



Planning Commission Meeting

AGENDA

Tuesday, December 15, 2020

5:30 PM

215 N Broad Street Monroe GA 30655

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - November 17, 2020

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Variance - 603 & 606 Alcovy St

[2.](#) Request for Variance - 132 Pinecrest Dr.

[3.](#) Request for Rezone from PRD to B2 - 201 Bold Springs Avenue

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

[1.](#) Request for Conditional Use Revisited - 919 Holly Hill Road

VIII. **NEW BUSINESS**

[1.](#) Preliminary Plat Approval for 455 Vine Street Subdivision

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES FOR MEETING
November 17, 2020**

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

Absent: None

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Logan Propes – City Administrator

Visitors: Ned Butler, Chad Draper, Chris Adamson, Kyle Ward, Steven C Kapp, Casey Durden, Tiffany Beckstine, Jay Rawl

CALL TO ORDER by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the October 20, 2020 minutes.

To approve

Motion Parks, Seconded Camp
Passed unanimously.

Chairman Eckles ask for a Code Officer Report.
Kelley: I have no report at this time.

PH open 5:31 pm

The First Item of Business is for petition # PCOM-000077-2020 for a COA at 390 Jim Daws Road. The applicant is Jay Rawl, owner of location. The request is for a new building.

Mr. Jay Rawls spoke to the request. He offered to answer any questions.

Chairman Eckles asked for any questions. None.

PH Closed at 5:32

Chairman Eckles entertained a motion.

To approve the COA.

Motion by Camp. Seconded by Treadaway
Passed unanimously

Public Hearing Opened at 5:33 pm

The Second Item of Business is for petition # PCOM-000072-2020 for a COA for exterior improvements at 620 Hwy 138. The applicant is Hill Foley Rossi & Associates. Code Department recommends for approval.

Casey Durden and Tiffany Beckstine spoke to the request. Durden explained there would be two lanes around the drive thru with two canopies separate from the building. These canopies will be permanent.

Chairman Eckles asked for any questions.
Treadaway asked about the sidewalk being added.
Durden stated when Chick fil A does redevelopment or work on a site, they also improve accessibility design. This is to provide an ADA access from the site up to the sidewalks at 138.

Chairman Eckles asked if there was any opposition to speak. There was none.

PH Closed 5:36

Chairman Eckles entertained a motion.
To approve the COA.

Motion by Camp, Seconded by Parks
Passed unanimously

Public Hearing Opened at 5:36 pm

The Third Item of Business is for petition # RZ-000075-2020 for a rezone at 302 Michael Etchison from PRD to PRD with text changes to remove 55+ age restriction. The applicant is Reliant Homes, owner of the property. Code Department recommends approval.

Ned Butler, representative for Reliant Homes spoke to the request. He stated they did not want to be hemmed in to only the market of an active adult community. They would like to market to families and possibly use portions of it as an active adult community.

With no other questions Chairman Eckles asked for any opposition. There was none.

Public Hearing close at 5:38 pm

Chairman Eckles entertained a motion.
To approve the rezone with text changes.

Motion by Parks, Seconded by Sisk
Passed unanimously

Public Hearing Opened At 5:38 pm

The Fourth Item of Business is for petition # RZ-000076-2020 for Rezone from PRD/PCD to PCD/PRD changing master plan at 1000 Hwy 138. The applicant is the Reliant Homes, owner. Code Department recommends approval.

Ned Butler, representative for Reliant Homes spoke to this request. He stated the original plan had 51 various commercial units up front on hwy 138. They are now proposing to do 3 commercial outparcels, 1 a carwash, 1 possibly office retail and 1 for retail uses on the corner of the entrance off hwy 138. They also are proposing an assisted living facility with villas attached. This depicts the change being made to the PCD property. This will consist of 130 assisted living proposed, 96 units in the large building and 34 villas proposed to go around that. The PRD section, a 269-lot subdivision is proposed. Going with smaller lots and incorporating an alley system to allow rear entry. All interior lots will have rear entry and exterior will have front entry load. There will also be increased buffers to Rao drive and Wood Chase residents. Lots will be 50x100. Houses to be the minimum allowed of 1600 sq ft.

Treadaway asked how many phases this would be developed in.
Butler all residential would be 1 phase. Commercial would be as marketed and sold. Assisted living would be as marketed and sold or partnered with.
Chairman Eckles asked the time line to start.
Butler at least a 1 ½ years out for design depending on approval of rezone.

Chairman Eckles asked for any opposition. There was none.

Public Hearing closed at 5:44 pm

Chairman Eckles entertained a motion.
To approve the rezone

Motion by Treadaway, Seconded by Sisk
Passed unanimously

Public Hearing opened at 5:44 pm

The Fifth Item of Business is for petition # VAR-000078-2020 for a Variance of Article VII, Sect 700.1 table 11 Lot Frontage at 249 Boulevard. The applicant is Chad Draper. Code Department recommends denial.

Chad Draper spoke to the request. Wants to purchased the house at 249 boulevard and divide into 3 lots. The old Mondland Place subdivision plat included in the packet was the original design of the neighborhood had lots at 50' wide. There are other lots on the street that are at the 50' width. He is requesting the 3 lots be widths of 55', 90' and 60'.

There was much discussion about the reason the lots would be non-conforming, the 10' sliver added to 253 Boulevard, the driveway that would be added on 253

Boulevard lot, and what type houses and how many would be placed on the lots and if they would have driveways and rear or side entrance garages.

Chairman Eckles asked for other questions.

Chairman Eckles asked for any opposition to the request. There was none.

Public Hearing Closed at 6:01 pm

Chairman Eckles entertained a motion.
To deny the variance.

Motion by Camp, Seconded by Parks
Passed unanimously

Public Hearing open at 6:02

Old Business: Revisit of 0 Mayfield Drive COA request. Code Department removes the recommendation to deny due to revised renderings which meets every CDO standards.

Kyle Ward spoke to the request. He gave an overview of what had been requested and the changes made to meet the CDO requirements.

Chairman Eckles asked for any opposition. There was none.

Public Hearing closed at 6:08 pm

Chairman Eckles entertained a motion.
To approve COA based on most recent submittals.

Motion by Treadaway, Seconded by Camp
Passed unanimously

New Business: None

Chairman Eckles entertained a motion to adjourn.

Motion by Parks, Seconded by Eckles
Meeting adjourned at 6:10 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-6-2020
Description: Variance request 603 and 606 Alcovy St. to reduce the size of two proposed lots in a proposed subdivision which is currently zoned R1A w/conditions.

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Deny*

Background: This project has been renamed from Oaks at Alcovy to Birchfields on Alcovy due to a subdivision name conflict in the County.

This design falls short of the conditional rezone parameters agreed to which reduced the required lot size by granting R1A zoning with conditions. This rezone was approved on May 8th, 2018. The lots should conform to the previous rezone which was granted with conditions. The designer has had over 2 ½ years to modify this design for conformance. This was an approximately 30% reduction in lot size at that time, from 14,000 sq. ft. to 10,000 sq. ft.

