall not require a business to pay an occupational tax for more than 100 percent of the business' gross receipts.
- (l) Gross receipts of an out-of-state business or practitioner may include only the gross receipts of the business that are

reasonably attributable to sales or service in Georgia.

- (m) A business or practitioner with no location or office in Georgia shall only be required to pay occupation tax to the local government in Georgia where the largest dollar volume of business is done or service is performed by such business or practitioner. This limitation shall only apply when the business or practitioner has provided to the City satisfactory proof as to the applicability of this subsection.
- (n) If a business or practitioner with no location or office in Georgia provides to the City proof of payment of a local business or occupation tax in another state that includes sales or services in this state, then the business or practitioner shall be exempt from this occupation tax.
- (o) The City shall levy the occupation tax on a business or practitioner that has offices or locations in multiple locations in Georgia according to the following methods:
  - (1) If the business or practitioner can reasonably allocate the dollar amount of its gross receipts to one or more of its locations or offices based on the product manufactured, sales or other services, each local government may tax the gross receipts generated by the location or office inside the jurisdiction of the local government; or
  - (2) If the business or practitioner cannot reasonably allocate the dollar amount of gross receipts among its locations or offices, the business must divide its total gross receipts reported in Georgia by the number of

locations or offices that contributed to those gross receipts. The business or practitioner must allocate an equal percentage of its gross receipts to each location or office.

- (p) Real estate brokers shall be subject to occupation tax pursuant to this article only if they maintain a principal or branch office in the City and based only upon gross receipts derived from transactions with respect to property listed or sold and located within the state of Georgia.
- (q) A business or practitioner that is subject to an occupation tax by another local government and claiming an exemption from or limitation to the occupation tax imposed by this ordinance shall submit documentation satisfactory to the city as to current payment of the occupation tax to the other local government and the basis of such tax.
- (r) A business or practitioner which has locations in this state subject to occupation tax by more than one local government in this state shall only be subject to occupation tax by the city for the gross receipts generated within the corporate limits of the city. This limitation shall only apply when the business or practitioner has provided to the city satisfactory proof of current payment of the occupation tax of the other local government.
- (s) For purposes of this section, prima facie evidence of gross receipts generated during any period shall be a sworn statement under oath and penalty of perjury, in a form provided by the city, that the provided gross receipt information is true and correct as stated on the applicable income tax return of the business for the applicable year, less allowed exemptions. If no tax return has

been filed for the applicable year, the applicant must swear under oath and penalty of perjury that no tax return has been filed for the applicable year, and the gross receipts as presented to the city are true and correct to the best of the applicant's knowledge, ability and training based on financial documents such as CPA statement and/or the business's annual profit and loss statement.

- (t) No portion of the tax may be prorated.
- (u) For purposes of determining the number of employees of a business, trade, or practitioner, an employee who works 40 hours or more weekly shall be considered a full-time employee, and the average weekly hours of employees who work less than 40 hours weekly shall be added and such sum shall be divided by 40 to produce full-time position equivalence. For purposes of this section, the number of employees shall be the number of full-time employees or full-time position equivalence.
- (v) Notwithstanding any other provision of this article, practitioners of professions as described in O.C.G.A. § 48-13-9(c) shall elect as their entire occupation tax one of the following:
  - (1) The occupation tax based on their NAICS classification tax levy and gross receipts as provided for in this section; or
  - (2) \$400.00 per practitioner licensed to provide the service, but a practitioner paying according to this subsection shall not be required to provide information relating to the gross receipts of such practitioner.

**Sec. 90-113 Reduction in tax.**

Businesses and practitioners located within in the City of Monroe Downtown Development Authority (DDA) boundaries shall have a maximum annual occupation tax of \$500.00 per business location in addition to any administrative fees or regulatory fees. This reduction in the maximum tax is part of a plan for economic development, with the goal of attracting, encouraging and maintaining business within the boundaries of the DDA which is essential to the welfare of the citizens of the city.

**Sec. 90-114 Certificate.**

- (a) Every business, practitioner, and location subject to payment of the occupation tax levied by this article shall display a current occupation tax certificate in a conspicuous place at the location for which such certificate was issued. If the taxpayer does not have a permanent location within the city, the occupation tax certificate shall be shown to any police officer (or other person charged with enforcing this article) upon request.
- (b) The occupation tax certificate of each business operated in the city shall identify the dominant line of business that the business conducts. However, no business shall conduct any line of business without first having that line of business registered in writing with the city. This section shall not apply to attorneys in the practice of law.

**Sec. 90-115. Exemptions.**

- (a) No occupation tax shall be levied under this article on the following:
  - (1) Any practitioner whose office is maintained by and who is employed in practice exclusively by the United States, the state, a municipality or county of the state, or instrumentality of the United States, the state or municipality or county of the state;
  - (2) Those businesses regulated by the state public service commission;
  - (3) Those electrical service businesses organized under O.C.G.A. Title 46, chapter 3;
  - (4) Any farm operation for the production from or on the land of agricultural products, but not including any agribusiness;
  - (5) Nonprofit agricultural product cooperative marketing associations pursuant to O.C.G.A. § 2-10-05;
  - (6) Motor common carriers pursuant to O.C.G.A. § 46-7-15;
  - (7) Persons purchasing guano, meats, meal, flour, bran, cottonseed, or cottonseed meal or hulls in carload lots for distribution among the purchasers for use and not sale pursuant to O.C.G.A. § 48-5-355;
  - (8) Persons selling or introducing into the city agricultural products or livestock, including animal products, raised in this state when the sale or introduction are made by the producer of the product and the sale is made within 90 days of the introduction of the product into the city pursuant to O.C.G.A. § 48-5-356;

- (9) Depository institutions pursuant to O.C.G.A. § 48-6-93;
- (10) Any business operated for a charitable purpose; or
- (11) Any business where the levy of such occupation tax is prohibited by the laws of the state or the United States.

- (b) The exemptions and limitations contained in this article shall not be construed to repeal or otherwise affect in any way any franchise fees, business taxes or other fees or taxes otherwise allowed by law.

**Sec. 90-116. Evidence of state registration required.**

Each person who is licensed under O.C.G.A. Title 43 by the examining boards of the secretary of state's office shall provide evidence of proper and current state licensure before any city occupation tax certificate or regulatory fee certificate may be issued.

**Sec. 90-117. Evidence of qualification required if applicable.**

- (a) Any business required to obtain health permits, bonds, certificates of qualification, certificates of competency or any other regulatory matter shall first, before the issuance of an occupation tax certificate or a regulatory fee certificate, show evidence of such qualification.
- (b) Any business required to submit an annual application for continuance of the business shall do so before the registration is issued.



**Sec. 90-118. Filing returns; other information required or requested.**

- (a) On or before April 1 of the following year, an individual, business or practitioner subject to this occupation tax ordinance shall file with the city clerk, on a form approved by and available from the City, a signed return attesting to the gross receipts of such business or practitioner during the preceding calendar year.
- (b) Individuals, businesses, and practitioners doing business in the city shall submit to the city clerk or make available to the city within 30 days, such information as may be required or requested by the city to determine the applicability and amount of the occupation tax or regulatory fee or to facilitate levying or collection of the occupation tax.

**Sec. 90-119. Confidentiality.**

Information provided by a business or practitioner to the city for the purpose of determining the applicability and amount of the occupation tax or levying or collecting the occupation tax is confidential and exempt from disclosure under Article 4 of Chapter 18 of Title 50 of the Official Code of Georgia. Such information may be provided to the governing authority of another local government for occupation tax purposes or pursuant to court order or for the purpose of collecting occupation tax or prosecution for failure or refusal to pay occupation tax.

**Sec. 90-120. Change of address.**

Any person moving a non-transient business from one location to another shall

notify the city clerk of the move and the new address in writing, no later than ten days after moving. The same tax certificate shall be valid at the new location.

**Sec. 90-121. Change of ownership; transfers.**

No tax certificate issued under this article may be transferred from one person to another. Additions to or deletions from the ownership of a business, which do not affect the liability and the principal ownership of a business for which the certificate is issued, may be made without cancelling the old business or occupational tax certificate and applying for a new certificate. Whenever any person shall lease, operate or control the business franchise or property of other persons, they shall obtain a separate business tax certificate for each such business; provided no business shall pay the tax more than once under such an arrangement.

**Sec. 90-122. Disabled veterans license.**

An occupational tax certificate is to be granted to any veteran who presents to the city clerk a certificate from the state revenue department stating that he should be exempt from payment of any business license in the city due to disability; provided that no veteran is relieved from compliance with the remaining provisions of this article.

**Sec. 90-123. Enforcement; violations.**

- (a) It is the duty of the city administrator or designee to administer and enforce the provisions of this article, to perform all functions necessary to administer and enforce this article and to summon

violators of this article to appear before the municipal court. The city administrator may issue executions against individuals, businesses and practitioners for taxes and fees which are due and owing.

- (b) The city administrator shall issue executions against individual, businesses and practitioners for taxes and fees which are due and owing. Such executions shall bear interest at the rate authorized by O.C.G.A. § 48-2-40 or, if such statute should be repealed, one percent per month. The lien shall cover the property of the individual, business or practitioner liable for payment of the delinquent occupation tax or regulatory fee and become fixed as of the date and time the occupation tax or regulatory fee became delinquent. The execution shall be levied by the city administrator upon property of the delinquent tax or fee payer located in the city and sufficient property shall be advertised and sold to pay the amount of the execution, including penalty, interest and costs. All other proceedings in relation thereto shall be as provided by the Code and charter of the city and state law. The defendants at execution shall have the rights of defense, by affidavit of illegality of the tax or otherwise as provided by the charter of the city and the state law in regard to tax executions.
- (c) When a nulla bona entry has been entered upon an execution, the person against whom the entry is made shall not be allowed or entitled to have or collect any fees or charges whatever for services rendered after the entry of the nulla bona. If, at any time after the nulla bona entry has been made, the person against whom the execution issues pays the tax in full together with all interest and costs

accrued on the tax, the person may collect any fees and charges due to such person had such person never defaulted in the payment of the tax.

- (d) Individuals, businesses and practitioners who fail or refuse to pay any occupation tax or regulatory fee charged pursuant to this article shall be punished as provided in section 1-11.
- (e) Individuals, businesses and practitioners who fail or refuse to make a timely or truthful tax return or make available truthful and accurate information the city requests or requires for determining applicability or amount of occupation tax or regulatory fee or for levying or collecting such occupation tax or regulatory fee shall be subject to punishment pursuant to section 1-11.
- (f) All persons subject to the occupation tax or regulatory fee imposed by this article shall be required to file for and pay such tax or fee. For failure to do so, any officers or agents soliciting for or obtaining such person or business shall be subject to the same penalty as other persons, businesses or practitioners who fail to obtain, make a return for, or pay the applicable occupation tax or regulatory fee.
- (g) The criminal provisions contained in paragraph (d) and (e) hereinabove shall not apply to professions which are licensed by the State of Georgia or State Bar of Georgia. Practitioners of such professions which violate any of the provisions of this article shall be subject to a civil penalty in the amount of \$300.00 plus interest set forth in section 90-108. Section 90-126, Revocation of licenses, shall not apply to professions which are licensed by the State of

Georgia or State Bar of Georgia. This tax is a revenue measure only and is not a precondition or license for engaging in the practice of law or other profession regulated by the State of Georgia. The city recognizes only the State Bar of Georgia under the authority of the Georgia Supreme Court can regulate the practice of law and the city cannot impede the practice of law in any way whatsoever. There are no criminal penalties associated with this tax for lawyers or other professionals regulated by the State of Georgia.

**Sec. 90-124. Lien taken for delinquent tax.**

In addition to the other remedies provided in this article, for the collection of the occupation tax levied in this article, the city, upon any tax or installment of the tax becoming delinquent and remaining unpaid, shall issue execution for the correct amount of the tax against the persons, partnership, or corporation liable for such tax, which execution shall bear interest at the rate of 18 percent per annum from the date when such tax or installment becomes delinquent. The lien shall cover the property (in the city) of the person, partnership, or corporation liable for such tax. The lien of the occupation tax shall become fixed on and date from the time when such tax or any installment thereof becomes delinquent. The execution shall be levied by the city administrator or designee upon the property of such defendant located in such jurisdiction. Sufficient property shall be advertised and sold to pay the amount of the execution, with interest and costs. This section shall not apply to attorneys in the practice of law.

**Sec. 90-125. Public hearing before increase in tax rate.**

The City shall conduct at least one public hearing before adopting any ordinance or resolution which will increase the occupation tax rate authorized by this article to determine the use of any additional revenue so generated from such increase.

**Sec. 90-126. Revocation and denial of licenses.**

(a) All licenses issued pursuant to the provisions of this article are subject to revocation or suspension by the mayor and city council upon one or more of the following grounds:

- (1) The applicant or certificate holder is guilty of fraud in the operation of the business or occupation he practices or fraud or deceit in being licensed to practice in that area;
- (2) The applicant or certificate holder is engaged in the business or occupation under a false or assumed name, or is impersonating another practitioner of a like or different name;
- (3) The applicant or certificate holder is addicted to the habitual use of intoxicating liquors, narcotics, or stimulants to such an extent he is unable to perform his duties under the business or occupation;
- (4) The applicant or certificate holder is guilty of fraudulent, false, misleading, or deceptive advertising or practices;
- (5) The applicant or certificate holder has been convicted of or has pled guilty or nolo contendere to any

sexual offense as set out in O.C.G.A. § 16-6-1 et seq., or to any offense involving the lottery, illegal possession or sale of narcotics or alcoholic beverages or possession or receiving of stolen property, for a period of five years immediately prior to the filing of the application. If, after having been granted a certificate, the applicant pleads guilty, is convicted of, or enters a plea of nolo contendere to any of the above offenses, said certificate shall be subject to suspension and/or revocation;

- (6) The original application, any supporting document, or renewal thereof, contains materially false information, or the applicant has deliberately sought to falsify information contained therein;
- (7) Failure of the business to provide books and records for inspection within 30 days of a demand by the city administrator or designee as provided for in section 90-109.
- (8) The business or establishment is not authorized to operate within the city, or within the zoning district within which it is located, or is otherwise not in conformity with locational requirements of any of the city's ordinances;
- (9) The applicant or licensee has failed to pay any fee to the city or county, has failed to make a return or pay a tax due to the tax commissioner of the county, or any other agency of the city or county government or has otherwise failed to comply with the provisions of this chapter or any other chapter of this Code of Ordinances.

- (10) The business or establishment is a threat or nuisance to public health, safety or welfare;
- (11) The business or establishment has been found by a court of law to have been operating unlawfully;
- (12) Any other violation of this article; or
- (13) Violation of another statute, ordinance, rule, or regulation that governs the operation of the business in question.

- (b) Within 45 days of the filing of a completed application, the city shall either issue an occupation tax certificate to the applicant or issue a written notice of intent to deny an occupation tax certificate for one or more reasons set forth in subsections (a)(1) through (a)(13) of this section. The notice shall be sent by certified mail, return receipt requested. The written notice shall also notify the applicant of the right to appeal said decision as designated in this section.
- (c) Should the city administrator or designee find cause for one or more reasons set forth in subsections (a)(1) through (a)(13) of this section for an occupation tax certificate to be suspended or revoked, the city administrator or designee shall notify the occupation tax certificate holder by written notice of intent to suspend or revoke said occupation tax certificate. The notice shall be sent by certified mail, return receipt requested. Such notice shall state the grounds for the suspension or revocation of said occupation tax certificate and notify the holder of the right to appeal said decision as designated in this section.
- (d) The city administrator or designee shall administer and enforce the provisions of

this article. Should an aggrieved person or entity desire to appeal a decision of the city administrator or designee under this article, the following procedure shall apply: a notice of appeal must be filed with the city administrator or designee within 15 calendar days after receipt of the adverse decision. The notice of appeal shall be in the form of a letter and shall clearly identify all of the objections or exceptions taken to the decision of the city. The notice of appeal shall also contain an address for receipt of future notices. Should the aggrieved person or entity fail to file a notice of appeal within the time allowed, the right to appeal is lost.

- (e) Upon receipt of a timely and proper notice of appeal, the city administrator or designee shall notify the appellant, in writing, of the date, time and place where a hearing will be held. The notice shall specify the time, place and date, not less than ten days nor more than 30 days after the date the notice is issued on which an independent hearing officer appointed by the mayor and council shall conduct a hearing on the city administrator or designee's written notice of intent to deny, suspend, or revoke the occupation tax certificate. Said hearing shall be conducted in accordance with the administrative hearing procedures as adopted by resolution of the city council.
- (f) The hearing officer appointed by the mayor and council shall issue a written decision, including specific reasons for the decision pursuant to this article, to the respondent within five days after the hearing. If the decision is to deny, suspend, or revoke an occupation tax certificate, the decision shall become

final unless the applicant or certificate holder files an appeal by petition for writ of certiorari to the Walton County Superior Court within 30 days of the date of the decision. In case of intent to deny, if the decision concludes that no grounds exist for denial, of the occupation tax certificate, the city shall, within three business days of the issuance of the decision, issue the occupation tax certificate to the applicant.

- (g) This section shall not apply to attorneys in the practice of law.

**Sec. 90-127. Prior Ordinance.**

To the extent that any occupation taxes are owed pursuant to an ordinance passed prior to this one, such amounts remain due and owing and the provisions of that prior ordinance will remain in effect with respect to such unpaid occupation taxes until such time as they are paid in full.

**Sec. 90-128. Severability.**

In the event any portion of this Article shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City of Monroe that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Article which shall remain in full force and effect as if the invalid or unconstitutional section, sentence, clause or phrase were not originally part of the Article.

**Sec. 90-129—90-155. Reserved**

# AIRPORT

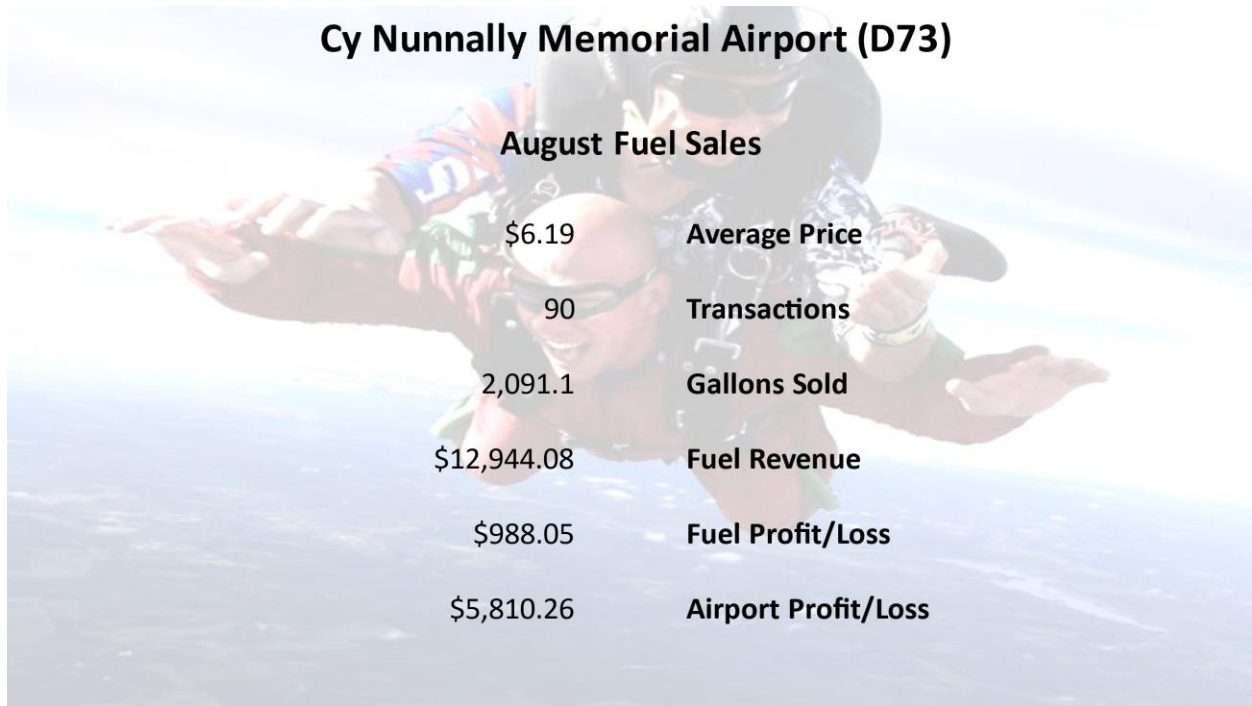
## MONTHLY REPORT

### SEPTEMBER 2022

	2022 January	2022 February	2022 March	2022 April	2022 May	2022 June	2022 July	2022 August	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals
<b>100LL AVGAS</b>															
100LL AvGas Sale Price	\$4.49	\$4.56	\$4.59	\$4.59	\$5.74	\$6.19	\$6.19	\$6.19	\$4.39	\$4.39	\$4.39	\$4.39	\$4.48	\$4.97	
Transactions	110	179	239	209	115	104	119	90	124	188	165	205	146	153.3	1993
Gallons Sold	2,760.3	4,119.8	5,755.9	5,161.6	2,693.3	2,404.9	2,835.5	2,091.1	3,456.3	4,327.1	4,436.6	5,362.9	3,889.8	3791.9	49,295.2
AvGas Revenue	\$12,393.92	\$18,773.51	\$26,419.76	\$23,691.74	\$15,453.09	\$14,886.25	\$17,551.99	\$12,944.08	\$15,173.19	\$18,995.81	\$19,476.92	\$23,543.20	\$17,442.01	\$18,211.19	\$236,745.47
AvGas Profit/Loss	\$859.47	\$805.96	(\$256.88)	(\$1,723.09)	\$936.10	\$1,138.42	\$1,345.13	\$988.05	\$220.75	\$50.39	(\$35.63)	(\$325.57)	\$796.96	\$369.24	\$4,800.06
<b>GENERAL REVENUE/EXPENSE</b>															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$54,600.00
Lease Agreements	\$3,127.57	\$3,127.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,166.03	\$54,158.41
Grounds Maintenance	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$9,019.00	\$535.00	\$535.00	\$4,800.00	\$535.00	\$2,535.00	\$535.00	\$535.00	\$1,669.54	\$21,704.00
Buildings Maintenance	\$480.00	\$480.00	\$681.50	\$661.22	\$811.22	\$480.00	\$480.00	\$480.00	\$931.64	\$430.00	\$430.00	\$430.00	\$430.00	\$554.28	\$7,205.58
Equipment Maintenance	\$114.36	\$114.36	\$3,221.05	\$9,061.90	\$1,425.29	\$114.36	\$114.36	\$114.36	\$1,388.18	\$109.17	\$109.17	\$109.17	\$109.17	\$1,238.84	\$16,104.90
Airport Profit/Loss	\$4,615.68	\$4,562.17	\$1,441.14	(\$6,029.65)	\$4,116.16	(\$2,523.37)	\$6,167.34	\$5,810.26	\$11,886.50	\$5,061.79	\$2,975.77	\$36,685.83	\$5,808.36	\$6,198.31	\$80,577.98

## AIRPORT PROJECTS & UPDATES – SEPTEMBER 2022

### Cy Nunnally Memorial Airport (D73)



\$6.19	Average Price
90	Transactions
2,091.1	Gallons Sold
\$12,944.08	Fuel Revenue
\$988.05	Fuel Profit/Loss
\$5,810.26	Airport Profit/Loss

### TERMINAL BUILDING TIMELINE

The approved Terminal Building bid closed on February 18<sup>th</sup>, approval on March 8<sup>th</sup>, contract execution on April 29<sup>th</sup>, and construction started on August 30<sup>th</sup>. The existing trailer, all utilities have been relocated. The project is currently scheduled for completion in 210 days approximately, pending delays in materials, labor, and intermittent weather.

### TENTATIVE ALLOCATION FUNDING AWARD

Tentative Allocation (TA) letters were received in late June, with subsequent approval provided in July. The Cy Nunnally Memorial Airport was awarded the design phase of the taxiway rehabilitation project for the FY23 project year. This will precede the upcoming construction phase of the project for the FY24 project year, provided the award is granted (which is expected).

### PROPERTY MAP UPDATE – DEED SEARCH

The Cy Nunnally Memorial Airport has been selected for a Statewide Property Map Update project for 2022 along with approximately 40 other airports. This will involve deed/title search requirements, surveys, and other documentation showing property lines, easements, and other entry points for the airport/city property. A third-party survey company will lead the process along with City staff involvement to produce the updated map that will be required for further federal grant fund eligibility.

# CENTRAL SERVICES

## MONTHLY REPORT

### SEPTEMBER 2022

	2022 January	2022 February	2022 March	2022 April	2022 May	2022 June	2022 July	2022 August	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals
<b>SAFETY PROGRAMS</b>															
Facility Inspections	3	4	7	3	3	4	6	3	6	3	0	7	3	4.0	52
Vehicle Inspections	3	0	4	0	10	0	0	0	5	0	5	4	0	2.4	31
Equipment Inspections	0	1	0	0	0	1	0	0	5	0	0	0	0	0.5	7
Worksite Inspections	1	5	5	1	4	0	2	7	2	5	6	3	3	3.4	44
Employee Safety Classes	2	2	6	7	13	5	7	2	2	3	4	6	2	4.7	61
<b>PURCHASING</b>															
P-Card Transactions	435	411	498	408	474	511	441	515	455	448	408	446	373	447.9	5,823
Purchase Orders	110	74	79	71	104	84	76	96	84	89	83	87	55	84.0	1,092
Total Purchases	545	485	577	479	578	595	517	611	539	537	491	533	428	531.9	6,915
Sealed Bids/Proposals	2	4	2	5	3	2	1	1	1	2	2	1	2	2.2	28
<b>INFORMATION TECHNOLOGY</b>															
Workorder Tickets	82	69	101	89	72	72	52	56	114	88	96	88	64	80.2	1,043
Phishing Fail Percentage	5.0%	2.3%	0.1%	1.4%	0.1%	1.0%	1.5%	2.5%	4.0%	2.6%	2.7%	4.1%	1.8%	2.2%	
<b>MARKETING</b>															
Job Vacancies	16	17	13	10	5	6	4	5						9.5	76
Social Media Updates	22	6	19	18	12	24	10	15	9	15	24	19	20	16.4	213
<b>GROUNDS &amp; FACILITIES</b>															
Contractor Acres Mowed	163.8	163.8	163.8	181.1	188.7	188.7	188.7	188.7	163.8	163.8	163.8	163.8	163.8	172.8	2,246.1
Trash Collection	3,110	2,950	4,020	2,995	5,110	2,760	3,820	5,460	3,560	6,720	3,470	3,990	2,800	3,905.0	50,765.0
Street Sweeper Utilization	84.4%	62.5%	50.0%	25.0%	33.9%	63.6%	61.3%	88.0%						58.6%	468.7%
Crew Acres Mowed	40.8	40.8	40.8	62.1	73.4	98.6	98.6	98.6	87.4	87.4	87.4	57.4	40.8	70.3	913.9



# CENTRAL SERVICES PROJECTS & UPDATES – SEPTEMBER 2022

## FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of August, the grounds and parks crews collected 5,460 pounds of trash and debris while also maintaining approximately 98.6 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 188.7 acres of rights-of-way and grounds at facilities and parks.

## CDBG 2020 STORMWATER TIMELINE

Project construction began in October 2021 and was completed July 2022, with just a delay in three (3) storm lids remaining. A final inspection is scheduled the first week of September to bring this project to an end.



Staff is currently working on the 2022 CDBG application with consultants and engineers to determine the location and help with funding of the next project.

## PLAZA PHASE II PROJECT UPDATE

Construction is complete on the roof and exterior of the remaining buildings at the Plaza Shopping Center. A request for qualifications (RFQ) opened in July and ended on August 26<sup>th</sup> with zero responses. Staff will reopen the RFQ in September, to then close on November 18<sup>th</sup>. Signage has been installed for the Police/Municipal Court buildings. Bids for the interior demo of the 15,000 ft<sup>2</sup> corner unit have been received and are being reviewed by staff, to then be placed in the 2023 capital improvement project budget.

## PROCUREMENT

Procurement has been working on several projects and bids during the month of August including the contract execution and construction timeline of the Terminal Building, the review of the Solid Waste Transportation and Disposal contract for renewal structure, by-pass project material and labor bids, evaluating the by-pass Natural Gas labor bids, and the Milner-Aycock building sale bids. Transactions and ordering have exceeded the previous twelve (12) months as projects continue to expand throughout the City.

## INFORMATION TECHNOLOGY

There have many additions and changes to our cybersecurity functions throughout the City per guidelines for our insurance renewals. If you see the message, *CAUTION: This email originated*

*from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders, understand that it is part of our standard text with any emails that may or may not come from an external source to our city email server.*

**PROJECT TIMELINE UPDATE**

Over the course of the past year plus, a timeline of projects has been built by the City of Monroe to easily track progress. The attached timeline provides projects from Central Services, Fire, Police, Water, Sewer, Gas, Stormwater, Streets, Solid Waste, and Parks...all with updates for current activity. The timelines present planned and actual budgets, expenses, companies of performance, status updates, dates of material order, bidding, key milestones, and most importantly...start dates and estimated timelines for completion. This will be updated on a monthly basis to reflect changes and status updates for more continuity throughout the city, as well as track productivity and management of processes.



**CODE**

**DEPARTMENT**

**MONTHLY REPORT**

**September**

**2022**

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of July 1, 2022 thru July 31, 2022.

**Statistics:**

- Total Calls: 766
- Total Minutes: 28:25:57
- Total Minutes/Call: 2:14
- Code Inspections: 166
- Total Permits Written: 151
- Amount collected for permits: \$34,498.44
- Check postings for General Ledger: 97

**Business/Alcohol Licenses new & renewals: 0**

**New Businesses: 11**

- SecurCare Self Storage #0125 – 215 Breedlove Dr. – change of ownership
- Rose of Sharon – 533 S. Madison Ave. – change of ownership
- Your Appliance Tech – 818 Master Dr. – residential office only
- Operation Rallypoint Inc. – 137 N. Midland
- When Pigs Fly BBQ – 118 N. Wayne St.
- Nailed It Roofing & Remodeling – 909 E. Church St. – residential office only
- Radiator & A.C. Auto Repair – 517 S. Madison Ave
- McCarty Speed & Fab LLC – 407 E. Washington St.
- Mary B Esthetics – 133 N. Broad St.
- Meadows Surgical Arts – 127 N. Broad St.
- IzzyLee LLC / dba Design Clips – 2120 W. Spring St. Ste 1300 – change of ownership

**Closed Businesses: 3**

- SDX Home Care Operations dba Comfort Keepers – 127 ½ N. Broad St.
- Bright and Beautiful Cleaning – 404B Plaza Dr. – residential office only
- Butcher Block Deli & Grill – 130 S. Broad St. – closed in March – not notified

**Major Projects:**

- Major Projects Permitted: Gotham Greens
- Major Projects Ongoing: Monroe Pavilion

**City Marshal:**

- Patrolled city daily.
- Removed 49 signs from road way
- 180 repair/cleanup orders written with an additional 180 Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 0 utility tampering and theft cases.
- 33 citations issued
- Represented city in Municipal Court

**Historic Preservation Commission:**

- Request for COA for new construction—707 S. Madison Ave—Approved as submitted
- Request for COA for New Construction—1238 S Madison Ave— Approved as submitted
- Request for COA for New Construction—1240 S Madison Ave— Approved as submitted
- Request for COA for New Construction—115 6<sup>th</sup> St—Tabled until August 23, 2022
- Request for COA for Addition—217 E Marable St—Approved with conditions
- Request for COA for Addition—122 6<sup>th</sup> St—Approved as submitted

**Planning Commission:**

- Request for Rezone—Monroe Pavilion—Recommend approval with conditions
- Request for COA for Signage—2020 W Spring St.—Approved with conditions

**Code Department Daily Activities:**

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Processing business licenses for 2022
- Processing paperwork for alcohol licenses and special event permits
- Checking turn-on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to accepting payments for licenses
- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Working with Tyler on numerous issues regarding renewals and the payment process
- Verifying status for non-citizens thru the SAVE program
- Receipting payments for business licenses, building permits, miscellaneous funds
- Learning & implementing new all online process for State issued alcohol permits
- Process cemetery payments for grave openings and lot purchases
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning Commission and Historic Preservation Meetings.
- Scheduling Planning Commission and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Preparing all permit reports for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Requests
- Sending business invoices for their annual fire code inspections
- Mail RC notices & citations for the City Marshals

7/1/2022	318 Alcovy St	Tall grass/weeds	RC	7/18/2022	Closed
7/1/2022	626 Oakwood Ln	Community standards	RC	7/18/2022	Closed
7/1/2022	626 Oakwood Ln	Community standards	RC	7/18/2022	Closed
7/1/2022	626 Oakwood Ln	Open outdoor storage	RC	7/18/2022	Closed
7/1/2022	626 Oakwood Ln	Vehicle parked on improper surface	RC	7/18/2022	Closed
7/5/2022	410 Red Oak Ct	Tall grass/weeds	RC	7/20/2022	Closed
7/5/2022	416 Red Oak Ct	Junk car	RC	7/20/2022	Closed
7/5/2022	416 Red Oak Ct	Vehicle parked on improper surface	RC	7/20/2022	Closed
7/5/2022	428 Red Oak Ct	Tall grass/weeds	RC	7/20/2022	Closed
7/5/2022	435 Red Oak Ct	Tree debris in yard	RC	7/20/2022	Closed
7/5/2022	435 Red Oak Ct	Open outdoor storage	RC	7/20/2022	Closed
7/5/2022	429 Red Oak Ct	Junk car	RC	7/20/2022	Closed
7/6/2022	1225 Alcovy St	Junk car	RC	7/21/2022	Closed
7/6/2022	1225 Alcovy St	Vehicle parked on improper surface	RC	7/21/2022	Closed
7/6/2022	1225 Alcovy St	Open outdoor storage	RC	7/21/2022	Closed
7/6/2022	724 Country Club Dr	Open outdoor storage	RC	7/21/2022	Closed
7/6/2022	724 Country Club Dr	Tall grass/weeds	RC	7/21/2022	Closed
7/6/2022	724 Country Club Dr	Trailer parking	RC	7/21/2022	Closed
7/7/2022	404 Walker Dr	Neighborhood standards	Citation	7/22/2022	Closed
7/7/2022	404 Walker Dr	Open outdoor storage	Citation	7/22/2022	Closed
7/7/2022	404 Walker Dr	Tree debris in yard	RC	7/22/2022	Closed
7/7/2022	419 Walker Dr	Junk car	RC	7/22/2022	Closed
7/7/2022	419 Walker Dr	Vehicle parked on improper surface	RC	7/22/2022	Closed
7/8/2022	1215 Mathis St	Livestock in residential district	RC	7/25/2022	Closed
7/8/2022	1303 Creekview Dr	Vehicle parked on improper surface	RC	7/25/2022	Closed
7/8/2022	1304 Creekview Dr	Open outdoor storage	RC	7/25/2022	Closed
7/8/2022	1307 Creekview Dr	Vehicle parked on improper surface	RC	7/25/2022	Closed
7/8/2022	1325 Creekview Dr	Open outdoor storage	RC	7/25/2022	Closed
7/11/2022	318 Alcovy St	Tall grass/weeds	Citation	7/26/2022	Closed
7/11/2022	1225 Creekview Ct	Tall grass/weeds	RC	7/26/2022	Closed
7/11/2022	1235 Creekview Ct	Tall grass/weeds	RC	7/26/2022	Closed
7/11/2022	1235 Creekview Ct	Tree debris in yard	RC	7/26/2022	Closed
7/11/2022	1240 Creekview Ct	Tall grass/weeds	RC	7/26/2022	Closed
7/11/2022	1408 Creekview Dr	Tall grass/weeds	Rewrite	7/26/2022	Closed

7/12/2022	405 Shamrock Dr	Open outdoor storage	Citation	7/27/2022	Closed
7/12/2022	405 Shamrock Dr	Trash in yard	Citation	7/27/2022	Closed
7/12/2022	450 Glenwood Dr	Trash in yard	RC	7/27/2022	Closed
7/12/2022	450 Glenwood Dr	Open outdoor storage	RC	7/27/2022	Closed
7/12/2022	450 Glenwood Dr	Tall grass/weeds	RC	7/27/2022	Closed
7/12/2022	450 Glenwood Dr	Soffits rotten and falling off	RC	7/27/2022	Closed
7/13/2022	1447 Creekview Dr	Rec Vehicle parked in front	RC	7/28/2022	Closed
7/13/2022	1444 Creekview Dr	Tall grass/weeds	RC	7/28/2022	Closed
7/13/2022	1444 Creekview Dr	Open outdoor storage	RC	7/28/2022	Closed
7/13/2022	1444 Creekview Dr	Commercial vehicle parking	RC	7/28/2022	Closed
7/13/2022	1438 Creekview Dr	Tall grass/weeds	RC	7/28/2022	Closed
7/14/2022	338 Walker Dr	Trash in yard	RC	7/29/2022	Closed
7/14/2022	338 Walker Dr	Tall grass/weeds	RC	7/29/2022	Closed
7/14/2022	338 Walker Dr	House numbers req	RC	7/29/2022	Closed
7/14/2022	338 Walker Dr	Roof and Facia	RC	7/29/2022	Closed
7/14/2022	338 Walker Dr	Tree debris in yard	RC	7/29/2022	Closed
7/14/2022	333 Walker Dr	Junk car	RC	7/29/2022	Closed
7/14/2022	333 Walker Dr	Tall grass/weeds	RC	7/29/2022	Closed
7/14/2022	333 Walker Dr	Vehicle parked on improper surface	RC	7/29/2022	Closed
7/15/2022	320 Walker Dr	Junk car	RC	8/1/2022	Open
7/15/2022	320 Walker Dr	Tall grass/weeds	RC	8/1/2022	Open
7/15/2022	320 Walker Dr	Open outdoor storage	RC	8/1/2022	Open
7/15/2022	330 Walker Dr	Junk car	RC	8/1/2022	Open
7/15/2022	330 Walker Dr	Tall grass/weeds	RC	8/1/2022	Open
7/15/2022	330 Walker Dr	Open outdoor storage	RC	8/1/2022	Open
7/18/2022	303 Walker Dr	Junk car	RC	8/2/2022	Open
7/18/2022	303 Walker Dr	Trash in yard	RC	8/2/2022	Open
7/18/2022	303 Walker Dr	Open outdoor storage	RC	8/2/2022	Open
7/18/2022	303 Walker Dr	Vehicle parked on improper surface	RC	8/2/2022	Open
7/18/2022	217 Walker Dr	Open outdoor storage	RC	8/2/2022	Open
7/18/2022	217 Walker Dr	Tall grass/weeds	RC	8/2/2022	Open
7/18/2022	217 Walker Dr	Trash in yard	RC	8/2/2022	Open
7/19/2022	530 White Oak Dr	Junk car	RC	8/3/2022	Open
7/19/2022	605 Oakwood Ln	Junk car	RC	8/3/2022	Open