This property was conditionally rezoned to the R1A residential zoning classification in order to afford the developer a higher lot yield, not a specific lot yield, in exchange for the specified conditions. The 14 lots desired are a random desired yield on the part of the owner. Design and engineering have shown that to be infeasible. Considering the previous rezone action, this development deserves no further variance consideration based solely upon refusal to conform to the terms agreed upon. Review of additional development plans for preliminary plat approval may reveal the need for additional revisions based on a more complete submittal. This variance request was accompanied by a single civil drawing for the specific purpose of the variance requested on proposed lots 11 and 13. Neither Preliminary plat nor Final plat approval have

been granted. Therefore, these lots do not currently exist. The entire development is simply proposed and conceptualized.

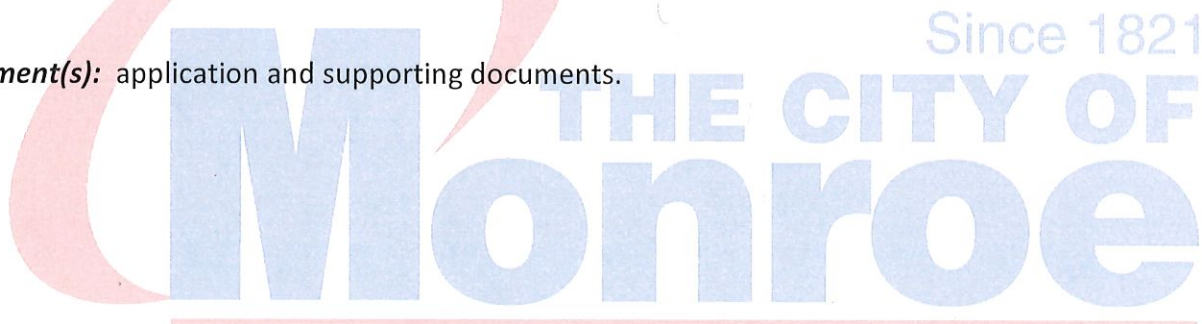
The standards for decisions on a variance request from the zoning ordinance are below. Particular attention to item (5) may be in order.

1430.6 Standards for Variance Application Decisions.

When considering an application for a variance, the Council and the Planning Commission should consider the following issues in regards to the subject property and requested variance:

- (1) Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography;
- (2) Whether the literal application of this Ordinance would create an unnecessary hardship;
- (3) Whether the variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance;
- (4) Whether a variance will not confer upon the property of the applicant any special privilege denied to other properties in the district;
- (5) Whether the special circumstances surrounding the request for the variance are not the result of acts 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;
- (7) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe; and,
- (8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure.

Attachment(s): application and supporting documents.





City of Monroe

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

Plan Report

Plan NO.: VAR-000081-2 8

Plan Type: Variance

Work Classification: New Construction

Plan Status: Submitted

Apply Date: 10/29/2020

Expiration:

Location Address

Parcel Number

603 ALCOVY ST, MONROE, GA 30655

M0200025

Contacts

Pinehurst Homes Llc
992 Holly Hill Rd, Monroe, GA 30655
(404)427-7920

Owner

duane.wilson@mcfa.com

DUANE WILSON
992 HOLLY HILL RD, MONROE, GA 30655

Applicant

duane.wilson@mcfa.com

Description: REQUEST FOR VARIANCE OF ARTICLE VII, SECT 700.1; TABLE 11 OF ZONING ORDINANCE - P&Z MTG 12/15/20 @5:30 PM - COUNCIL MTG 1/12/2021 @6:00 PM 215 N BROAD ST

Valuation: \$ 0.00

Total Sq Feet: 0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00

Payments	Amt Paid
Total Fees	\$100.00
Check # 1225	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

October 29, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date



Variance/Conditional Use Application

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

Meeting of: 12-15-2020 & 1-12-2021

Your representative must be present at the meeting

Street address 603-606 Alcovy Street Council District 6th / Map and Parcel M0200027
M0200028
Zoning R1A Acreage 3.97 Proposed Use Single Family Residential Road Frontage 462.9 ft. / on
Alcovy Street (street or streets)

Applicant
Name Duane Wilson
Address 992 Holly Hill Road
Phone # 404-427-7920

Owner
Name Pinehurst Homes, LLC
Address 992 Holly Hill Road
Phone # 404-427-7920

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Proposed are 14 Lots Single Family Residential Subdivision.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
The property is surrounded by TRD (Planned Residential Development) to the south and east, R1A to the north, to the west and R1 to the southwest.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Due to irregular shape, shallowness of property and steep slope along the east property line which make it impossible to attain. Therefore we are requesting a variance for Lot 11 & Lot 13 to have less than the required 10,000 SF for R1A.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Lot 11 with a lot area of 8,518 SF and Lot 13 with a lot area of 8,519 SF are proposed single family residential.

State the particular hardship that would result from strict application of this Ordinance:
Due to irregular shape and shallowness of the parent parcel, it is difficult to evenly distribute the square footage of the lots so that all lots acheive the required 10,000 SF minimum.

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

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

Documents to be submitted with request:

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

- Application Fees:
- \$100 Single Family
 - \$300 Multi Family
 - \$200 Commercial

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

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

Signature *Paul Wilson* Date: 10-22-2020

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

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

Signature _____ Date: _____
Amy M Potter Date: 10-22-2020

Notary Public
Commission Expires: 7-9-2023

I hereby withdraw the above application: Signature _____ Date _____



5-4
OK

Recorded 01/03/2018 09:55AM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$120.00
Bk04173 Pg 0150-0154

Return Recorded Document to:
STRICKLAND AND LINDSAY, LLP
P. O. Box 249
Winder, Georgia 30680

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

FILE #: 170513P

THIS INDENTURE made this 29th day of December, 2017, between Evelyn Barton Long, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Pinehurst Homes, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in the County of Walton, State of Georgia and Town District, G.M. located on the Easterly side of Alcova Street designated as Tract 1 and being 0.42 acre according to a survey dated June 30, 1975, for J. N. Long made by William J. Gregg, Registered Land Surveyor and said tract is more particularly described as follows: Beginning at an iron pin located at the Southeasterly corner of said tract, said beginning point being also located North 23 degrees 01 minutes East 180 feet from a concrete monument, said beginning point being also a common corner with the lands of Walton Mill and J. N. Long and from said beginning point thence North 23 degrees 01 minutes East 185.41 feet; thence South 87 degrees 07 minutes West 142.6 feet; thence South 13 degrees 20 minutes West 122.02 feet; thence South 65 degrees 28 minutes East 107.78 feet back to beginning point.

Said property is bounded as follows: Northerly by lands of Alvin Vaughn; Easterly by lands of Walton Mill; Southerly by lands of J. N. Long and Westerly by Tract 2 of the same survey.

Also all that tract or parcel of land lying and being in the County of Walton, State of Georgia and Town District, G. M. located on the Easterly side of Alcova Street designated as Tract 2 and being 0.33 acre according to a survey dated June 30, 1975, for J. N. Long made by William J. Gregg, Registered Land Surveyor and said tract is more particularly described as follows: Beginning at an iron pin located on the Easterly side of the right of way of Alcova Street at common corner with lands of J. N. Long, said beginning point being also located North 20 degrees 17 minutes East 178 feet from an iron pin and concrete monument (the iron pin being 5 feet off right of way and the concrete monument being 2.23 feet inside the right of way) and from said beginning point South 65 degrees 27 minutes 30 seconds East 190 feet; thence North 13 degrees 20 minutes East 122.02 feet; thence South 87 degrees 36

AS

minutes West 189.41 feet; thence South 20 degrees 17 minutes West 33.94 feet back to beginning point.

Said property is bounded as follows: Northerly by lands of Alvin Vaughn; Easterly by Tract 1 of said survey; Southerly by lands of J. N. Long and Westerly by Alcova Street right of way

A survey of Tracts 1 and 2, being all of the above described property, is recorded in Plat Book 20, Page 345, Clerk's Office, Walton Superior Court, to which plat and record thereof reference is hereby made, and incorporated herein.

The above two tracts of land were deeded to John Nathan Long by Executor's Deed, dated 13th day of August, 1975, same being Recorded on August 13, 1975 in Deed Book 123, Pages 524-526 of the Official Records of Walton County, Georgia from the Estate of Harry M. Arnold and the Estate of Sarah G. Arnold.

AND ALSO:

All that tract or parcel of land lying and being in Walton County, Georgia and in the City of Monroe. Said land containing 1.4 acres more or less and lying North and West of the Walton Cotton Mill land and being East of the Monroe to Jersey road and more particularly described as follows: Beginning at a concrete post where lands of the Walton Cotton Mill, Mrs. H. M. Arnold and the Monroe to Jersey road join and running along the Monroe to Jersey road North 14 East 178 feet to an iron pin corner, thence South 66 East 190 feet to an iron pin, thence South 65 1/2 East 167 feet to an iron pin corner, thence South 21 1/2 West 180 feet to a concrete post corner, thence North 65 1/2 West 332 feet to the beginning corner.

Said land is bounded now or formerly as follows: On the North by lands of Mrs. H. M. Arnold, on the East and South by lands of the Walton Cotton Mill, and on the West by the Monroe to Jersey road.

This property was deeded to John Nathan Long by Mrs. H. M. Arnold by Warranty Deed dated 25th day of March 1961, same being recorded March 29, 1961 in Deed Book 50, Page 399 of the Official Records of Walton County, Georgia, and more fully described in survey and plat made by J. M. Williams dated March 22, 1961, same being Recorded in Plat Book 9, Page 158 of the Official Records of Walton County, Georgia, to which plat and record thereof reference is hereby made and incorporated herein.

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

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

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

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

Evelyn Barton Long
by Patricia B. Long A/E (SEAL)
Evelyn Barton Long,
by Patricia B. Long, her Attorney-in-Fact
(See attached Financial Power of Attorney
attached hereto and incorporated herein)

Signed, sealed and delivered in presence of:

[Signature]
Witness

[Signature]
Notary Public



Recorded 09/05/2017 10:21AM
KATHY K. TROST
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$125.00
Bk04122 Pg 0235-0236

Deed
Doc: WD

2.4
KB

env
Return Recorded Document to:
STRICKLAND & LINDSAY, LLP
P. O. Box 249
Winder, Georgia 30680

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

FILE #: 170339P

THIS INDENTURE made this 30th day of August, 2017, between Linda Lois Baccus, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Pinehurst Homes, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in the Town, 419 District, G.M., State of Georgia, County of Walton, designated on survey of said property as Tract A, containing 0.241 acres, and Tract B, containing 2.016 acres, and being more particularly described and delineated according to said plat and survey prepared by John F. Brewer, Georgia Registered Surveyor Number 2115, dated 04/11/1995, entitled, "Rezoning Plat For Joe E. Baccus & Linda L. Baccus", said plat being of record in the Office of the Clerk of Superior Court of Walton County, Georgia, in Plat Book 66, page 26; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

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



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

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

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


Linda Lois Baccus (SEAL)

Signed, sealed and delivered in presence of:


Witness


Notary Public



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

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

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

NOTE:
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

Curve	Radius	Length	Chord	Chord Bear.
C1	1514.20'	187.88'	187.76'	N 17°07'21" E

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND GPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE:
 THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCIENTIFIC TPO DATA COLLECTOR RUNNING CARLSON SURVIVE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

GRID NORTH GA. WEST ZONE



LEGEND

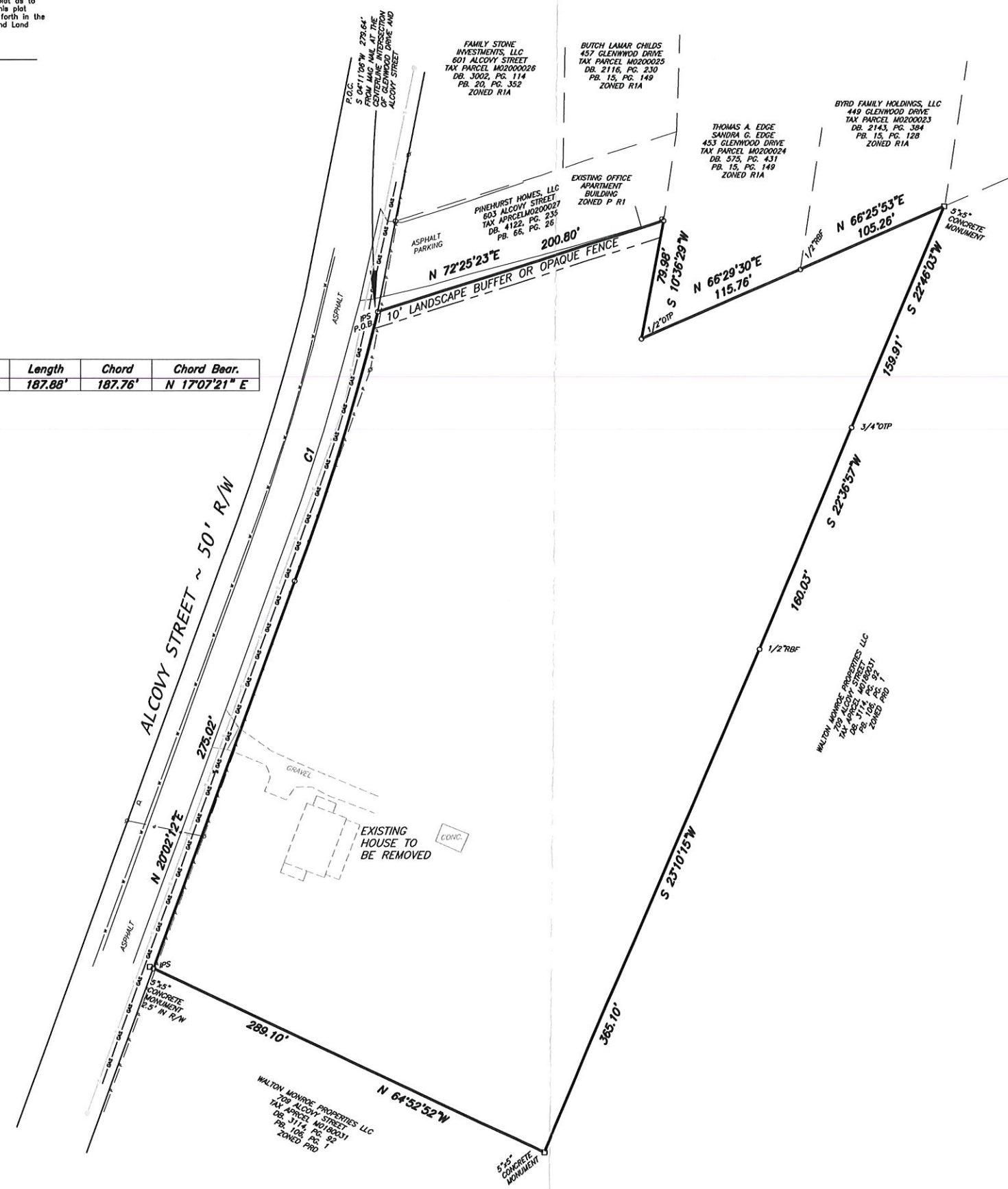
- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MATHA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- (MH) = MANHOLE
- (DI) = DRAIN INLET
- (FH) = FIRE HYDRANT
- (LP) = LIGHT POLE
- (PP) = POWER POLE
- (PL) = POWER LINE
- (FL) = FENCE LINE
- (WL) = WATER LINE
- (GL) = GAS LINE
- (V) = VALVE
- (W) = WELL
- (D) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,167 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 352,793 FEET.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0139E DATED 12/9/2016