7/19/2022	605 Oakwood Ln	Vehicle parked on improper surface	RC	8/3/2022	Open
7/19/2022	605 Oakwood Ln	Ground covering/exposed soil	RC	8/3/2022	Open
7/19/2022	229 Alcovy St	Rec Vehicle parked in front	RC	7/21/2022	Open
7/20/2022	316 Walker Dr	Trash in yard	RC	8/4/2022	Open
7/20/2022	316 Walker Dr	Open outdoor storage	RC	8/4/2022	Open
7/20/2022	316 Walker Dr	Tree debris in yard	RC	8/4/2022	Open
7/20/2022	316 Walker Dr	Fence falling down	RC	8/4/2022	Open
7/20/2022	316 Walker Dr	House numbers req	RC	8/4/2022	Open
7/20/2022	514 Woodland Rd	Junk car	RC	8/4/2022	Open
7/20/2022	514 Woodland Rd	Vehicle parked on improper surface	RC	8/4/2022	Open
7/20/2022	514 Woodland Rd	Soffits rotten and falling off	RC	8/4/2022	Open
7/21/2022	212 Walker Dr	Trash in yard	RC	8/5/2022	Open
7/21/2022	212 Walker Dr	Open outdoor storage	RC	8/5/2022	Open
7/21/2022	212 Walker Dr	Tall grass/weeds	RC	8/5/2022	Open
7/21/2022	317 Walker Dr	Tree debris in yard	RC	8/5/2022	Open
7/21/2022	317 Walker Dr	Open outdoor storage	RC	8/5/2022	Open
7/21/2022	317 Walker Dr	Parking in front yard	RC	8/5/2022	Open
7/21/2022	317 Walker Dr	Vehicle parked on improper surface	RC	8/5/2022	Open
7/22/2022	1014 Alcovy St	Junk car	RC	8/8/2022	Open
7/22/2022	1014 Alcovy St	Vehicle parked on improper surface	RC	8/8/2022	Open
7/22/2022	1014 Alcovy St	Tall grass/weeds	RC	8/8/2022	Open
7/25/2022	1214 Mathis St	Tall grass/weeds	RC	8/9/2022	Open
7/25/2022	1210 Mathis St	Junk car	RC	8/9/2022	Open
7/25/2022	1210 Mathis St	Vehicle parked on improper surface	RC	8/9/2022	Open
7/25/2022	1210 Mathis St	Parking in front yard	RC	8/9/2022	Open
7/26/2022	1240 Creekview Ct	Tall grass/weeds	RC	8/10/2022	Open
7/26/2022	1240 Creekview Ct	Trash in yard	RC	8/10/2022	Open
7/26/2022	1240 Creekview Ct	Open outdoor storage	RC	8/10/2022	Open
26-Jul	1209 Mathis St	Junk car	RC	8/10/2022	Open
7/26/2022	1209 Mathis St	Trash in yard	RC	8/10/2022	Open
7/26/2022	1209 Mathis St	Open outdoor storage	RC	8/10/2022	Open
7/26/2022	1209 Mathis St	Vehicle parked on improper surface	RC	8/10/2022	Open
7/26/2022	1209 Mathis St	House numbers req	RC	8/10/2022	Open
7/28/2022	1207 Mathis St	Junk car	RC	8/12/2022	Open



7/28/2022	1207 Mathis St	Tall grass/weeds	RC	8/12/2022	Open
7/28/2022	1207 Mathis St	Open outdoor storage	RC	8/12/2022	Open
7/28/2022	1207 Mathis St	Vehicle parked on improper surface	RC	8/12/2022	Open
7/28/2022	1207 Mathis St	House numbers req	RC	8/12/2022	Open
7/28/2022	1207 Mathis St	Tree debris in yard	RC	8/12/2022	Open
7/29/2022	105 W Fambrough	Trash in yard	RC	8/15/2022	Open
7/29/2022	105 W Fambrough	Junk car	RC	8/15/2022	Open
7/29/2022	105 W Fambrough	Uncultivated Vegetation	RC	8/15/2022	Open
7/29/2022	105 W Fambrough	Open outdoor storage	RC	8/15/2022	Open
7/29/2022	105 W Fambrough	Vehicle parked on improper surface	RC	8/15/2022	Open
7/29/2022	105 W Fambrough	House numbers req	RC	8/15/2022	Open
7/29/2022	105 W Fambrough	Roof and Facia	RC	8/15/2022	Open

1-Jul-22	208A Tanglewood Dr	neighborhood standards	RC	15-Jul-22	closed
1-Jul-22	208A Tanglewood Dr	tall grass/weeds	RC	15-Jul-22	closed
1-Jul-22	208B Tanglewood Dr	neighborhood standards	RC	15-Jul-22	closed
1-Jul-22	208B Tanglewood Dr	tall grass/weeds	RC	15-Jul-22	closed
1-Jul-22	224B Tanglewood Dr	neighborhood standards	RC	15-Jul-22	closed
1-Jul-22	224B Tanglewood Dr	open outdoor storage	RC	15-Jul-22	closed
1-Jul-22	228A Tanglewood Dr	tall grass/weeds	RC	15-Jul-22	closed
1-Jul-22	228B Tanglewood Dr	tall grass/weeds	RC	15-Jul-22	closed
		<b>2 Jul 22 to 5 Jul 22 4th of July Holiday</b>			
6-Jul-22	610 Plaza Dr	neighborhood standards	RC	20-Jul-22	closed
6-Jul-22	511 North Broad St	tall grass/weeds	RC	20-Jul-22	closed
6-Jul-22	P# M0040005A00	tall grass/weeds	RC	20-Jul-22	closed
6-Jul-22	P#M0040003	tall grass/weeds	RC	20-Jul-22	closed
6-Jul-22	P#M0040005	tall grass/weeds	RC	20-Jul-22	closed
7-Jul-22	624 Lakeview Dr	neighborhood standards	RC	21-Jul-22	closed
7-Jul-22	632 Lakeview Dr	unsightly carport	RC	21-Jul-22	closed
7-Jul-22	632 Lakeview Dr	neighborhood standards	RC	21-Jul-22	closed
7-Jul-22	742 Walton Rd	neighborhood standards	RC	21-Jul-22	closed
7-Jul-22	838 East Marable St	vehicle parked on improper surface	RC	21-Jul-22	closed
7-Jul-22	443 Sweetgum Dr	neighborhood standards	citation		closed
7-Jul-22	434 Sweetgum Dr	neighborhood standards	citation		closed
7-Jul-22	434 Sweetgum Dr	unsightly carport	citation		closed
		<b>8-10 Jul 22 Military Leave</b>			
11-Jul-22	113 Nowell St	neighbrohood standards	RC	25-Jul-22	closed
11-Jul-22	113 Nowell St	junk vehicles	RC	25-Jul-22	closed
11-Jul-22	113 Nowell St	vehicles parked on improper surface	RC	25-Jul-22	closed
11-Jul-22	1080 North Broad St	tall grass/weeds	RC	25-Jul-22	closed
11-Jul-22	112 Nowell St	neighbrohood standards	citation		closed
11-Jul-22	112 Nowell St	vehicles parked on improper surface	citation		closed
11-Jul-22	434 Sweetgum Dr	unhealthy/unsanitary conditions	RC	25-Jul-22	closed

11-Jul-22	434 Sweetgum Dr	exterior stairways and decks	RC	25-Jul-22	closed
11-Jul-22	434 Sweetgum Dr	exterior surface treatment	RC	25-Jul-22	closed
11-Jul-22	434 Sweetgum Dr	windows	RC	25-Jul-22	closed
11-Jul-22	434 Sweetgum Dr	doors	RC	25-Jul-22	closed
11-Jul-22	434 Sweetgum Dr	exposed electrical outlets	RC	25-Jul-22	closed
12-Jul-22	112 Walton St	neighbrohood standards	RC	26-Jul-22	closed
13-Jul-22	140 West Marable St	neighbrohood standards	RC	27-Jul-22	closed
13-Jul-22	139 West Marable St	neighbrohood standards	RC	27-Jul-22	closed
13-Jul-22	141 West Marable St	junk vehicles	RC	27-Jul-22	closed
13-Jul-22	148B West Marable St	neighbrohood standards	RC	27-Jul-22	closed
13-Jul-22	148B West Marable St	junk vehicles	RC	27-Jul-22	closed
13-Jul-22	148B West Marable St	open outdoor storage	RC	27-Jul-22	closed
13-Jul-22	148B West Marable St	vehicles parked on improper surface	RC	27-Jul-22	closed
14-Jul-22	1505 Meadowalk Dr	open outdoor storage	citation		closed
14-Jul-22	148A West Marable St	neighbrohood standards	citation		closed
14-Jul-22	148A West Marable St	junk vehicles	citation		closed
14-Jul-22	148A West Marable St	open outdoor storage	citation		closed
15-Jul-22	150B West Marable St	neighbrohood standards	RC	29-Jul-22	closed
15-Jul-22	150B West Marable St	junk vehicles	RC	29-Jul-22	closed
15-Jul-22	233A Tanglewood Dr	neighbrohood standards	RC	29-Jul-22	closed
15-Jul-22	233A Tanglewood Dr	junk vehicles	RC	29-Jul-22	closed
15-Jul-22	233A Tanglewood Dr	vehicles parked on improper surface	RC	29-Jul-22	closed
15-Jul-22	300A Tanglewood Dr	neighbrohood standards	RC	29-Jul-22	closed
15-Jul-22	300A Tanglewood Dr	tall grass/weeds	RC	29-Jul-22	closed
15-Jul-22	300B Tanglewood Dr	neighbrohood standards	RC	29-Jul-22	closed
15-Jul-22	300B Tanglewood Dr	tall grass/weeds	RC	29-Jul-22	closed
18-Jul-22	P# M0040005A00	tall grass/weeds	RC	31-Jul-22	closed
18-Jul-22	P#M0040003	tall grass/weeds	RC	31-Jul-22	closed
18-Jul-22	P#M0040005	tall grass/weeds	RC	31-Jul-22	closed
18-Jul-22	316B Tanglewood Dr	neighbrohood standards	RC	1-Aug-22	closed
18-Jul-22	319B Tanglewood Dr	neighbrohood standards	RC	1-Aug-22	closed
19-Jul-22	208B Tanglewood Dr	tall grass/weeds	citation		closed
19-Jul-22	208B Tanglewood Dr	neighbrohood standards	citation		closed
19-Jul-22	407 Maple Ln	neighbrohood standards	RC	2-Aug-22	open

19-Jul-22	125B Tanglewood Dr	neighbrohood standards	RC	2-Aug-22	open
19-Jul-22	340B Tanglewood Dr	tall grass/weeds	RC	2-Aug-22	open
20-Jul-22	218A Tanglewood Dr	junk vehicles	RC	3-Aug-22	open
20-Jul-22	218A Tanglewood Dr	vehicles parked on improper surface	RC	3-Aug-22	open
20-Jul-22	210A Tanglewood Dr	tall grass/weeds	RC	3-Aug-22	open
20-Jul-22	210B Tanglewood Dr	tall grass/weeds	RC	3-Aug-22	open
20-Jul-22	117B Tanglewood Dr	neighbrohood standards	RC	3-Aug-22	open
21-Jul-22	601 East Marable St	tall grass/weeds	RC	4-Aug-22	open
21-Jul-22	603 East Marable St	neighbrohood standards	RC	4-Aug-22	open
21-Jul-22	603 East Marable St	tall grass/weeds	RC	4-Aug-22	open
21-Jul-22	603 East Marable St	deck	RC	4-Aug-22	open
21-Jul-22	603 East Marable St	windows	RC	4-Aug-22	open
21-Jul-22	603 East Marable St	doors	RC	4-Aug-22	open
21-Jul-22	603 East Marable St	siding	RC	4-Aug-22	open
21-Jul-22	603 East Marable St	roof	RC	4-Aug-22	open
22-Jul-22	520 Marable Ln	junk vehicles	RC	5-Aug-22	open
22-Jul-22	520 Marable Ln	vehicles parked on improper surface	RC	5-Aug-22	open
22-Jul-22	522 Marable Ln	neighbrohood standards	RC	5-Aug-22	open
22-Jul-22	522 Marable Ln	trailer	RC	5-Aug-22	open
22-Jul-22	522 Marable Ln	vehicles parked on improper surface	RC	5-Aug-22	open
25-Jul-22	431 North Broad St	tall grass/weeds	RC	8-Aug-22	open
25-Jul-22	423 North Broad St	tall grass/weeds	RC	8-Aug-22	open
25-Jul-22	425 North Broad St	tall grass/weeds	RC	8-Aug-22	open
25-Jul-22	427 North Broad St	tall grass/weeds	RC	8-Aug-22	open
25-Jul-22	429 North Broad St	tall grass/weeds	RC	8-Aug-22	open
26-Jul-22	511 North Broad St	tall grass/weeds	RC	9-Aug-22	open
26-Jul-22	610 Plaza Dr	neighbrohood standards	RC	9-Aug-22	open
27-Jul-22	511 Marable Ln	neighbrohood standards	RC	10-Aug-22	open
27-Jul-22	511 Marable Ln	tall grass/weeds	RC	10-Aug-22	open
27-Jul-22	504 Marable Ln	neighbrohood standards	RC	26-Aug-22	open
27-Jul-22	504 Marable Ln	unsightly	RC	26-Aug-22	open
27-Jul-22	504 Marable Ln	tall grass/weeds	RC	26-Aug-22	open
27-Jul-22	504 Marable Ln	exterior surface treatment	RC	26-Aug-22	open
27-Jul-22	504 Marable Ln	exterior doors	RC	26-Aug-22	open

27-Jul-22	504 Marable Ln	porches and railings	RC	26-Aug-22	open
27-Jul-22	515 Marable Ln	neighbrohood standards	RC	10-Aug-22	open
27-Jul-22	350 Turner St	neighbrohood standards	RC	10-Aug-22	open
28-Jul-22	P# M0040005A00	tall grass/weeds	RC	11-Aug-22	open
28-Jul-22	P#M0040003	tall grass/weeds	RC	11-Aug-22	open
28-Jul-22	P#M0040005	tall grass/weeds	RC	11-Aug-22	open
28-Jul-22	1080 North Broad St	tall grass/weeds	RC	11-Aug-22	open
29-Jul-22	319A Tanglewood Dr	tall grass/weeds	RC	12-Aug-22	open
29-Jul-22	319B Tanglewood Dr	tall grass/weeds	RC	12-Aug-22	open
29-Jul-22	319B Tanglewood Dr	vehicles parked on improper surface	RC	12-Aug-22	open
29-Jul-22	340B Tanglewood Dr	tall grass/weeds	RC	12-Aug-22	open
29-Jul-22	116A Tanglewood Dr	neighbrohood standards	RC	12-Aug-22	open
29-Jul-22	124A Tanglewood Dr	neighbrohood standards	RC	12-Aug-22	open

7/1/2022	521 Landers Street	62-9 Abandoned Vehicle	RC		7/18/2022	Open
7/1/2022	521 Landers Street	62-10 Trash and Debris, Stagnant Water	RC		7/18/2022	Open
7/1/2022	521 Landers Street	18-259 Parking on Proper Surfaces	RC		7/18/2022	Open
7/1/2022	415 South Madison Avenue #B	62-9 Inoperative Vehicle	RC		7/18/2022	Open
7/1/2022	516 Landers Street	18-262 Roofs - Structurally Sound	RC		8/1/2022	Open
7/1/2022	517 Landers Street	62-9 Neighborhood Standards Trash	RC		7/18/2022	Open
7/1/2022	517 Landers Street	540.2 Recreational Vehicle (Boat on Ground)	RC		7/18/2022	Open
7/1/2022	517 Landers Street	42-97 Height Permitted-Tall grass and weeds	RC		7/18/2022	Open
7/5/2022	510 Harris Street	18-259 Parking on Proper Surfaces	Citation	N/A		Closed
7/5/2022	510 Harris Street	62-9 Abandoned Vehicle	Citation	N/A		Closed
7/5/2022	510 Harris Street	18-255 Open Outdoor Storage	Citation	N/A		Closed
7/5/2022	529 Landers Street	18-255 Open Outdoor Storage	RC		7/21/2022	Open
7/5/2022	529 Landers Street	42-97 Height Permitted-Tall grass and weeds	RC		7/21/2022	Open
7/5/2022	520 Landers Street	62-9 Inoperative Vehicle	RC		7/21/2022	Open
7/5/2022	520 Landers Street	18-259 Parking on Proper Surfaces	RC		7/21/2022	Open
7/5/2022	524 Landers Street	62-9 Trach / Debris	RC		7/21/2022	Open
7/5/2022	524 Landers Street	18-259 Parking on Proper Surfaces	RC		7/21/2022	Open
7/5/2022	528 Landers Street	18-261 Exterior Walls (Outbuilding)	RC		7/21/2022	Open
7/5/2022	528 Landers Street	18-262 Roofs (Outbuilding)	RC		7/21/2022	Open
7/6/2022	537 Chestnut Ln	18-255 Open Outdoor Storage	RC		7/22/2022	Open
7/6/2022	537 Chestnut Ln	18-256 Trees - Dead / Dying	RC		7/22/2022	Open
7/6/2022	537 Chestnut Ln	62-9 Inoperative Vehicle	RC		7/22/2022	Open
7/6/2022	537 Chestnut Ln	18-259 Parking on Proper Surfaces	RC		7/22/2022	Open
7/6/2022	1000 East Church Street	18-256 Trees - Dead / Dying	RC		7/22/2022	Open
7/7/2022	530 Chestnut Lane	62-9 Abandoned Appliances	RC		7/25/2022	Open
7/7/2022	530 Chestnut Lane	18-262 Roofs - Structurally Sound	RC		7/25/2022	Open
7/7/2022	530 Chestnut Lane	62-9 Inoperative Vehicle	RC		7/25/2022	Open
7/7/2022	530 Chestnut Lane	62-10 Trash and Debris	RC		7/25/2022	Open
7/7/2022	530 Chestnut Lane	18-255 Open Outdoor Storage	RC		7/25/2022	Open
7/7/2022	522 Chestnut Lane	18-262 Roofs - Structurally Sound	RC		7/25/2022	Open
7/7/2022	522 Chestnut Lane	18-259 Parking on Proper Surfaces	RC		7/25/2022	Open
7/8/2022	508 Chestnut Lane	62-9 Inoperative Vehicle	RC		7/25/2022	Open
7/8/2022	508 Chestnut Lane	18-259 Parking on Proper Surfaces	RC		7/25/2022	Open
7/8/2022	515 Chestnut Lane	62-9 Inoperative Vehicle	RC		7/25/2022	Open
7/8/2022	500 Chestnut Lane	62-9 Abandoned Vehicle	RC		7/25/2022	Open
7/8/2022	500 Chestnut Lane	18-259 Parking on Proper Surfaces	RC		7/25/2022	Open
7/11/2022	208 1/2 Atha Street	610.3 Land Use Regulations (Chickens)	RC		7/27/2022	Open
7/11/2022	1212 Claywill Circle	62.9 Junk Vehicles x2	RC		7/27/2022	Open

7/11/2022	1212 Claywill Circle	18-259 Parking on Proper Surfaces	RC		7/27/2022	Open
7/11/2022	1212 Claywill Circle	18-262 Roofs - Structurally Sound (Rotting Soffits)	RC		7/27/2022	Open
7/11/2022	1210 Claywill Circle	62-9 Inoperative Vehicle	RC		7/27/2022	Open
7/12/2022	134 East 5th Street	18-264 Windows	Citation	N/A		Closed
7/12/2022	134 East 5th Street	18-265 Exterior Doors	Citation	N/A		Closed
7/12/2022	134 East 5th Street	18-261 Exterior Walls	Citation	N/A		Closed
7/12/2022	134 East 5th Street	18-262 Roofs - Structurally Sound	Citation	N/A		Closed
7/13/2022	136 Victory Drive	62-9 Household Appliances (Washer and Dryer)	RC		7/29/2022	Open
7/13/2022	144 Victory Drive	540.2 Trailers - Prohibited	RC		7/29/2022	Open
7/13/2022	120 Atha Street	62-9 Household Appliances (Hotwater Heater)	RC		7/29/2022	Open
7/13/2022	120 Atha Street	42-97 Height Permitted-Tall grass and weeds	RC		7/29/2022	Open
7/13/2022	120 Atha Street	18-262 Roof - Soffits (Rotting Wood)	RC		7/29/2022	Open
7/13/2022	143 Victory Drive	18-261 Exterior Walls - Rotting Wood	RC		9/1/2022	Open
7/13/2022	143 Victory Drive	18-264 Windows - Rotting Wood	RC		9/1/2022	Open
7/14/2022	711 1/2 East Church Street	62-9 Abandoned Vehicle	RC		8/1/2022	Open
7/14/2022	225 Colquitt Street	540.2 Recreational Vehicle	RC		8/1/2022	Open
7/14/2022	202 Colquitt Street	42-9 Height Permitted-Tall grass and weeds	RC		8/1/2022	Open
7/14/2022	124 Victory Drive	62-9 Abandoned Vehicle X2	RC		8/1/2022	Open
7/14/2022	124 Victory Drive	62-9 Abandoned Trailer X2	RC		8/1/2022	Open
7/14/2022	124 Victory Drive	62-10 Trash and Debris	RC		8/1/2022	Open
7/14/2022	124 Victory Drive	62-9 Abandoned Appliances	RC		8/1/2022	Open
7/14/2022	124 Victory Drive	18-255 Open Outdoor Storage	RC		8/1/2022	Open
7/14/2022	124 Victory Drive	18-261 Exterior Walls	RC		8/15/2022	Open
7/14/2022	124 Victory Drive	18-262 Roofs - Structurally Sound	RC		8/15/2022	Open
7/14/2022	124 Victory Drive	18-265 Exterior Doors	RC		8/15/2022	Open
7/15/2022	810 Davis Street	18-261 Exterior Walls	RC		8/16/2022	Open
7/15/2022	810 Davis Street	18-262 Roofs, Missing Shingles and Hole	RC		8/16/2022	Open
7/15/2022	810 Davis Street	18-263 Exterior Decks/ Porches	RC		8/16/2022	Open
7/15/2022	810 Davis Street	18-264 Windows	RC		8/16/2022	Open
7/15/2022	810 Davis Street	18-265 Exterior Doors	RC		8/16/2022	Open
7/15/2022	154 Victory Drive	62-9 Abandoned Inoperative Vehicle	RC		8/1/2022	Open
7/15/2022	154 Victory Drive	18-255 Open Outdoor Storage	RC		8/1/2022	Open
7/15/2022	154 Victory Drive	18-256 Trees - Dead / Dying	RC		8/1/2022	Open
7/18/2022	112 East Fambrough Street	62-9 Junk and Debris	Citation	N/A		Closed
7/18/2022	112 East Fambrough Street	18-255 Open Outdoor Storage	Citation	N/A		Closed
7/18/2022	112 East Fambrough Street	18-261 Exterior Walls	Citation	N/A		Closed
7/18/2022	325 Stokes Street	62-10 Unhealthy and Unsanitary Conditions	RC		7/25/2022	Open
7/18/2022	1115 South Madison Avenue	62-9 Abandoned Vehicle	RC		8/2/2022	Open

7/18/2022	1250 South Madison Avenue	62-9 Junk and Debris	RC		8/2/2022	Open
7/18/2022	1250 South Madison Avenue	42-97 Height Permitted-Tall grass and weeds	RC		8/2/2022	Open
7/19/2022	710 Lawrence Street	62-9 Partially Dismantled Vehicle	RC		8/3/2022	Open
7/19/2022	710 Lawrence Street	18-259 Parking on Proper Surfaces	RC		8/3/2022	Open
7/19/2022	1123 South Broad Street	62-9 Trach / Debris	RC		8/3/2022	Open
7/19/2022	1109 South Madison Avenue	62-9 Inoperative Vehicle	RC		8/3/2022	Open
7/19/2022	1024 South Madison Avenue	42-97 Height Permitted-Tall grass and weeds	RC		8/3/2022	Open
7/19/2022	1017 South Madison Avenue	42-97 Height Permitted-Tall grass and weeds	RC		8/3/2022	Open
7/20/2022	919 Cherokee Avenue	62-9 Trash / Debris	RC		8/4/2022	Open
7/20/2022	919 Cherokee Avenue	18-256.C Tree Debris	RC		8/4/2022	Open
7/20/2022	815 Cherokee Avenue	540.2 Recreational Vehicle Prohibited	RC		8/4/2022	Closed
7/20/2022	706 Lawrence Street	62-9 Partially Dismantled Vehicle	RC		8/4/2022	Open
7/20/2022	704 Lawrence Street	62-9 Inoperative Vehicle	RC		8/4/2022	Open
7/20/2022	132 Southview Drive	62-9 Abandoned Appliances	RC		8/4/2022	Open
7/21/2022	501 Harris Street	18-255 Open Outdoor Storage	Citation	N/A		Closed
7/21/2022	501 Harris Street	18-261 Exterior Walls	Citation	N/A		Closed
7/21/2022	501 Harris Street	18-262 Roofs - Structurally Sound	Citation	N/A		Closed
7/21/2022	501 Harris Street	18-264 Windows	Citation	N/A		Closed
7/21/2022	501 Harris Street	18-263 Exterior Decks/ Porches	Citation	N/A		Closed
7/21/2022	1320 East Church Street	18-262 Roof - Metal Roofing	RC		8/5/2022	Open
7/22/2022	711 Davis Street	62-9 Junk Vehicles x 2	RC		8/8/2022	Open
7/22/2022	711 Davis Street	62-9 Partially Dismantled Vehicle X 2	RC		8/8/2022	Open
7/22/2022	711 Davis Street	18-259 Parking on Proper Surfaces x 6	RC		8/8/2022	Open
7/22/2022	711 Davis Street	62-9 Junk Vehilce Parts 2 engines 1 transmission	RC		8/8/2022	Open
7/22/2022	711 Davis Street	540.2 Recreational Vehicle - Prohibited front yard	RC		8/8/2022	Open
7/22/2022	315 Knight Street Lot 2	62-9 Abandoned Vehilce	RC		8/8/2022	Open
7/25/2022	503 Chestnut Lane	42-97 Height Permitted-Tall grass and weeds	RC		8/9/2022	Closed
7/25/2022	325 Stokes Street	18-253 Fences	Citation	N/A		Closed
7/25/2022	325 Stokes Street	18-261 Exterior Walls	Citation	N/A		Closed
7/25/2022	325 Stokes Street	18-263 Exterior Decks/ Porches	Citation	N/A		Closed
7/25/2022	325 Stokes Street	18-264 Windows	Citation	N/A		Closed
7/25/2022	325 Stokes Street	62-10 Unhealthy and Unsanitary Conditions	Citation	N/A		Closed
7/26/2022	1224 Claywill Circle	62-9 Inoperative Vehicle	RC		8/10/2022	Open
7/26/2022	1224 Claywill Circle	18-259 Parking on Proper Surfaces x 3	RC		8/10/2022	Open
7/26/2022	1226 Claywill Circle	18-259 Parking on Proper Surfaces	RC		8/10/2022	Open
7/26/2022	1235 Claywill Circle	62-9 Inoperative Vehicle	RC		8/10/2022	Open
7/26/2022	1236 Claywill Circle	62-9 Inoperative Vehicle	RC		8/10/2022	Open
7/26/2022	1230 Claywill Circle	42-97 Height Permitted-Tall grass and weeds	RC		8/3/2022	Closed



7/27/2022	141 Hubbard Street	62-9 Inoperative Vehicle	RC	8/11/2022	Open
7/27/2022	141 Hubbard Street	62-9 Junk Abandoned Appliances	RC	8/11/2022	Open
7/27/2022	213 Hubbard Street	62-9 Inoperative Vehicle	RC	8/11/2022	Open
7/27/2022	325 Stokes Street	62-9 Neighborhood Standards	RC	8/12/2022	Open
7/27/2022	325 Stokes Street	62-10 Unhealthy and Unsanitary Conditions	RC	8/3/2022	Open
7/27/2022	325 Stokes Street	18-253 Fences	RC	8/26/2022	Open
7/27/2022	325 Stokes Street	18-254 Uncultivated Vegetation	RC	8/26/2022	Open
7/27/2022	325 Stokes Street	18-261 Exterior Walls	RC	8/26/2022	Open
7/27/2022	325 Stokes Street	18-262 Roofs	RC	8/26/2022	Open
7/27/2022	325 Stokes Street	18-263 Exterior Decks and Porches	RC	8/26/2022	Open
7/27/2022	325 Stokes Street	18-264 Windows	RC	8/26/2022	Open
7/27/2022	325 Stokes Street	18-265 Exterior Doors	RC	8/26/2022	Open
7/28/2022	363 Towler Street	18-254 Grass Weeds and Uncultivated Vegetation	RC	8/15/2022	Open
7/28/2022	363 Towler Street	18-261 Exterior Walls	RC	8/29/2022	Open
7/28/2022	363 Towler Street	18-262 Roofs	RC	8/29/2022	Open
7/28/2022	363 Towler Street	18-264 Windows	RC	8/29/2022	Open
7/28/2022	363 Towler Street	18-265 Exterior Doors	RC	8/29/2022	Open
7/29/2022	655 Barron Drive	62-9 Trash / Debris	RC	8/15/2022	Open
7/29/2022	404 East Chrch Street	42-97 Height Permitted-Tall grass and weeds	RC	8/15/2022	Open
7/29/2022	404 East Chrch Street	18-255 Open Outdoor Storage	RC	8/15/2022	Open
7/29/2022	145 Hubbard Street	62-9 Trash / Debris	RC	8/15/2022	Open
7/29/2022	145 Hubbard Street	Abandoned Appliances	RC	8/15/2022	Open
7/29/2022	145 Hubbard Street	42-97 Tall Grass and Weeds	RC	8/15/2022	Open

# DOWNTOWN DEVELOPMENT/MAIN STREET SEPTEMBER REPORT

- Governor's Tourism Conference Training August 1st-3rd
- First Friday Concert August 4th 7:00 pm –King of Pop Michael Jackson Tribute over 6500 in attendance
- DDA/CVB Board Meetings– Thursday, August 11th, 8:00 am
- Georgia Historic Trust Expedition August 13th 10:00-4:00. Largest tour to date. Over 560 tickets sold.
- Hurricane Blowout Parade– August 18th 6:30 pm
- Georgia Downtown Conference August 22-25. Monroe received an Award of excellence to The Roe for Best Façade Renovation. Leigh Ann co-presented a session on our new branding.
- Braves Day– . August 28th 2:00-5:00. Around 1000 people in attendance. Crew said one of the largest attended tours.
- Nedza'a is now open.
- Farmers Market continues each week until October 8th



## UPCOMING EVENTS:

- September 2nd Swingin' Medallions Concert
- DDA/CVB Board Meeting September 8th 8:00 am
- September 17th Dinosaur Day 10-4
- September 30th Purple Madness Concert
- Fall Fest October 8th
- Christmas Parade Applications now available. December 8th 6:30 pm

## ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public extended hours Tues-Saturday 10-5
- Milner-Aycock Building RFP



**ELECTRIC & TELECOM  
DEPARTMENT  
MONTHLY REPORT**

**SEPTEMBER  
2022**

## Items of Interest

40,000ft fiber transport ring installed and 70% spliced. This impacts over 750 homes and only leave 3,500ft left to complete our OLT ring. That has been engineered and turned over to our contactor.

South Madison Electric project is nearing completion.

Continued delay on supply of all materials

# ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2022 | FY 2022



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CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
<b>REVENUES</b>	<b>\$ 1.454M</b>	<b>\$ 1.636M</b>	<b>\$ 1.262M</b>	<b>\$ 1.312M</b>	<b>\$ 1.457M</b>	<b>\$ 1.378M</b>	<b>\$ 1.897M</b>						<b>\$ 10.396M</b>	<b>\$ 11.806M</b>	<b>\$ 10.752M</b>
PERSONNEL COSTS	\$ 0.098M	\$ 0.106M	\$ 0.107M	\$ 0.149M	\$ 0.107M	\$ 0.127M	\$ 0.128M						\$ 0.822M	\$ 0.882M	\$ 0.790M
CONTRACTED SVC	\$ 0.042M	\$ 0.072M	\$ 0.095M	\$ 0.051M	\$ 0.084M	\$ 0.058M	\$ 0.104M						\$ 0.506M	\$ 0.370M	\$ 0.374M
SUPPLIES	\$ 1.247M	\$ 1.127M	\$ 1.207M	\$ 1.109M	\$ 0.948M	\$ 1.148M	\$ 1.218M						\$ 8.003M	\$ 7.197M	\$ 7.621M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.036M						\$ 0.247M	\$ 0.144M	\$ 0.233M
<b>EXPENSES</b>	<b>\$ 1.422M</b>	<b>\$ 1.340M</b>	<b>\$ 1.444M</b>	<b>\$ 1.344M</b>	<b>\$ 1.174M</b>	<b>\$ 1.369M</b>	<b>\$ 1.485M</b>						<b>\$ 9.579M</b>	<b>\$ 8.593M</b>	<b>\$ 9.018M</b>
<b>FUND TRANSFERS</b>	<b>\$ 0.141M</b>	<b>\$ 0.168M</b>	<b>\$ 0.187M</b>	<b>\$ 0.220M</b>	<b>\$ 0.168M</b>	<b>\$ 0.190M</b>	<b>\$ 0.185M</b>						<b>\$ 1.259M</b>	<b>\$ 2.196M</b>	<b>\$ 1.122M</b>
<b>MARGIN W/O TRANSFERS</b>	<b>\$ 0.031M</b>	<b>\$ 0.296M</b>	<b>\$ (0.182M)</b>	<b>\$ (0.032M)</b>	<b>\$ 0.283M</b>	<b>\$ 0.010M</b>	<b>\$ 0.412M</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0.818M</b>	<b>\$ 3.213M</b>	<b>\$ 1.734M</b>
<b>MARGIN W/ TRANSFER</b>	<b>\$ (0.110M)</b>	<b>\$ 0.127M</b>	<b>\$ (0.369M)</b>	<b>\$ (0.253M)</b>	<b>\$ 0.115M</b>	<b>\$ (0.180M)</b>	<b>\$ 0.227M</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0.441M)</b>	<b>\$ 1.017M</b>	<b>\$ 0.612M</b>
PART CONTR/MEAG YES	\$ 0.100M	\$ -	\$ 0.691M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.191M	\$ 0.350M	\$ 1.156M

\* Participant Contribution & Year End Settlement excluded

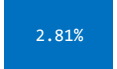
12-MO PURCHASED KWH's



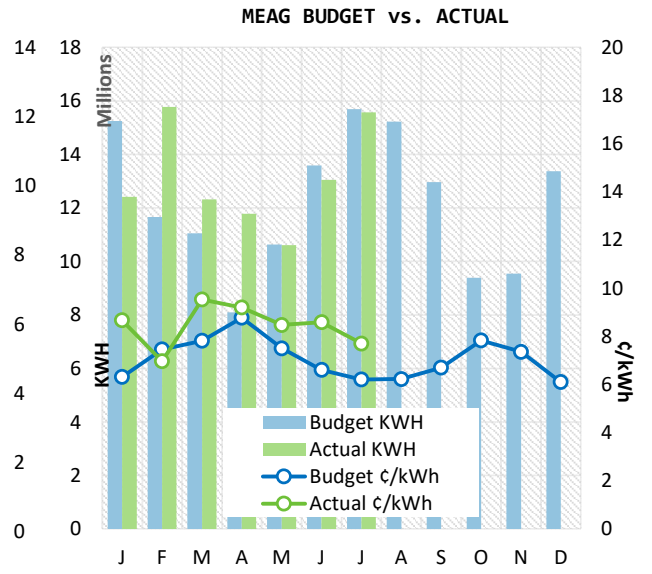
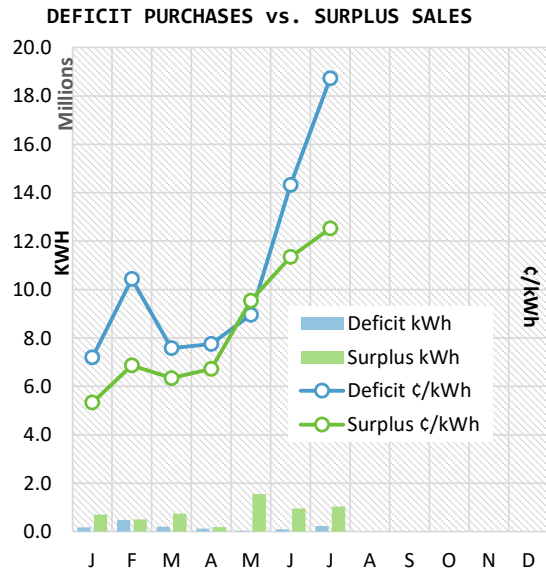
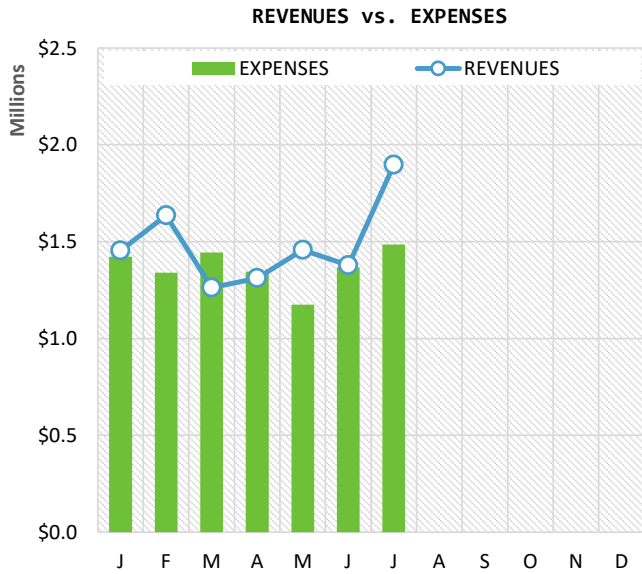
12-MO RETAIL KWH's



12-MO LINE LOSS



12-MO WHOLESALE ¢/kWh



# RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

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## CUSTOMER COUNT

Residential	5,792	5,821	5,818	5,824	5,831	5,837	5,832
Commercial	905	900	904	918	918	915	921
Industrial	1	1	1	1	1	1	1
City	47	47	47	47	48	48	48
<b>Total</b>	<b>6,745</b>	<b>6,769</b>	<b>6,770</b>	<b>6,790</b>	<b>6,798</b>	<b>6,801</b>	<b>6,802</b>
Year-Over-Year Δ	1.50%	0.98%	0.86%	1.45%	1.19%	1.25%	1.22%