- SITE DATA:**
- 1) CURRENT ZONING IS R1 AND P.
 - 2) PROPOSED USE IS RESIDENTIAL.
 - 3) PROPOSED 14 LOTS.
 - 4) MINIMUM HEATED FLOOR SPACE IS 1,300 SQ.FT.
 - 5) MAXIMUM BUILDING HEIGHT IS 35 FEET.
 - 6) MINIMUM BUILDING WIDTH IS 24 FEET.
 - 7) MAXIMUM DENSITY IS 5 UNITS PER ACRE, PROPOSED DENSITY IS 3.5 UNITS PER ACRE.
 - 8) MAXIMUM LOT COVERAGE IS 40%.
 - 9) MINIMUM 2 PARKING SPACES PER DWELLING.

3.970 ACRES



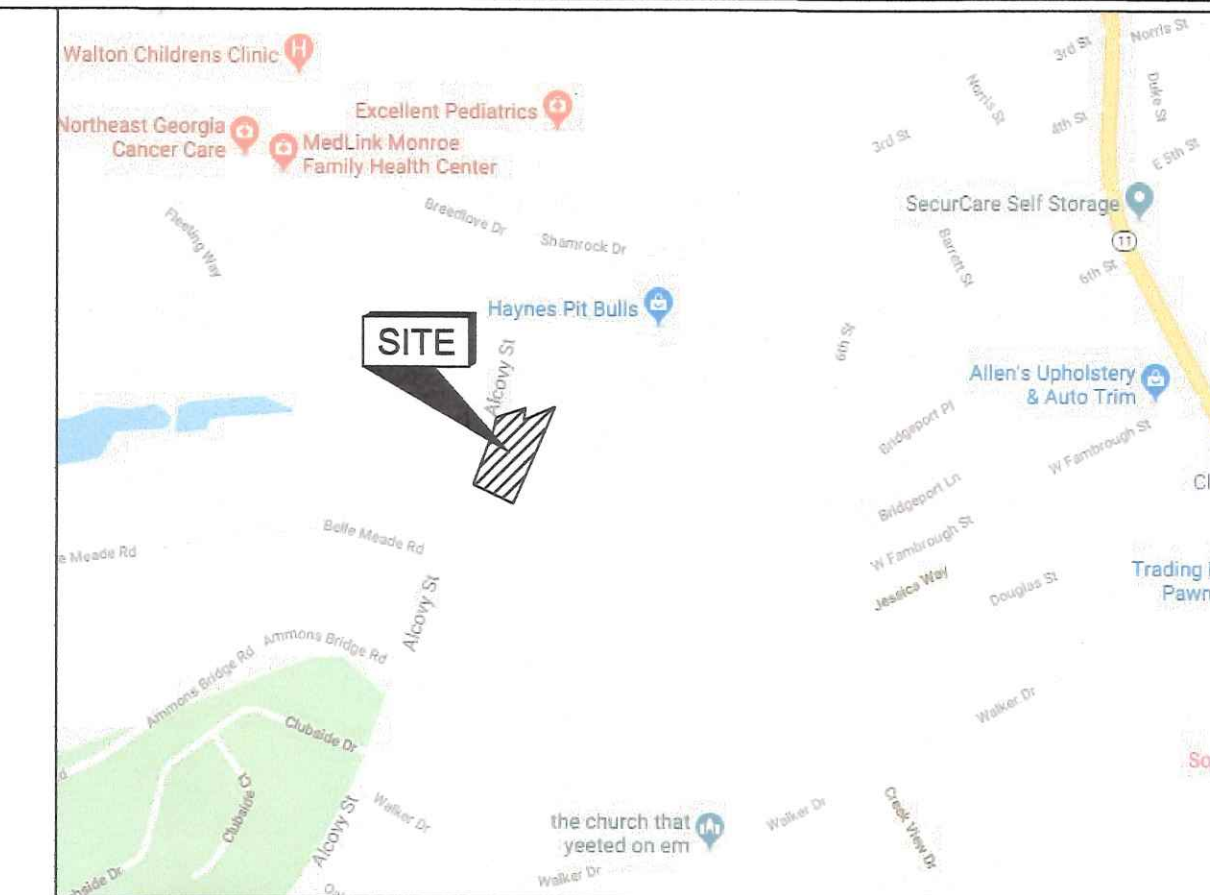
REZONING PLAT FOR:
PINEHURST HOMES, LLC
IN THE CITY OF MONROE, TAX PARCEL M0200028 & M0200027
 FIELD WORK DATE: 1/9/18 DATE OF PLAT PREPARATION: 1/11/18
 LAND LOT(S) 37 3rd DISTRICT WALTON COUNTY, GEORGIA
ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 40'
2205 HWY. 81 S., LOGANVILLE, GA. 30052 Phone 770-466-4002 - LSF #000759
 JOB NO. 17-178

OWNER:
 PINEHURST HOMES, LLC
 992 HOLLY HILL ROAD
 MONROE, GA. 30655

VARIANCE REQUEST

REQUESTING A VARIANCE TO ALLOW LOT # 11 AND #13 TO BE LESS THAN 10,000 S.F. LOT 11 TO BE 8,517 S.F. AND LOT 13 TO BE 8,519 S.F.