## KWH

Residential	6.069M	6.893M	7.772M	5.914M	5.002M	4.990M	6.532M
Commercial	4.838M	5.074M	5.535M	4.968M	4.706M	5.308M	6.584M
Industrial	0.285M	0.275M	0.329M	0.317M	0.362M	0.332M	0.277M
Other	-	-	-	-	-	-	-
City	0.463M	0.489M	0.549M	0.466M	0.463M	0.528M	0.590M
<b>Total</b>	<b>11.654M</b>	<b>12.731M</b>	<b>14.184M</b>	<b>11.666M</b>	<b>10.533M</b>	<b>11.159M</b>	<b>13.983M</b>
Year-Over-Year Δ	-1.62%	-11.49%	4.25%	0.12%	-1.56%	6.28%	12.01%

## REVENUE

Residential	\$ 0.670M	\$ 0.748M	\$ 0.831M	\$ 0.655M	\$ 0.651M	\$ 0.649M	\$ 0.862M
Commercial	\$ 0.631M	\$ 0.654M	\$ 0.706M	\$ 0.647M	\$ 0.633M	\$ 0.687M	\$ 0.808M
Industrial	\$ 0.032M	\$ 0.032M	\$ 0.035M	\$ 0.034M	\$ 0.037M	\$ 0.035M	\$ 0.031M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.044M	\$ 0.047M	\$ 0.053M	\$ 0.045M	\$ 0.044M	\$ 0.051M	\$ 0.057M
<b>Total</b>	<b>\$ 1.378M</b>	<b>\$ 1.481M</b>	<b>\$ 1.625M</b>	<b>\$ 1.381M</b>	<b>\$ 1.366M</b>	<b>\$ 1.422M</b>	<b>\$ 1.758M</b>
Year-Over-Year Δ	-2.07%	-9.88%	4.20%	0.07%	0.49%	6.89%	12.14%

# SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
[Jun 2022](#)
[Jul 2022](#)
[Aug 2022](#)
[Sep 2022](#)
[Oct 2022](#)
[Nov 2022](#)
[Dec 2022](#)

YTD 344

## AVERAGE KWH/CUSTOMER

Residential	1,048	1,184	1,336	1,016	858	855	1,120	1,059
Commercial	5,345	5,638	6,122	5,412	5,126	5,802	7,149	5,799
Industrial	284,650	275,099	328,778	316,552	362,118	332,046	276,686	310,847
City	9,851	10,397	11,674	9,924	9,652	11,001	12,292	10,685

## AVERAGE \$/CUSTOMER

Residential	\$116	\$129	\$143	\$112	\$112	\$111	\$148	\$124
Commercial	\$697	\$727	\$781	\$705	\$690	\$751	\$877	\$747
Industrial	\$32,433	\$31,619	\$35,050	\$34,272	\$37,180	\$35,255	\$31,368	\$33,882
City	\$943	\$996	\$1,118	\$950	\$924	\$1,053	\$1,177	\$1,023

## AVERAGE \$/KWH

Residential	\$0.1103	\$0.1085	\$0.1069	\$0.1107	\$0.1301	\$0.1301	\$0.1320	\$0.1184
Commercial	\$0.1305	\$0.1289	\$0.1276	\$0.1303	\$0.1346	\$0.1294	\$0.1227	\$0.1292
Industrial	\$0.1139	\$0.1149	\$0.1066	\$0.1083	\$0.1027	\$0.1062	\$0.1134	\$0.1094
City	\$0.0957	\$0.0958	\$0.0958	\$0.0957	\$0.0957	\$0.0958	\$0.0958	\$0.0957
<b>Average</b>	<b>\$0.1126</b>	<b>\$0.1120</b>	<b>\$0.1092</b>	<b>\$0.1112</b>	<b>\$0.1158</b>	<b>\$0.1154</b>	<b>\$0.1160</b>	<b>\$0.1132</b>



MOST RECENT  
12-MONTH

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	
<b>POWER SUPPLY COSTS</b>					
MEAG Project Power	\$ 983,265	\$ 874,760	\$ 6,192,209	\$ 5,789,040	\$ 10,785,570
Transmission	104,729	130,380	735,105	860,590	1,386,013
Supplemental	55,156	48,539	332,393	405,196	423,643
SEPA	53,789	52,198	374,211	374,437	642,074
Other Adjustments	983	954	6,855	6,713	11,626
<b>TOTAL POWER SUPPLY COSTS</b>	<b>\$ 1,197,923</b>	<b>\$ 1,106,831</b>	<b>\$ 7,640,773</b>	<b>\$ 7,435,977</b>	<b>\$ 13,248,925</b>
<b>AS BUDGET</b>	<b>972,881</b>	<b>1,034,179</b>	<b>6,066,587</b>	<b>6,234,261</b>	<b>10,763,794</b>
<b>% ACTUAL TO BUDGET</b>	<b>123.13%</b>	<b>107.03%</b>	<b>125.95%</b>	<b>119.28%</b>	<b>123.09%</b>

**PEAKS & ENERGY**

## Peaks (KW)

Coincident Peak (CP)	36,409	31,447	36,409	31,447	36,409
Non-Coincident Peak (NCP)	36,827	31,447	36,827	31,447	36,827
CP (BUDGET)	33,000	31,617	33,343	31,617	33,343
NCP (BUDGET)	33,579	32,266	33,705	32,266	33,705

## Energy (KWH)

MEAG Energy	14,208,923	12,582,797	82,284,151	77,760,475	145,847,935
Supplemental Purchases (or sales)	410,086	176,552	555,779	3,375,885	(1,773,813)
SEPA Energy	947,629	1,219,188	8,635,970	9,497,813	15,060,394
<b>Total Energy (KWH)</b>	<b>15,566,638</b>	<b>13,978,537</b>	<b>91,475,900</b>	<b>90,634,173</b>	<b>159,134,517</b>
<b>AS BUDGET</b>	<b>15,684,000</b>	<b>17,596,000</b>	<b>85,931,000</b>	<b>90,782,000</b>	<b>156,085,000</b>
<b>% ACTUAL TO BUDGET</b>	<b>99.25%</b>	<b>79.44%</b>	<b>106.45%</b>	<b>99.84%</b>	<b>101.95%</b>

CP Load Factor	59.38%	61.74%	28.68%	32.90%	49.89%
NCP Load Factor	58.71%	61.74%	28.36%	32.90%	49.33%
% Supplemental	2.63%	1.26%	0.61%	3.72%	1.10%

**UNIT COSTS (¢/kWh)**

Bulk Power	7.6556	8.0033	8.4981	8.3730	8.4661
Supplemental	13.4500	27.4931	59.8067	12.0027	23.8832
SEPA Energy	5.6762	4.2813	4.3332	3.9424	4.2633
MEAG Total	7.6955	7.9181	8.3528	8.2044	8.3256

Note on Supplemental Unit Cost: Unit cost is based on the aggregated hourly energy and the associated market price for which the energy was purchased or sold.

MOST RECENT  
12-MONTH

Jul 2022

Jul 2021

FY2022 YTD

FY2021 YTD

## SALES REVENUES

ELECTRIC SALES	\$	1,758,094	\$	1,532,927	\$	10,409,988	\$	10,011,677	\$	18,511,103
<b>SALES REVENUES (ACTUAL)</b>	<b>\$</b>	<b>1,758,094</b>	<b>\$</b>	<b>1,532,927</b>	<b>\$</b>	<b>10,409,988</b>	<b>\$</b>	<b>10,011,677</b>	<b>\$</b>	<b>18,511,103</b>
AS BUDGET	\$	1,625,000	\$	1,583,333	\$	1,625,000	\$	1,583,333		Not Applicable
% ACTUAL TO BUDGET		108.19%		96.82%		640.61%		632.32%		Not Applicable

Note on Electric Sales: Detail break-down for individual rate class is shown in *ELECTRIC: RETAIL SALES* section.

## OTHER REVENUES

OP REVENUE		34,382		34,536		240,977		240,797		413,959
FEDERAL GRANT		-		-		-		-		-
MISC REVENUE		8,452		4,647		54,847		382,627		159,178
CONTRIBUTED CAPITAL		-		-		-		-		-
SALE OF FIXED ASSETS		-		-		-		-		-
GAIN UTILITIES ASSETS		-		-		-		-		-
REIMB DAMAGED PROPERTY		-		-		-		3,000		-
CUST ACCT FEES		-		-		-		-		-
OTHER REV		-		-		-		-		-
ADMIN ALLOC		10,625		9,135		75,083		75,763		131,569
INTEREST REVENUES - UTILITY		85,390		24,815		(384,666)		38,449		(485,336)
STATE GRANTS		-		-		-		-		-
SALE OF RECYCLED MATERIALS		-		-		-		-		-
<b>OTHER REVENUES (ACTUAL)</b>	<b>\$</b>	<b>138,848</b>	<b>\$</b>	<b>73,132</b>	<b>\$</b>	<b>(13,759)</b>	<b>\$</b>	<b>740,636</b>	<b>\$</b>	<b>219,370</b>
AS BUDGET	\$	61,528	\$	80,431	\$	430,695	\$	563,014		Not Applicable
% ACTUAL TO BUDGET		225.67%		90.93%		-3.19%		131.55%		Not Applicable

## TRANSFER

Transfer From CIP		-		-		-		-		-
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<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$</b>	<b>1,896,942</b>	<b>\$</b>	<b>1,606,060</b>	<b>\$</b>	<b>10,396,229</b>	<b>\$</b>	<b>10,752,313</b>	<b>\$</b>	<b>18,730,473</b>
AS BUDGET	\$	1,686,528	\$	1,663,764	\$	11,805,695	\$	11,646,347		Not Applicable
% ACTUAL TO BUDGET		112.48%		96.53%		88.06%		92.32%		Not Applicable

MCT CREDIT	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	100,000	\$	100,000	\$	479,659	\$	700,000	\$	979,659
MEAG REBATE		-		-		711,447		456,339		711,447

MEAG YES/PART CONTR/MCT	\$	100,000	\$	100,000	\$	1,191,106	\$	1,156,339	\$	1,691,106
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Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	
<b>PERSONNEL</b>					
Compensation	\$ 86,887	\$ 74,744	\$ 573,644	\$ 573,175	\$ 711,044
Benefits	40,791	32,900	248,586	216,993	400,314
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 127,677</b>	<b>\$ 107,644</b>	<b>\$ 822,230</b>	<b>\$ 790,168</b>	<b>\$ 1,111,358</b>
AS BUDGET	\$ 125,707	\$ 112,623	\$ 879,952	\$ 788,364	Not Applicable
% ACTUAL TO BUDGET	101.57%	95.58%	93.44%	100.23%	Not Applicable
<b>CONTRACTED SERVICES</b>					
Consulting	\$ 5,665	\$ -	\$ 5,665	\$ -	\$ 6,289
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	639
Maintenance Contracts	798	(263)	7,352	7,206	9,113
Rents/Leases	238	48	23,234	3,250	32,009
Repairs & Maintenance (Outside)	1,924	531	28,039	32,208	48,872
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,685	1,632	11,633	10,587	21,742
Postage	-	-	-	27	44
Public Relations	-	-	-	800	-
Mkt Expense	-	-	-	-	-
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	1,661	250	2,497	1,464	8,187
Vehicle Tag & Title Fee	-	-	-	-	21
Ga Dept Rev Fee	-	-	-	900	1,000
Fees	-	-	-	300	46
Training & Ed	1,214	(3)	1,828	11	2,178
Contract Labor	90,777	34,597	424,647	316,785	661,437
Shipping/Freight	-	-	-	-	-
<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 103,993</b>	<b>\$ 36,791</b>	<b>\$ 505,729</b>	<b>\$ 373,538</b>	<b>\$ 792,412</b>
AS BUDGET	\$ 52,838	\$ 53,296	\$ 369,863	\$ 373,071	Not Applicable
% ACTUAL TO BUDGET	196.82%	69.03%	136.73%	100.13%	Not Applicable

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	
<b>SUPPLIES</b>					
Office Supplies	31	1,152	1,313	1,491	1,705
Furniture <5001	-	-	1,674	-	1,674
Postage	-	-	-	-	-
Auto Parts	141	27	897	2,063	3,471
Construction Materials	-	-	-	6,528	-
Damage Claims	-	-	-	1,439	-
Sponsorships/Donations	-	-	750	-	750
Expendable Fluids	-	163	41	171	283
Safety/Medical Supplies	-	-	4,485	-	4,485
Tires	-	-	10,819	301	13,504
Uniform Expense	-	-	14,440	11,012	15,227
Janitorial	352	187	1,989	1,947	3,524
Computer Equipment	-	-	-	5,766	-
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	716	711	12,033	11,110	17,290
Covid-19 Expenses	-	-	-	957	-
Streetlights	-	-	-	6,536	-
Auto & Truck Fuel	5,431	2,599	21,557	16,069	37,210
Food	53	58	855	1,446	1,447
Sm Tool & Min Equip	1,023	2,936	13,511	20,808	16,644
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	1,129	12,913	9,100	32,257	28,045
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,197,923	1,106,831	7,588,770	7,381,398	13,068,702
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
<b>SUPPLIES (ACTUAL)</b>	<b>\$ 1,217,747</b>	<b>\$ 1,140,037</b>	<b>\$ 8,003,379</b>	<b>\$ 7,622,402</b>	<b>\$ 13,618,383</b>
AS BUDGET	\$ 1,028,188	\$ 986,383	\$ 7,197,313	\$ 6,904,680	Not Applicable
% ACTUAL TO BUDGET	118.44%	115.58%	111.20%	110.39%	Not Applicable
<b>CAPITAL OUTLAY</b>					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 35,503	\$ 33,270	\$ 247,261	\$ 232,976	\$ 380,340
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 35,503</b>	<b>\$ 33,270</b>	<b>\$ 247,261</b>	<b>\$ 232,976</b>	<b>\$ 380,340</b>
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
<b>FUND TRANSFERS</b>					
Admin Alloc - Adm Exp	\$ 74,532	\$ 71,902	\$ 503,263	\$ 502,929	\$ 743,568
Transfer To Gf	110,174	82,180	755,532	619,248	1,285,804
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$ 184,707</b>	<b>\$ 154,083</b>	<b>\$ 1,258,795</b>	<b>\$ 1,122,178</b>	<b>\$ 2,029,372</b>
AS BUDGET	\$ 313,677	\$ 277,505	\$ 2,195,738	\$ 1,942,532	Not Applicable
% ACTUAL TO BUDGET	58.88%	55.52%	57.33%	57.77%	Not Applicable
<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$ 1,669,627</b>	<b>\$ 1,471,824</b>	<b>\$ 10,837,394</b>	<b>\$ 10,141,262</b>	<b>\$ 17,931,865</b>
AS BUDGET	\$ 1,520,409	\$ 1,429,807	\$ 10,642,865	\$ 10,008,648	Not Applicable
% ACTUAL TO BUDGET	109.81%	102.94%	101.83%	101.33%	Not Applicable

# TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2022 | FY 2022



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -.91%

RECOMMENDATIONS

- \*
- \*
- \*
- \*

MOST RECENT  
12-MONTH

Jul 2022

Jul 2021

FY2022 YTD

FY2021 YTD

## FINANCIALS

## Revenues

RETAIL SALES	\$	556,136	\$	576,090	\$	3,924,243	\$	4,114,176	\$	6,771,581
OTHER REVENUES		22,112		26,131		165,222		238,303		304,808
ADJUSTMENTS		(1,577)		(5,860)		(1,857)		(16,279)		(38,752)
<b>Total Revenues</b>	<b>\$</b>	<b>576,672</b>	<b>\$</b>	<b>596,361</b>	<b>\$</b>	<b>4,087,609</b>	<b>\$</b>	<b>4,336,200</b>	<b>\$</b>	<b>7,037,636</b>

## Expenses

PERSONNEL	\$	73,507	\$	69,553	\$	491,423	\$	524,662	\$	781,637
PURCHASED & CONTRACTED SVC		32,516		25,741		122,597		115,955		235,886
PURCHASED PROPERTY SERVICES		10,826		656		19,587		27,942		43,773
SUPPLIES		30,005		25,111		208,838		185,264		334,430
COST OF GOODS SOLD		236,357		250,710		1,627,688		1,830,997		2,901,747
DEPR, DEBT SVC & OTHER COSTS		124,517		121,126		853,416		845,996		1,324,374
FUND TRANSFERS		117,844		108,486		801,315		761,307		1,225,560
<b>Total Combined Expenses</b>	<b>\$</b>	<b>625,572</b>	<b>\$</b>	<b>601,384</b>	<b>\$</b>	<b>4,124,864</b>	<b>\$</b>	<b>4,292,123</b>	<b>\$</b>	<b>6,847,407</b>

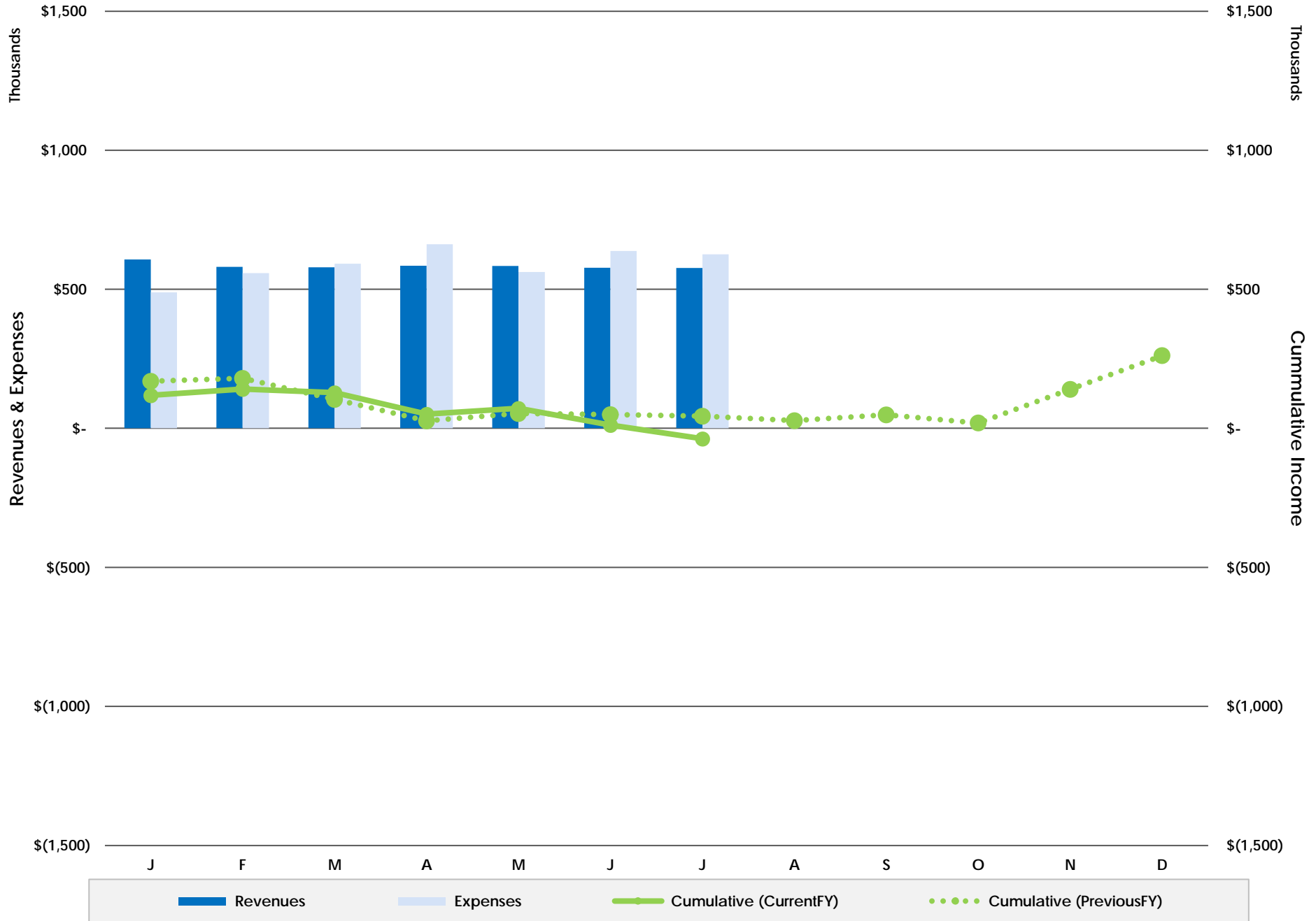
## Income

Before Transfer	\$	68,944	\$	103,464	\$	764,059	\$	805,384	\$	1,415,790
After Transfer	\$	(48,900)	\$	(5,022)	\$	(37,256)	\$	44,077	\$	190,230

## Margin

Before Transfer		11.96%		17.35%		18.69%		18.57%		20.12%
After Transfer		-8.48%		-0.84%		-0.91%		1.02%		2.70%

CHART 1  
MONTHLY DIRECTOR'S REPORT  
REVENUE, EXPENSE & INCOME SUMMARY  
FISCAL YEAR 2022





MOST RECENT  
12-MONTH

Jul 2022 Jul 2021 FY2022 YTD FY2021 YTD

## RETAIL SALES

Note on Telecom Sales: Detail break-down for individual rate class is shown in TELECOM: RETAIL SALES section.

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
CABLE TELEVISION	\$ 208,865	\$ 244,550	\$ 1,521,106	\$ 1,863,597	\$ 2,691,904
DVR SERVICE	20,987	21,590	148,035	153,938	254,803
FIBER OPTICS	58,488	51,825	399,543	348,390	666,480
INTERNET	232,815	223,041	1,611,566	1,519,544	2,742,633
TELEPHONE	33,611	33,319	234,030	215,480	397,710
SET TOP BOX	1,370	1,764	9,962	13,227	18,049
<b>Total RETAIL SALES (ACTUAL)</b>	<b>\$ 556,136</b>	<b>\$ 576,090</b>	<b>\$ 3,924,243</b>	<b>\$ 4,114,176</b>	<b>\$ 6,771,581</b>

## OTHER REVENUES

CATV INSTALL/UPGRADE	\$ 390	\$ 115	\$ 3,737	\$ 2,545	\$ 6,337
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	1,089	796	5,481	4,987	9,244
EQUIPMENT SALES	-	-	-	-	-
MODEM RENTAL	7,887	8,066	55,950	56,071	96,191
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	2,122	8,019	24,986	87,890	61,481
ADMIN ALLOCATION	10,625	9,135	75,083	86,810	131,569
CONTRIBUTED CAPITAL	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	-	(15)	-	(15)
<b>Total OTHER REVENUES ACTUAL</b>	<b>\$ 22,112</b>	<b>\$ 26,131</b>	<b>\$ 165,222</b>	<b>\$ 238,303</b>	<b>\$ 304,808</b>

## Adjustment

Adjustment	\$ (1,577)	\$ (5,860)	\$ (1,857)	\$ (16,279)	\$ (38,752)
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Note: Adjustment added to match Financials

<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$ 576,672</b>	<b>\$ 596,361</b>	<b>\$ 4,087,609</b>	<b>\$ 4,336,200</b>	<b>\$ 7,037,636</b>
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SUMMARY

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Personnel	\$ 73,507	\$ 69,553	\$ 491,423	\$ 524,662	\$ 781,637
Purchased & Contracted Svc	32,516	25,741	122,597	115,955	235,886
Purchased Property Services	10,826	656	19,587	27,942	43,773
Supplies	30,005	25,111	208,838	185,264	334,430
Cost of Goods Sold	236,357	250,710	1,627,688	1,830,997	2,901,747
Depr, Debt Svc & Other Costs	124,517	121,126	853,416	845,996	1,324,374
Fund Transfers	117,844	108,486	801,315	761,307	1,225,560
<b>TOTAL SUMMARY (ACTUAL)</b>	<b>\$ 625,572</b>	<b>\$ 601,384</b>	<b>\$ 4,124,864</b>	<b>\$ 4,292,123</b>	<b>\$ 6,847,407</b>

TELECOM

Personnel

Salaries	\$ 47,952	\$ 45,112	\$ 334,001	\$ 334,155	\$ 515,243
Benefits	25,555	24,441	157,422	190,507	266,394
<b>Total Personnel (ACTUAL)</b>	<b>\$ 73,507</b>	<b>\$ 69,553</b>	<b>\$ 491,423</b>	<b>\$ 524,662</b>	<b>\$ 781,637</b>

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	761
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	171	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	-	833	478	2,972
Pest Control	-	-	-	-	-
Maintenance	448	146	7,640	12,182	21,985
Equipment Rents/Leases	188	-	1,502	1,314	2,629
Pole Equip. Rents/Leases	-	-	-	2,000	466
Equipment Rental	15	15	86	88	190
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	32	-	128	-	128
Outside Maintenance	809	3,090	10,170	11,507	20,035
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	-	-	2,679	466
MAINTENANCE CONTRACTS	8,665	13,864	24,740	21,239	27,409
EQUIPMENT RENTAL	10	10	57	59	126
COMMUNICATION SERVICES	1,867	1,720	13,649	9,489	27,201
INTERNET COSTS	-	530	2,120	3,180	4,770
POSTAGE	-	-	-	110	-
TRAVEL EXPENSE	-	421	1,620	421	7,204
DUES/FEES	6,477	-	13,336	2,353	20,951
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	618	5,639	20,861	28,827	49,039
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	2,880	-	8,974	14	9,086
CONTRACT LABOR	10,506	306	16,879	19,766	40,270
SOFTWARE EXPENSE	-	-	-	80	-
SHIPPING / FREIGHT	-	-	-	-	199
<b>Total Purchased &amp; Contracted Svc (ACTUAL)</b>	<b>\$ 32,516</b>	<b>\$ 25,741</b>	<b>\$ 122,597</b>	<b>\$ 115,955</b>	<b>\$ 235,886</b>

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	12-MONTH
<b>Purchased Property Services</b>					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	320	349	1,916	6,800	3,916
Postage	-	-	-	10	-
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	792	1,166	792
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	-	200	200
Uniform Rental	-	-	-	-	-
Contract Labor	10,506	306	16,879	19,766	36,865
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
<b>Total Purchased Property Services (ACTUAL)</b>	<b>\$ 10,826</b>	<b>\$ 656</b>	<b>\$ 19,587</b>	<b>\$ 27,942</b>	<b>\$ 43,773</b>

TELECOM (Continued)

Supplies

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	-	48
Postage	-	-	-	-	-
Auto Parts	148	-	5,380	2,732	6,043
CONSTRUCTION MATERIALS	-	-	-	3,745	-
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	-	16	244	54	491
Tires	-	-	265	167	1,074
Uniform Expense	-	-	2,557	3,676	2,944
Janitorial Supplies	352	216	1,908	2,016	3,443
Equipment Parts	106	8,025	378	8,591	1,021
R&M Building - Inside	-	-	-	202	-
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	1,922	439	19,354	14,151	39,456
Sys R&M - Inside/Shipping	-	27	-	27	-
COVID-19 EXPENSES	-	-	-	957	-
Utility Costs	2,920	2,986	25,516	19,189	42,678
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,587	1,052	8,108	6,308	14,202
Food	53	58	523	543	990
Small Tools & Minor Equipment	62	514	595	1,141	3,838
Small Operating Supplies	332	1,069	1,836	5,730	9,985
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	71	38	223	1,085	823
AUTO PARTS	-	-	72	-	72
CONSTRUCTION MATERIALS	-	-	-	11,992	-
EXPENDABLE FLUIDS	-	-	-	-	2
UNIFORM EXPENSE	-	-	2,628	-	2,628
JANITORIAL SUPPLIES	-	-	-	256	-
COMPUTER EQUIP NON-CAP	274	-	2,725	7,097	4,775
EQUIPMENT PARTS	-	7	1,538	606	1,625
REPAIRS & MAINTENANCE	10,277	2,992	66,305	37,905	89,122
COVID-19 EXPENSES	-	-	-	957	-
UTILITY COSTS	1,848	1,828	10,977	10,901	21,916
AUTO & TRUCK FUEL	1,587	1,052	8,335	6,308	14,429
SMALL TOOLS & MINOR EQUIPMENT	2,296	54	13,858	2,176	15,961
SMALL OPERATING SUPPLIES	2,615	2,587	11,089	21,706	23,779
DEPRECIATION EXPENSE	3,478	2,150	24,348	15,047	32,946
EQUIPMENT	-	-	-	-	-
<b>Total Supplies (ACTUAL)</b>	<b>\$ 30,005</b>	<b>\$ 25,111</b>	<b>\$ 208,838</b>	<b>\$ 185,264</b>	<b>\$ 334,430</b>

**Cost of Goods Sold**

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,596	15,829	113,939	112,388	195,318
Cost of Sales CATV	188,922	205,215	1,330,507	1,531,145	2,395,753
Cost of Sales Internet	22,575	21,290	125,566	134,756	210,578
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,264	8,376	57,677	52,708	100,098
Cost of Programming CATV	-	-	-	-	-
<b>Total Cost of Goods Sold (ACTUAL)</b>	<b>\$ 236,357</b>	<b>\$ 250,710</b>	<b>\$ 1,627,688</b>	<b>\$ 1,830,997</b>	<b>\$ 2,901,747</b>

**Depr, Debt Svc & Other Costs**

Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,619	14,858	109,593	102,506	168,417
INTEREST EXP - 2020 REV BONDS	43,089	43,089	301,624	301,624	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	74,532	71,902	503,263	502,929	743,568
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
<b>Total Depr, Debt Svc &amp; Other Costs (ACTUAL)</b>	<b>\$ 124,517</b>	<b>\$ 121,126</b>	<b>\$ 853,416</b>	<b>\$ 845,996</b>	<b>\$ 1,324,374</b>

**Fund Transfers**

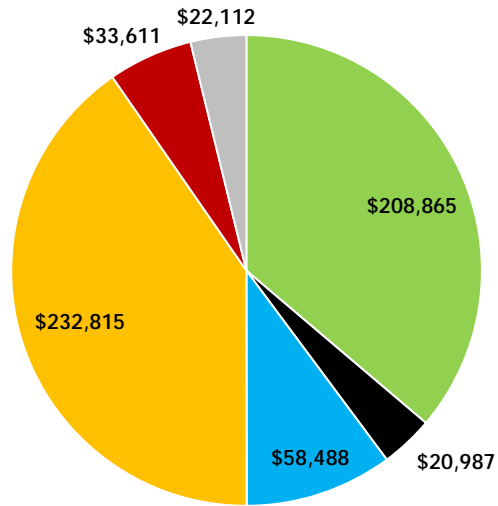
Transfer 5% to General Fund	18,342	17,428	125,851	125,166	207,447
TRANS OUT UTIL 5% TO GEN FUND	24,970	19,156	172,202	133,212	274,546
ADMIN ALLOC - ADMIN EXPENSES	74,532	71,902	503,263	502,929	743,568
<b>Total Fund Transfers (ACTUAL)</b>	<b>\$ 117,844</b>	<b>\$ 108,486</b>	<b>\$ 801,315</b>	<b>\$ 761,307</b>	<b>\$ 1,225,560</b>

<b>TOTAL TELECOM EXPENSES (ACTUAL)</b>	<b>\$ 625,572</b>	<b>\$ 601,384</b>	<b>\$ 4,124,864</b>	<b>\$ 4,292,123</b>	<b>\$ 6,847,407</b>
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CHART 5  
MONTHLY DIRECTOR'S REPORT  
REVENUES & EXPENSES

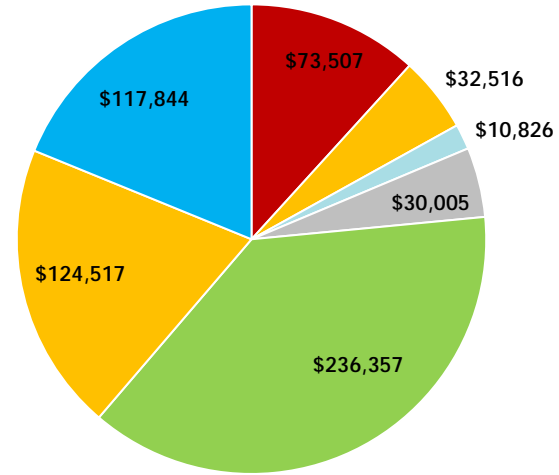
REVENUES [Jul 2022]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



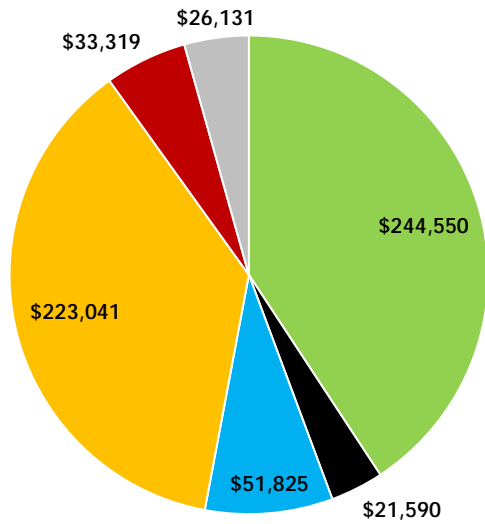
EXPENSES [Jul 2022]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



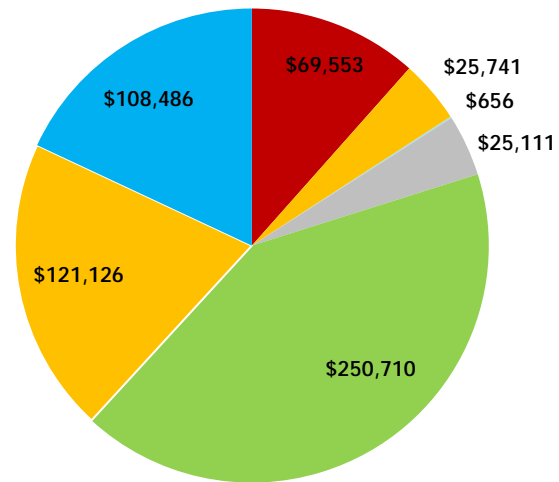
REVENUES [Jul 2021]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



EXPENSES [Jul 2021]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



MOST RECENT  
12-MONTH

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	
<b>BASIC &amp; EXPANDED BASIC</b>					
Number of Bills	1,710	2,023	12,463	15,760	22,142
Revenue (\$)	\$ 194,294	\$ 230,744	\$ 1,419,192	\$ 1,775,906	\$ 2,519,812
Revenue Per Bill (\$)	\$ 114	\$ 114	\$ 114	\$ 113	\$ 114
<b>MINI BASIC</b>					
Number of Bills	302	277	2,112	1,762	3,562
Revenue (\$)	\$ 11,307	\$ 10,216	\$ 78,450	\$ 61,821	\$ 131,739
Revenue Per Bill (\$)	\$ 37	\$ 37	\$ 37	\$ 35	\$ 37
<b>BOSTWICK</b>					
Number of Bills	11	11	77	79	132
Revenue (\$)	\$ 1,265	\$ 1,265	\$ 8,855	\$ 9,100	\$ 15,180
Revenue Per Bill (\$)	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
<b>BULK CATV/MOTEL</b>					
Number of Bills	4	5	28	35	49
Revenue (\$)	\$ 1,310	\$ 1,550	\$ 9,170	\$ 10,850	\$ 15,833
Revenue Per Bill (\$)	\$ 328	\$ 310	\$ 328	\$ 310	\$ 323
<b>SHOWTIME</b>					
Number of Bills	3	2	27	24	41
Revenue (\$)	\$ 44	\$ 29	\$ 334	\$ 329	\$ 521
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 12	\$ 14	\$ 13
<b>SHOW/HBO</b>					
Number of Bills	4	6	34	48	64
Revenue (\$)	\$ 50	\$ 75	\$ 424	\$ 595	\$ 800
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 12	\$ 12	\$ 13
<b>BULK SHOWTIME/MOTEL</b>					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CINEMAX</b>					
Number of Bills	2	2	14	14	24
Revenue (\$)	\$ 29	\$ 29	\$ 205	\$ 205	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15

MOST RECENT  
12-MONTH

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
<b>HBO</b>					
Number of Bills	18	22	146	163	252
Revenue (\$)	\$ 264	\$ 322	\$ 2,100	\$ 2,354	\$ 3,642
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 14	\$ 14
<b>MAX/HBO</b>					
Number of Bills	3	6	38	41	68
Revenue (\$)	\$ 38	\$ 75	\$ 448	\$ 504	\$ 825
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 12	\$ 12	\$ 12
<b>PLAYBOY</b>					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>STARZ</b>					
Number of Bills	19	17	135	134	224
Revenue (\$)	\$ 264	\$ 244	\$ 1,929	\$ 1,933	\$ 3,201
Revenue Per Bill (\$)	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14
<b>DVR</b>					
Number of Bills	125	133	893	993	1,552
Revenue (\$)	\$ 14,880	\$ 15,896	\$ 105,537	\$ 115,382	\$ 183,152
Revenue Per Bill (\$)	\$ 119	\$ 120	\$ 118	\$ 116	\$ 118
<b>NON DVR</b>					
Number of Bills	45	42	304	256	513
Revenue (\$)	\$ 5,066	\$ 4,673	\$ 35,511	\$ 31,311	\$ 59,716
Revenue Per Bill (\$)	\$ 113	\$ 111	\$ 117	\$ 122	\$ 116
<b>SET TOP BOX</b>					
Number of Bills	111	142	819	1,074	1,466
Revenue (\$)	\$ 1,370	\$ 1,764	\$ 9,962	\$ 13,227	\$ 18,049
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12



	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
<b>ADD'L DVR BOX</b>					
Number of Bills	58	55	382	395	645
Revenue (\$)	\$ 829	\$ 846	\$ 5,405	\$ 6,076	\$ 9,298
Revenue Per Bill (\$)	\$ 14	\$ 15	\$ 14	\$ 15	\$ 14
<b>ADD'L NON DVR BOX</b>					
Number of Bills	21	17	147	102	244
Revenue (\$)	\$ 212	\$ 175	\$ 1,582	\$ 1,167	\$ 2,637
Revenue Per Bill (\$)	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11
<b>FIBER</b>					
Number of Bills	310	188	1,986	1,151	3,115
Revenue (\$)	\$ 58,488	\$ 51,825	\$ 399,543	\$ 348,390	\$ 666,480
Revenue Per Bill (\$)	\$ 189	\$ 276	\$ 201	\$ 303	\$ 214
<b>INTERNET</b>					
Number of Bills	4,133	4,109	28,765	28,660	49,258
Revenue (\$)	\$ 230,957	\$ 220,471	\$ 1,597,323	\$ 1,500,559	\$ 2,716,077
Revenue Per Bill (\$)	\$ 56	\$ 54	\$ 56	\$ 52	\$ 55
<b>WIRELESS INTERNET</b>					
Number of Bills	27	37	208	272	385
Revenue (\$)	\$ 1,859	\$ 2,570	\$ 14,243	\$ 18,985	\$ 26,556
Revenue Per Bill (\$)	\$ 69	\$ 69	\$ 68	\$ 70	\$ 69
<b>RESIDENTIAL PHONE</b>					
Number of Bills	733	781	5,180	5,637	9,007
Revenue (\$)	\$ 6,591	\$ 5,550	\$ 44,296	\$ 36,991	\$ 72,752
Revenue Per Bill (\$)	\$ 9	\$ 7	\$ 9	\$ 7	\$ 8
<b>COMMERCIAL PHONE</b>					
Number of Bills	285	285	1,993	1,991	3,395
Revenue (\$)	\$ 18,273	\$ 18,615	\$ 128,037	\$ 131,894	\$ 218,505
Revenue Per Bill (\$)	\$ 64	\$ 65	\$ 64	\$ 66	\$ 64
<b>TOTAL REVENUES</b>	<b>\$ 547,389</b>	<b>\$ 566,935</b>	<b>\$ 3,862,545</b>	<b>\$ 4,067,581</b>	<b>\$ 6,665,127</b>

CHART 7  
REVENUES FROM SALES BY CLASS  
CURRENT VS. PREVIOUS FISCAL YEAR



CHART 7  
REVENUES FROM SALES BY CLASS  
CURRENT VS. PREVIOUS FISCAL YEAR

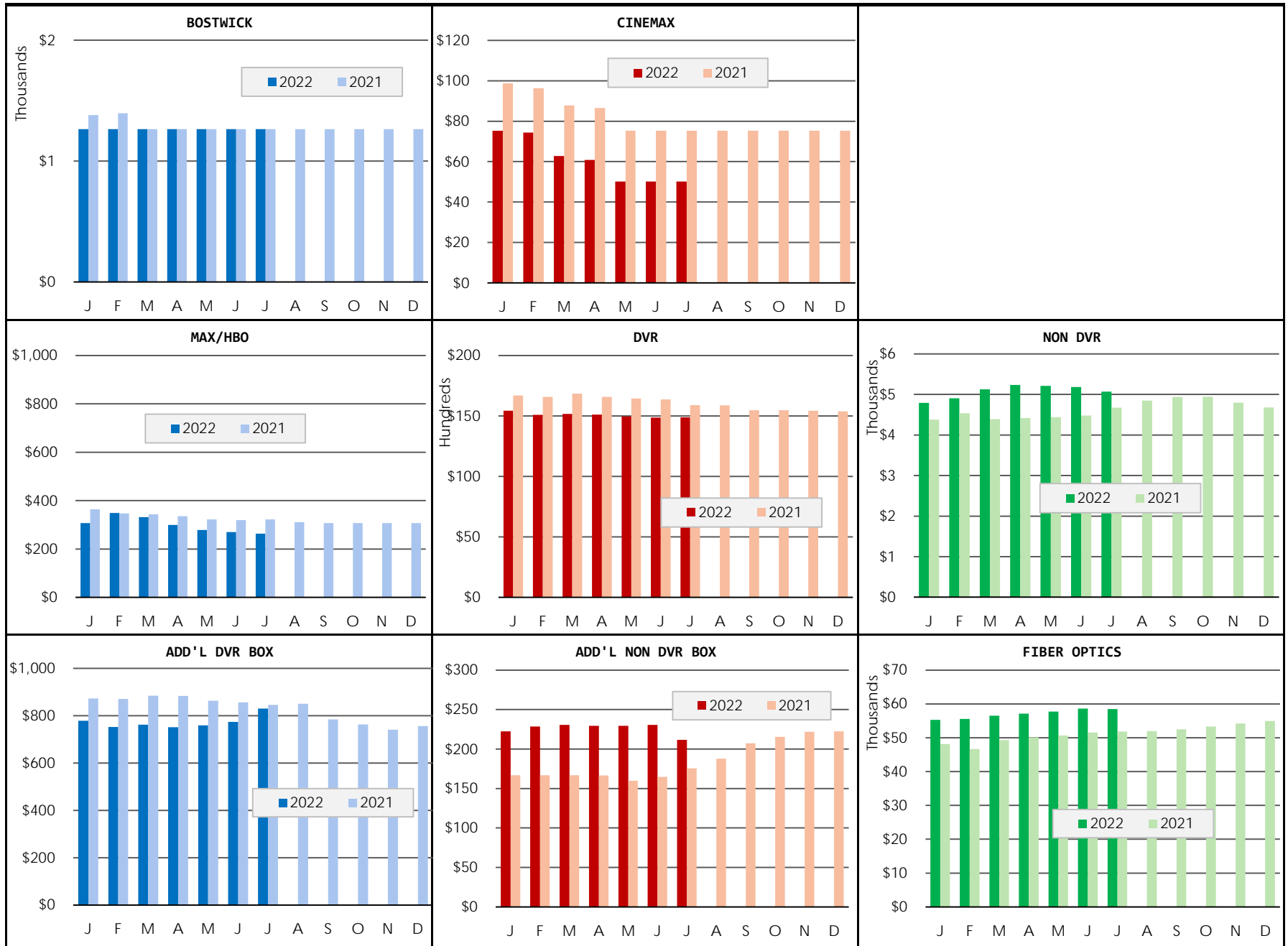
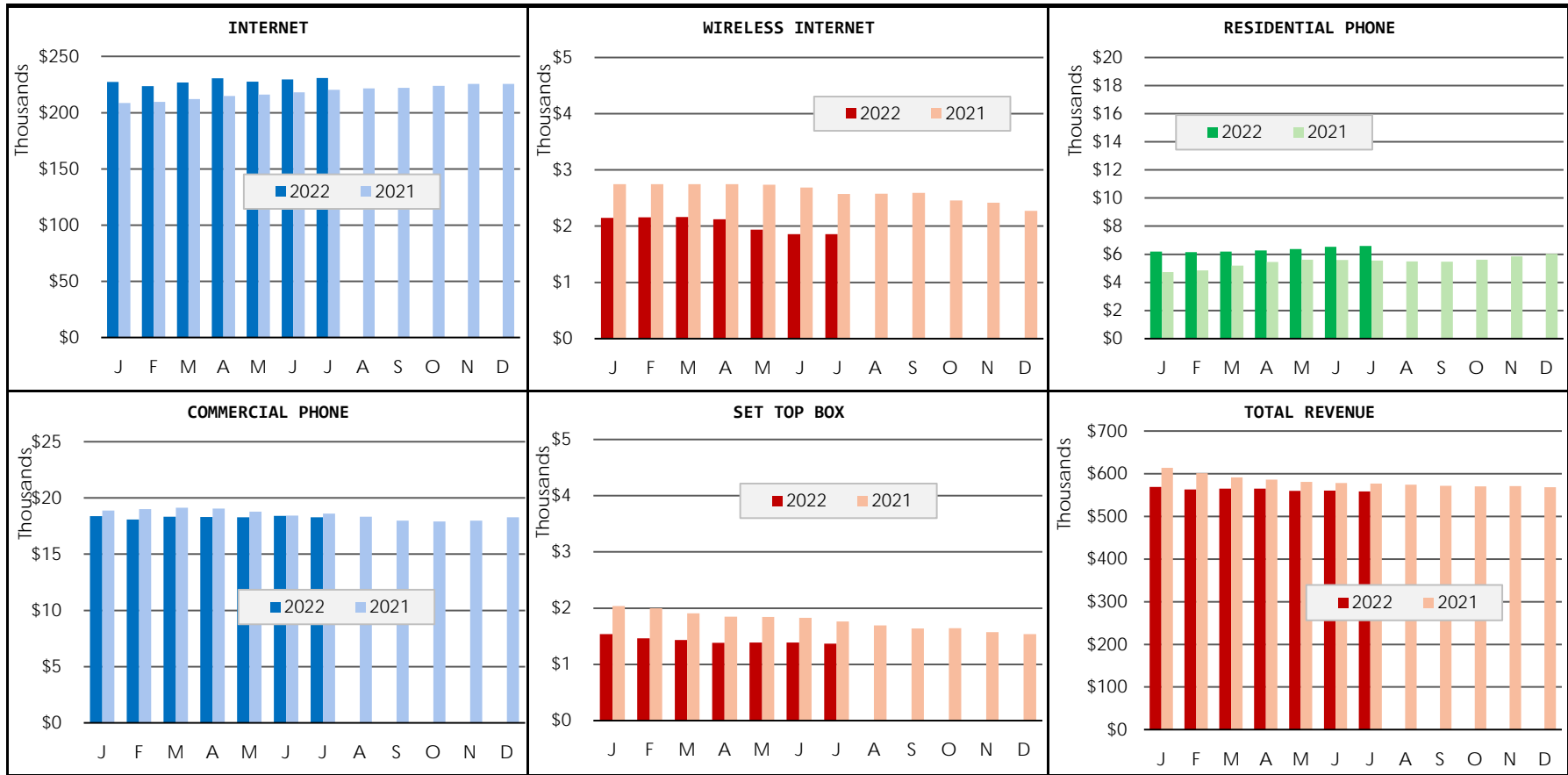


CHART 7  
REVENUES FROM SALES BY CLASS  
CURRENT VS. PREVIOUS FISCAL YEAR





# Financial Report as of July 2022

Online financial reports are available here  
<https://cleargov.com/georgia/walton/city/monroe>

# GENERAL FUND SUMMARY

## GENERAL FUND REVENUES



TOTAL BUDGETED

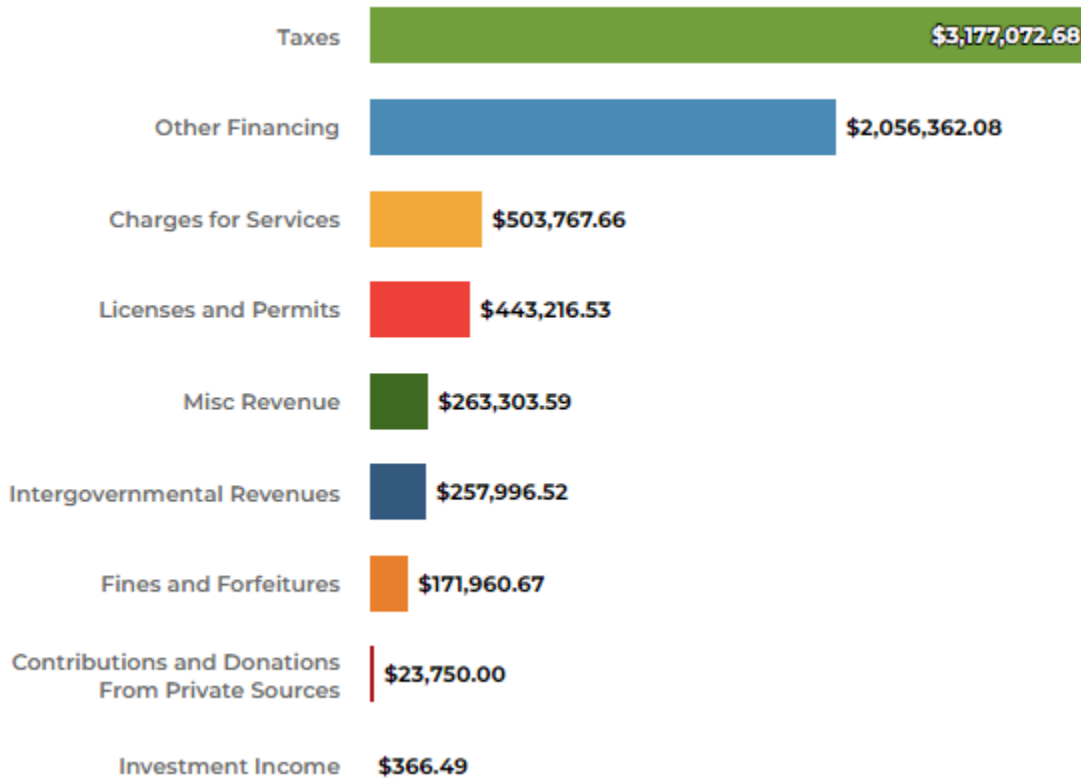
**\$15,653,543**

COLLECTED TO DATE

(44% of budgeted collected to date)

**\$6,897,796**

General Fund year-to-date revenues for the month totaled \$6,897,796 which is 44% of total budgeted revenues of \$15,653,543 for 2022. Property Tax & Insurance Premium Tax collections make up @ 37% of total General Fund Revenues, which is not collected until the fourth quarter of each year.



## GENERAL FUND EXPENDITURES



TOTAL BUDGETED

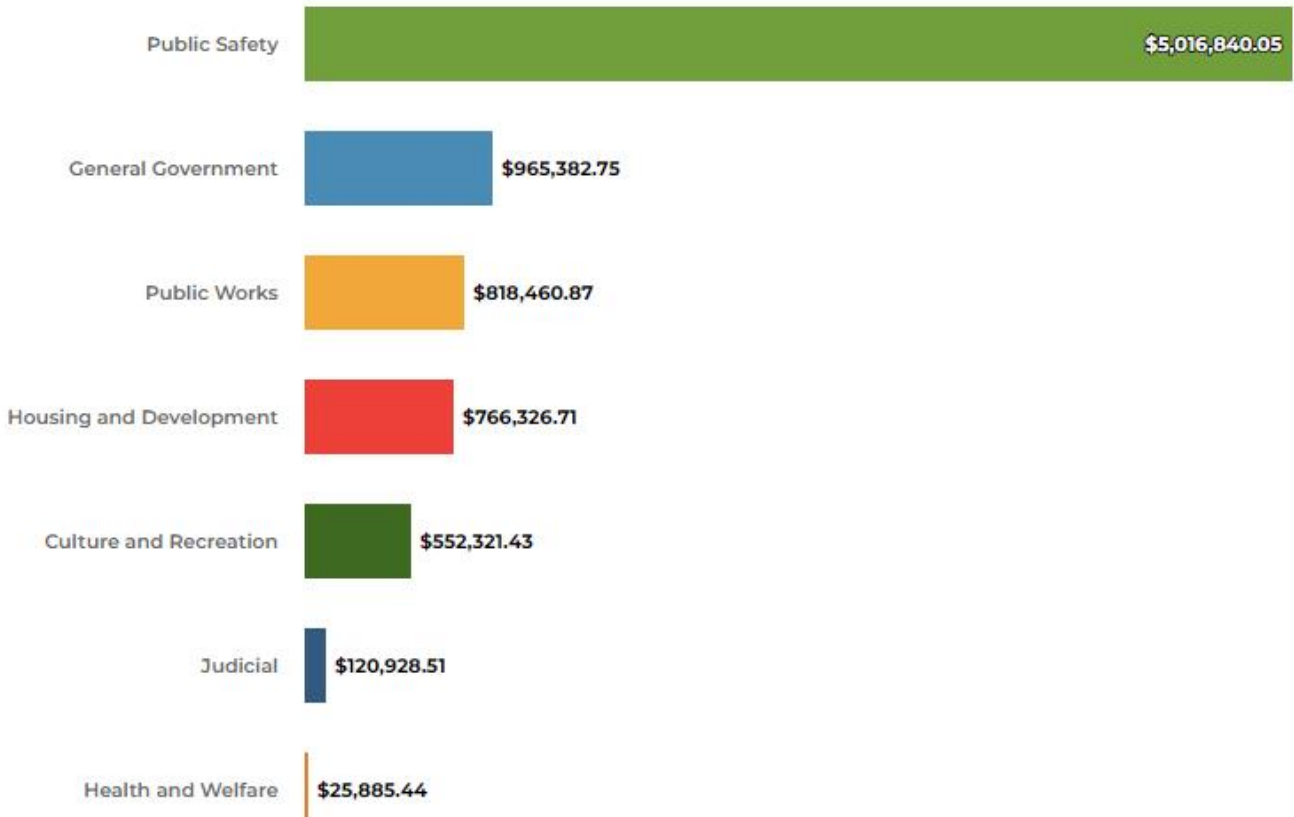
**\$15,653,543**

EXPENDED TO DATE

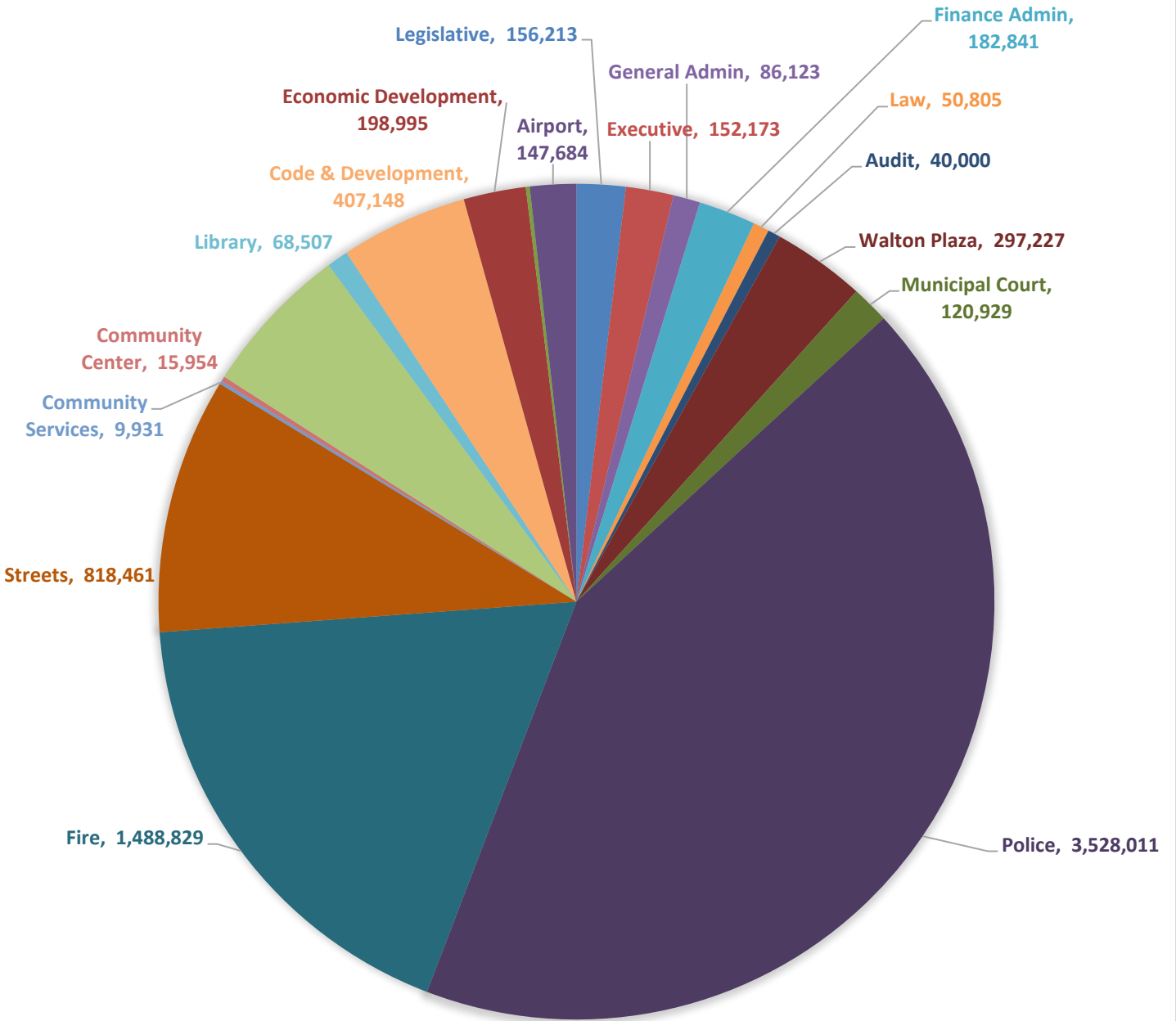
(53% of budgeted used to date)

**\$8,266,146**

General Fund year-to-date expenses for the month totaled \$8,266,146 which is 52.8% of total budgeted expenses of \$15,653,543 for 2022.



# GENERAL FUND EXPENSE YTD





# UTILITY FUND SUMMARY

## UTILITY FUND REVENUES



TOTAL BUDGETED

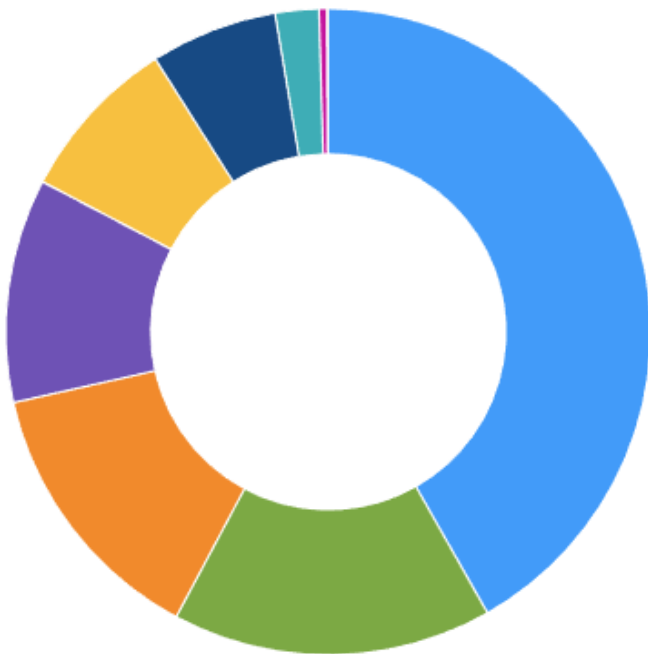
**\$45,689,095**

COLLECTED TO DATE

(61% of budgeted collected to date)

**\$27,849,477**

Utility Fund year-to-date operating revenues for the month totaled \$27,785,523. This is 60.8% of total budgeted revenues of \$45,689,095 for 2022. Capital revenues total \$60,524.



Electric	41.8%
Water	16%
Natural Gas	13.7%
Sewage	11.2%
Telecom & Internet	8.3%
Cable Tv	6.4%
Utility Intergovernmental	2.2%
Special Facility / Guta	0.4%
Water Distribution System	0.03%
Stormwater	0.01%
Util Finance	0.005%
Sewage Treatment Plant	0.000%

## UTILITY FUND EXPENDITURES



TOTAL BUDGETED

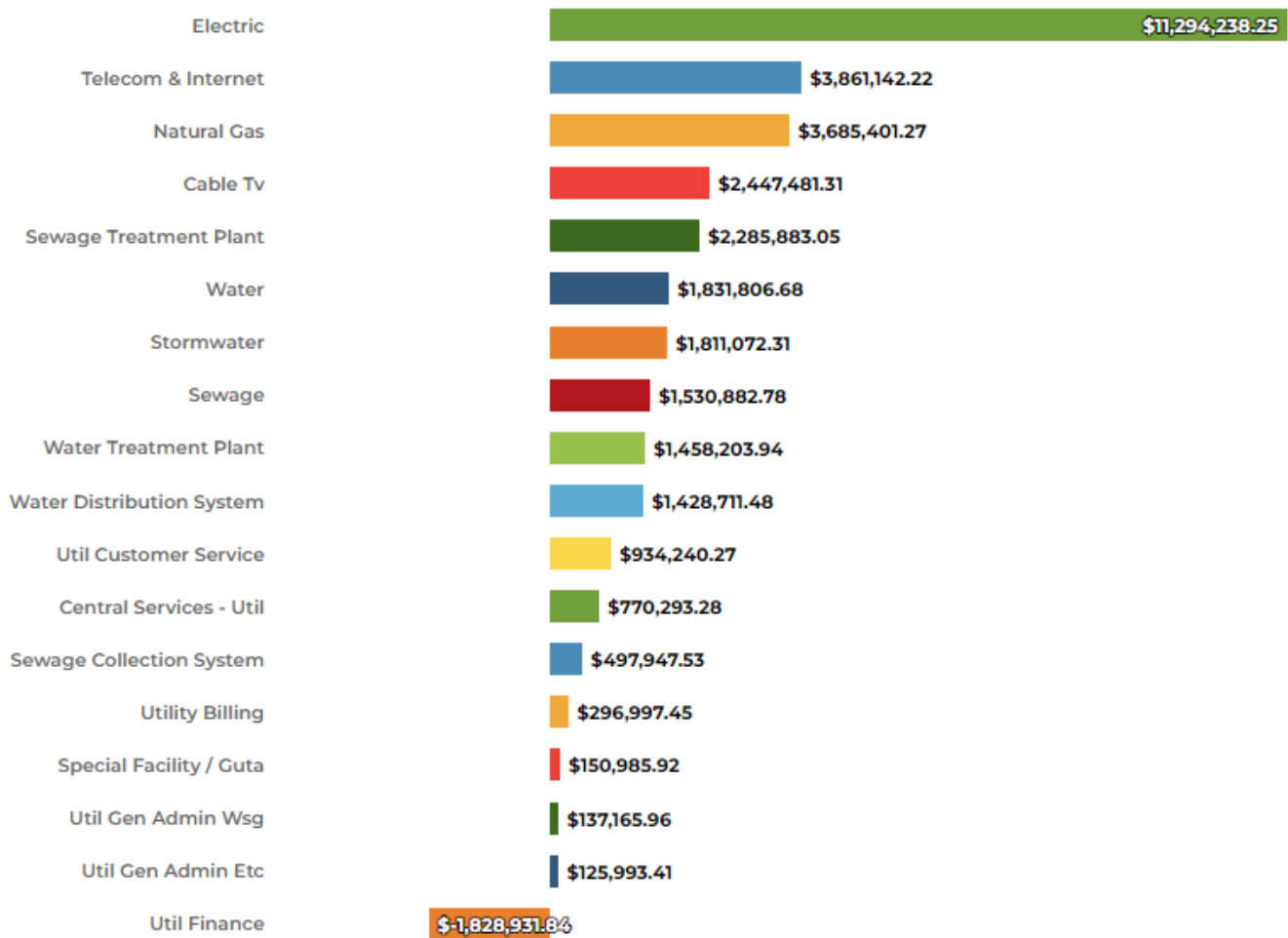
**\$45,689,095**

EXPENDED TO DATE

(72% of budgeted used to date)

**\$32,719,515**

Utility Fund year-to-date operating expenses for the month totaled \$25,361,287 (*excluding capital expense*) which is 56% of total budgeted expenses of \$45,689,095 for 2022. Year-to-date capital expense totaled \$7,356,705.



# SOLID WASTE FUND SUMMARY

## SOLID WASTE FUND REVENUES



TOTAL BUDGETED

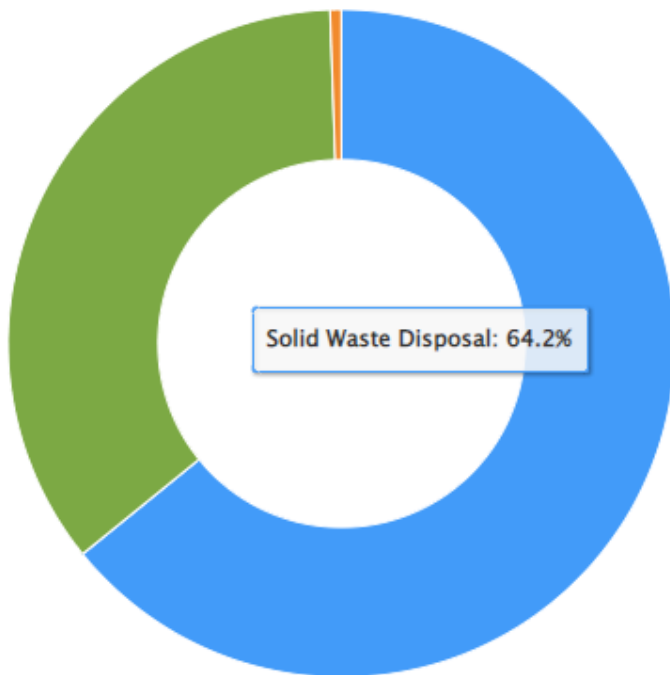
**\$6,193,677**

COLLECTED TO DATE

(65% of budgeted collected to date)

**\$4,047,904**

Solid Waste year-to-date revenues for the month totaled \$4,047,904. This is 65% of total budgeted revenues of \$6,193,677 for 2022.



● Solid Waste Disposal	64.2%
● Solid Waste Collection	35.3%
● Recyclables Collection	0.6%

## SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

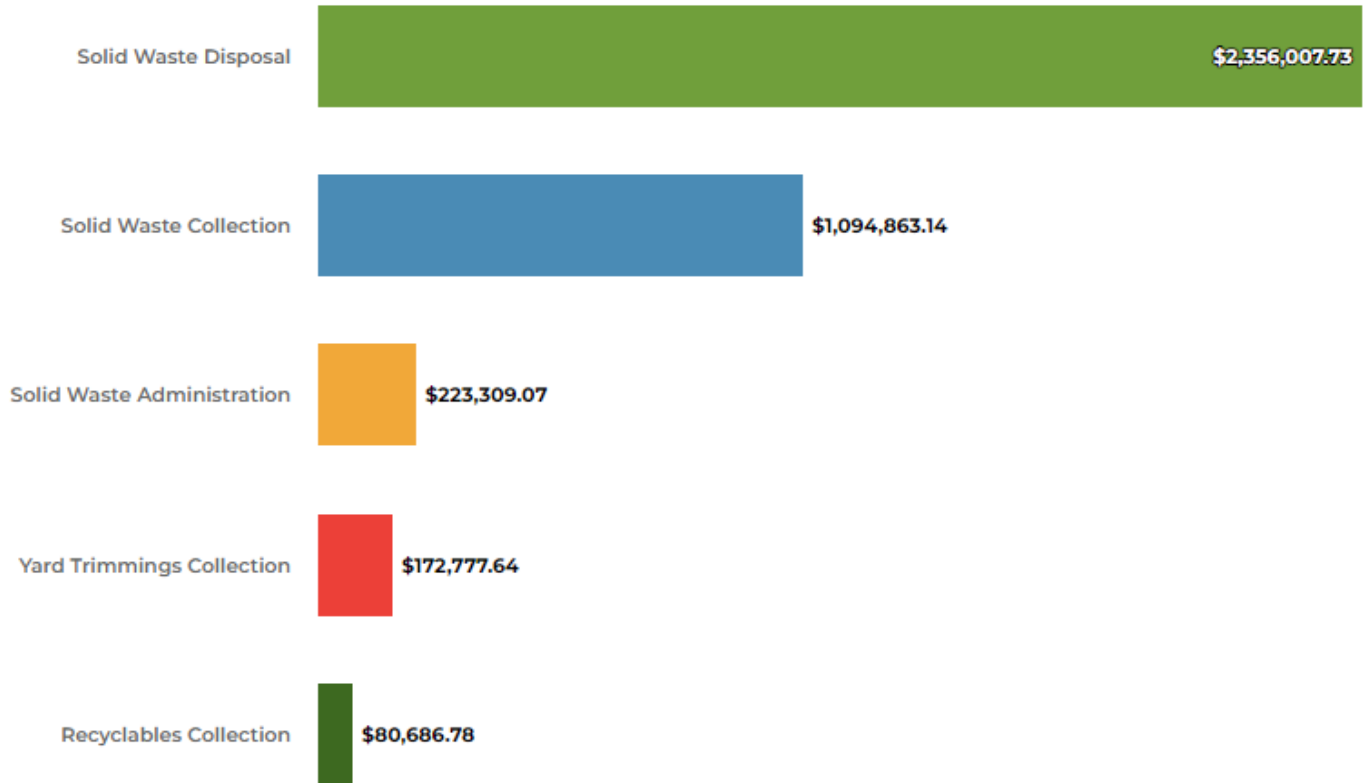
**\$6,193,677**

EXPENDED TO DATE

(67% of budgeted used to date)

**\$4,170,519**

Solid Waste year-to-date expenses for the month totaled \$3,805,098 (*excluding capital expense*) which is 61% of total budgeted expenses \$6,193,677. Year to date capital expenses total \$365,421.



Cash balances for the City of Monroe at month end totaled **\$84,160,899** including the utility bond funds.  
 The following table shows the individual account balances for the major funds

<b>GOVERNMENTAL FUND</b>	
General Fund Checking	2,514,748
Stabilization Fund	1,250,000
Group Health Insurance Claims (Insurance Trust)	78,368
<b>CAPITAL PROJECTS FUND</b>	
Capital Improvement - General Government	2,740
SPLOST 2013	309,716
SPLOST 2019	4,076,499
<b>SPECIAL REVENUE FUND</b>	
Hotel/Motel	8,263
DEA Confiscated Assets Fund	141,345
Confiscated Assets Fund	91,069
American Rescue Plan	4,866,256
<b>ENTERPRISE FUND</b>	
Solid Waste	1,015,873
Solid Waste Capital	657,103
Utility Revenue	10,404
Utility Revenue Reserve	1,000,000
Utility MEAG Short-Term Investment	6,764,775
Utility MEAG Intermediate Extended Investment	8,787,797
Utility MEAG Intermediate Portfolio Investment	3,653,722
Utility Capital Improvement	3,552,098
Utility Tap Fees	6,627,782
Utility GEFA	1,000
Utility Bond Sinking Fund	445,075
2020 Util Bond Sinking Fund	297,789
2020 Bond Fund	35,179,699
Utility Customer Deposits (Restricted)	679,890
Utility Customer Deposits (Investment)	1,584,140

The total Utility Capital funds available at month end are \$11,179,879 as broken down in the section below:

Utility Capital Improvement Cash Balance	3,552,098
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	6,627,782
<b>Total Current Funds Available</b>	<b>11,179,879</b>

<u>Remaining</u>	<u>2022 Budgeted</u>	<u>2022 Actual</u>	<u>Remaining</u>
<u>Budget</u>	<u>Expense</u>	<u>Expense</u>	<u>Budget</u>

Totals	7,978,938	9,105,210	3,745,649	14,977,848
Remaining estimated annual Tap Fees	-	1,449,996	604,165	604,165
Remaining estimated annual CIP transfers-in	-	3,456,000	1,440,000	1,440,000
Estimated Utility Capital Cash Balance EOY	3,200,941		13,224,044	(1,753,803)

The detail by year of each project is shown on the following page

## Utility Transfers Out

	<b>Capital</b>	
	<b>Improvement</b>	<b>General Fund</b>
January	\$ 285,041	\$ 260,872
February	\$ 310,829	\$ 283,237
March	\$ 331,966	\$ 303,537
April	\$ 285,727	\$ 261,347
May	\$ 278,248	\$ 254,952
June	\$ 276,965	\$ 255,332
July	\$ 291,881	\$ 285,186
August		
September		
October		
November		
December		
<b>YTD Total</b>	<b>\$ 2,060,657</b>	<b>\$ 1,904,463</b>

**Utility Capital Funding**

**Approved Projects/Assets**

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2022 Actual Expense</u>	<u>Remaining Budget</u>
Sewer	Application/Design CDBG 2022 submittal			8,700	
Sewer	CDBG 2022 Construction	-	100,000		100,000
Sewer	Lumpkin Street Sewer improvements			424	
Sewer	Sewer Main Rehab 2022	200,000	200,000	9,413	390,587
Sewer	Truck Bypass Sewer Relocation		39,400	39,398	2
Sewer	air compressor	24,760			24,760
Sewer	Trickling Filter Pump	41,161			41,161
Sewer	Truck Replacement		49,000		49,000
Sewer	Final Clarifier Clean Out	20,000			20,000
Sewer	16 Ton Equipment Trailer	8,190	16,990	14,990	10,190
Sewer	Sewer Extensions	100,000			100,000
Sewer	Fusing Machine		23,700	22,415	1,285
Sewer Plant	Pump Station SCADA	50,000	192,900		242,900
Sewer Plant	Zero Turn Mower		8,000	8,000	-
Sewer Plant	WWTP Infrastructure Repair/Replacement-2022 EQUIP NOT A PROJECT		350,000	43,058	306,942
Sewer Plant	Wastewater Pump Station Electrical		200,000		200,000
Water	Fire Hydrant Replacement	110,000	55,000		165,000
Water	Replacement of Controls	40,000			40,000
Water	Water Meters	113,000	56,500		169,500
Water	Fire Hydrant Security	75,000	50,000		125,000
Water	Service Renewals		200,000		200,000
Water	Waterline extensions & pressure improvements	511,179			511,179
Water	New Construction Water Meters	20,560			20,560
Water	Water Master Plan	32,306		1,745	30,561
Water	Water Main Rehab 2021	581,148	-		581,148
Water	REMOVE BRICK FACING OLD WATER PLANT			74,429	
Water	Lumpkin Street Water Improvements				-
Water	Water Main Rehab 2022		300,000		300,000
Water	Jim Daws Water Hydrant Extension			3,774	
Water	Macedonia Church Rd Water Extension		8,800	7,899	901
Water	Truck Bypass Water Relocation		200,932	10,802	190,130
Water	High Service Pumps	12,034			12,034
Water	Alcovy River Screen	350,000			350,000
Water	Water Main Extensions		300,000		300,000
Water	equipment trailer	8,190	16,990	14,990	10,190
Water	Truck		47,000	39,314	
Water Plant	Warehouse Improvements	22,384		47,340	
Water Plant	Infrastructure Repair/Replacement	400,000	250,000		650,000
Water Plant	Membrane Filters 2022	50,000	200,000	156,929	93,071
Water Plant	Truck		46,950	39,314	
Water Plant	WTP SCADA Upgrade		75,000	61,800	13,200
Water Plant	Jacks Creek Pump Station Clearing & Dredging		165,000		165,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000
Central Svcs	Plaza renovations phase #2 (bldgs B thru E)			117,851	
Central Svcs	Utility Branding Imagery		175,000	38,493	136,507
Central Svcs	SR 83 connector - engineering	-		139	
Central Svcs	Town Green		2,000,000		2,000,000
Central Svcs	Vehicle	-	77,000	33,950	43,050
Central Svcs	Exchange server	49,038	15,000		64,038
Central Svcs	Forklift at Warehouse	36,100	40,000		76,100
Central Svcs	Zero Turn Mower		12,000		12,000
Central Svcs	City Hall Flooring Replacement		90,000		90,000
Central Svcs	North Lumpkin Alleyway Improvements		150,000		150,000
Admin	Trucks	48,000			48,000
Admin	Itron hand-held mobile unit	-			-
Admin	My Civic Citizen citywide app				-
Admin	Cisco Firepower for cyber security			10,379	
Admin	City Hall concrete, drainage, sprinkler	0			-
Electric	Automated Switching	74,572			74,572
Electric	Reconductor Distribution System	148,448			148,448
Electric	GIS Program Development	5,817			5,817
Electric	System Automation 2019-2020	215,141	-		215,141
Electric	Underground for Town Green	138,129		102,274	35,856
Electric	Monroe Pavilion Electric	-		178,540	
Electric	Hwy11/78 Lighting				-
Electric	Downtown Lighting Replacement 2021	22,002			22,002
Electric	AMI meters/system	346,613		1,067	345,546