NOTE: NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0139E DATED 12/08/2016.

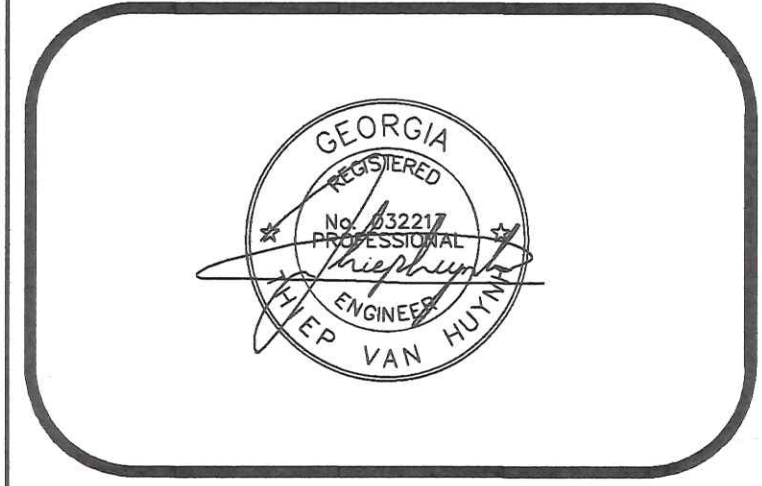


VICINITY MAP
N.T.S.

ALCOVY
SURVEYING & ENGINEERING, INC.
P.O.C. TIP HUYNH, P.E.
2205 Highway 81 South
Loganville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4296
tip@alcovyse.com

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Alcovy Surveying & Engineering, Inc. - ALL RIGHTS RESERVED

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SITE PLAN

PROPOSED BIRCHFIELDS ON ALCOVY

PARCEL: M0200027 & M0200028
LAND LOT: 37
DISTRICT: 3RD
603-606 ALCOVY STREET
CITY OF MONROE, GA

DATE: 08/06/2020
SCALE: 1"=40'

OWNER / DEVELOPER

PINEHURST HOMES, LLC.
992 HOLLY HILL ROAD
MONROE, GA. 30655

DUANE WILSON
404-427-7920
duane.wilson@mca.com

24 HOUR - EMERGENCY CONTACT
DUANE WILSON
404-427-7920
duane.wilson@mca.com

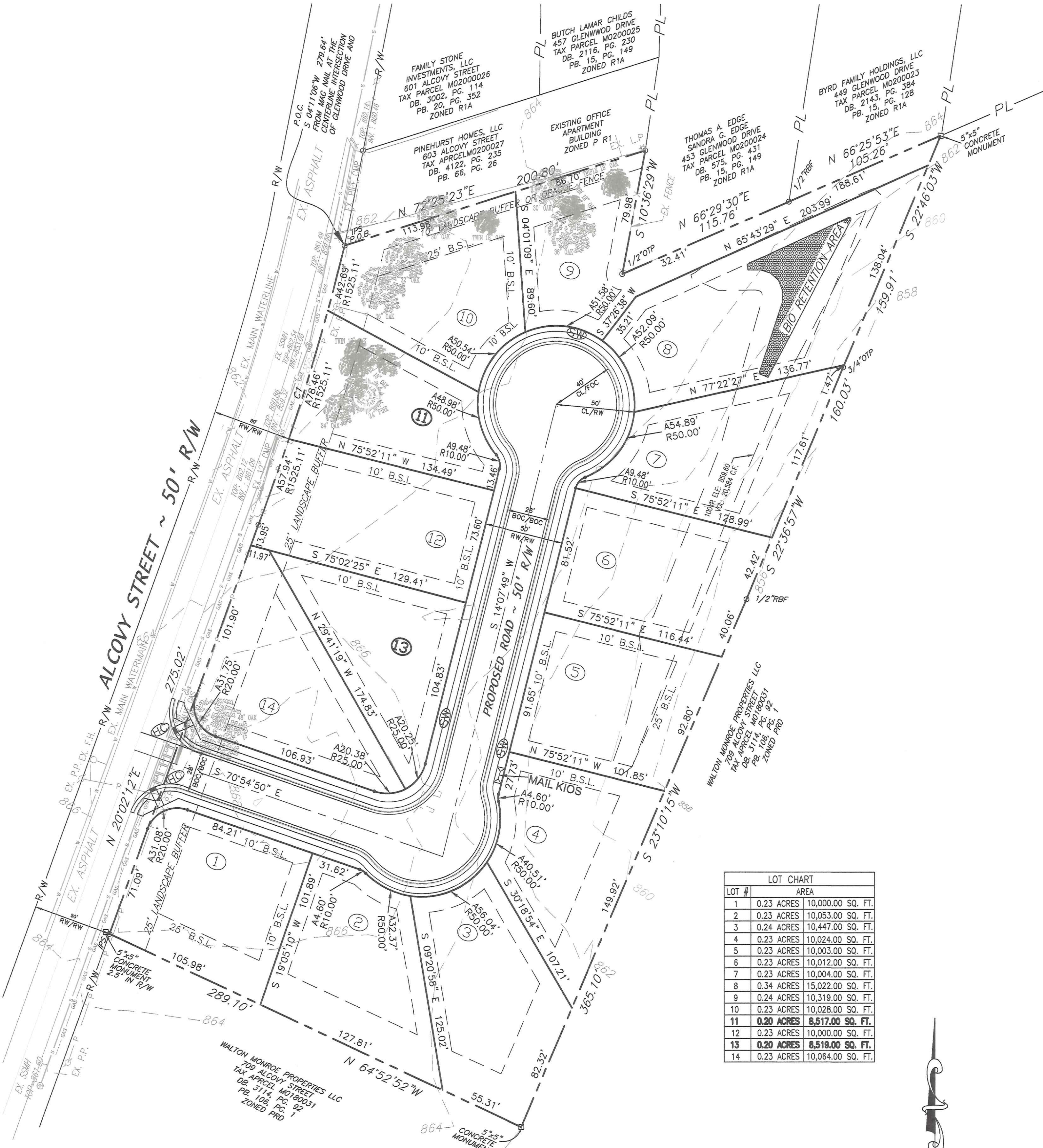
REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/20	CITY & GSWCC COMMENTS

RECEIVED
OCT 30 2020

JOB No. 17-178
C-1.2

TOTAL SITE AREA = 3.97 ACRES
TOTAL DISTURBED AREA = 3.36 ACRES
THERE ARE NO STATE WATERS ON OR WITHIN 200' OF THIS SITE.
THERE ARE NO MWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.