Electric	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	556,207	100,000	456,207
Electric	Meadows Farm Subdivision		28,130	
Electric	Etten Drive Commercial Bldg			-
Electric	Belle Meade replace primary elec line			-
Electric	Stone Creek II streetlights		5,397	
Electric	commercial demand meters	70,000	53,856	16,144
Electric	City Hall lighting			-
Electric	EV charging stations		110,500	110,500
Electric	Reconductor Distrubtion System 2022		-	-
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000		95,000
Electric	Cover Gear	25,000		25,000
Electric	Pole Crane	80,000		80,000
Electric	Altec AA55 bucket truck		205,000	205,000
Electric	Pole Replacement		200,000	200,000
Electric	Pole / Wire trailer			-
Electric	Downtown Lighting Replacement 2022		-	-
Electric	Three Phase Rebuild		125,000	125,000
Telecom	IP Conversion	107,729		107,729
Telecom	IPTV	100,585		100,585
Telecom	2018 redundancy	309,409		309,409
Telecom	GIS Program Development	-		-
Telecom	Micro Trench Saw	0		-
Telecom	Community WiFi / Wireless Deployment	50,459		50,459
Telecom	Carrier Grade NAT	-		-
Telecom	Fiber to the X services	-	519,776	
Telecom	Core switch replacement	22,198		22,198
Telecom	Managed WiFi		88,647	
Telecom	Streaming TV		79,227	
Telecom	IP Conversion 2022		-	-
Telecom	IPTV 2022		-	-
Telecom	Redundancy 2022		-	-
Telecom	Community WiFi / Wireless Deployment 2022		-	-
Telecom	Fusion Splicer	38,079		38,079
Telecom	Fiber Blower	0		-
Telecom	Halon Fire Suppression	44,000		44,000
Telecom	FTTX		595,000	595,000
Telecom	Altec 37G vehicles/Two		126,000	126,000
Cable	Cable Replacement		6,872	
Gas	natural gas master plan	150,000		150,000
Gas	Gas GIS	72,249		72,249
Gas	GIS Program Development	5,817		5,817
Gas	Gas Main Renewal 2021	161,092	-	161,092
Gas	Main Extension (Monroe Pavilion, etc)	88,705	-	88,705
Gas	Lumpkin Street Gas Improvements			-
Gas	Gas Main Renewal 2022		400,000	385,945
Gas	Extensions 2022		200,000	82,711
Gas	Truck Bypass Gas Relocation		237,554	150,731
Gas	Lacy, Davis, Harris & Ash Streets	140,000		140,000
Gas	Various Projects	100,000		100,000
Gas	equipment trailer	16,380	33,980	18,080
Gas	Truck	-		-
Gas	mini excavator		70,014	70,014
Gas	Gas System Improv-Metering SCADA		18,500	18,500
Stormwater	pickup truck	93,232		93,232
Stormwater	2018 Infrastructure Repair/Replacement	45,510		45,510
Stormwater	CDBG 2020 Construction	996,442	1,501,381	
Stormwater	Storm/Drain Retention Pond Rehab	270,500	100,000	370,500
Stormwater	Infrastructure / Pipes / Inlets / etc. 2021	133,391	-	133,391
Stormwater	Infrastructure / Pipes / Inlets / etc. 2022		50,000	40,500
Stormwater	Lateral Repair	8,183		8,183
Stormwater	Improvements	100,000		100,000
Stormwater	North Madison Stormwater Rehab		400,000	400,000
Stormwater	Stormwater Master Plan		400,000	400,000
Stormwater	Dumptruck		110,000	110,000
Stormwater	Trailer for excavator		12,500	14,990



## Utility 2020 Bond Projects

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	Original Budget	Expenditures	Balance
Alcoy Sewer Line Extension	4,000,000	1,926,455	2,073,545
Loganville Water Transmission Line Extension	5,580,000	5,580,000	-
Broadband Fiber Extension	12,700,000	2,959,200	9,740,800
Blaine Station Telecom Building	478,648	424,344	54,304
Wastewater Treatment Plant Upgrades	7,500,000	1,952,036	5,547,964
Raw Water Line Upgrades	3,520,000	150,713	3,369,287
Water Tank Industrial Park & Line Extension	3,000,000	90,322	2,909,678
East Walton Gas Line Extension	1,000,000	317,867	682,133
Future Water Transmission Line Extensions	1,700,000	1,601,832	98,168
Future Expansion Projects	5,771,352		5,771,352
Water Plant System Upgrades	3,000,000	121,405	2,878,595
Water Tank Northside of System	1,750,000		1,750,000
Bond Closing Fees from Bond Proceeds		435,942	(435,942)
	<b>\$50,000,000</b>	<b>\$15,560,116</b>	<b>\$34,439,884</b>

**Solid Waste Capital Funding**

**Approved Projects/Assets**

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2022 Actual Expense</u>	<u>Remaining Budget</u>	<u>2023 Budgeted Expense</u>
Solid Waste	Recycling Carts (purchased via OPEX # 531108)	15,203			15,203	
Solid Waste	Transfer Station Improvements	24,067	25,000	26,956	22,111	
Solid Waste	Guardrails for New Scales		14,000		14,000	
Solid Waste	Downtown Dumpster Corrals	150,000			150,000	
Solid Waste	Residential Garbage Truck		150,752		150,752	
Solid Waste	Commercial Garbage Truck	270,000	301,000	319,835	251,165	
Solid Waste	Pickup Truck	-	35,000		35,000	
Solid Waste	Front Load Dumpsters - Monroe Pavilion			18,630		
<b>Totals</b>		<b>459,270</b>	<b>525,752</b>	<b>365,421</b>	<b>638,231</b>	<b>-</b>
Remaining estimated annual CIP transfers-in		-	300,000	125,000	125,000	
<b>Estimated Solid Waste Capital Cash Balance</b>		<b>197,834</b>			<b>143,873</b>	

Solid Waste Capital Improvement Cash Balance 657,103 as of July

## SPLOST Budgets

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2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	\$5,785,964	\$5,953,753	\$9,560,223	\$3,839,812	\$233,342
Public Safety	1,200,000	1,210,933	1,154,148	19,588	76,373
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$12,833,504	\$3,859,401	\$309,716

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$6,139,675	\$5,809,380	\$3,826,082	\$1,287,973	\$3,271,271
Parks	2,631,289	2,489,734	1,411,405	360	1,078,689
	\$8,770,964	\$8,299,115	\$5,237,487	\$1,288,333	\$4,349,960

# General Fund

For Fiscal Period Ending: 7/2022



	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Dec	Aug: Projected Year End 2022	Year End 2021
<b>Revenue</b>							
1510 - FINANCE ADMIN	13,844,928	13,844,928	797,820	5,752,732	8,546,637	14,299,369	14,143,436
1519 - INTERGOVERNMENTAL	109,600	109,600	-	24,935	98,692	123,627	126,615
1565 - WALTON PLAZA	3,308	3,308	276	1,929	1,379	3,309	3,308
2650 - MUNICIPAL COURT	300,000	300,000	23,620	145,209	127,364	272,574	293,141
3200 - POLICE	198,739	248,258	4,735	80,141	134,200	214,341	360,736
3500 - FIRE OPERATIONS	49,812	60,344	-	10,532	49,812	60,344	64,005
3510 - FIRE PREVENTION/CRR	-	-	750	6,255	500	6,755	1,000
4200 - STREETS & TRANSPORTATION	175,474	175,474	-	190,998	-	190,998	152,099
5530 - COMMUNITY CENTER	38,333	38,333	-	27,083	14,998	42,081	18,333
7200 - CODE & DEVELOPMENT	506,700	506,700	59,373	460,840	250,194	711,034	505,555
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	-	7,779	17,143	24,922	26,027
7521 - MAINSTREET	35,000	35,000	-	8,750	26,250	35,000	35,000
7563 - AIRPORT	205,350	205,350	23,521	180,612	131,682	312,294	278,194
<b>Revenue Total:</b>	<b>15,487,244</b>	<b>15,547,295</b>	<b>910,095</b>	<b>6,897,796</b>	<b>9,398,852</b>	<b>16,296,648</b>	<b>16,007,449</b>
<b>Expense</b>							
1100 - LEGISLATIVE	251,291	251,291	32,137	156,213	92,993	249,206	240,604
1300 - EXECUTIVE	571,181	571,181	22,710	152,173	182,239	334,412	389,602
1400 - ELECTIONS	-	-	-	-	-	-	17,700
1500 - GENERAL ADMIN	147,847	147,847	11,037	86,123	62,368	148,492	144,744
1510 - FINANCE ADMIN	501,455	501,455	26,309	182,840	207,124	389,964	1,285,060
1530 - LAW	160,000	160,000	110	50,805	-	50,805	218,844
1560 - AUDIT	40,000	40,000	-	40,000	-	40,000	39,500
1565 - WALTON PLAZA	594,136	594,136	-	297,227	177,221	474,448	596,373
2650 - MUNICIPAL COURT	217,973	217,973	14,328	120,929	110,056	230,985	197,999
3200 - POLICE	6,360,323	6,409,842	576,278	3,527,393	2,878,102	6,405,495	5,732,588
3500 - FIRE OPERATIONS	2,700,122	2,710,654	214,034	1,439,260	1,285,046	2,724,305	2,445,037
3510 - FIRE PREVENTION/CRR	102,787	102,787	6,881	50,188	42,104	92,292	93,355
4200 - STREETS & TRANSPORTATION	1,646,471	1,646,471	120,577	818,461	661,395	1,479,856	1,474,913
5500 - COMMUNITY SERVICES	12,900	12,900	-	9,931	2,887	12,818	12,818
5530 - COMMUNITY CENTER	6,032	6,032	466	15,954	2,672	18,627	10,462
6200 - BLDGS & GROUNDS	582,127	582,127	64,356	483,814	211,256	695,070	1,217,014
6500 - LIBRARIES	124,075	124,075	167	68,507	63,337	131,844	135,123
7200 - CODE & DEVELOPMENT	771,750	771,750	58,220	407,148	327,617	734,765	716,608
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,844	4,844	4,844
7520 - ECONOMIC DEVELOPMENT	520,780	520,780	40,437	198,995	219,864	418,859	460,745
7550 - DOWNTOWN DEVELOPMENT	25,400	25,400	-	12,500	12,700	25,200	25,000
7563 - AIRPORT	145,750	145,750	7,330	147,684	108,071	255,754	191,257
<b>Expense Total:</b>	<b>15,487,244</b>	<b>15,547,295</b>	<b>1,195,375</b>	<b>8,266,145</b>	<b>6,651,896</b>	<b>14,918,041</b>	<b>15,650,193</b>
<b>Report Surplus (Deficit):</b>				<b>(1,368,349)</b>		<b>1,378,607</b>	<b>357,256</b>

# Monthly Budget Report

## Group Summary

For Fiscal: 2022 Period Ending: 07/31/2022



Monroe, GA

### General Fund

DEP...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
<b>R1: 31 - TAXES</b>									
1510 - FINANCE ADMIN	775,889.41	442,192.43	-333,696.98	-43.01 %	5,431,225.87	3,177,072.68	-2,254,153.19	-41.50 %	9,314,399.00
<b>Total R1: 31 - TAXES:</b>	<b>775,889.41</b>	<b>442,192.43</b>	<b>-333,696.98</b>	<b>-43.01 %</b>	<b>5,431,225.87</b>	<b>3,177,072.68</b>	<b>-2,254,153.19</b>	<b>-41.50 %</b>	<b>9,314,399.00</b>
<b>R1: 32 - LICENSES &amp; PERMITS</b>									
7200 - CODE & DEVELOPMENT	36,710.31	49,352.97	12,642.66	34.44 %	256,972.17	443,216.53	186,244.36	72.48 %	440,700.00
<b>Total R1: 32 - LICENSES &amp; PERMITS:</b>	<b>36,710.31</b>	<b>49,352.97</b>	<b>12,642.66</b>	<b>34.44 %</b>	<b>256,972.17</b>	<b>443,216.53</b>	<b>186,244.36</b>	<b>72.48 %</b>	<b>440,700.00</b>
<b>R1: 33 - INTERGOVERNMENTAL</b>									
1519 - INTERGOVERNMENTAL	9,129.68	0.00	-9,129.68	-100.00 %	63,907.76	24,935.00	-38,972.76	-60.98 %	109,600.00
3200 - POLICE	7,042.08	0.00	-7,042.08	-100.00 %	49,294.56	49,519.00	224.44	0.46 %	84,519.00
4200 - STREETS & TRANSPORTATION	14,616.98	0.00	-14,616.98	-100.00 %	102,318.86	175,474.02	73,155.16	71.50 %	175,474.00
7200 - CODE & DEVELOPMENT	0.00	8,068.50	8,068.50	0.00 %	0.00	8,068.50	8,068.50	0.00 %	0.00
<b>Total R1: 33 - INTERGOVERNMENTAL:</b>	<b>30,788.74</b>	<b>8,068.50</b>	<b>-22,720.24</b>	<b>-73.79 %</b>	<b>215,521.18</b>	<b>257,996.52</b>	<b>42,475.34</b>	<b>19.71 %</b>	<b>369,593.00</b>
<b>R1: 34 - CHARGES FOR SERVICES</b>									
1510 - FINANCE ADMIN	66,640.00	63,734.92	-2,905.08	-4.36 %	466,480.00	475,133.10	8,653.10	1.85 %	800,000.00
3200 - POLICE	1,666.00	90.00	-1,576.00	-94.60 %	11,662.00	3,871.01	-7,790.99	-66.81 %	20,000.00
3510 - FIRE PREVENTION/CRR	0.00	750.00	750.00	0.00 %	0.00	6,255.00	6,255.00	0.00 %	0.00
7200 - CODE & DEVELOPMENT	416.50	1,952.00	1,535.50	368.67 %	2,915.50	10,134.55	7,219.05	247.61 %	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	1,666.00	0.00	-1,666.00	-100.00 %	11,662.00	7,779.00	-3,883.00	-33.30 %	20,000.00
7563 - AIRPORT	91.63	85.00	-6.63	-7.24 %	641.41	595.00	-46.41	-7.24 %	1,100.00
<b>Total R1: 34 - CHARGES FOR SERVICES:</b>	<b>70,480.13</b>	<b>66,611.92</b>	<b>-3,868.21</b>	<b>-5.49 %</b>	<b>493,360.91</b>	<b>503,767.66</b>	<b>10,406.75</b>	<b>2.11 %</b>	<b>846,100.00</b>
<b>R1: 35 - FINES &amp; FORFEITURES</b>									
2650 - MUNICIPAL COURT	24,990.00	23,619.66	-1,370.34	-5.48 %	174,930.00	145,209.47	-29,720.53	-16.99 %	300,000.00
3200 - POLICE	2,499.00	4,645.19	2,146.19	85.88 %	17,493.00	26,751.20	9,258.20	52.93 %	30,000.00
<b>Total R1: 35 - FINES &amp; FORFEITURES:</b>	<b>27,489.00</b>	<b>28,264.85</b>	<b>775.85</b>	<b>2.82 %</b>	<b>192,423.00</b>	<b>171,960.67</b>	<b>-20,462.33</b>	<b>-10.63 %</b>	<b>330,000.00</b>
<b>R1: 36 - INVESTMENT INCOME</b>									
1510 - FINANCE ADMIN	0.00	210.52	210.52	0.00 %	0.00	366.49	366.49	0.00 %	0.00
<b>Total R1: 36 - INVESTMENT INCOME:</b>	<b>0.00</b>	<b>210.52</b>	<b>210.52</b>	<b>0.00 %</b>	<b>0.00</b>	<b>366.49</b>	<b>366.49</b>	<b>0.00 %</b>	<b>0.00</b>
<b>R1: 37 - CONTRIBUTIONS &amp; DONATIONS</b>									
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	2,332.40	0.00	-2,332.40	-100.00 %	4,000.00
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00 %	0.00	15,000.00	15,000.00	0.00 %	0.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00 %	20,408.50	8,750.00	-11,658.50	-57.13 %	35,000.00
<b>Total R1: 37 - CONTRIBUTIONS &amp; DONATIONS:</b>	<b>3,248.70</b>	<b>0.00</b>	<b>-3,248.70</b>	<b>-100.00 %</b>	<b>22,740.90</b>	<b>23,750.00</b>	<b>1,009.10</b>	<b>4.44 %</b>	<b>39,000.00</b>

Monthly Budget Report

For Fiscal: 2022 Period Ending: 07/31/22

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DEP...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>R1: 38 - MISCELLANEOUS REVENUE</b>									
1510 - FINANCE ADMIN	2,915.50	30.46	-2,885.04	-98.96 %	20,408.50	43,798.10	23,389.60	114.61 %	35,000.00
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03 %	1,928.85	1,929.41	0.56	0.03 %	3,308.00
3500 - FIRE OPERATIONS	877.67	0.00	-877.67	-100.00 %	6,143.69	10,532.00	4,388.31	71.43 %	10,532.00
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00 %	0.00	523.69	523.69	0.00 %	0.00
5530 - COMMUNITY CENTER	3,193.13	0.00	-3,193.13	-100.00 %	22,351.91	27,083.36	4,731.45	21.17 %	38,333.00
7200 - CODE & DEVELOPMENT	0.00	0.00	0.00	0.00 %	0.00	-580.00	-580.00	0.00 %	0.00
7563 - AIRPORT	17,014.02	23,436.06	6,422.04	37.75 %	119,098.14	180,017.03	60,918.89	51.15 %	204,250.00
<b>Total R1: 38 - MISCELLANEOUS REVENUE:</b>	<b>24,275.87</b>	<b>23,742.15</b>	<b>-533.72</b>	<b>-2.20 %</b>	<b>169,931.09</b>	<b>263,303.59</b>	<b>93,372.50</b>	<b>54.95 %</b>	<b>291,423.00</b>
<b>R1: 39 - OTHER FINANCING SOURCES</b>									
1510 - FINANCE ADMIN	316,691.58	291,651.70	-25,039.88	-7.91 %	2,216,841.06	2,056,362.08	-160,478.98	-7.24 %	3,801,777.32
3200 - POLICE	9,141.25	0.00	-9,141.25	-100.00 %	63,988.75	0.00	-63,988.75	-100.00 %	109,739.00
3500 - FIRE OPERATIONS	4,149.33	0.00	-4,149.33	-100.00 %	29,045.31	0.00	-29,045.31	-100.00 %	49,812.00
7200 - CODE & DEVELOPMENT	5,081.30	0.00	-5,081.30	-100.00 %	35,569.10	0.00	-35,569.10	-100.00 %	61,000.00
<b>Total R1: 39 - OTHER FINANCING SOURCES:</b>	<b>335,063.46</b>	<b>291,651.70</b>	<b>-43,411.76</b>	<b>-12.96 %</b>	<b>2,345,444.22</b>	<b>2,056,362.08</b>	<b>-289,082.14</b>	<b>-12.33 %</b>	<b>4,022,328.32</b>
<b>Total Revenue:</b>	<b>1,303,945.62</b>	<b>910,095.04</b>	<b>-393,850.58</b>	<b>-30.20 %</b>	<b>9,127,619.34</b>	<b>6,897,796.22</b>	<b>-2,229,823.12</b>	<b>-24.43 %</b>	<b>15,653,543.32</b>
<b>Expense</b>									
1100 - LEGISLATIVE	20,932.52	32,137.32	-11,204.80	-53.53 %	146,527.64	156,213.09	-9,685.45	-6.61 %	251,291.00
1300 - EXECUTIVE	47,783.18	22,710.38	25,072.80	52.47 %	334,482.26	152,173.06	182,309.20	54.50 %	573,627.24
1500 - GENERAL ADMIN	12,468.16	11,036.81	1,431.35	11.48 %	87,277.12	86,123.27	1,153.85	1.32 %	149,677.40
1510 - FINANCE ADMIN	41,940.58	26,308.78	15,631.80	37.27 %	293,584.06	182,840.69	110,743.37	37.72 %	503,488.44
1530 - LAW	13,328.00	110.00	13,218.00	99.17 %	93,296.00	50,805.39	42,490.61	45.54 %	160,000.00
1560 - AUDIT	3,332.00	0.00	3,332.00	100.00 %	23,324.00	40,000.00	-16,676.00	-71.50 %	40,000.00
1565 - WALTON PLAZA	49,491.52	0.00	49,491.52	100.00 %	346,440.64	297,227.25	49,213.39	14.21 %	594,136.00
2650 - MUNICIPAL COURT	18,293.80	14,327.84	3,965.96	21.68 %	128,056.60	120,928.51	7,128.09	5.57 %	219,613.48
3200 - POLICE	537,948.39	576,278.23	-38,329.84	-7.13 %	3,765,638.73	3,528,011.37	237,627.36	6.31 %	6,457,925.52
3500 - FIRE OPERATIONS	227,867.15	214,033.82	13,833.33	6.07 %	1,595,070.05	1,438,641.15	156,428.90	9.81 %	2,735,486.48
3510 - FIRE PREVENTION/CRR	8,640.96	6,881.09	1,759.87	20.37 %	60,486.72	50,187.53	10,299.19	17.03 %	103,733.08
4200 - STREETS & TRANSPORTATION	138,080.51	120,576.72	17,503.79	12.68 %	966,563.57	818,460.87	148,102.70	15.32 %	1,657,625.08
5500 - COMMUNITY SERVICES	1,074.57	0.00	1,074.57	100.00 %	7,521.99	9,931.00	-2,409.01	-32.03 %	12,900.00
5530 - COMMUNITY CENTER	502.46	465.84	36.62	7.29 %	3,517.22	15,954.44	-12,437.22	-353.61 %	6,032.00
6200 - BLDGS & GROUNDS	48,743.92	64,355.55	-15,611.63	-32.03 %	341,207.44	483,814.09	-142,606.65	-41.79 %	585,160.60
6500 - LIBRARIES	10,335.44	166.94	10,168.50	98.38 %	72,348.08	68,507.34	3,840.74	5.31 %	124,075.00
7200 - CODE & DEVELOPMENT	64,935.24	58,219.77	6,715.47	10.34 %	454,546.68	407,147.99	47,398.69	10.43 %	779,532.24
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	2,824.50	0.00	2,824.50	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	43,586.42	40,436.70	3,149.72	7.23 %	305,104.94	198,995.12	106,109.82	34.78 %	523,245.76
7550 - DOWNTOWN DEVELOPMENT	2,115.82	0.00	2,115.82	100.00 %	14,810.74	12,500.00	2,310.74	15.60 %	25,400.00
7563 - AIRPORT	12,140.94	7,329.65	4,811.29	39.63 %	84,986.58	147,683.60	-62,697.02	-73.77 %	145,750.00
<b>Total Expense:</b>	<b>1,303,945.08</b>	<b>1,195,375.44</b>	<b>108,569.64</b>	<b>8.33 %</b>	<b>9,127,615.56</b>	<b>8,266,145.76</b>	<b>861,469.80</b>	<b>9.44 %</b>	<b>15,653,543.32</b>
<b>Report Total:</b>	<b>0.54</b>	<b>-285,280.40</b>	<b>-285,280.94</b>		<b>3.78</b>	<b>-1,368,349.54</b>	<b>-1,368,353.32</b>		<b>0.00</b>



Monroe, GA

General Fund

Income Statement

Group Summary

For Fiscal: 2022 Period Ending: 07/31/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
1510 - FINANCE ADMIN	13,844,928.00	13,951,176.32	797,820.03	5,752,732.45	8,198,443.87
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	24,935.00	84,665.00
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,929.41	1,378.59
2650 - MUNICIPAL COURT	300,000.00	300,000.00	23,619.66	145,209.47	154,790.53
3200 - POLICE	198,739.00	248,258.00	4,735.19	80,141.21	168,116.79
3500 - FIRE OPERATIONS	49,812.00	60,344.00	0.00	10,532.00	49,812.00
3510 - FIRE PREVENTION/CRR	0.00	0.00	750.00	6,255.00	-6,255.00
4200 - STREETS & TRANSPORTATION	175,474.00	175,474.00	0.00	190,997.71	-15,523.71
5530 - COMMUNITY CENTER	38,333.00	38,333.00	0.00	27,083.36	11,249.64
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	59,373.47	460,839.58	45,860.42
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	7,779.00	12,221.00
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	26,250.00
7563 - AIRPORT	205,350.00	205,350.00	23,521.06	180,612.03	24,737.97
<b>Revenue Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>910,095.04</b>	<b>6,897,796.22</b>	<b>8,755,747.10</b>
<b>Expense</b>					
1100 - LEGISLATIVE	251,291.00	251,291.00	32,137.32	156,213.09	95,077.91
1300 - EXECUTIVE	571,181.00	573,627.24	22,710.38	152,173.06	421,454.18
1500 - GENERAL ADMIN	147,847.00	149,677.40	11,036.81	86,123.27	63,554.13
1510 - FINANCE ADMIN	501,455.00	503,488.44	26,308.78	182,840.69	320,647.75
1530 - LAW	160,000.00	160,000.00	110.00	50,805.39	109,194.61
1560 - AUDIT	40,000.00	40,000.00	0.00	40,000.00	0.00
1565 - WALTON PLAZA	594,136.00	594,136.00	0.00	297,227.25	296,908.75
2650 - MUNICIPAL COURT	217,973.00	219,613.48	14,327.84	120,928.51	98,684.97
3200 - POLICE	6,360,323.00	6,457,925.52	576,278.23	3,528,011.37	2,929,914.15
3500 - FIRE OPERATIONS	2,700,122.00	2,735,486.48	214,033.82	1,438,641.15	1,296,845.33
3510 - FIRE PREVENTION/CRR	102,787.00	103,733.08	6,881.09	50,187.53	53,545.55
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,657,625.08	120,576.72	818,460.87	839,164.21
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	9,931.00	2,969.00
5530 - COMMUNITY CENTER	6,032.00	6,032.00	465.84	15,954.44	-9,922.44
6200 - BLDGS & GROUNDS	582,127.00	585,160.60	64,355.55	483,814.09	101,346.51
6500 - LIBRARIES	124,075.00	124,075.00	166.94	68,507.34	55,567.66
7200 - CODE & DEVELOPMENT	771,750.00	779,532.24	58,219.77	407,147.99	372,384.25
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	520,780.00	523,245.76	40,436.70	198,995.12	324,250.64
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	0.00	12,500.00	12,900.00
7563 - AIRPORT	145,750.00	145,750.00	7,329.65	147,683.60	-1,933.60
<b>Expense Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>1,195,375.44</b>	<b>8,266,145.76</b>	<b>7,387,397.56</b>
<b>Total Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-285,280.40</b>	<b>-1,368,349.54</b>	



Monroe, GA

General Fund

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2022

DEP...	2021 July Activity	2022 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
1510 - FINANCE ADMIN	660,833.73	797,820.03	136,986.30	20.73%	5,037,477.67	5,752,732.45	715,254.78	14.20%
1519 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	27,923.68	24,935.00	-2,988.68	-10.70%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	1,929.41	1,929.41	0.00	0.00%
2650 - MUNICIPAL COURT	28,346.59	23,619.66	-4,726.93	-16.68%	165,776.46	145,209.47	-20,566.99	-12.41%
3200 - POLICE	6,363.96	4,735.19	-1,628.77	-25.59%	43,875.19	80,141.21	36,266.02	82.66%
3500 - FIRE OPERATIONS	7,675.28	0.00	-7,675.28	-100.00%	33,862.90	10,532.00	-23,330.90	-68.90%
3510 - FIRE PREVENTION/CRR	0.00	750.00	750.00	0.00%	500.00	6,255.00	5,755.00	1,151.00%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	152,098.59	190,997.71	38,899.12	25.57%
5530 - COMMUNITY CENTER	0.00	0.00	0.00	0.00%	3,333.34	27,083.36	23,750.02	712.50%
7200 - CODE & DEVELOPMENT	15,046.51	59,373.47	44,326.96	294.60%	366,241.07	460,839.58	94,598.51	25.83%
7520 - ECONOMIC DEVELOPMENT & PLANNG	0.00	0.00	0.00	0.00%	8,883.65	7,779.00	-1,104.65	-12.43%
7521 - MAINSTREET	0.00	0.00	0.00	0.00%	8,750.00	8,750.00	0.00	0.00%
7563 - AIRPORT	23,829.22	23,521.06	-308.16	-1.29%	102,388.48	180,612.03	78,223.55	76.40%
<b>Revenue Total:</b>	<b>742,370.92</b>	<b>910,095.04</b>	<b>167,724.12</b>	<b>22.59%</b>	<b>5,953,040.44</b>	<b>6,897,796.22</b>	<b>944,755.78</b>	<b>15.87%</b>
<b>Expense</b>								
1100 - LEGISLATIVE	29,813.17	32,137.32	-2,324.15	-7.80%	134,480.36	156,213.09	-21,732.73	-16.16%
1300 - EXECUTIVE	32,893.03	22,710.38	10,182.65	30.96%	198,347.19	152,173.06	46,174.13	23.28%
1500 - GENERAL ADMIN	11,718.46	11,036.81	681.65	5.82%	84,436.61	86,123.27	-1,686.66	-2.00%
1510 - FINANCE ADMIN	19,308.80	26,308.78	-6,999.98	-36.25%	150,427.38	182,840.69	-32,413.31	-21.55%
1530 - LAW	61,771.68	110.00	61,661.68	99.82%	156,028.87	50,805.39	105,223.48	67.44%
1560 - AUDIT	0.00	0.00	0.00	0.00%	39,500.00	40,000.00	-500.00	-1.27%
1565 - WALTON PLAZA	120,907.92	0.00	120,907.92	100.00%	419,152.28	297,227.25	121,925.03	29.09%
2650 - MUNICIPAL COURT	9,043.11	14,327.84	-5,284.73	-58.44%	83,874.92	120,928.51	-37,053.59	-44.18%
3200 - POLICE	438,082.01	576,278.23	-138,196.22	-31.55%	2,887,951.72	3,528,011.37	-640,059.65	-22.16%
3500 - FIRE OPERATIONS	201,132.30	214,033.82	-12,901.52	-6.41%	1,338,381.08	1,438,641.15	-100,260.07	-7.49%
3510 - FIRE PREVENTION/CRR	6,658.62	6,881.09	-222.47	-3.34%	45,154.63	50,187.53	-5,032.90	-11.15%
4200 - STREETS & TRANSPORTATION	131,985.62	120,576.72	11,408.90	8.64%	813,362.90	818,460.87	-5,097.97	-0.63%
5500 - COMMUNITY SERVICES	5,600.00	0.00	5,600.00	100.00%	9,931.00	9,931.00	0.00	0.00%
5530 - COMMUNITY CENTER	618.56	465.84	152.72	24.69%	3,927.31	15,954.44	-12,027.13	-306.24%
6200 - BLDGS & GROUNDS	25,500.17	64,355.55	-38,855.38	-152.37%	261,169.15	483,814.09	-222,644.94	-85.25%
6500 - LIBRARIES	254.91	166.94	87.97	34.51%	72,763.92	68,507.34	4,256.58	5.85%
7200 - CODE & DEVELOPMENT	84,847.53	58,219.77	26,627.76	31.38%	442,451.03	407,147.99	35,303.04	7.98%
7520 - ECONOMIC DEVELOPMENT & PLANNG	58,851.79	40,436.70	18,415.09	31.29%	239,167.17	198,995.12	40,172.05	16.80%
7550 - DOWNTOWN DEVELOPMENT	27.92	0.00	27.92	100.00%	18,871.68	12,500.00	6,371.68	33.76%
7563 - AIRPORT	34,097.64	7,329.65	26,767.99	78.50%	83,194.48	147,683.60	-64,489.12	-77.52%



Prior-Year Comparative Income Statement

For the Period Ending 07/31/

DEP...	2021	2022	July Variance		2021	2022	YTD Variance	
	July Activity	July Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Expense Total:	1,273,113.24	1,195,375.44	77,737.80	6.11%	7,482,573.68	8,266,145.76	-783,572.08	-10.47%
Total Surplus (Deficit):	-530,742.32	-285,280.40	245,461.92	46.25%	-1,529,533.24	-1,368,349.54	161,183.70	10.54%

# Budget Report Group Summary

## General Fund

Monroe, GA



For Fiscal: 2022 Period Ending: 07/31/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
1510 - FINANCE ADMIN	13,844,928.00	13,951,176.32	797,820.03	5,752,732.45	-8,198,443.87	58.77 %
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	24,935.00	-84,665.00	77.25 %
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,929.41	-1,378.59	41.67 %
2650 - MUNICIPAL COURT	300,000.00	300,000.00	23,619.66	145,209.47	-154,790.53	51.60 %
3200 - POLICE	198,739.00	248,258.00	4,735.19	80,141.21	-168,116.79	67.72 %
3500 - FIRE OPERATIONS	49,812.00	60,344.00	0.00	10,532.00	-49,812.00	82.55 %
3510 - FIRE PREVENTION/CRR	0.00	0.00	750.00	6,255.00	6,255.00	0.00 %
4200 - STREETS & TRANSPORTATION	175,474.00	175,474.00	0.00	190,997.71	15,523.71	8.85 %
5530 - COMMUNITY CENTER	38,333.00	38,333.00	0.00	27,083.36	-11,249.64	29.35 %
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	59,373.47	460,839.58	-45,860.42	9.05 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	7,779.00	-12,221.00	61.11 %
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	-26,250.00	75.00 %
7563 - AIRPORT	205,350.00	205,350.00	23,521.06	180,612.03	-24,737.97	12.05 %
<b>Revenue Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>910,095.04</b>	<b>6,897,796.22</b>	<b>-8,755,747.10</b>	<b>55.93 %</b>
<b>Expense</b>						
1100 - LEGISLATIVE	251,291.00	251,291.00	32,137.32	156,213.09	95,077.91	37.84 %
1300 - EXECUTIVE	571,181.00	573,627.24	22,710.38	152,173.06	421,454.18	73.47 %
1500 - GENERAL ADMIN	147,847.00	149,677.40	11,036.81	86,123.27	63,554.13	42.46 %
1510 - FINANCE ADMIN	501,455.00	503,488.44	26,308.78	182,840.69	320,647.75	63.69 %
1530 - LAW	160,000.00	160,000.00	110.00	50,805.39	109,194.61	68.25 %
1560 - AUDIT	40,000.00	40,000.00	0.00	40,000.00	0.00	0.00 %
1565 - WALTON PLAZA	594,136.00	594,136.00	0.00	297,227.25	296,908.75	49.97 %
2650 - MUNICIPAL COURT	217,973.00	219,613.48	14,327.84	120,928.51	98,684.97	44.94 %
3200 - POLICE	6,360,323.00	6,457,925.52	576,278.23	3,528,011.37	2,929,914.15	45.37 %
3500 - FIRE OPERATIONS	2,700,122.00	2,735,486.48	214,033.82	1,438,641.15	1,296,845.33	47.41 %
3510 - FIRE PREVENTION/CRR	102,787.00	103,733.08	6,881.09	50,187.53	53,545.55	51.62 %
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,657,625.08	120,576.72	818,460.87	839,164.21	50.62 %
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	9,931.00	2,969.00	23.02 %
5530 - COMMUNITY CENTER	6,032.00	6,032.00	465.84	15,954.44	-9,922.44	-164.50 %
6200 - BLDGS & GROUNDS	582,127.00	585,160.60	64,355.55	483,814.09	101,346.51	17.32 %
6500 - LIBRARIES	124,075.00	124,075.00	166.94	68,507.34	55,567.66	44.79 %
7200 - CODE & DEVELOPMENT	771,750.00	779,532.24	58,219.77	407,147.99	372,384.25	47.77 %
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	520,780.00	523,245.76	40,436.70	198,995.12	324,250.64	61.97 %
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	0.00	12,500.00	12,900.00	50.79 %
7563 - AIRPORT	145,750.00	145,750.00	7,329.65	147,683.60	-1,933.60	-1.33 %
<b>Expense Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>1,195,375.44</b>	<b>8,266,145.76</b>	<b>7,387,397.56</b>	<b>47.19 %</b>
<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-285,280.40</b>	<b>-1,368,349.54</b>	<b>-1,368,349.54</b>	<b>0.00 %</b>

# Utilities Fund

For Fiscal Period Ending: 7/2022



	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Aug-Dec	Projected Year End 2022	Year End 2021
<b>Revenue</b>							
4002 - WATER	7,185,833	7,404,201	806,115	4,463,430	3,574,913	8,038,343	6,425,791
4003 - SEWER	5,768,333	5,822,830	409,234	3,122,150	2,362,416	5,484,566	5,667,273
4005 - GAS	4,296,506	4,546,231	231,746	3,804,474	1,409,242	5,213,716	4,556,551
4006 - GUTA	130,000	131,730	19,045	113,285	91,830	205,115	165,953
4008 - ELECTRIC	20,588,335	20,606,298	1,996,942	11,587,336	9,097,244	20,684,580	20,484,897
4009 - TELECOM & INTERNET	3,668,333	3,672,995	332,854	2,311,835	1,500,000	3,811,835	3,775,124
4010 - CABLE TV	3,468,333	3,473,881	243,818	1,775,773	1,438,733	3,214,506	3,511,105
4012 - UTIL FINANCE	-	30,929	(1,754)	607,240	222,692	829,932	222,692
<b>Revenue Total:</b>	<b>45,105,673</b>	<b>45,689,095</b>	<b>4,037,999</b>	<b>27,785,523</b>	<b>19,697,070</b>	<b>47,482,593</b>	<b>44,809,386</b>
<b>Expense</b>							
4002 - WATER	6,856,158	6,873,594	560,364	3,570,289	2,756,046	6,326,336	5,552,006
4003 - SEWER	5,681,194	5,693,206	418,360	2,809,829	2,238,684	5,048,513	4,454,049
4004 - STORMWATER	375,800	378,885	31,215	213,822	155,975	369,797	294,992
4005 - GAS	4,832,182	4,841,113	304,756	3,313,121	1,596,713	4,909,835	4,008,267
4006 - GUTA	248,969	250,699	22,373	150,986	116,278	267,264	260,644
4007 - GEN ADMIN WSG	239,584	242,824	19,657	137,166	92,277	229,443	239,098
4008 - ELECTRIC	18,292,912	18,308,001	1,669,627	10,837,394	7,519,471	18,356,865	17,550,490
4009 - TELECOM & INTERNET	3,267,143	3,271,805	266,998	1,684,256	1,090,900	2,775,156	2,643,621
4010 - CABLE TV	4,907,280	4,912,828	358,574	2,440,609	1,711,720	4,152,329	4,433,681
4011 - GEN ADMIN ELEC/TELECOM	212,471	215,345	18,136	125,993	74,492	200,485	216,853
4012 - UTIL FINANCE	(2,715,945)	(2,708,932)	(305,725)	(1,839,275)	(732,838)	(2,572,114)	(2,495,134)
4013 - UTIL CUST SVC	1,553,059	1,564,531	144,286	934,240	581,659	1,515,899	1,585,053
4014 - UTIL BILLING	499,865	503,811	40,572	296,998	169,352	466,350	474,409
4015 - CENTRAL SERVICES	855,001	863,499	103,882	685,894	363,155	1,049,048	1,024,348
CAPITAL	-	477,886					
<b>Expense Total:</b>	<b>45,105,673</b>	<b>45,689,095</b>	<b>3,653,076</b>	<b>25,361,323</b>	<b>17,733,883</b>	<b>43,095,206</b>	<b>40,242,377</b>
<b>Report Surplus (Deficit):</b>				<b>2,424,200</b>		<b>4,387,386</b>	<b>4,567,009</b>



Monroe, GA

Utility Fund  
without Capital

Monthly Budget Report  
Group Summary  
For Fiscal: 2022 Period Ending: 07/31/2022

ACTIVIT...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
4002 - WATER	616,777.21	806,114.60	189,337.39	30.70 %	4,317,440.47	4,463,429.56	145,989.09	3.38 %	7,404,200.97
4003 - SEWER	485,043.57	409,233.72	-75,809.85	-15.63 %	3,395,304.99	3,122,149.88	-273,155.11	-8.05 %	5,822,830.28
4005 - GAS	378,709.35	231,745.99	-146,963.36	-38.81 %	2,650,965.45	3,804,474.13	1,153,508.68	43.51 %	4,546,230.94
4006 - GUTA	10,973.17	19,045.00	8,071.83	73.56 %	76,812.19	113,285.00	36,472.81	47.48 %	131,730.08
4008 - ELECTRIC	1,716,505.21	1,996,942.25	280,437.04	16.34 %	12,015,536.47	11,587,335.86	-428,200.61	-3.56 %	20,606,297.88
4009 - TELECOM & INTERNET	305,960.61	332,854.04	26,893.43	8.79 %	2,141,724.27	2,311,835.26	170,110.99	7.94 %	3,672,994.76
4010 - CABLE TV	289,374.48	243,817.91	-45,556.57	-15.74 %	2,025,621.36	1,775,773.24	-249,848.12	-12.33 %	3,473,881.16
4012 - UTIL FINANCE	2,577.43	-1,754.45	-4,331.88	-168.07 %	18,042.01	607,239.87	589,197.86	3,265.70 %	30,929.12
<b>Total Revenue:</b>	<b>3,805,921.03</b>	<b>4,037,999.06</b>	<b>232,078.03</b>	<b>6.10 %</b>	<b>26,641,447.21</b>	<b>27,785,522.80</b>	<b>1,144,075.59</b>	<b>4.29 %</b>	<b>45,689,095.19</b>
<b>Expense</b>									
4002 - WATER	572,570.82	560,364.02	12,206.80	2.13 %	4,007,995.74	3,570,289.76	437,705.98	10.92 %	6,873,593.68
4003 - SEWER	474,244.34	418,359.91	-55,884.43	-11.78 %	3,319,710.38	2,809,829.10	-509,881.28	-15.36 %	5,693,206.32
4004 - STORMWATER	31,561.20	31,214.74	346.46	1.10 %	220,928.40	213,822.47	-7,105.93	-3.22 %	378,884.96
4005 - GAS	403,264.94	304,756.10	-98,508.84	-24.43 %	2,822,854.58	3,313,121.25	-490,266.67	-17.37 %	4,841,113.20
4006 - GUTA	20,883.24	22,373.42	1,490.18	7.14 %	146,182.68	150,985.92	4,803.24	3.29 %	250,699.08
4007 - GEN ADMIN WSG	20,227.30	19,657.08	-570.22	-2.82 %	141,591.10	137,165.96	-4,425.14	-3.13 %	242,823.84
4008 - ELECTRIC	1,525,056.92	1,669,627.42	144,570.50	9.48 %	10,675,398.44	10,837,394.00	161,995.56	1.52 %	18,308,000.96
4009 - TELECOM & INTERNET	272,541.43	266,997.81	-5,543.62	-2.03 %	1,907,790.01	1,684,255.90	-223,534.11	-11.72 %	3,271,804.76
4010 - CABLE TV	409,238.69	358,574.19	-50,664.50	-12.38 %	2,864,670.83	2,440,609.06	-424,061.77	-14.80 %	4,912,828.16
4011 - GEN ADMIN ELEC/TELECOM	17,938.30	18,136.24	197.94	1.10 %	125,568.10	125,993.41	425.31	0.34 %	215,344.92
4012 - UTIL FINANCE	-225,653.87	-305,725.04	-80,071.17	-35.48 %	-1,579,577.09	-1,839,311.07	-259,733.98	-16.44 %	-2,708,932.20
4013 - UTIL CUST SVC	130,325.77	144,286.33	13,960.56	10.71 %	912,280.39	934,240.27	21,959.88	2.41 %	1,564,531.00
4014 - UTIL BILLING	41,967.58	40,571.55	-1,396.03	-3.33 %	293,773.06	296,997.45	3,224.39	1.10 %	503,811.24
4015 - CENTRAL SERVICES	71,929.70	103,882.43	31,952.73	44.42 %	503,507.90	685,893.59	182,385.69	36.22 %	863,499.08
<b>Total Expense:</b>	<b>3,766,096.36</b>	<b>3,653,076.20</b>	<b>113,020.16</b>	<b>3.00 %</b>	<b>26,362,674.52</b>	<b>25,361,287.07</b>	<b>1,001,387.45</b>	<b>3.80 %</b>	<b>45,211,209.00</b>
<b>Report Total:</b>	<b>39,824.67</b>	<b>384,922.86</b>	<b>345,098.19</b>		<b>278,772.69</b>	<b>2,424,235.73</b>	<b>2,145,463.04</b>		<b>477,886.19</b>

Utility Fund  
with Capital

Income Statement  
Group Summary

For Fiscal: 2022 Period Ending: 07/31/2022



Monroe, GA

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
4002 - WATER	7,185,833.00	7,404,200.97	806,114.60	4,471,704.00	2,932,496.97
4003 - SEWER	5,768,333.00	5,822,830.28	409,233.72	3,122,149.88	2,700,680.40
4004 - STORMWATER	0.00	0.00	650.00	3,430.00	-3,430.00
4005 - GAS	4,296,506.00	4,546,230.94	231,745.99	3,804,474.13	741,756.81
4006 - GUTA	130,000.00	131,730.08	19,045.00	113,285.00	18,445.08
4008 - ELECTRIC	20,588,333.00	20,606,297.88	1,996,942.25	11,639,585.86	8,966,712.02
4009 - TELECOM & INTERNET	3,668,333.00	3,672,994.76	332,854.04	2,311,835.26	1,361,159.50
4010 - CABLE TV	3,468,333.00	3,473,881.16	243,817.91	1,775,773.24	1,698,107.92
4012 - UTIL FINANCE	0.00	30,929.12	-1,754.45	607,239.87	-576,310.75
<b>Revenue Total:</b>	<b>45,105,671.00</b>	<b>45,689,095.19</b>	<b>4,038,649.06</b>	<b>27,849,477.24</b>	<b>17,839,617.95</b>
<b>Expense</b>					
4002 - WATER	6,856,159.00	7,074,525.97	629,249.12	4,718,722.10	2,355,803.87
4003 - SEWER	5,681,195.00	5,732,606.32	432,064.72	4,314,713.36	1,417,892.96
4004 - STORMWATER	375,800.00	378,884.96	709,888.71	1,811,072.31	-1,432,187.35
4005 - GAS	4,832,183.00	5,078,667.10	371,457.81	3,685,401.27	1,393,265.83
4006 - GUTA	248,969.00	250,699.08	22,373.42	150,985.92	99,713.16
4007 - GEN ADMIN WSG	239,584.00	242,823.84	19,657.08	137,165.96	105,657.88
4008 - ELECTRIC	18,292,913.00	18,308,000.96	1,687,264.61	11,294,238.25	7,013,762.71
4009 - TELECOM & INTERNET	3,267,144.00	3,271,804.76	631,426.69	3,861,142.22	-589,337.46
4010 - CABLE TV	4,907,280.00	4,912,828.16	360,485.19	2,447,481.31	2,465,346.85
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	215,344.92	18,136.24	125,993.41	89,351.51
4012 - UTIL FINANCE	-2,715,945.00	-2,708,932.20	-305,725.04	-1,828,931.84	-880,000.36
4013 - UTIL CUST SVC	1,553,059.00	1,564,531.00	144,286.33	934,240.27	630,290.73
4014 - UTIL BILLING	499,865.00	503,811.24	40,571.55	296,997.45	206,813.79
4015 - CENTRAL SERVICES	855,001.00	863,499.08	139,599.98	770,293.28	93,205.80
<b>Expense Total:</b>	<b>45,105,678.00</b>	<b>45,689,095.19</b>	<b>4,900,736.41</b>	<b>32,719,515.27</b>	<b>12,969,579.92</b>
<b>Total Surplus (Deficit):</b>	<b>-7.00</b>	<b>0.00</b>	<b>-862,087.35</b>	<b>-4,870,038.03</b>	



Monroe, GA

Utility Fund  
with Capital

Prior-Year Comparative Income Statement  
Group Summary  
For the Period Ending 07/31/2022

ACTIVIT...	2021 July Activity	2022 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
4002 - WATER	627,272.92	806,114.60	178,841.68	28.51%	3,777,646.19	4,471,704.00	694,057.81	18.37%
4003 - SEWER	424,880.02	409,233.72	-15,646.30	-3.68%	3,388,192.21	3,122,149.88	-266,042.33	-7.85%
4004 - STORMWATER	0.00	650.00	650.00	0.00%	0.00	3,430.00	3,430.00	0.00%
4005 - GAS	187,515.83	231,745.99	44,230.16	23.59%	3,147,270.22	3,804,474.13	657,203.91	20.88%
4006 - GUTA	23,135.00	19,045.00	-4,090.00	-17.68%	74,123.32	113,285.00	39,161.68	52.83%
4008 - ELECTRIC	1,706,059.63	1,996,942.25	290,882.62	17.05%	11,908,652.54	11,639,585.86	-269,066.68	-2.26%
4009 - TELECOM & INTERNET	311,965.55	332,854.04	20,888.49	6.70%	2,148,828.59	2,311,835.26	163,006.67	7.59%
4010 - CABLE TV	284,396.04	243,817.91	-40,578.13	-14.27%	2,187,372.10	1,775,773.24	-411,598.86	-18.82%
4012 - UTIL FINANCE	0.00	-1,754.45	-1,754.45	0.00%	0.00	607,239.87	607,239.87	0.00%
<b>Revenue Total:</b>	<b>3,565,224.99</b>	<b>4,038,649.06</b>	<b>473,424.07</b>	<b>13.28%</b>	<b>26,632,085.17</b>	<b>27,849,477.24</b>	<b>1,217,392.07</b>	<b>4.57%</b>
<b>Expense</b>								
4002 - WATER	836,214.05	629,249.12	206,964.93	24.75%	4,662,440.34	4,718,722.10	-56,281.76	-1.21%
4003 - SEWER	419,883.68	432,064.72	-12,181.04	-2.90%	3,731,962.12	4,314,713.36	-582,751.24	-15.62%
4004 - STORMWATER	158,615.47	709,888.71	-551,273.24	-347.55%	355,471.75	1,811,072.31	-1,455,600.56	-409.48%
4005 - GAS	293,756.24	371,457.81	-77,701.57	-26.45%	3,024,661.29	3,685,401.27	-660,739.98	-21.85%
4006 - GUTA	22,206.90	22,373.42	-166.52	-0.75%	135,847.17	150,985.92	-15,138.75	-11.14%
4007 - GEN ADMIN WSG	18,338.14	19,657.08	-1,318.94	-7.19%	132,410.30	137,165.96	-4,755.66	-3.59%
4008 - ELECTRIC	1,616,255.47	1,687,264.61	-71,009.14	-4.39%	10,904,908.26	11,294,238.25	-389,329.99	-3.57%
4009 - TELECOM & INTERNET	567,393.44	631,426.69	-64,033.25	-11.29%	2,593,961.56	3,861,142.22	-1,267,180.66	-48.85%
4010 - CABLE TV	373,974.12	360,485.19	13,488.93	3.61%	2,704,689.04	2,447,481.31	257,207.73	9.51%
4011 - GEN ADMIN ELEC/TELECOM	16,762.76	18,136.24	-1,373.48	-8.19%	120,217.38	125,993.41	-5,776.03	-4.80%
4012 - UTIL FINANCE	-236,797.66	-305,725.04	68,927.38	29.11%	-1,772,764.53	-1,828,931.84	56,167.31	3.17%
4013 - UTIL CUST SVC	131,889.50	144,286.33	-12,396.83	-9.40%	926,397.70	934,240.27	-7,842.57	-0.85%
4014 - UTIL BILLING	31,164.80	40,571.55	-9,406.75	-30.18%	329,108.37	296,997.45	32,110.92	9.76%
4015 - CENTRAL SERVICES	76,023.36	139,599.98	-63,576.62	-83.63%	665,975.67	770,293.28	-104,317.61	-15.66%
<b>Expense Total:</b>	<b>4,325,680.27</b>	<b>4,900,736.41</b>	<b>-575,056.14</b>	<b>-13.29%</b>	<b>28,515,286.42</b>	<b>32,719,515.27</b>	<b>-4,204,228.85</b>	<b>-14.74%</b>
<b>Total Surplus (Deficit):</b>	<b>-760,455.28</b>	<b>-862,087.35</b>	<b>-101,632.07</b>	<b>-13.36%</b>	<b>-1,883,201.25</b>	<b>-4,870,038.03</b>	<b>-2,986,836.78</b>	<b>-158.60%</b>



Monroe, GA

Utility Fund  
without Capital

**Budget Report**  
**Group Summary**

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For Fiscal: 2022 Period Ending: 07/31/2022

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4002 - WATER	7,185,833.00	7,404,200.97	806,114.60	4,463,429.56	-2,940,771.41	39.72 %
4003 - SEWER	5,768,333.00	5,822,830.28	409,233.72	3,122,149.88	-2,700,680.40	46.38 %
4005 - GAS	4,296,506.00	4,546,230.94	231,745.99	3,804,474.13	-741,756.81	16.32 %
4006 - GUTA	130,000.00	131,730.08	19,045.00	113,285.00	-18,445.08	14.00 %
4008 - ELECTRIC	20,588,333.00	20,606,297.88	1,996,942.25	11,587,335.86	-9,018,962.02	43.77 %
4009 - TELECOM & INTERNET	3,668,333.00	3,672,994.76	332,854.04	2,311,835.26	-1,361,159.50	37.06 %
4010 - CABLE TV	3,468,333.00	3,473,881.16	243,817.91	1,775,773.24	-1,698,107.92	48.88 %
4012 - UTIL FINANCE	0.00	30,929.12	-1,754.45	607,239.87	576,310.75	1,863.33 %
<b>Revenue Total:</b>	<b>45,105,671.00</b>	<b>45,689,095.19</b>	<b>4,037,999.06</b>	<b>27,785,522.80</b>	<b>-17,903,572.39</b>	<b>39.19 %</b>
<b>Expense</b>						
4002 - WATER	6,856,159.00	6,873,593.68	560,364.02	3,570,289.76	3,303,303.92	48.06 %
4003 - SEWER	5,681,195.00	5,693,206.32	418,359.91	2,809,829.10	2,883,377.22	50.65 %
4004 - STORMWATER	375,800.00	378,884.96	31,214.74	213,822.47	165,062.49	43.57 %
4005 - GAS	4,832,183.00	4,841,113.20	304,756.10	3,313,121.25	1,527,991.95	31.56 %
4006 - GUTA	248,969.00	250,699.08	22,373.42	150,985.92	99,713.16	39.77 %
4007 - GEN ADMIN WSG	239,584.00	242,823.84	19,657.08	137,165.96	105,657.88	43.51 %
4008 - ELECTRIC	18,292,913.00	18,308,000.96	1,669,627.42	10,837,394.00	7,470,606.96	40.81 %
4009 - TELECOM & INTERNET	3,267,144.00	3,271,804.76	266,997.81	1,684,255.90	1,587,548.86	48.52 %
4010 - CABLE TV	4,907,280.00	4,912,828.16	358,574.19	2,440,609.06	2,472,219.10	50.32 %
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	215,344.92	18,136.24	125,993.41	89,351.51	41.49 %
4012 - UTIL FINANCE	-2,715,945.00	-2,708,932.20	-305,725.04	-1,839,311.07	-869,621.13	32.10 %
4013 - UTIL CUST SVC	1,553,059.00	1,564,531.00	144,286.33	934,240.27	630,290.73	40.29 %
4014 - UTIL BILLING	499,865.00	503,811.24	40,571.55	296,997.45	206,813.79	41.05 %
4015 - CENTRAL SERVICES	855,001.00	863,499.08	103,882.43	685,893.59	177,605.49	20.57 %
<b>Expense Total:</b>	<b>45,105,678.00</b>	<b>45,211,209.00</b>	<b>3,653,076.20</b>	<b>25,361,287.07</b>	<b>19,849,921.93</b>	<b>43.90 %</b>
<b>Report Surplus (Deficit):</b>	<b>-7.00</b>	<b>477,886.19</b>	<b>384,922.86</b>	<b>2,424,235.73</b>	<b>1,946,349.54</b>	<b>-407.28 %</b>



Monroe, GA

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4002 - WATER	0.00	0.00	0.00	8,274.44	8,274.44	0.00 %
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00 %
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	0.00	52,250.00	52,250.00	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00 %
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60,524.44</b>	<b>60,524.44</b>	<b>0.00 %</b>
<b>Expense</b>						
4002 - WATER	0.00	200,932.29	68,885.10	1,148,432.34	-947,500.05	-471.55 %
4003 - SEWER	0.00	39,400.00	13,704.81	1,504,884.26	-1,465,484.26	-3,719.50 %
4004 - STORMWATER	0.00	0.00	678,673.97	1,597,249.84	-1,597,249.84	0.00 %
4005 - GAS	0.00	237,553.90	66,701.71	372,280.02	-134,726.12	-56.71 %
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	17,637.19	456,844.25	-456,844.25	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	364,428.88	2,176,886.32	-2,176,886.32	0.00 %
4010 - CABLE TV	0.00	0.00	1,911.00	6,872.25	-6,872.25	0.00 %
4012 - UTIL FINANCE	0.00	0.00	0.00	10,379.23	-10,379.23	0.00 %
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00	0.00	0.00 %
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	35,717.55	82,876.79	-82,876.79	0.00 %
<b>Expense Total:</b>	<b>0.00</b>	<b>477,886.19</b>	<b>1,247,660.21</b>	<b>7,356,705.30</b>	<b>-6,878,819.11</b>	<b>-1,439.43 %</b>
<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>-477,886.19</b>	<b>-1,247,660.21</b>	<b>-7,296,180.86</b>	<b>-6,818,294.67</b>	<b>-1,426.76 %</b>





# Solid Waste Fund

For Fiscal Period Ending: 7/2022

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Aug-Dec	Projected Year End 2022	Year End 2021
<b>Revenue</b>							
4510- SOLID WASTE ADMINISTRATION	-	2,943	-	-	2,943	2,943	-
4520 - SOLID WASTE COLLECTION	2,300,000	2,308,590	206,506	1,428,771	1,026,901	2,455,671	2,699,767
4530 - SOLID WASTE DISPOSAL	3,845,924	3,846,639	395,449	2,596,864	1,617,935	4,214,799	3,906,727
4540 - RECYCLABLES COLLECTION	32,000	32,687	3,378	22,269	13,222	35,491	26,569
4585- YARD TRIMMINGS COLLECTION	-	2,817	-	-	2,817	2,817	1,775
<b>Revenue Total:</b>	<b>6,177,924</b>	<b>6,193,677</b>	<b>605,333</b>	<b>4,047,904</b>	<b>2,660,875</b>	<b>6,708,779</b>	<b>6,634,838</b>
<b>Expense</b>							
4510 - SOLID WASTE ADMINISTRATION	782,563	785,506	33,550	223,309	134,273	357,582	353,935
4520 - SOLID WASTE COLLECTION	1,164,099	1,172,689	106,452	756,398	491,242	1,247,640	1,222,257
4530 - SOLID WASTE DISPOSAL	3,049,540	3,050,255	395,072	2,329,052	1,604,119	3,933,171	3,835,504
4540 - RECYCLABLES COLLECTION	214,266	214,953	20,120	80,687	55,759	136,445	185,594
4585 - YARD TRIMMINGS COLLECTION	287,884	290,701	23,858	172,778	104,356	277,134	271,961
9003 - SW - OTHER FINANCING USES	679,572	679,572	36,320	242,874	157,275	400,149	378,194
<b>Expense Total:</b>	<b>6,177,924</b>	<b>6,193,677</b>	<b>615,372</b>	<b>3,805,098</b>	<b>2,547,024</b>	<b>6,352,122</b>	<b>6,247,445</b>
<b>Report Surplus (Deficit):</b>				<b>242,806</b>		<b>356,657</b>	<b>387,393</b>



Monroe, GA

Solid Waste Fund  
without Capital

Monthly Budget Report  
Group Summary  
For Fiscal: 2022 Period Ending: 07/31/2022

DEP...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
4510 - SOLID WASTE ADMINISTRATION	245.21	0.00	-245.21	-100.00 %	1,716.47	0.00	-1,716.47	-100.00 %	2,942.56
4520 - SOLID WASTE COLLECTION	192,305.85	206,505.79	14,199.94	7.38 %	1,346,140.95	1,428,770.56	82,629.61	6.14 %	2,308,590.24
4530 - SOLID WASTE DISPOSAL	320,425.07	395,448.85	75,023.78	23.41 %	2,242,975.49	2,596,864.35	353,888.86	15.78 %	3,846,639.36
4540 - RECYCLABLES COLLECTION	2,722.85	3,378.46	655.61	24.08 %	19,059.95	22,268.88	3,208.93	16.84 %	32,687.04
4585 - YARD TRIMMINGS COLLECTION	234.79	0.00	-234.79	-100.00 %	1,643.53	0.00	-1,643.53	-100.00 %	2,817.44
<b>Total Revenue:</b>	<b>515,933.77</b>	<b>605,333.10</b>	<b>89,399.33</b>	<b>17.33 %</b>	<b>3,611,536.39</b>	<b>4,047,903.79</b>	<b>436,367.40</b>	<b>12.08 %</b>	<b>6,193,676.64</b>
<b>Expense</b>									
4510 - SOLID WASTE ADMINISTRATION	65,432.66	33,549.97	31,882.69	48.73 %	458,028.62	223,309.07	234,719.55	51.25 %	785,505.56
4520 - SOLID WASTE COLLECTION	97,462.06	106,451.81	-8,989.75	-9.22 %	684,912.72	756,398.14	-71,485.42	-10.44 %	1,172,689.24
4530 - SOLID WASTE DISPOSAL	254,086.25	395,072.01	-140,985.76	-55.49 %	1,778,603.75	2,329,051.89	-550,448.14	-30.95 %	3,050,255.36
4540 - RECYCLABLES COLLECTION	17,905.55	20,119.79	-2,214.24	-12.37 %	125,338.85	80,686.78	44,652.07	35.63 %	214,953.04
4585 - YARD TRIMMINGS COLLECTION	24,215.48	23,858.13	357.35	1.48 %	169,508.36	172,777.64	-3,269.28	-1.93 %	290,701.44
9003 - SW - OTHER FINANCING USES	56,608.33	36,320.05	20,288.28	35.84 %	396,258.31	242,874.41	153,383.90	38.71 %	679,572.00
<b>Total Expense:</b>	<b>515,710.33</b>	<b>615,371.76</b>	<b>-99,661.43</b>	<b>-19.33 %</b>	<b>3,612,650.61</b>	<b>3,805,097.93</b>	<b>-192,447.32</b>	<b>-5.33 %</b>	<b>6,193,676.64</b>
<b>Report Total:</b>	<b>223.44</b>	<b>-10,038.66</b>	<b>-10,262.10</b>		<b>-1,114.22</b>	<b>242,805.86</b>	<b>243,920.08</b>		<b>0.00</b>



Monroe, GA

Solid Waste Fund  
with Capital

Income Statement  
Group Summary

For Fiscal: 2022 Period Ending: 07/31/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
4510 - SOLID WASTE ADMINISTRATION	0.00	2,942.56	0.00	0.00	2,942.56
4520 - SOLID WASTE COLLECTION	2,300,000.00	2,308,590.24	206,505.79	1,428,770.56	879,819.68
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,846,639.36	395,448.85	2,596,864.35	1,249,775.01
4540 - RECYCLABLES COLLECTION	32,000.00	32,687.04	3,378.46	22,268.88	10,418.16
4585 - YARD TRIMMINGS COLLECTION	0.00	2,817.44	0.00	0.00	2,817.44
<b>Revenue Total:</b>	<b>6,177,924.00</b>	<b>6,193,676.64</b>	<b>605,333.10</b>	<b>4,047,903.79</b>	<b>2,145,772.85</b>
<b>Expense</b>					
4510 - SOLID WASTE ADMINISTRATION	782,563.00	785,505.56	33,549.97	223,309.07	562,196.49
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,172,689.24	426,286.81	1,094,863.14	77,826.10
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,050,255.36	395,072.01	2,356,007.73	694,247.63
4540 - RECYCLABLES COLLECTION	214,266.00	214,953.04	20,119.79	80,686.78	134,266.26
4585 - YARD TRIMMINGS COLLECTION	287,884.00	290,701.44	23,858.13	172,777.64	117,923.80
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	36,320.05	242,874.41	436,697.59
<b>Expense Total:</b>	<b>6,177,923.00</b>	<b>6,193,676.64</b>	<b>935,206.76</b>	<b>4,170,518.77</b>	<b>2,023,157.87</b>
<b>Total Surplus (Deficit):</b>	<b>1.00</b>	<b>0.00</b>	<b>-329,873.66</b>	<b>-122,614.98</b>	



Monroe, GA

Solid Waste Fund  
with Capital

**Prior-Year Comparative Income Statement**  
Group Summary  
For the Period Ending 07/31/2022

DEP...	2021 July Activity	2022 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
4520 - SOLID WASTE COLLECTION	200,118.92	206,505.79	6,386.87	3.19%	1,672,867.08	1,428,770.56	-244,096.52	-14.59%
4530 - SOLID WASTE DISPOSAL	331,194.50	395,448.85	64,254.35	19.40%	2,288,791.87	2,596,864.35	308,072.48	13.46%
4540 - RECYCLABLES COLLECTION	3,319.71	3,378.46	58.75	1.77%	15,717.31	22,268.88	6,551.57	41.68%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00%	1,774.80	0.00	-1,774.80	-100.00%
<b>Revenue Total:</b>	<b>534,633.13</b>	<b>605,333.10</b>	<b>70,699.97</b>	<b>13.22%</b>	<b>3,979,151.06</b>	<b>4,047,903.79</b>	<b>68,752.73</b>	<b>1.73%</b>
<b>Expense</b>								
4510 - SOLID WASTE ADMINISTRATION	30,247.75	33,549.97	-3,302.22	-10.92%	188,104.93	223,309.07	-35,204.14	-18.72%
4520 - SOLID WASTE COLLECTION	88,148.48	426,286.81	-338,138.33	-383.60%	672,960.04	1,094,863.14	-421,903.10	-62.69%
4530 - SOLID WASTE DISPOSAL	346,462.45	395,072.01	-48,609.56	-14.03%	2,089,594.17	2,356,007.73	-266,413.56	-12.75%
4540 - RECYCLABLES COLLECTION	18,699.92	20,119.79	-1,419.87	-7.59%	127,973.33	80,686.78	47,286.55	36.95%
4585 - YARD TRIMMINGS COLLECTION	23,544.49	23,858.13	-313.64	-1.33%	148,683.97	172,777.64	-24,093.67	-16.20%
9003 - SW - OTHER FINANCING USES	32,078.05	36,320.05	-4,242.00	-13.22%	220,919.43	242,874.41	-21,954.98	-9.94%
<b>Expense Total:</b>	<b>539,181.14</b>	<b>935,206.76</b>	<b>-396,025.62</b>	<b>-73.45%</b>	<b>3,448,235.87</b>	<b>4,170,518.77</b>	<b>-722,282.90</b>	<b>-20.95%</b>
<b>Total Surplus (Deficit):</b>	<b>-4,548.01</b>	<b>-329,873.66</b>	<b>-325,325.65</b>	<b>-7,153.14%</b>	<b>530,915.19</b>	<b>-122,614.98</b>	<b>-653,530.17</b>	<b>-123.10%</b>



Monroe, GA

## Solid Waste Fund without Capital

# Budget Report Group Summary

397

For Fiscal: 2022 Period Ending: 07/31/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4510 - SOLID WASTE ADMINISTRATION	0.00	2,942.56	0.00	0.00	-2,942.56	100.00 %
4520 - SOLID WASTE COLLECTION	2,300,000.00	2,308,590.24	206,505.79	1,428,770.56	-879,819.68	38.11 %
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,846,639.36	395,448.85	2,596,864.35	-1,249,775.01	32.49 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,687.04	3,378.46	22,268.88	-10,418.16	31.87 %
4585 - YARD TRIMMINGS COLLECTION	0.00	2,817.44	0.00	0.00	-2,817.44	100.00 %
<b>Revenue Total:</b>	<b>6,177,924.00</b>	<b>6,193,676.64</b>	<b>605,333.10</b>	<b>4,047,903.79</b>	<b>-2,145,772.85</b>	<b>34.64 %</b>
<b>Expense</b>						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4510 - SOLID WASTE ADMINISTRATION	782,563.00	785,505.56	33,549.97	223,309.07	562,196.49	71.57 %
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,172,689.24	106,451.81	756,398.14	416,291.10	35.50 %
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,050,255.36	395,072.01	2,329,051.89	721,203.47	23.64 %
4540 - RECYCLABLES COLLECTION	214,266.00	214,953.04	20,119.79	80,686.78	134,266.26	62.46 %
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4585 - YARD TRIMMINGS COLLECTION	287,884.00	290,701.44	23,858.13	172,777.64	117,923.80	40.57 %
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	36,320.05	242,874.41	436,697.59	64.26 %
<b>Expense Total:</b>	<b>6,177,923.00</b>	<b>6,193,676.64</b>	<b>615,371.76</b>	<b>3,805,097.93</b>	<b>2,388,578.71</b>	<b>38.56 %</b>
<b>Report Surplus (Deficit):</b>	<b>1.00</b>	<b>0.00</b>	<b>-10,038.66</b>	<b>242,805.86</b>	<b>242,805.86</b>	<b>0.00 %</b>



Monroe, GA

Solid Waste Fund Capital

**Budget Report**  
**Group Summary**

398

For Fiscal: 2022 Period Ending: 07/31/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Expense</b>						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4520 - SOLID WASTE COLLECTION	0.00	0.00	319,835.00	338,465.00	-338,465.00	0.00 %
4530 - SOLID WASTE DISPOSAL	0.00	0.00	0.00	26,955.84	-26,955.84	0.00 %
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>319,835.00</b>	<b>365,420.84</b>	<b>-365,420.84</b>	<b>0.00 %</b>
<b>Report Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>319,835.00</b>	<b>365,420.84</b>	<b>-365,420.84</b>	<b>0.00 %</b>

Performance Indicators	Jul-22	Jun-22	May-22	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21
<b>Utilities</b>													
Electric Customers	6,802	6,801	6,798	6,790	6,770	6,769	6,745	6,768	6,758	6,743	6,737	6,735	6,720
Natural Gas Customers	4,261	4,230	4,226	4,203	4,197	4,190	4,170	4,173	4,162	4,148	4,136	4,123	4,100
Water Customers	10,686	10,648	10,615	10,572	10,561	10,555	10,532	10,528	10,493	10,482	10,417	10,415	10,385
Wastewater Customers	7,727	7,726	7,708	7,694	7,699	7,682	7,987	7,667	7,645	7,627	7,585	7,576	7,553
Cable TV Customers	2,023	2,039	2,067	2,084	2,128	2,149	2,162	2,188	2,211	2,238	2,260	2,287	2,311
Digital Cable Customers	170	170	169	173	175	171	169	170	173	174	175	176	175
Internet Customers	4,160	4,148	4,054	4,117	4,170	4,122	4,139	4,133	4,152	4,142	4,098	4,145	4,146
Residential Phone Customers	733	733	734	739	742	747	752	756	763	760	773	775	781
Commercial Phone Customers	285	283	284	283	286	285	287	286	280	279	276	281	285
Fiber Customers	310	310	303	287	278	257	241	240	237	230	216	206	188
WIFI Router Customers													
<b>Work Orders Generated</b>													
<b>Utilities</b>													
Connects	239	304	292	267	284	269	281	265	306	302	284	283	303
Cutoff for Non-Payment	60	54	70	67	58	81	72	76	71	80	62	64	84
Electric Work Orders	74	137	171	161	174	95	96	82	76	95	81	78	93
Water Work Orders	116	152	106	107	124	87	135	101	132	158	201	184	136
Natural Gas Work Orders	34	40	38	103	117	54	52	33	44	39	43	22	30
Disconnects	164	184	192	170	206	176	202	184	197	217	178	209	193
Sewer Work Orders	15	20	8	21	15	29	33	20	17	18	55	21	26
Telecomm Work Orders	196	183	170	171	255	205	234	179	184	216	188	246	190
Stormwater Work Orders	2		-	-	-	1	1	-			-	2	1
<b>Billing/Collections</b>													
<b>Utilities</b>													
Utility Revenue Billed	\$ 4,033,365	\$ 3,723,681	\$ 3,806,253	\$ 3,737,109	\$ 4,298,336	\$ 4,191,851	\$ 3,759,972	\$ 3,554,338	\$ 3,503,844	\$ 3,901,304	\$ 4,085,762	\$ 3,846,178	\$ 3,614,654
Utility Revenue Collected	\$ 3,837,452	\$ 3,512,742	\$ 3,622,186	\$ 3,657,019	\$ 4,107,304	\$ 4,008,499	\$ 3,608,582	\$ 3,351,898	\$ 3,311,489	\$ 3,720,182	\$ 3,901,839	\$ 3,819,569	\$ 3,436,861
Amount Written Off for Bad Debt	\$ 28,662	\$ 35,440	\$ 31,386	\$ 18,697	\$ 14,990	\$ 40,124	\$ 26,746	\$ 28,404	\$ 22,102	\$ 20,398	\$ 18,286	\$ 23,357	\$ 28,294
<b>Extensions</b>													
<b>Utilities</b>													
Extensions Requested	565	559	507	510	468	516	539	518	588	610	591	535	497
Extensions Pending	36	38	129	42	82	41	138	119	125	170	12	95	167
Extensions Defaulted	24	26	24	31	20	33	37	17	32	16	42	28	34
Extensions Paid per Agreement	543	479	396	519	397	590	483	489	600	430	632	579	877
Percentage of Extensions Paid	1	1	1	1	1	1	1	1	1	1	1	1	93%
<b>Taxes</b>													
<b>Admin Support</b>													
Property Tax Collected	\$ 3,752	\$ 2,757	\$ 4,731	\$ 9,583	\$ 16,789	\$ 74,560	\$ 79,872	\$ 79,872	\$ 2,869,833	\$ 407,962	\$ 186,218	\$ 99,662	\$ 4,716
<b>Accounting</b>													
<b>Payroll &amp; Benefits</b>													
Payroll Checks issued	-	-	-	1	-	-	-	-	-	-	2	1	-
Direct Deposit Advices	656	676	638	952	691	623	626	715	738	949	653	662	659
<b>General Ledger</b>													
Accounts Payable Checks Issued	264	335	290	289	350	288	301	336	363	314	313	253	285
Accounts Payable Invoices Entered	344	451	367	369	419	297	363	412	447	386	399	335	378
Journal Entries Processed	96	65	91	85	107	97	143	176	112	121	124	119	115
Miscellaneous Receipts	396	445	394	488	541	566	822	324	319	351	342	354	341
Utility Deposit Refunds Processed	40	39	54	42	61	42	39	55	48	36	31	38	31
Local Option Sales Tax	\$ 307,128	\$ 309,486	\$ 295,570	\$ 283,314	\$ 256,395	\$ 252,907	\$ 292,991	\$ 273,259	\$ 267,182	\$ 261,531	\$ 275,894	\$ 255,227	\$ 257,809
Special Local Option Sales Tax - 2019		273,659	275,720	263,336	252,440	228,454	225,328	261,062	243,480	238,067	233,015	245,828	227,413
<b>Payroll &amp; Benefits</b>													

Performance Indicators	Jul-22	Jun-22	May-22	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21
Filled Positions	253	254	251	245	244	244	241	239	241	245	239	241	245
Vacancies	10	9	12	18	19	19	22	15	13	9	15	13	9
Unfunded Positions	38	38	38	38	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	2,495	2,344	3,526	3,840	5,842	4,214	3,335	4,288	5,207	4,476	4,231	3,695	3,676
Fuel Sales - Revenue	1,544	14,507	21,824	17,627	26,817	19,214	14,976	19,252	22,859	19,650	18,575	16,223	16,136





**FIRE  
DEPARTMENT  
CITY COUNCIL  
MONTHLY MEETING**

**September 2022**

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# City of Monroe Fire Dept

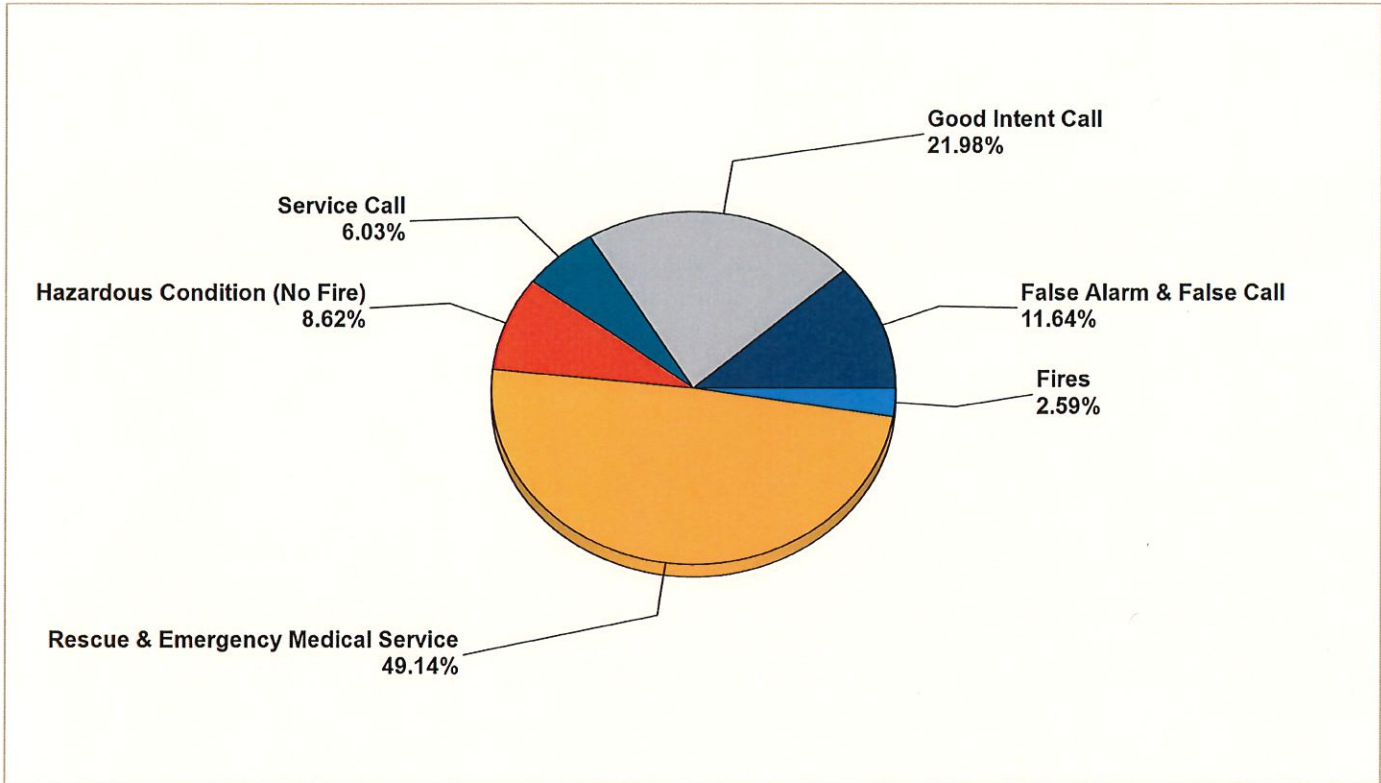
Monroe, GA

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## Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2022 | End Date: 07/31/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	2.59%
Rescue & Emergency Medical Service	114	49.14%
Hazardous Condition (No Fire)	20	8.62%
Service Call	14	6.03%
Good Intent Call	51	21.98%
False Alarm & False Call	27	11.64%
<b>TOTAL</b>	<b>232</b>	<b>100%</b>

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	1.29%
132 - Road freight or transport vehicle fire	1	0.43%
140 - Natural vegetation fire, other	1	0.43%
142 - Brush or brush-and-grass mixture fire	1	0.43%
311 - Medical assist, assist EMS crew	68	29.31%
321 - EMS call, excluding vehicle accident with injury	36	15.52%
322 - Motor vehicle accident with injuries	3	1.29%
324 - Motor vehicle accident with no injuries.	6	2.59%
352 - Extrication of victim(s) from vehicle	1	0.43%
400 - Hazardous condition, other	6	2.59%
412 - Gas leak (natural gas or LPG)	2	0.86%
422 - Chemical spill or leak	1	0.43%
424 - Carbon monoxide incident	1	0.43%
440 - Electrical wiring/equipment problem, other	1	0.43%
442 - Overheated motor	2	0.86%
444 - Power line down	4	1.72%
445 - Arcing, shorted electrical equipment	2	0.86%
463 - Vehicle accident, general cleanup	1	0.43%
522 - Water or steam leak	4	1.72%
531 - Smoke or odor removal	1	0.43%
551 - Assist police or other governmental agency	1	0.43%
553 - Public service	5	2.16%
554 - Assist invalid	3	1.29%
611 - Dispatched & cancelled en route	42	18.1%
622 - No incident found on arrival at dispatch address	4	1.72%
651 - Smoke scare, odor of smoke	3	1.29%
652 - Steam, vapor, fog or dust thought to be smoke	1	0.43%
671 - HazMat release investigation w/no HazMat	1	0.43%
733 - Smoke detector activation due to malfunction	6	2.59%
735 - Alarm system sounded due to malfunction	8	3.45%
736 - CO detector activation due to malfunction	1	0.43%
743 - Smoke detector activation, no fire - unintentional	4	1.72%
745 - Alarm system activation, no fire - unintentional	8	3.45%
<b>TOTAL INCIDENTS:</b>	<b>232</b>	<b>100%</b>

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

# City of Monroe Fire Dept

Monroe, GA



July 2022 Incident Distribution

# City of Monroe Fire Dept

Monroe, GA



## Incident Comparison 2018-2021

July	2018	2019	2020	2021	2022
100 - Fire	5	5	3	5	6
200 - Overpressure Rupture, Explosion, Overheat	1	0	1	0	0
300 - Rescue & EMS	118	149	124	118	114
400 - Hazardous Condition	7	4	11	8	20
500 - Service Call	17	11	11	9	14
600 - Good Intent & Canceled Call	53	47	43	62	51
700 - False Alarm & False Call	23	15	7	12	27
800 - Severe Weather & Natural Disaster	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0
	224	231	200	214	232

## COVID 19

2022	Confirmed or Suspected COVID-19	Incident Total	Percentage of Incidents
July	2	232	0.86%
Year to Date	23	1424	1.62%

# City of Monroe Fire Dept

Monroe, GA

This report was generated on 9/1/2022 10:14:26 AM



## Detailed Losses For Date Range

Start Date: 07/01/2022 | End Date: 07/31/2022

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
2	\$1,671,193.00	\$784,800.00	\$2,455,993.00	\$1,227,996.00	\$4,031.00	\$2,575.00	\$6,606.00	\$3,303.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2022-1226	07/05/2022	111 - Building fire	913 E Church ST Monroe	\$201,593.00	\$50,000.00	\$251,593.00	\$4,031.00	\$2,150.00	\$6,181.00
2022-1253	07/08/2022	111 - Building fire	200 Cherry Hill RD Monroe	\$1,469,600.00	\$734,800.00	\$2,204,400.00	\$0.00	\$425.00	\$425.00

Only Reviewed Incidents included.



# City of Monroe Fire Dept

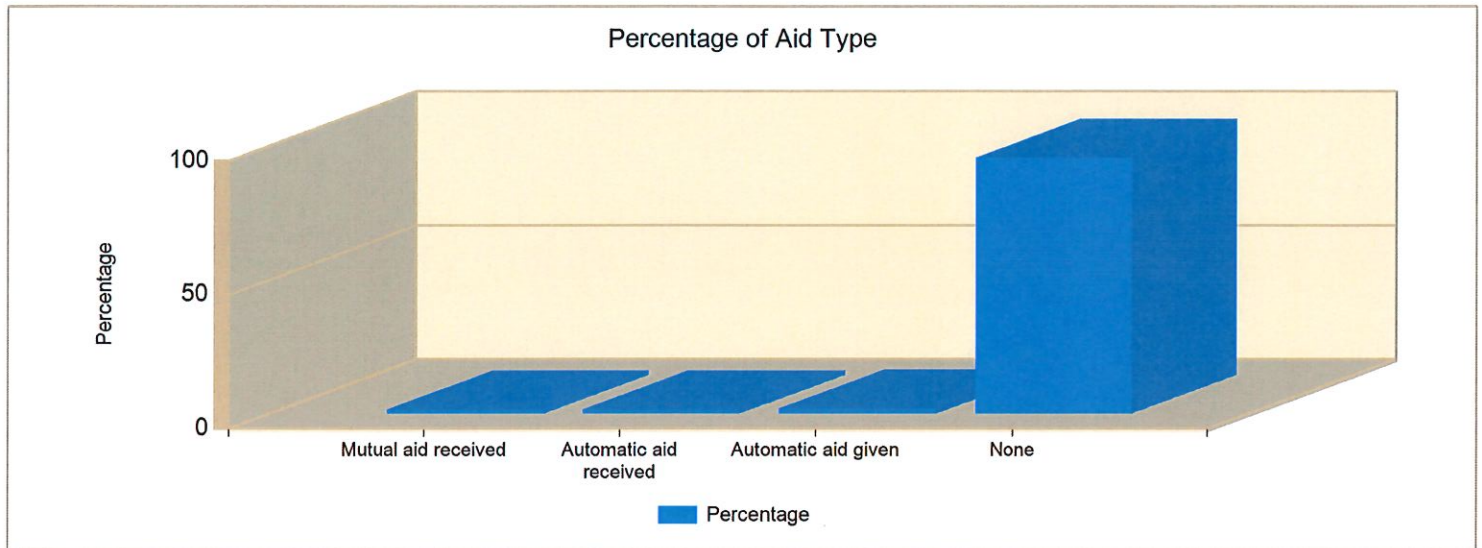
Monroe, GA

This report was generated on 9/1/2022 10:16:48 AM



## Count of Aid Given and Received for Incidents for Date Range

Start Date: 06/01/2022 | End Date: 06/30/2022



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	3	1.4%
Automatic aid received	3	1.4%
Automatic aid given	4	1.8%
None	211	95.5%

Only REVIEWED incidents included



## PARKS PROJECTS & UPDATES – SEPTEMBER 2022

### PILOT PARK

The restroom at Pilot Park has been installed and is open to the public. New Sidewalks were installed providing access to the new restroom, along with some sidewalk repairs inside the park. New fencing and a gate have been installed around the new restroom. The lower area drainage improvements and adjustments to alleviate standing water and drainage issues are complete. New mulch was installed for a catalogue photoshoot by PlaySouth Playground Equipment companies for 2022. Also, the retaining wall for the small parking area has been replaced. The total cost of the improvements made to Pilot Park are approximately \$423,232. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons, and a weekly bathroom cleaning schedule will start upon the opening of the facility.



Pilot Park became the first park in Monroe and Walton County to place a permanent pinwheel representing the awareness for child abuse prevention. Annually, during the month of April, A Child’s Voice, a Chapter of PCA Georgia in Walton County, places small pinwheels around cities to create attention with the goal in mind of strengthening families and inspiring action through education, awareness, and advocacy to help prevent child abuse. The thought behind these pinwheels symbolizes playfulness, joy,

and whimsy and is entirely a symbol of child abuse prevention. Those pinwheels during the month of April are temporary, while this pinwheel, built and installed by Dr. Alex Rodriguez and placed in Pilot Park will be permanent. This pinwheel was graciously sponsored by the Kiwanis Club of Monroe.



**MATHEWS PARK**

The second phase of renovations/additions for the rehabilitation work of paving/parking, pavilions, additional signage, disc golf renovations, fencing, and other amenities is in process. Additional equipment, seating, trash receptacles, and signage have all been delivered and are



awaiting the placement of pavilion prior to installation. The replacement of a pavilion and addition of another pavilion are scheduled for install mid-September. The shade structures have been installed over the benches. Grading for the new parking area has started and is scheduled to be completed by the end of September. Once the completion of the new front parking area, the rear parking lot will be removed. New privacy fence will

be installed during September also. A study of the pond wildlife and dam was completed by Aquatic Environmental Services, with a follow up management plan now provided by the same company. The installation of fish beds, new feeders, and fish stocking have been completed. During late fall we will stock the pond with rainbow trout. The total cost of the Phase I improvements made to Mathews Park are approximately \$165,510. The upgrades as proposed in Phase II are currently at \$219,698 for improvements and additions.



**POLICE**  
**DEPARTMENT**  
**MONTHLY REPORT**  
**September**  
**2022**

### Comparison of July 2021 to July 2022 Activity Reports

	<b>2022</b>			<b>2021</b>		
<b>Calls for Service</b>	2,063			1,961		
<b>Area Checks</b>	10,813			8,258		
<b>Calls to MPD</b>	n/a			n/a		
<b>Court Cases</b>	224			373		
<b>Training Hours</b>	330			256		
<b>Part A Crimes</b>	47			63		
<b>Part B Crimes</b>	34			95		
<b>Arrest-Adult</b>	37			85		
<b>Juvenile</b>	2			1		
<b>C/S Trash Pick Up</b>	100#					
<b>Tires</b>						



Municipal Court

	July 2021	July 2022
Citations issued:	295	223
Adjudicated/Closed cases:	373	224
Fines collected per month:	\$57,908.00	\$32,988.00
Year to date collected:	\$268,463.20	\$235,643.25

**July 2022 Training Hours for Monroe Police Department**

GPSTC online training: 116

Conference training: 0

In-service Training: 59

Off Site Training: 155

Total Training Hours: 330



# Offense and Arrest Summary Report

Printed On:  
08/04/2022

Beginning Date: 07/01/2022

Ending Date: 07/31/2022

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses 81 Clearance Rate 35.8%  
 % change from last year -48.73% Last years rate 43.04%

Total Arrests 39 Hate Crime Offenses 0  
 % change from last year -54.65% Law Officers Assaulted 0

Group A Crime Rate per 100,000 Population : 574.84 Summary based reporting Crime Rate per 100,000 Population : 220.00

Arrest Rate per 100,000 Population : 276.77

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	1
Aggravated Assault	0	0	0	0	3
Burglary	0	0	0	0	0
Larceny	4	1	0	5	6
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	5	1	0	6	6
Intimidation	0	0	0	0	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	1	0	0	1	1
Drug/Narcotic Violations	11	0	0	11	37
Drug Equipment Violations	0	0	0	0	1
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	1
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	0	0	0	0	4
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
<b>Total Group A Arrests</b>	<b>21</b>	<b>2</b>	<b>0</b>	<b>23</b>	<b>60</b>
<b>Group "B" Arrests</b>					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	0	0	0	0	1
Disorderly Conduct	0	0	0	0	1
DUI	5	0	0	5	6
Drunkenness	1	0	0	1	0
Family Offenses-nonviolent	0	0	0	0	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	1	0	0	1	0
All Other Offenses	9	0	0	9	18
<b>Total Group B Arrests</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>26</b>
<b>Total Arrests</b>	<b>37</b>	<b>2</b>	<b>0</b>	<b>39</b>	<b>86</b>

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	1
Robbery	0	0	2
Aggravated Assault	1	0	4
Burglary	2	0	7
Larceny	27	4	25
Motor Vehicle Theft	1	0	2
Arson	0	0	0
Simple Assault	16	9	22
Intimidation	1	0	8
Bribery	0	0	0
Counterfeiting/Forgery	0	0	1
Vandalism	13	2	19
Drug/Narcotic Violations	14	11	33
Drug Equipment Violations	3	3	11
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	1	0	10
Gambling	0	0	0
Kidnapping	0	0	0
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	1	0	0
Sexual Assault w/Object	0	0	0
Fondling	0	0	1
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	3
Weapons Law Violations	1	0	9
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
<b>Total Group "A"</b>	<b>81</b>	<b>29</b>	<b>158</b>

Crime Against Person

19 - This year  
 36 - Last year  
 -47.22% - Percent Change

Crime Against Property

44 - This year  
 69 - Last year  
 -36.23% - Percent Change

Crime Against Society

18 - This year  
 53 - Last year  
 -66.04% - Percent Change

Population : 14091

Note: Last years figures are provided for comparison purposes only.



# WALTON COUNTY 911

## Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
316	LAW ENFORCEMENT UNIT	375
323	LAW ENFORCEMENT UNIT	199
324	LAW ENFORCEMENT UNIT	2
325	LAW ENFORCEMENT UNIT	856
327	LAW ENFORCEMENT UNIT	137
330	LAW ENFORCEMENT UNIT	2
333	LAW ENFORCEMENT UNIT	216
335	LAW ENFORCEMENT UNIT	534
336	LAW ENFORCEMENT UNIT	54
337	LAW ENFORCEMENT UNIT	93
338	LAW ENFORCEMENT UNIT	243
341	LAW ENFORCEMENT UNIT	472
342	LAW ENFORCEMENT UNIT	434
343	LAW ENFORCEMENT UNIT	412
345	LAW ENFORCEMENT UNIT	21
346	LAW ENFORCEMENT UNIT	464
347	LAW ENFORCEMENT UNIT	186
348	LAW ENFORCEMENT UNIT	198
349	LAW ENFORCEMENT UNIT	1507
350	LAW ENFORCEMENT UNIT	512
351	LAW ENFORCEMENT UNIT	568
352	LAW ENFORCEMENT UNIT	610
353	LAW ENFORCEMENT UNIT	1102
355	LAW ENFORCEMENT UNIT	474
356	LAW ENFORCEMENT UNIT	110
357	LAW ENFORCEMENT UNIT	2
359	LAW ENFORCEMENT UNIT	255
366	LAW ENFORCEMENT UNIT	248
367	LAW ENFORCEMENT UNIT	527
<b>Total Radio Logs:</b>		<b>10813</b>

**Report Includes:**

All dates between `00:00:00 07/01/22` and `23:59:59 07/31/22`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts





# WALTON COUNTY 911

## Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	9
ANIMAL COMPLAINT	11
INJURED ANIMAL	1
PROWLER	7
BURGLARY IN PROGRESS	6
BURGLARY REPORT	3
DOMESTIC NON-VIOLENT	35
WARRANT SERVICE	19
SUBJECT WITH WEAPON	2
SUSPICIOUS PERSON	88
SUSPICIOUS VEHICLE	138
TRAFFIC STOP	1
SUICIDE	1
SUICIDE ATTEMPT	6
SUICIDE THREAT	5
KEYS LOCKED IN VEHICLE	98
SPEEDING AUTO	4
ACCIDENT NO INJURIES	54
INJURY BY COMPLAINT	1
ACCIDENT WITH A DEER	4
10-50 WITH ENTRAPMENTS	2
ACCIDENT WITH INJURIES	2
OFFICER INVOLVED ACCIDENT	1
ACCIDENT UNKNOWN INJURIES	12
ROAD HAZARD	3
LIVESTOCK IN ROADWAY	2
DRUNK DRIVER	3
INTOXICATED PERSON	2
HIT AND RUN	8
TRANSPORT FOR BUSINESS	1
FUNERAL ESCORT	9
TRANSPORT	9
DISABLED VEHICLE	26
AREA/BLDG CHECK	33
LITTERING/ILLEGAL DUMPING	3
CHILD ABUSE	1
SEXUAL ASSAULT	3
CHASE	3
BANK ALARM	8
BUSINESS ALARM	53
CHURCH ALARM	2
RESIDENTIAL ALARM	23
SCHOOL ALARM	1
DRAG RACING	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
SUBJECT IN CUSTODY	5
TRANSPORT TO JAIL	2
DEMENTED PERSON NON-VIOLENT	15
STOLEN VEHICLE	4
911 HANGUP	71
CONTROL SUBSTANCE PROBLEM	12
AGENCY ASSISTANCE	4
AGGRAVATED ASSAULT	1
ASSAULT	3
ASSAULT LAW ENFORCEMENT ONLY	5
CIVIL ISSUE/DISPUTE	29
COUNTERFEIT MONEY	1
DAMAGE TO PROPERTY	36
DEATH INVESTIGATION	1
DISPUTE NON VIOLENT IN NATURE	72
DISPUTE VIOLENT IN NATURE	2
DISTRUBING THE PEACE	9
Dead Body	3
LE ASSIST FOR EMS	16
ENTERING AN AUTO	17
EXTRA PATROL REQUEST	6
ASSIST FIRE DEPARTMENT	5
POWER LINES FIRE	1
VEHICLE FIRE	1
FIREARMS DISCHARGED	8
FIREWORKS	3
FOLLOW UP TO PREVIOUS CALL	2
FOUND PROPERTY	6
FRAUD	9
GAS DRIVE OFF	1
HARRASSING PHONE CALLS	1
HARRASSMENT	3
ILLEGAL PARKING	4
JUVENILE RUNAWAY	2
JUVENILE COMPLAINT	18
JUVENILE PROBLEM -NO COMPLAINT	5
LOITERING	2
LOST ITEM REPOR	1
LOUD MUSIC COMPLAINT	25
MISSING PERSON	5
MISCELLANEOUS EMS INCIDENT	1
MISCELLANEOUS LAW INCIDENT	27
OVERDOSE PRIORITY 1	1
PRIVATE INVESTIGATOR	1
POWER LINES DOWN	1
ROAD RAGE	2
PHONE CALLS/MAIL SCAMS	3
SHOPLIFTING	9
SHOTS FIRED	1
SIMPLE BATTERY	1

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<u>Nature of Incident</u>	<u>Total Incidents</u>
THEFT REPORT	25
THREATS	7
TRAFFIC LIGHT OUT	6
TRAFFIC VIOLATION	793
TRAILER INSPECTION	3
TREE DOWN	6
TRESPASSING	4
UNKNOWN PRIORITY 1	1
UNKNOWN LAW PROBLEM	6
UNSECURE PREMISES	4
VEHICLE INSPECTION	5
VIOLATION TPO	2
WANTED PERSON	2
WELFARE CHECK	32

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Total reported: 2063

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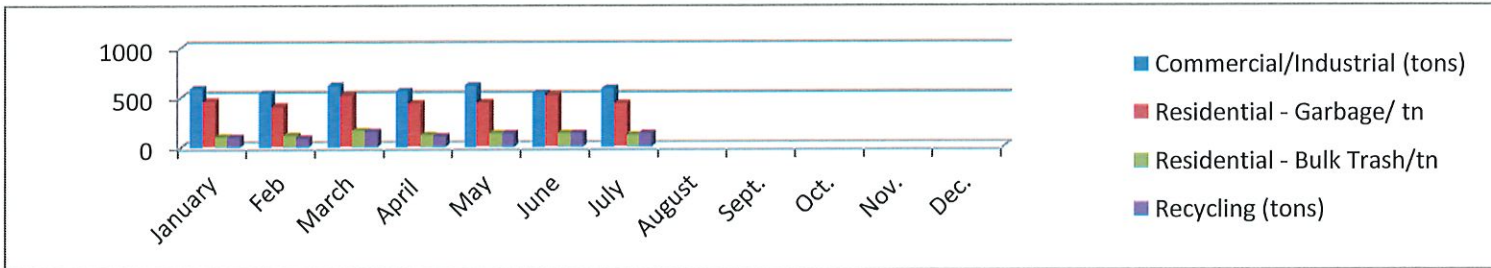
**Report Includes:**

All dates between `00:00:00 07/01/22` and `23:59:59 07/31/22`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



**SOLID WASTE  
DEPARTMENT  
MONTHLY REPORT  
SEPTEMBER  
2022**

2022	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	596.1	547.99	622.6	568.92	619.76	551.06	596.29					
Residential - Garbage/ tn	467.24	411.99	522.06	443.87	452.66	525.98	443.6					
Residential - Bulk Trash/tn	105.98	116.38	166.76	120.47	136.22	138.03	119.01					
Recycling (tons)	101.26	93.17	158.04	107.71	135.55	143.39	138.94					
Transfer Station (tons)	9,229.85	8,037.19	10,290.11	9,525.72	9,395.10	10,081.58	9,721.55					
Customers (TS)	19	19	20	18	19	19	18					
Sweeper debris (tons)	13.66	8.58	17.83	8.94	9.9	10.35	2.07					
Storm drain debris (tons)	3.07	1.30	14.07	0.28	5.70	1.91	17.86					
2022	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Waste (tons)	60.27	55.91	97.17	64.61	83.65	87.63	83.99					
Recycling - Leaves (tons)			4.91		2.85							
Recycling - Curbside (tons)	25.99	21.32	33.92	25.39	34.14	37.95	34.94					
Recycling - Cardboard (tons)	13.38	10.35	15.85	12.35	7.97	15.09	10.96					
Recycling - Scrap Metal (tons)			2.49		3.56		6.09					
Recycling - Scrap tires (tons)		187 (3.86)	59 (1.22)	165 (3.40)	63 ((1.30)	35 (.72)	42 (.87)					
Recycling - Glass (tons)	1.62	1.73	2.48	1.96	2.08	2	2.09					
Recycling - C & D (tons)												
95G Garbage carts (each)	77	38	59	59	67	73	95					
<b>65G Recycling Carts (each)</b>	<b>28</b>	<b>24</b>	<b>28</b>	<b>24</b>	<b>27</b>	<b>35</b>	<b>22</b>					
18G Recycling bins (each)	9	5	17	9	10	9	6					
Dumpsters (each)		6			6	3	1					
Cemetery Permits	9	4	3	5	1	4	5					



**Note:**  
**1,158.90 tons of trash /garbage collected and disposed.**  
**138.94 tons of recycled materials collected, including scrap tires.**

ITEMS OF INTEREST

- I. Project Update- Transfer Station Improvements:
  - Fencing - To be installed along the entrance side of the transfer station. **Complete as of: 5/6/2022!**
  - Repair French drains in front of the building. **Pending!**
  - Guardrails to be installed on both sides of the scale ramps. **In Progress!**
  
- II. Transfer Station tonnage report: Deposited 9,721.55 tons in July 2022. An increase of 2,269.22 tons compared to July 2021.
  
- III. Curbside Recycling – Transitioned to the 65-gallon carts - Update:

*The “Oops” tags are now being implemented. The tags are designed to help educate citizens and reduce the amount of contamination in the cart.*

  - Customers who did not receive a cart or would like to participate, should call our office at: 770-267-6933 to make their request. **Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled and set out next to the cart, for separate collection!**
  
- IV. Curbside Glass Collection Update: Currently have 374 customers participating. (2.09 tons collected in July 2022).

**Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.**
  
- V. Solid Waste Website: The information has been updated to improve our customer service and to help educate citizens on service guidelines. **We encourage all of our citizens to please visit!**

Dps



**STREETS AND  
TRANSPORTATION  
DEPARTMENT  
MONTHLY REPORT  
SEPTEMBER  
2022**

## Public Works Administration

July 2022

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	612	549	801	654	694	836	N/A						4146
Work orders received	98	84	113	124	93	114	171						797
Work orders completed	95	81	110	116	90	110	165						767
Permits received/approved -													
Road closure					4	4	6						14
Parade													0
Procession													0
Public demonstration													0
Assembly		1	1	4	1	3	3						13
Picket													0
Road race				2									2

## Fleet Maintenance Division

\*Repaired/Service vehicles or equipment for the following departments:

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport						1							1
City Hall													0
Code	1		1										2
Electric/Cable	3	6	6	12	7	7	5						46
Finance													0
Fire	6	2	1	2	2	3	2						18
Gas/Water/Sewer	2	8	7	7	18	6	7						55
GUTA													0
Meter Readers			3	2		1	2						8
Motor Pool													0
Police	15	18	21	15	20	22	23						134
Public Works	29	34	29	29	41	30	26						218
TOTAL	56	68	68	67	88	70	65	0	0	0	0	0	482





**Stormwater**

- CDBG2020
- Storm grate cleaning (City wide)
- Storm pipe repair
  - Ash Street
  - Highland Creek
- \* Catch basin maintenance/structure repair
  - Church Street
  - Mathis Street
- \* Ditch maintenance
  - Booth Drive
  - Cherokee Avenue
  - Etten Drive
  - Greenwood Drive
  - Indian Creek Drive
  - McDaniel Street
  - Walton Road

System Inspections -

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Grates	100	70	66	39	80	60	64						479
Total Tons	0.41	0.25	0.48	0.28	0.5	0.42	0.41						2.75



**WATER, SEWER & GAS  
MONTHLY REPORT**

**SEPTEMBER  
2022**

## 2022 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
<b>Natural Gas</b>					
Union Street gas main renewal	Jul-22	Aug-22	Replace 2,800' of steel gas main	Awaiting Material	Contractor
Belle Meade gas main replacement	Jul-22	Aug-22	Replace 2" steel gas main with 2" plastic/main installed along Belle Meade	Started	City
Hwy 83 Good Hope to Chandler Road main extension	Jun-22	Dec-22	Install 10,500' of 4" plastic gas main	Planning Stage	City
Chandler Road to Old Monroe-Madison Rd main extension	Sep-22	Dec-22	Install 15,000' of 4" plastic gas main/will serve 5 chicken houses	Begin September	City
Old Monroe-Madison Rd to Morgan County line	Jan-22	Jun-22	Install 23,000' of 4" plastic gas main/will serve 4 chicken houses	85% complete	City
Victory Drive Gas Renewal	Jan-22	Dec-22	Replace 1500' of 2" steel with 2" plastic	Planning Stage	Planning
Harris & Lacy Streets Gas Renewal	Jan-22	Dec-22	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Planning
<b>Sewer Collection</b>					
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer installed and completed/waiting on pump station contractor to complete static	90% completed	Contractor
<b>Sewer Treatment Plant</b>					
2022 CDBG	21-Dec	23-Dec	Rehab of 6" sewer mains along Glen Iris, Stowers and sections of Bryant and Edwards Street	Application Submitted	Carter & Sloope
Jacks Creek Plant Rehab	Sep-21	Sep-22	Work begun/Demo of influent building nearing completion	36% complete	Heavy/Hofstadter
<b>Water Distribution</b>					
Implementation of EPA's new Lead & Copper Rule	22-Jul	23-Dec	Inventory of all water services to determine presence of lead	Data Collection	City/120Water
24" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	Obtaining easements	Wiedeman & Singleton
S. Broad St main extension Mears St to John's Supermarket	May-21	Jun-21	Main installed from Mears Street to Walker Street	Crew has started	City
<b>Water Treatment Plant</b>					
500,000 gal elevated water tank @ Piedmont Industrial Park	Jul-21	Dec-22	Engineering in process	Design Phase	Carter & Sloope
1,000,000 gallon clearwell @ WTP location	Jun-21	Oct-22	Construction of a new 1,000,000 gallon clearwell / crews test drill area 7/13/21 - Awarded to Lakeshore Engineering start date set for June 25th/ crews on-site to begin construction	Awarded	Wiedeman & Singleton

### Completed Projects 2022

Hwy 186 approx. 4.5 miles of 6" gas main extension  
 Lumpkin Street sewer replacement 300' of 6" main replaced with 10"PVC  
 Thurston Snow Road gas extension 3500' of 2' plastic gas main installed  
 Installed 7,500' of 2" gas on Mountain Creek Church Rd  
 Installed 23,000' of 4" plastic gas main along Old Monroe Madison to serve 4 chicken houses  
 Replaced 2,300' of old 2" steel gas main with 2" plastic along Belle Meade

# NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2022 | FY 2022



COVER	1
OVERVIEW	2
SALES REPORT	3
SALES STATISTICS	4
POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-9

### CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
<b>REVENUES</b>	<b>\$ 0.568M</b>	<b>\$ 0.747M</b>	<b>\$ 0.849M</b>	<b>\$ 0.632M</b>	<b>\$ 0.463M</b>	<b>\$ 0.313M</b>	<b>\$ 0.232M</b>						<b>\$ 3.804M</b>	<b>\$ 2.506M</b>	<b>\$ 3.147M</b>
PERSONNEL COSTS	\$ 0.059M	\$ 0.065M	\$ 0.060M	\$ 0.082M	\$ 0.059M	\$ 0.068M	\$ 0.067M						\$ 0.459M	\$ 0.435M	\$ 0.366M
CONTRACTED SVC	\$ 0.005M	\$ 0.037M	\$ 0.021M	\$ 0.035M	\$ 0.017M	\$ 0.007M	\$ (0.036M)						\$ 0.087M	\$ 0.140M	\$ 0.109M
SUPPLIES	\$ 0.302M	\$ 0.375M	\$ 0.402M	\$ 0.229M	\$ 0.183M	\$ 0.174M	\$ 0.153M						\$ 1.819M	\$ 1.146M	\$ 1.189M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.109M	\$ 0.125M	\$ 0.151M	\$ 0.181M	\$ 0.122M	\$ 0.139M	\$ 0.120M						\$ 0.948M	\$ 0.941M	\$ 0.826M
<b>EXPENSES</b>	<b>\$ 0.475M</b>	<b>\$ 0.602M</b>	<b>\$ 0.634M</b>	<b>\$ 0.527M</b>	<b>\$ 0.381M</b>	<b>\$ 0.389M</b>	<b>\$ 0.304M</b>						<b>\$ 3.313M</b>	<b>\$ 2.662M</b>	<b>\$ 2.491M</b>
<b>MARGIN</b>	<b>\$ 0.093M</b>	<b>\$ 0.145M</b>	<b>\$ 0.215M</b>	<b>\$ 0.105M</b>	<b>\$ 0.082M</b>	<b>\$ (0.076M)</b>	<b>\$ (0.073M)</b>						<b>\$ 0.492M</b>	<b>\$ (0.156M)</b>	<b>\$ 0.656M</b>

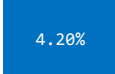
12-MO PURCHASED CCF'S



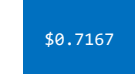
12-MO RETAIL CCF'S



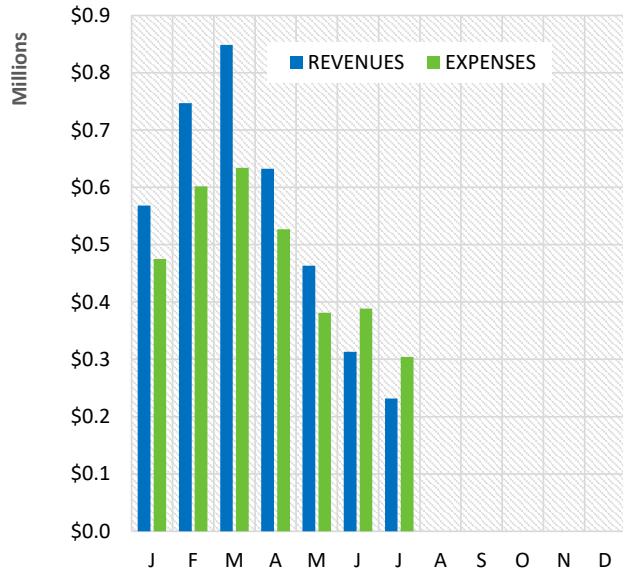
12-MO LINE LOSS



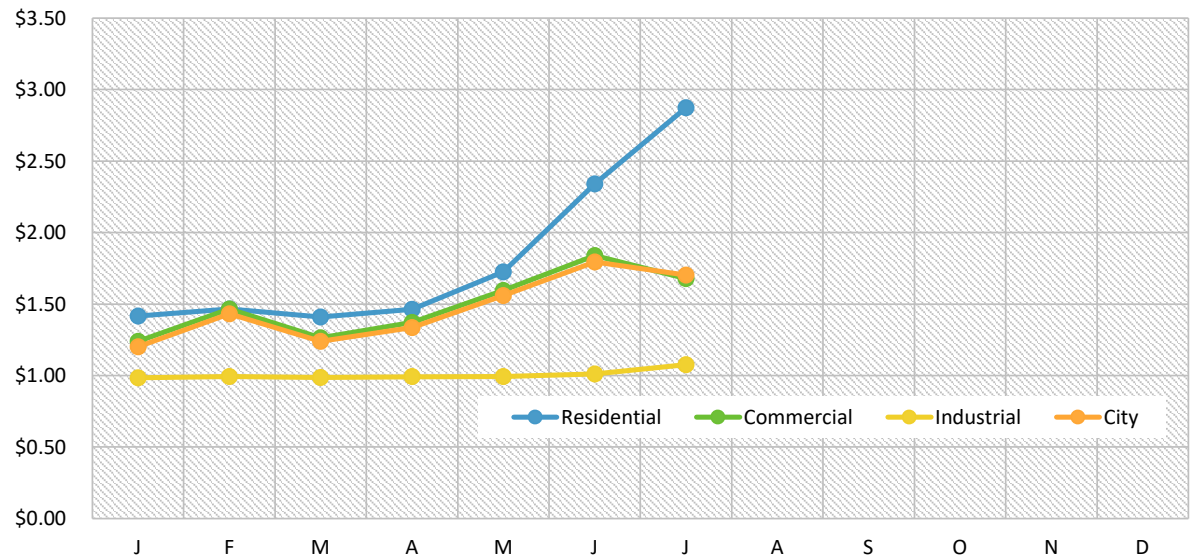
AVERAGE COST PER CCF



REVENUES vs. EXPENSES



AVERAGE \$/CCF



# RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

431

## CUSTOMER COUNT

Residential	3,564	3,583	3,591	3,598	3,619	3,634	3,651
Commercial	577	578	577	576	578	580	581
Industrial	7	7	7	7	7	7	7
City	20	20	20	20	20	20	20
<b>Total</b>	<b>4,170</b>	<b>4,190</b>	<b>4,197</b>	<b>4,203</b>	<b>4,226</b>	<b>4,243</b>	<b>4,261</b>
Year-Over-Year Δ	3.71%	3.79%	3.48%	3.34%	3.53%	3.82%	3.93%

## CCF

Residential	0.216M	0.296M	0.336M	0.196M	0.129M	0.055M	0.033M
Commercial	0.149M	0.174M	0.226M	0.135M	0.108M	0.070M	0.061M
Industrial	0.029M	0.011M	0.024M	0.011M	0.010M	0.004M	0.001M
City	0.010M	0.012M	0.015M	0.008M	0.006M	0.003M	0.002M
<b>Total</b>	<b>0.418M</b>	<b>0.507M</b>	<b>0.622M</b>	<b>0.369M</b>	<b>0.272M</b>	<b>0.149M</b>	<b>0.109M</b>
Year-Over-Year Δ	-2.79%	-16.46%	10.21%	-3.73%	18.50%	-3.27%	0.50%

## REVENUE

Residential	\$ 0.306M	\$ 0.434M	\$ 0.474M	\$ 0.287M	\$ 0.222M	\$ 0.129M	\$ 0.095M
Commercial	\$ 0.185M	\$ 0.255M	\$ 0.286M	\$ 0.185M	\$ 0.172M	\$ 0.129M	\$ 0.103M
Industrial	\$ 0.028M	\$ 0.011M	\$ 0.024M	\$ 0.011M	\$ 0.010M	\$ 0.004M	\$ 0.002M
Other	\$ 0.015M	\$ 0.018M	\$ 0.023M	\$ 0.022M	\$ 0.026M	\$ 0.026M	\$ 0.016M
City	\$ 0.012M	\$ 0.017M	\$ 0.019M	\$ 0.011M	\$ 0.009M	\$ 0.006M	\$ 0.003M
<b>Total</b>	<b>\$ 0.546M</b>	<b>\$ 0.735M</b>	<b>\$ 0.825M</b>	<b>\$ 0.516M</b>	<b>\$ 0.440M</b>	<b>\$ 0.294M</b>	<b>\$ 0.219M</b>
Year-Over-Year Δ	13.38%	9.72%	29.88%	17.14%	52.47%	37.99%	27.07%

# SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
[Jun 2022](#)
[Jul 2022](#)
[Aug 2022](#)
[Sep 2022](#)
[Oct 2022](#)
[Nov 2022](#)
[Dec 2022](#)

YTD 432

## AVERAGE CCF/CUSTOMER

Residential	61	83	94	55	36	15	9	50
Commercial	258	301	392	234	187	121	105	228
Industrial	4,113	1,560	3,475	1,620	1,448	604	200	1,860
City	491	606	764	403	285	167	96	402

## AVERAGE \$/CUSTOMER

Residential	\$86	\$121	\$132	\$80	\$61	\$36	\$26	\$77
Commercial	\$320	\$441	\$496	\$321	\$298	\$222	\$177	\$325
Industrial	\$4,050	\$1,548	\$3,424	\$1,607	\$1,438	\$611	\$216	\$1,842
City	\$590	\$867	\$947	\$539	\$444	\$299	\$164	\$550

## AVERAGE \$/CCF

Residential	\$1.4158	\$1.4663	\$1.4095	\$1.4640	\$1.7250	\$2.3400	\$2.8725	\$1.8133
Commercial	\$1.2394	\$1.4644	\$1.2641	\$1.3721	\$1.5962	\$1.8396	\$1.6777	\$1.4934
Industrial	\$0.9847	\$0.9924	\$0.9856	\$0.9919	\$0.9933	\$1.0119	\$1.0763	\$1.0051
City	\$1.2019	\$1.4307	\$1.2393	\$1.3362	\$1.5592	\$1.7948	\$1.7022	\$1.4663
<b>Average</b>	<b>\$1.2104</b>	<b>\$1.3384</b>	<b>\$1.2246</b>	<b>\$1.2911</b>	<b>\$1.4685</b>	<b>\$1.7466</b>	<b>\$1.8322</b>	<b>\$1.4445</b>



	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
<b>Natural Gas Supply Cost</b>					
Capacity Reservation Fees	\$ 32,681	\$ 31,617	\$ 324,275	\$ 323,375	\$ 515,582
Demand Storage/Peaking Services	\$ 2,383	\$ 2,143	\$ 15,716	\$ 15,146	\$ 26,646
Supply Charges	\$ 77,208	\$ 34,179	\$ 1,324,364	\$ 738,318	\$ 1,824,183
Gas Authority Supply Charges	\$ 1,502	\$ 1,717	\$ 37,192	\$ 42,307	\$ 49,423
Gas Authority Charges	\$ (2,350)	\$ 695	\$ (62,941)	\$ (72,762)	\$ (77,195)
P.A.C.E	300	300	2,100	2,100	3,600
APGA Annual Dues	-	-	3,528	3,368	3,528
Other	(298)	1,669	18,271	22,437	28,883
<b>TOTAL MGAG BILL</b>	<b>\$ 111,426</b>	<b>\$ 72,320</b>	<b>\$ 1,662,506</b>	<b>\$ 1,074,287</b>	<b>\$ 2,374,650</b>

**DELIVERED SUPPLY**

Volume CCF	105,710	113,330	2,462,940	2,647,860	3,374,470
Volume Dth (MGAG)	103,160	110,280	2,420,740	2,571,170	3,313,430

\*Dth (dekatherm) is the measurement of gas volume. Dth to Ccf (Centi Cubic Feet) conversion is based on the BTU fuel content

<b>UNIT COSTS</b>					
\$/Dth	1.0801	0.6558	0.6868	0.4178	0.7167
\$/CCF	1.0541	0.6381	0.6750	0.4057	0.7037

MOST RECENT  
12-MONTH

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	
<b>SALES REVENUES</b>					
NATURAL GAS SALES	\$ 218,609	\$ 172,039	\$ 3,575,200	\$ 2,901,139	\$ 4,864,030
<b>SALES REVENUES (ACTUAL)</b>	<b>\$ 218,609</b>	<b>\$ 172,039</b>	<b>\$ 3,575,200</b>	<b>\$ 2,901,139</b>	<b>\$ 4,864,030</b>
AS BUDGET	\$ 334,348	\$ 315,287	\$ 2,340,434	\$ 315,287	Not Applicable
% ACTUAL TO BUDGET	65.38%	54.57%	152.76%	920.16%	Not Applicable

Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.

**OTHER REVENUES**

OP REVENUE	-	-	-	-	-
MISC REVENUE	-	250	1,353	1,800	1,753
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	2,513	6,092	53,344	48,148	106,203
REIMB DAMAGED PROP - GAS	-	-	-	-	10,666
ADMIN ALLOC	10,625	9,135	75,083	75,763	131,569
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	-	99,495	120,420	99,495
TRANSFER FROM CIP	-	-	-	-	-
<b>OTHER REVENUES (ACTUAL)</b>	<b>\$ 13,137</b>	<b>\$ 15,477</b>	<b>\$ 229,274</b>	<b>\$ 246,131</b>	<b>\$ 349,686</b>
AS BUDGET	\$ 23,694	\$ 24,097	\$ 165,861	\$ 168,681	Not Applicable
% ACTUAL TO BUDGET	55.44%	64.23%	138.23%	145.92%	Not Applicable

<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$ 231,746</b>	<b>\$ 187,516</b>	<b>\$ 3,804,474</b>	<b>\$ 3,147,270</b>	<b>\$ 5,213,716</b>
AS BUDGET	\$ 358,042	\$ 339,384	\$ 2,506,295	\$ 2,375,688	Not Applicable
% ACTUAL TO BUDGET	64.73%	55.25%	151.80%	132.48%	Not Applicable

MOST RECENT  
12-MONTH

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	
<b>PERSONNEL</b>					
Compensation	\$ 42,121	\$ 36,345	\$ 304,039	\$ 229,664	\$ 454,506
Benefits	25,125	22,034	154,376	136,026	254,017
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 67,246</b>	<b>\$ 58,519</b>	<b>\$ 459,164</b>	<b>\$ 366,138</b>	<b>\$ 709,653</b>
AS BUDGET	\$ 62,156	\$ 55,273	\$ 435,091	\$ 386,912	Not Applicable
% ACTUAL TO BUDGET	108.19%	105.87%	105.53%	94.63%	Not Applicable

**CONTRACTED SERVICES**

Consulting	\$ -	\$ 4,331	\$ -	\$ 5,056	\$ 970
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	32	-	128	-	128
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	-	894	8,343	2,741	14,651
Vehicle Rep & Maint Outside	100	70	1,471	3,420	2,781
R&M System - Outside	6,313	1,531	25,531	16,003	33,201
R & M Buildings - Outside	83	-	432	44	2,487
Maintenance Contracts	578	71	3,504	7,623	8,855
Equip Rent/Lease	188	(14,113)	10,533	5,356	15,631
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	25	25	144	147	1,713
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	599	238	3,681	4,091	6,691
Postage	-	-	-	81	378
Adverstising	-	-	30	-	924
Mkt Expense	-	-	1,650	5,650	3,364
Printing	-	-	-	825	(857)
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	778	1,146	1,033	1,146	6,536
Fees	370	-	370	810	370
Vehicle Tag & Title Fee	-	-	42	(18)	42
Ga Dept Rev Fee	-	-	-	100	50
Training & Ed	300	-	2,061	1,669	10,566
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	(45,439)	5,618	28,079	54,764	75,766
Shipping/Freight	-	-	-	-	-
<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ (36,074)</b>	<b>\$ (188)</b>	<b>\$ 87,032</b>	<b>\$ 109,507</b>	<b>\$ 184,246</b>
AS BUDGET	\$ 20,079	\$ 19,571	\$ 140,554	\$ 136,996	Not Applicable
% ACTUAL TO BUDGET	-179.66%	-0.96%	61.92%	79.93%	Not Applicable

MOST RECENT  
12-MONTH

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	
<b>SUPPLIES</b>					
Gas Cost	132,078	70,351	1,659,299	1,046,389	2,416,471
Office Supplies	-	-	251	211	833
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	242	-	2,362	397	4,723
Construction Materials	-	(13,093)	-	-	-
Damage Claims	-	-	-	-	2,424
Expendable Fluids	-	-	28	44	270
Tires	-	-	534	1,603	2,530
Uniform Expense	521	2,173	4,825	4,272	5,444
Janitorial	237	126	1,449	1,451	2,484
Computer Equipment	-	-	3,819	250	3,819
Equipment Parts	2,316	2,519	15,146	10,078	21,258
Repair & Maintenance	11,296	15,278	92,937	70,753	139,393
Util Costs - Util Fund	365	241	2,535	2,427	4,447
Covid-19 Expenses	-	-	-	957	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	4,085	2,178	20,008	11,836	33,356
Food	141	91	1,116	1,190	2,250
Sm Tool & Min Equip	697	550	6,722	11,532	14,250
Meters	-	-	1,742	2,179	1,742
Sm Oper Supplies	905	10,893	6,177	24,805	14,013
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
<b>SUPPLIES (ACTUAL)</b>	<b>\$ 152,883</b>	<b>\$ 91,307</b>	<b>\$ 1,818,952</b>	<b>\$ 1,190,376</b>	<b>\$ 2,669,706</b>
AS BUDGET	\$ 163,669	\$ 12,921	\$ 1,145,682	\$ 90,446	Not Applicable
% ACTUAL TO BUDGET	93.41%	706.66%	158.77%	1316.12%	Not Applicable

**CAPITAL OUTLAY**

Amortization Def Chg 2016 Bond	\$ 1,080	\$ 1,080	\$ 3,240	\$ 3,240	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (4,843)	\$ (4,843)	\$ (8,302)
Depr Exp	\$ 17,312	\$ 16,004	\$ 120,080	\$ 113,135	\$ 183,485
Int Exp 2016 Rev Bond	1,924	2,325	14,480	17,272	25,909
Interest Exp - 2020 Rev Bonds	3,417	3,417	23,922	23,922	41,009
Issuance Costs	-	-	-	-	-
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 23,041</b>	<b>\$ 22,135</b>	<b>\$ 156,879</b>	<b>\$ 152,726</b>	<b>\$ 246,420</b>
AS BUDGET	\$ 2,385	\$ 2,785	\$ 16,697	\$ 19,494	Not Applicable
% ACTUAL TO BUDGET	966.00%	794.84%	939.58%	783.47%	Not Applicable

Jul 2022 Jul 2021 FY2022 YTD FY2021 YTD

FUND TRANSFERS

Admin Alloc - Adm Exp	\$	74,532	\$	71,902	\$	503,263	\$	502,929	\$	743,568
Transfer To Gf		22,799		13,476		287,504		189,677		355,914
Transfer To Cip		-		-		-		-		-
Transfer - Insurance		-		-		-		-		-
Transfer - E&R		-		-		-		-		-

<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$</b>	<b>97,331</b>	<b>\$</b>	<b>85,378</b>	<b>\$</b>	<b>790,766</b>	<b>\$</b>	<b>692,606</b>	<b>\$</b>	<b>1,099,482</b>
AS BUDGET	\$	132,048	\$	119,012	\$	924,338	\$	833,081		Not Applicable
% ACTUAL TO BUDGET		73.71%		71.74%		85.55%		83.14%		Not Applicable

<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$</b>	<b>304,428</b>	<b>\$</b>	<b>257,150</b>	<b>\$</b>	<b>3,312,794</b>	<b>\$</b>	<b>2,511,353</b>	<b>\$</b>	<b>4,909,506</b>
AS BUDGET	\$	380,337	\$	209,561	\$	2,662,362	\$	1,466,928		Not Applicable
% ACTUAL TO BUDGET		80.04%		122.71%		124.43%		171.20%		Not Applicable

# WATER/WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2022 | FY 2022



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# CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
<b>REVENUES</b>	<b>\$ 0.966M</b>	<b>\$ 1.146M</b>	<b>\$ 0.968M</b>	<b>\$ 0.983M</b>	<b>\$ 1.152M</b>	<b>\$ 1.155M</b>	<b>\$ 1.215M</b>						<b>\$ 7.586M</b>	<b>\$ 12.954M</b>	<b>\$ 6.804M</b>
PERSONNEL COSTS	\$ 0.199M	\$ 0.223M	\$ 0.210M	\$ 0.300M	\$ 0.221M	\$ 0.251M	\$ 0.263M						\$ 1.667M	\$ 2.888M	\$ 1.539M
CONTRACTED SVC	\$ 0.023M	\$ 0.041M	\$ 0.040M	\$ 0.063M	\$ 0.060M	\$ 0.066M	\$ 0.038M						\$ 0.331M	\$ 1.372M	\$ 0.323M
SUPPLIES	\$ 0.119M	\$ 0.158M	\$ 0.190M	\$ 0.173M	\$ 0.171M	\$ 0.197M	\$ 0.205M						\$ 1.213M	\$ 2.097M	\$ 0.980M
CAPITAL OUTLAY	\$ 0.301M	\$ 0.297M	\$ 0.175M	\$ 0.369M	\$ 0.295M	\$ 0.341M	\$ 0.330M						\$ 2.108M	\$ 2.710M	\$ 1.137M
FUND TRANSFERS	\$ 0.050M	\$ 0.067M	\$ 0.068M	\$ 0.068M	\$ 0.069M	\$ 0.071M	\$ 0.079M						\$ 0.472M	\$ 1.926M	\$ 0.325M
DEPRECIATION	\$ 0.173M	\$ 0.173M	\$ 0.094M	\$ 0.175M	\$ 0.176M	\$ 0.175M	\$ 0.175M						\$ 1.142M	\$ -	\$ 1.159M
<b>EXPENSES</b>	<b>\$ 0.865M</b>	<b>\$ 0.958M</b>	<b>\$ 0.777M</b>	<b>\$ 1.149M</b>	<b>\$ 0.991M</b>	<b>\$ 1.101M</b>	<b>\$ 1.091M</b>						<b>\$ 6.932M</b>	<b>\$ 10.994M</b>	<b>\$ 5.462M</b>
<b>MARGIN</b>	<b>\$ 0.101M</b>	<b>\$ 0.188M</b>	<b>\$ 0.191M</b>	<b>\$ (0.166M)</b>	<b>\$ 0.161M</b>	<b>\$ 0.054M</b>	<b>\$ 0.125M</b>						<b>\$ 0.653M</b>	<b>\$ 1.961M</b>	<b>\$ 1.342M</b>

439

12-MO PROCESSED KGAL



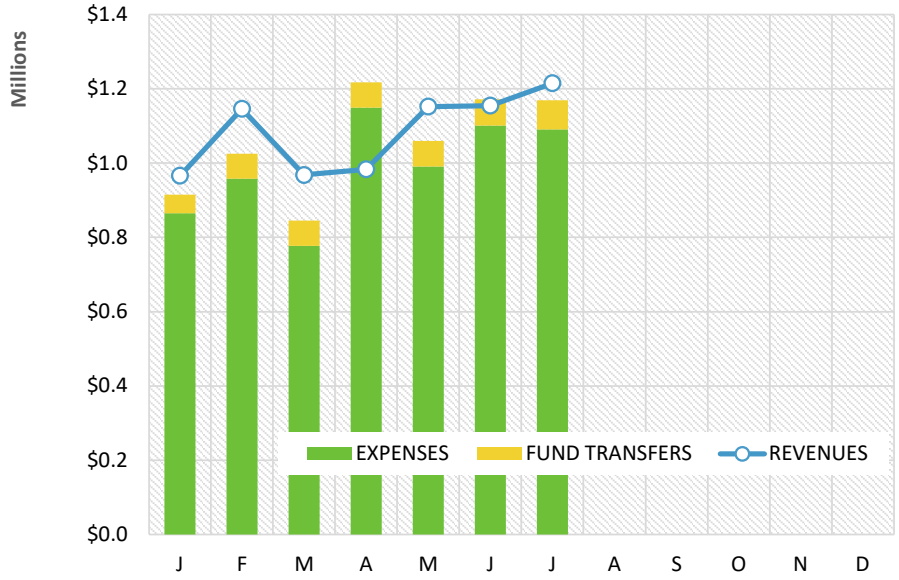
12-MO RETAIL KGAL



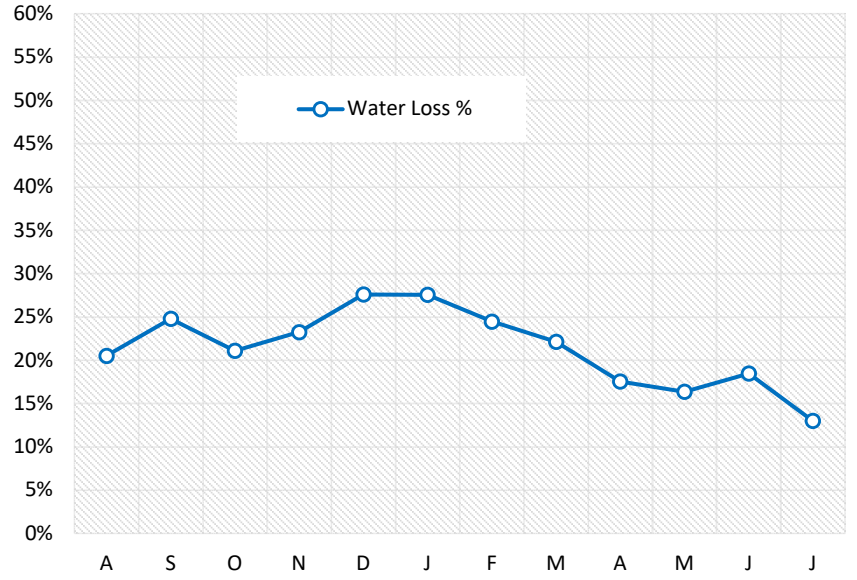
ROLLING 12-MO LINE LOSS

20.96%

**REVENUES vs. EXPENSES**



**MONTHLY WATER PROCESSED VS SOLD**



# RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

## CUSTOMER COUNT - WATER

Residential	8,941	8,955	8,965	8,969	9,002	9,024	9,040
Commercial	970	972	971	975	975	975	983
Industrial	1	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1	1
Residential Sprinkler	529	535	532	535	545	555	567
Commercial Sprinkler	90	90	90	90	90	91	93
Loganville	1	1	1	1	1	1	1
<b>Total</b>	<b>10,533</b>	<b>10,555</b>	<b>10,561</b>	<b>10,572</b>	<b>10,615</b>	<b>10,648</b>	<b>10,686</b>
YOY Δ	-1.39%	-1.82%	-2.38%	-2.56%	-2.75%	-3.08%	-2.87%

## KGALLONS - WATER

Residential	34,939	34,209	34,417	34,675	36,259	42,364	49,139
Commercial	11,070	11,096	12,060	12,228	12,405	16,337	19,254
Industrial	1,790	2,845	2,774	2,196	2,852	1,857	2,336
Water Authority	-	2	3	1	-	1,038	922
Loganville	29,843	38,240	33,273	33,795	37,185	40,113	43,933
<b>Total</b>	<b>77,642</b>	<b>86,392</b>	<b>82,527</b>	<b>82,895</b>	<b>88,701</b>	<b>101,709</b>	<b>115,584</b>
YOY Δ	69.59%	81.31%	88.21%	89.90%	82.66%	77.73%	48.35%

## REVENUE - WATER

Residential	\$ 0.306M	\$ 0.297M	\$ 0.302M	\$ 0.303M	\$ 0.312M	\$ 0.361M	\$ 0.416M
Commercial	\$ 0.085M	\$ 0.085M	\$ 0.090M	\$ 0.092M	\$ 0.093M	\$ 0.116M	\$ 0.132M
Industrial	\$ 0.007M	\$ 0.012M	\$ 0.011M	\$ 0.009M	\$ 0.012M	\$ 0.008M	\$ 0.010M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.004M	\$ 0.004M
Loganville	\$ 0.112M	\$ 0.139M	\$ 0.123M	\$ 0.124M	\$ 0.136M	\$ 0.146M	\$ 0.159M
<b>Total</b>	<b>\$ 0.510M</b>	<b>\$ 0.533M</b>	<b>\$ 0.527M</b>	<b>\$ 0.529M</b>	<b>\$ 0.553M</b>	<b>\$ 0.635M</b>	<b>\$ 0.720M</b>
YOY Δ	34.18%	37.30%	42.76%	43.99%	38.43%	42.68%	31.45%



# RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

## CUSTOMER COUNT - SEWER

Residential	7,172	6,867	6,883	6,876	6,892	6,907	6,906
Commercial	814	814	815	817	815	818	820
Water Authority	1	1	1	1	1	1	1
<b>Total</b>	<b>7,987</b>	<b>7,682</b>	<b>7,699</b>	<b>7,694</b>	<b>7,708</b>	<b>7,726</b>	<b>7,727</b>

YOY Δ	7.67%	3.06%	2.78%	2.74%	2.75%	2.59%	2.30%
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## KGALLONS - SEWER

Residential	34,939	34,209	34,417	34,675	36,259	42,364	49,139
Commercial	11,070	11,096	12,060	12,228	12,405	16,337	19,254
Water Authority	-	2	3	1	-	1,038	922
<b>Total</b>	<b>46,009</b>	<b>45,307</b>	<b>46,480</b>	<b>46,904</b>	<b>48,664</b>	<b>59,739</b>	<b>69,315</b>

YOY Δ	3.42%	0.35%	9.97%	11.00%	2.52%	7.51%	-9.77%
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## REVENUE - SEWER

Residential	\$ 0.216M	\$ 0.215M	\$ 0.215M	\$ 0.216M	\$ 0.219M	\$ 0.227M	\$ 0.238M
Commercial	\$ 0.126M	\$ 0.125M	\$ 0.134M	\$ 0.139M	\$ 0.141M	\$ 0.149M	\$ 0.143M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M
<b>Total</b>	<b>\$ 0.344M</b>	<b>\$ 0.342M</b>	<b>\$ 0.350M</b>	<b>\$ 0.357M</b>	<b>\$ 0.361M</b>	<b>\$ 0.377M</b>	<b>\$ 0.383M</b>

YOY Δ	4.86%	3.32%	7.86%	9.10%	2.29%	6.50%	37.85%
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## SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
[Jun 2022](#)
[Jul 2022](#)
[Aug 2022](#)
[Sep 2022](#)
[Oct 2022](#)
[Nov 2022](#)
[Dec 2022](#)
[YTD](#)

### AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	5	5	4
Commercial	11	11	12	13	13	17	20	14
Industrial	1,790	2,845	2,774	2,196	2,852	1,857	2,336	2,379
Water Authority	-	2	3	1	-	1,038	922	281
Loganville	29,843	38,240	33,273	33,795	37,185	40,113	43,933	36,626

### AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$33	\$34	\$34	\$35	\$40	\$46	\$37
Commercial	\$88	\$87	\$93	\$94	\$95	\$119	\$134	\$101
Industrial	\$7,400	\$11,663	\$11,376	\$9,041	\$11,691	\$7,671	\$9,606	\$9,778
Water Authority	\$169	\$177	\$181	\$173	\$169	\$4,362	\$3,894	\$1,303
Loganville	\$111,600	\$139,368	\$122,631	\$124,390	\$135,812	\$145,680	\$158,556	\$134,005

### AVERAGE \$/KGALLON (WATER)

Residential	\$8.75	\$8.68	\$8.79	\$8.74	\$8.62	\$8.52	\$8.47	\$8.65
Commercial	\$7.69	\$7.62	\$7.49	\$7.52	\$7.46	\$7.12	\$6.85	\$7.39
Industrial	\$4.13	\$4.10	\$4.10	\$4.12	\$4.10	\$4.13	\$4.11	\$4.11
Water Authority		\$88.42		\$172.79		\$4.20		\$88.47
Loganville	\$3.74	\$3.64	\$3.69	\$3.68	\$3.65	\$3.63	\$3.61	\$3.61
<b>Average</b>	<b>\$6.8576</b>	<b>\$27.2046</b>	<b>\$6.7927</b>	<b>\$48.2903</b>	<b>\$6.7251</b>	<b>\$5.9936</b>	<b>\$6.4749</b>	<b>\$15.48</b>

### AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5	6	7	5
Commercial	14	14	15	15	15	20	23	17
Water Authority	-	2	3	1	-	1,038	922	281

### AVERAGE \$/CUSTOMER (SEWER)

Residential	\$30	\$31	\$31	\$31	\$32	\$33	\$34	\$32
Commercial	\$155	\$154	\$164	\$170	\$173	\$182	\$175	\$168
Water Authority	\$1,871	\$1,562	\$1,743	\$1,567	\$1,615	\$1,716	\$1,508	\$1,655

### AVERAGE \$/KGALLON (SEWER)

Residential	\$6.18	\$6.29	\$6.23	\$6.23	\$6.03	\$5.35	\$4.84	\$5.88
Commercial	\$11.42	\$11.29	\$11.08	\$11.37	\$11.38	\$9.13	\$7.45	\$10.44
Water Authority		\$780.85		\$1,567.02		\$1.65		\$783.17
<b>Average</b>	<b>\$8.80</b>	<b>\$266.14</b>	<b>\$8.66</b>	<b>\$528.21</b>	<b>\$8.70</b>	<b>\$5.38</b>	<b>\$6.15</b>	<b>\$118.8618</b>

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	12-MONTH
<b>SALES REVENUES</b>					
WATER SALES	\$ 715,001	\$ 544,121	\$ 4,002,350	\$ 2,868,434	\$ 6,551,283
SEWER SALES	\$ 372,884	\$ 354,683	\$ 2,479,326	\$ 2,351,379	\$ 4,323,525
<b>SALES REVENUES (ACTUAL)</b>	<b>\$ 1,087,885</b>	<b>\$ 898,804</b>	<b>\$ 6,481,676</b>	<b>\$ 5,219,813</b>	<b>\$ 10,874,808</b>
AS BUDGET	\$ 916,667	\$ 811,667	\$ 6,416,667	\$ 5,681,667	Not Applicable
% ACTUAL TO BUDGET	118.68%	110.74%	101.01%	91.87%	Not Applicable
<b>OTHER REVENUES</b>					
<b>WATER</b>					
OP REVENUE	\$ 64	\$ 228	\$ 1,641	\$ 1,333	\$ 182
MISC REVENUE	\$ 6,800	\$ 5,573	\$ 44,581	\$ 42,115	\$ 5,510
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 73,625	\$ 68,216	\$ 339,775	\$ 426,700	\$ 72,425
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ 1,533	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 10,625	\$ 9,135	\$ 75,083	\$ 75,763	\$ 10,272
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ -	\$ -	\$ -	\$ -	\$ -
<b>OTHER REVENUES (WATER)</b>	<b>\$ 91,114</b>	<b>\$ 83,151</b>	<b>\$ 461,080</b>	<b>\$ 547,444</b>	<b>\$ 88,389</b>
<b>SEWER</b>					
OP REVENUE	\$ 10,225	\$ 22,063	\$ 130,505	\$ 192,768	\$ 34,200
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ 32	\$ (32)
TAP FEES	\$ 15,500	\$ 39,000	\$ 437,150	\$ 768,250	\$ 39,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER - UTILITY	\$ -	\$ -	\$ 86	\$ -	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 10,625	\$ 9,135	\$ 75,083	\$ 75,763	\$ 10,272
<b>OTHER REVENUES (SEWER)</b>	<b>\$ 36,350</b>	<b>\$ 70,197</b>	<b>\$ 642,824</b>	<b>\$ 1,036,813</b>	<b>\$ 83,439</b>
<b>OTHER REVENUES (TOTAL)</b>	<b>\$ 127,463</b>	<b>\$ 153,349</b>	<b>\$ 1,103,903</b>	<b>\$ 1,584,257</b>	<b>\$ 171,828</b>
AS BUDGET	\$ 152,986	\$ 148,798	\$ 1,070,903	\$ 1,041,586	Not Applicable
% ACTUAL TO BUDGET	83.32%	103.06%	103.08%	152.10%	Not Applicable
<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$ 1,215,348</b>	<b>\$ 1,052,153</b>	<b>\$ 7,585,579</b>	<b>\$ 6,804,070</b>	<b>\$ 11,046,636</b>
AS BUDGET	\$ 1,069,653	\$ 960,465	\$ 7,487,569	\$ 6,723,253	Not Applicable
% ACTUAL TO BUDGET	113.62%	109.55%	101.31%	101.20%	Not Applicable

	Jul 2022	Jul 2021	FY2022 YTD	FY2021 YTD	12-MONTH
PERSONNEL	\$ 263,029	\$ 219,485	\$ 1,667,092	\$ 1,538,956	\$ 2,652,987
CONTRACTED SERVICES	\$ 37,775	\$ 64,206	\$ 330,966	\$ 322,813	\$ 608,403
SUPPLIES	\$ 285,278	\$ 163,634	\$ 1,212,550	\$ 980,398	\$ 2,135,558
CAPITAL OUTLAY	\$ 249,552	\$ 246,828	\$ 1,625,195	\$ 1,706,468	\$ 2,592,830
FUND TRANSFERS	\$ 79,046	\$ 50,228	\$ 472,399	\$ 324,655	\$ 753,622
DEPRECIATION	\$ 255,839	\$ 247,764	\$ 1,624,236	\$ 1,679,846	\$ 2,603,213
<b>TOTAL</b>	<b>\$ 1,090,519</b>	<b>\$ 992,145</b>	<b>\$ 6,932,439</b>	<b>\$ 6,553,136</b>	<b>\$ 11,346,611</b>

**WATER**

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 51,063	\$ 36,888	\$ 318,246	\$ 247,499	\$ 500,485
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 76,840</b>	<b>\$ 56,300</b>	<b>\$ 474,335</b>	<b>\$ 371,242</b>	<b>\$ 745,992</b>
AS BUDGET	\$ 64,455	\$ 53,887	\$ 451,184	\$ 377,212	Not Applicable
% ACTUAL TO BUDGET	119.21%	104.48%	105.13%	98.42%	Not Applicable

CONTRACTED SERVICES

<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 4,817</b>	<b>\$ 23,558</b>	<b>\$ 66,963</b>	<b>\$ 76,315</b>	<b>\$ 157,947</b>
AS BUDGET	\$ 26,263	\$ 23,763	\$ 183,838	\$ 166,338	Not Applicable
% ACTUAL TO BUDGET	18.34%	99.14%	36.42%	45.88%	Not Applicable

SUPPLIES

<b>SUPPLIES (ACTUAL)</b>	<b>\$ 106,896</b>	<b>\$ 46,504</b>	<b>\$ 522,515</b>	<b>\$ 337,603</b>	<b>\$ 914,958</b>
AS BUDGET	\$ 63,192	\$ 57,921	\$ 442,342	\$ 405,446	Not Applicable
% ACTUAL TO BUDGET	169.16%	80.29%	118.12%	83.27%	Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 173,601</b>	<b>\$ 172,260</b>	<b>\$ 1,186,577</b>	<b>\$ 1,195,211</b>	<b>\$ 1,914,615</b>
AS BUDGET	\$ 88,847	\$ 85,194	\$ 621,930	\$ 596,359	Not Applicable
% ACTUAL TO BUDGET	195.39%	202.20%	190.79%	200.42%	Not Applicable

DEPRECIATION

<b>DEPRECIATION (ACTUAL)</b>	<b>\$ 91,617</b>	<b>\$ 89,031</b>	<b>\$ 637,616</b>	<b>\$ 625,709</b>	<b>\$ 994,235</b>
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FUND TRANSFERS

<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$ 49,335</b>	<b>\$ 27,856</b>	<b>\$ 281,155</b>	<b>\$ 173,365</b>	<b>\$ 443,726</b>
AS BUDGET	\$ 92,662	\$ 70,832	\$ 648,637	\$ 495,823	Not Applicable
% ACTUAL TO BUDGET	53.24%	39.33%	43.35%	34.97%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 70,835</b>	<b>\$ 60,708</b>	<b>\$ 431,873</b>	<b>\$ 485,886</b>	<b>\$ 692,525</b>
AS BUDGET	\$ 67,198	\$ 63,678	\$ 470,384	\$ 445,745	Not Applicable
% ACTUAL TO BUDGET	105.41%	95.34%	91.81%	109.01%	Not Applicable

CONTRACTED SERVICES

<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 6,797</b>	<b>\$ 4,845</b>	<b>\$ 63,913</b>	<b>\$ 62,861</b>	<b>\$ 65,501</b>
AS BUDGET	\$ 15,963	\$ 15,629	\$ 111,738	\$ 109,404	Not Applicable
% ACTUAL TO BUDGET	42.58%	31.00%	57.20%	57.46%	Not Applicable

SUPPLIES

<b>SUPPLIES (ACTUAL)</b>	<b>\$ 18,704</b>	<b>\$ 40,821</b>	<b>\$ 178,886</b>	<b>\$ 218,072</b>	<b>\$ 315,765</b>
AS BUDGET	\$ 32,229	\$ 24,604	\$ 225,604	\$ 172,229	Not Applicable
% ACTUAL TO BUDGET	58.03%	165.91%	79.29%	126.62%	Not Applicable

CAPITAL OUTLAY

<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

<b>TOTAL WATER EXPENSES (ACTUAL)</b>	<b>\$ 599,441</b>	<b>\$ 521,885</b>	<b>\$ 3,843,831</b>	<b>\$ 3,546,263</b>	<b>\$ 6,245,264</b>
AS BUDGET	\$ 450,808	\$ 395,508	\$ 3,155,655	\$ 2,768,555	Not Applicable
% ACTUAL TO BUDGET	132.97%	131.95%	121.81%	128.09%	Not Applicable

Jul 2022 Jul 2021 FY2022 YTD FY2021 YTD 12-MONTH

**WASTEWATER**

**STORMWATER**

**PERSONNEL**

PERSONNEL (ACTUAL)	\$ 23,938	\$ 22,640	\$ 150,073	\$ 126,491	\$ 227,624
AS BUDGET	\$ 23,246	\$ 15,550	\$ 162,721	\$ 108,853	Not Applicable
% ACTUAL TO BUDGET	102.98%	145.59%	92.23%	116.20%	Not Applicable

**CONTRACTED SERVICES**

CONTRACTED SERVICES (ACTUAL)	\$ 789	\$ 564	\$ 14,050	\$ 7,384	\$ 22,191
AS BUDGET	\$ 2,679	\$ 8,001	\$ 18,754	\$ 56,006	Not Applicable
% ACTUAL TO BUDGET	29.46%	7.05%	74.92%	13.18%	Not Applicable

**SUPPLIES**

SUPPLIES (ACTUAL)	\$ 3,426	\$ 1,933	\$ 29,056	\$ 20,688	\$ 46,145
AS BUDGET	\$ 63,192	\$ 57,921	\$ 442,342	\$ 405,446	Not Applicable
% ACTUAL TO BUDGET	5.42%	3.34%	6.57%	5.10%	Not Applicable

**CAPITAL OUTLAY**

Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 75,951	\$ 74,568	\$ 438,618	\$ 511,258	\$ 678,215
AS BUDGET	\$ 136,994	\$ 132,086	\$ 958,956	\$ 924,603	Not Applicable
% ACTUAL TO BUDGET	55.44%	56.45%	45.74%	55.29%	Not Applicable

Depreciation Expense [Stormwater]	\$ 3,061	\$ 2,646	\$ 21,176	\$ 11,453	\$ 32,139
Depreciation Expense [Sewage]	\$ 80,581	\$ 78,043	\$ 482,722	\$ 521,342	\$ 788,420

**DEPRECIATION**

DEPRECIATION (ACTUAL)	\$ 83,641	\$ 80,689	\$ 503,898	\$ 532,795	\$ 820,558
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**SEWAGE**

**FUND TRANSFERS**

FUND TRANSFERS (ACTUAL)	\$ 29,712	\$ 22,372	\$ 191,244	\$ 151,291	\$ 309,896
AS BUDGET	\$ 67,875	\$ 59,125	\$ 475,124	\$ 413,875	Not Applicable
% ACTUAL TO BUDGET	43.77%	37.84%	40.25%	36.55%	Not Applicable

DEPRECIATION	\$ 80,581	\$ 78,043	\$ 482,722	\$ 521,342	\$ 788,420
DEPRECIATION (ACTUAL)	\$ 80,581	\$ 78,043	\$ 482,722	\$ 521,342	\$ 788,420

**SEWAGE COLLECTION**

**PERSONNEL**

PERSONNEL (ACTUAL)	\$ 45,908	\$ 39,667	\$ 312,265	\$ 260,246	\$ 510,276
AS BUDGET	\$ 42,920	\$ 39,237	\$ 300,442	\$ 274,662	Not Applicable
% ACTUAL TO BUDGET	106.96%	101.10%	103.94%	94.75%	Not Applicable

**CONTRACTED SERVICES**

CONTRACTED SERVICES (ACTUAL)	\$ 5,901	\$ 11,206	\$ 41,074	\$ 42,117	\$ 70,768
AS BUDGET	\$ 8,396	\$ 8,313	\$ 58,771	\$ 58,188	Not Applicable
% ACTUAL TO BUDGET	70.29%	134.80%	69.89%	72.38%	Not Applicable

**SUPPLIES**

SUPPLIES (ACTUAL)	\$ 5,910	\$ 12,736	\$ 54,631	\$ 57,566	\$ 110,424
AS BUDGET	\$ 10,804	\$ 10,179	\$ 75,629	\$ 71,254	Not Applicable
% ACTUAL TO BUDGET	54.70%	125.11%	72.24%	80.79%	Not Applicable

**SEWAGE TREATMENT**

**PERSONNEL**

PERSONNEL (ACTUAL)	\$ 45,508	\$ 40,170	\$ 298,546	\$ 295,091	\$ 476,569
AS BUDGET	\$ 42,740	\$ 38,559	\$ 299,179	\$ 269,911	Not Applicable
% ACTUAL TO BUDGET	106.48%	104.18%	99.79%	109.33%	Not Applicable

**CONTRACTED SERVICES**

CONTRACTED SERVICES (ACTUAL)	\$ 19,470	\$ 24,032	\$ 144,966	\$ 134,136	\$ 291,995
AS BUDGET	\$ 61,038	\$ 60,517	\$ 427,263	\$ 423,617	Not Applicable
% ACTUAL TO BUDGET	31.90%	39.71%	33.93%	31.66%	Not Applicable

**SUPPLIES**

SUPPLIES (ACTUAL)	\$ 70,341	\$ 61,640	\$ 427,463	\$ 346,469	\$ 748,266
AS BUDGET	\$ 63,104	\$ 58,604	\$ 441,729	\$ 410,229	Not Applicable
% ACTUAL TO BUDGET	111.47%	105.18%	96.77%	84.46%	Not Applicable

<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$ 491,078</b>	<b>\$ 470,260</b>	<b>\$ 3,088,608</b>	<b>\$ 3,006,873</b>	<b>\$ 5,101,348</b>
AS BUDGET	\$ 522,987	\$ 488,092	\$ 3,660,910	\$ 3,416,643	Not Applicable
% ACTUAL TO BUDGET	93.90%	96.35%	84.37%	88.01%	Not Applicable