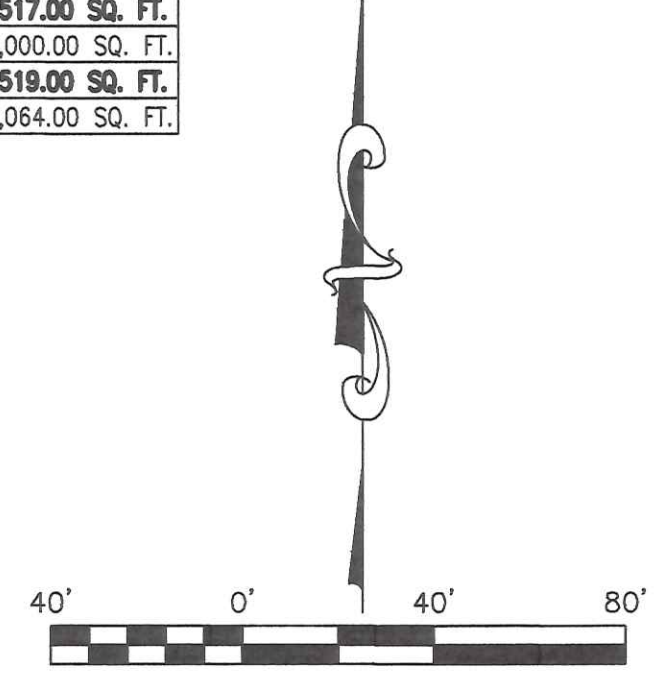
LOT CHART

LOT #	AREA
1	0.23 ACRES 10,000.00 SQ. FT.
2	0.23 ACRES 10,053.00 SQ. FT.
3	0.24 ACRES 10,447.00 SQ. FT.
4	0.23 ACRES 10,024.00 SQ. FT.
5	0.23 ACRES 10,003.00 SQ. FT.
6	0.23 ACRES 10,012.00 SQ. FT.
7	0.23 ACRES 10,004.00 SQ. FT.
8	0.34 ACRES 15,022.00 SQ. FT.
9	0.24 ACRES 10,319.00 SQ. FT.
10	0.23 ACRES 10,028.00 SQ. FT.
11	0.20 ACRES 8,517.00 SQ. FT.
12	0.23 ACRES 10,000.00 SQ. FT.
13	0.20 ACRES 8,519.00 SQ. FT.
14	0.23 ACRES 10,064.00 SQ. FT.

Curve	Radius	Length	Chord	Chord Bear.
C1	1514.20'	187.88'	187.76'	N 17°07'21" E
C2	125.00'	207.16'	184.25'	N 61°36'29" E
C2	125.00'	124.30'	110.55'	N 61°36'29" E

- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
 - C.M.F. = CONCRETE MONUMENT FOUND
 - O.T.P. = OPEN TOP PIPE
 - C.T.P. = CRIMPED TOP PIPE
 - R/W = RIGHT OF WAY
 - CL = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.S.L. = BUILDING SETBACK LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - G.M.D. = GEORGIA MILITIA DISTRICT
 - T.B.M. = TEMPORARY BENCH MARK
 - R. = RADIUS
 - CH. = CHORD
 - TAN. = TANGENT
 - N/O/F. = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.F.E. = FINISHED FLOOR ELEVATION
 - (MH) = MANHOLE
 - (DI) = DRAIN INLET
 - (FH) = FIRE HYDRANT
 - (LP) = LIGHT POLE
 - (PP) = POWER POLE
 - (PL) = POWER LINE
 - (WL) = WATER LINE
 - (GL) = GAS LINE
 - (V) = VALVE
 - (W) = WELL
 - (DISTANCE) = DEED OR PLAT CALL
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING

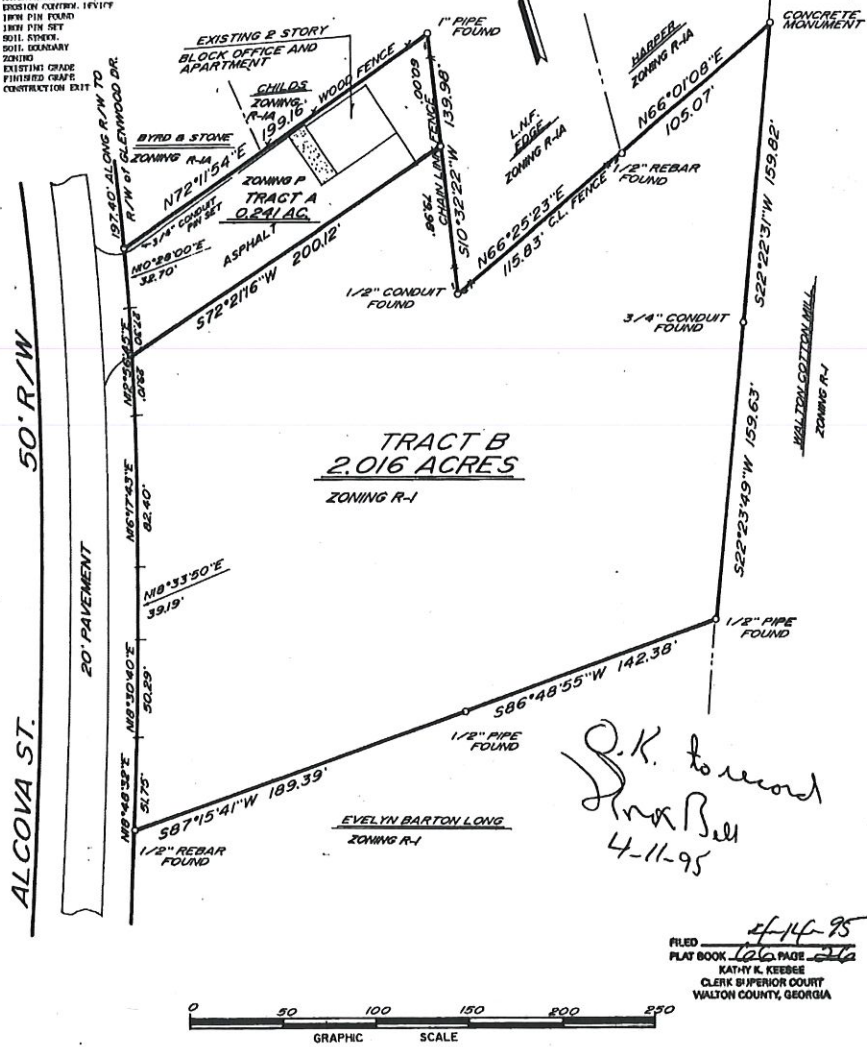
GEORGIA811
www.Georgia811.com



ENGINEERING 78117 FORM 9-84

- LINE - 1. INSTRUMENT FACEPOINT
- P.E. - 2. CONSTRUCTION FACEPOINT
- C.E.L. - 3. COLLIMATED SIGHT INSTRUMENT
- S.F. - 4. SIGHTED SIGHT INSTRUMENT
- S. - 5. SIGHTED SIGHT INSTRUMENT
- H.M. - 6. HEADSHELL
- C.P. - 7. CANTY PART
- S.P.B. - 8. SIGHT PLAIN REQUITED
- R/W - 9. RIGHT OF WAY
- D.F. - 10. DRAINAGE FACEPOINT
- D.L. - 11. DRAINAGE LINE
- R. - 12. RADIUS
- C.P. - 13. CONCRETE PIPE
- C.M.P. - 14. COLLIMATED METAL PIPE
- L.L. - 15. LAND LOT
- L.L. - 16. LAND LOT LINE
- C.L. - 17. CENTERLINE
- H.W. - 18. HIGHWAY
- O - 19. FIRE INTRANT
- W.V. - 20. WATER VALVE
- E.C.D. - 21. EXISTING CURB, LEVEL
- I.P.F. - 22. IRON PIN FOUND
- I.P.S. - 23. IRON PIN SET
- LEH - 24. LEVEL
- B.D. - 25. BOUNDARY
- ZONING - 26. ZONING
- A - 27. EXISTING GRADE
- F.H.G. - 28. FINISHED GRADE
- CON. - 29. CONSTRUCTION EXIT

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 2.17" ANGLE PER FOOT AND HAS ADJUSTED BY THE CLASS RULE.....
2. THE DATA SHOWN ON THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.....
3. THE LINEAR MEASUREMENTS NECESSARY FOR THIS SURVEY WAS OBTAINED BY LEVEL SET 4 TOTAL STATION.....
4. THE AREA SHOWN ON THIS PLAT DOES NOT LAY IN A DESIGNATED F.I.A. FLOOD HAZARD ZONE.....



*G.K. to record
D.K. Bell
4-11-95*

FILED 4-14-95
PLAT BOOK 166 PAGE 276
KATHY K. KESSEE
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



REZONING PLAT FOR

JOE E. BACCUS & LINDA L. BACCUS

STATE	COUNTY	CITY	G.M.D.
GEORGIA	WALTON	MONROE	TOWN, 419
DISTRICT	LAND LOT	SCALE	DATE
3rd	37	1"=50'	REVISED 4/11/95



John F. Brewer & Associates
LAND SURVEYORS, LAND PLANNERS
DEVELOPMENT SUPERVISION

107 Davis Street
Monroe, GA. 30655
(404) 287-4703

B10-113

RECORDED: APR 14 1995, 10
KATHY K. KESSEE, CLERK

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of Article VII; Section 700.1; Table 11 lot size of the Zoning Ordinance for 603 & 606 Alcovy St. A public hearing will be held on December 15, 2020 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for variance of Article VII; Section 700.1; Table 11 lot size of the Zoning Ordinance for 603 & 606 Alcovy St. A public hearing will be held on January 12, 2021 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

November 22, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-16-2020
Description: 132 Pinecrest Dr. Request for variance of the second front setback requirement on a corner lot from 30' to 10'

Budget Account/Project Name: NA

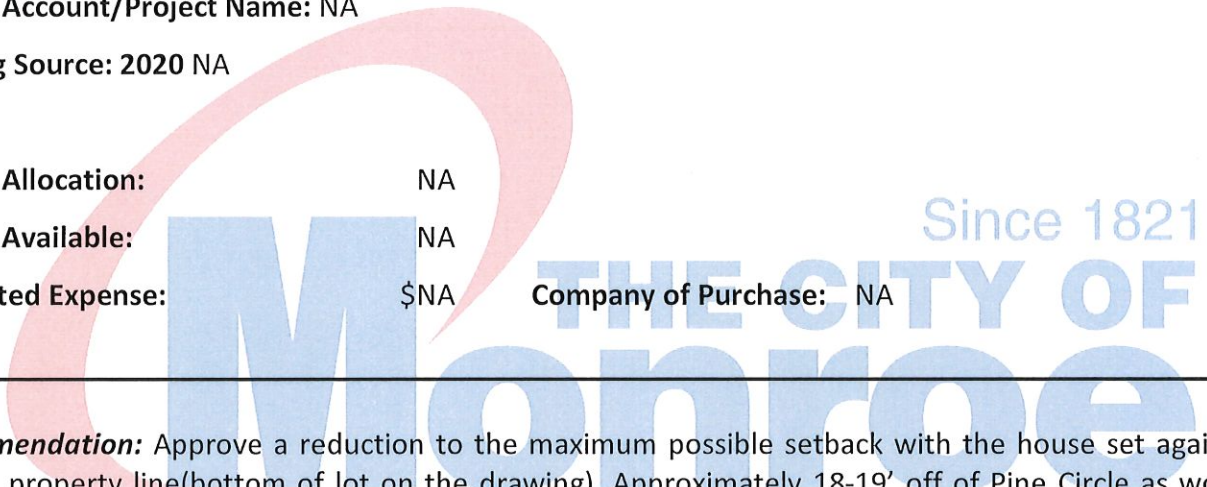
Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA



Recommendation: Approve a reduction to the maximum possible setback with the house set against the Eastern property line(bottom of lot on the drawing). Approximately 18-19' off of Pine Circle as would be determined by a survey with the footprint so situated.

Background: The future property owner wishes to situate a home plan on this lot that will require a variance to do so. The adjacent property on Pine Circle is an existing non-conforming property which is much closer to the road than the required setback. This variance as recommended would not significantly impair the intent of the ordinance and would give equity based on the average setback in this block section without adversely effecting the intent of the code or neighboring properties.

Attachment(s): Application and supporting documents.



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

Plan Report

Plan NO.: VAR-000082-20
 Plan Type: Variance
 Work Classification: Variance
 Plan Status: In Review

Apply Date: 11/12/2020

Expiration:

Location Address

Parcel Number

132 PINECREST DR, MONROE, GA 30655

M0070107

Contacts

Mary Susan Walden
 136 PINECREST DR, MONROE, GA 30655
 (770)267-5026

Owner

MARY LYNN THOMAS
 1441 Oldfield Dr, Bogart, GA 30622

Applicant

mt51@mac.com

Description: REQUEST FOR VARIANCE OF ARTICLE VII, SECT 700.1 TABLE 11 SETBACKS - P&Z MTG 12/15/2020 @5:30 PM & COUNCIL MTG 1/12/2021 @6:00 PM 215 N BROAD ST

Valuation: \$ 0.00
Total Sq Feet: 0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00

Payments	Amt Paid
Total Fees	\$100.00
Check # 3185	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Beckman

Issued By:

November 12, 2020

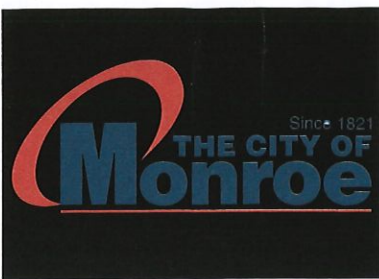
Date

Plan_Signature_1

Date

Plan_Signature_2

Date



Variance Conditional Use Application

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

Meeting of: December 2020

Your representative must be present at the meeting

Street address ¹³² 136 Pine Crest (TRACT # 1 of survey enclosed) Council District 1 / M7 Map and Parcel # 107
Zoning R1 Acreage .676 Proposed Use Residential Single Family Road Frontage 106 ft. / on Pine Crest DR (street or streets)

Applicant
Name Mary "Lynn" Thomas
Address 1441 Oldfield DR., Bogart, GA
Phone # 770-714-5080

Owner
Name Mary Susan Walden
Address 136 Pine Crest DR, Monroe
Phone # 770-267-5026

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
A reduction of 20' in the setback on Pine Circle for Single Family Residence

State relationship of structure and/or use to existing structures and uses on adjacent lots:
Residential - Single Family Homes

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
See EXHIBIT "A"

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Requesting a reduction of the setback on Pine Circle from 30' to 10'
Refer to survey for area, dimensions and other details as EXHIBIT "C"

State the particular hardship that would result from strict application of this Ordinance:
Could not proceed building house as planned

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

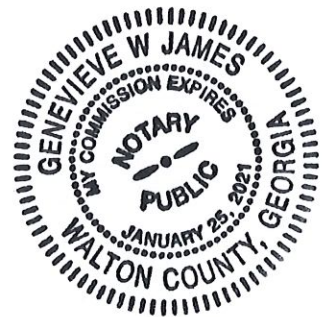
Signature Mary Lynn Thomas Date: 11-10-20

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

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

Signature Mary Susan Walden Date: 11-10-20

Genevieve James Date: 11-10-20
Notary Public
Commission Expires: January 25th, 2021



I hereby withdraw the above application: Signature _____ Date _____

The setback reduction would allow the desired house plan to be positioned on the property without encroaching on, or being too close to the existing adjacent property.

The proposed setback reduction fully complies with the zoning ordinance standards 1425.5 (1) - (10) in the following manner:

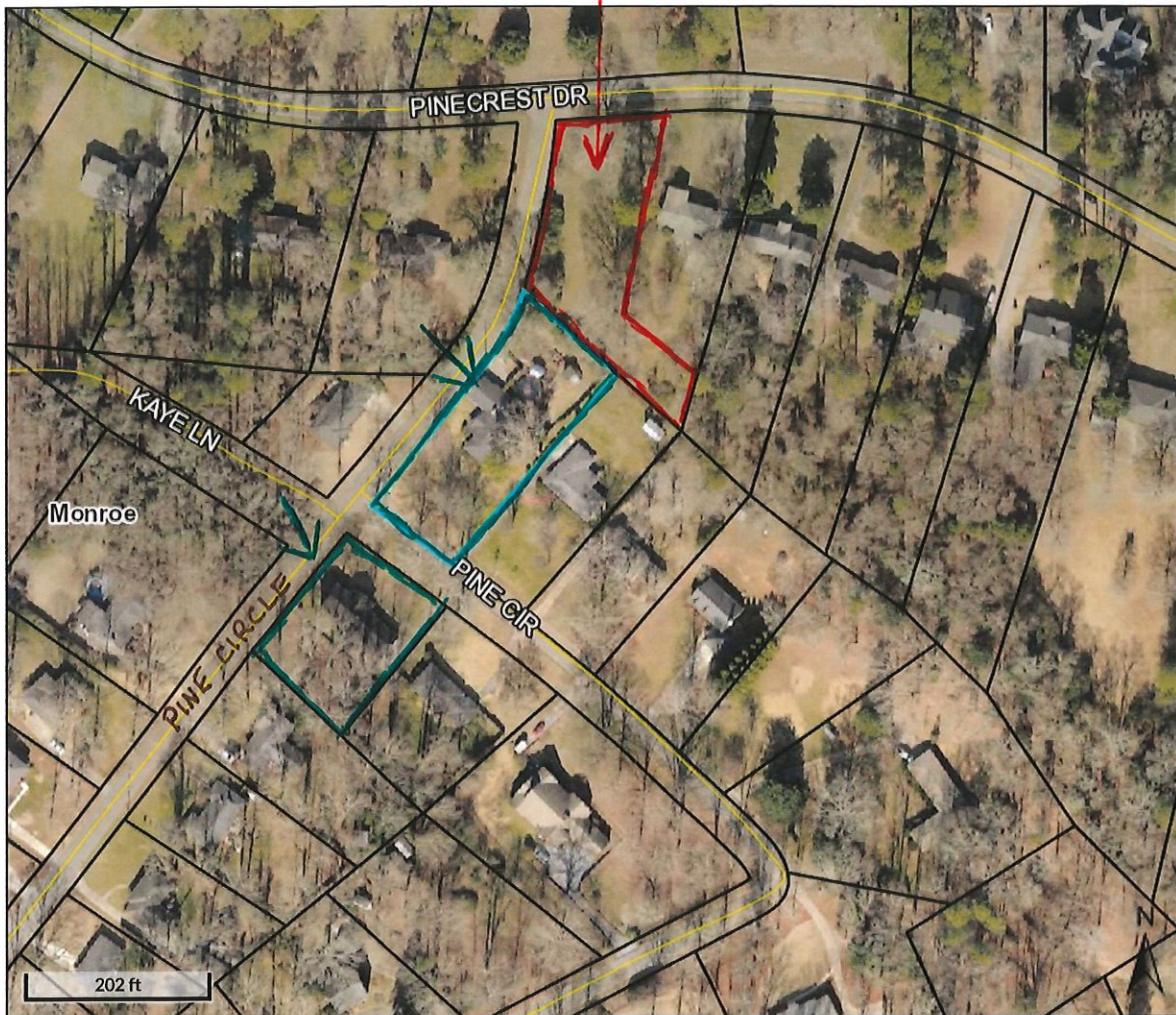
The proposed setback reduction is compatible with the community development pattern, specifically noting that other homes on Pine Circle, especially those directly behind the subject property, have reduced setbacks and do not meet the current code setbacks of 30 (thirty) feet. (See EXHIBIT "B"). The proposed residential home with the reduced setback will not be detrimental to the adjacent properties, specifically to the adjacent property on Pine Crest, since the reduction in the setback would allow more room on that side of the subject property. The proposed setback reduction would not be injurious to the natural environment, and would not be detrimental to the general neighborhood, or other property in the immediate vicinity, but rather will enhance the value and esthetics of the surrounding neighborhood. Furthermore, it will not significantly increase congestion or traffic hazards, and, public utilities and facilities are adequate for its use. It would not have a "domino" effect as this is an established neighborhood and there are few empty lots remaining.

The proposed setback reduction also meets the standards as set forth in Section 1430.6 (1) - (8), especially #7, in that the request is consistent with the construction and design standards and criteria currently adopted and in place within the city of Monroe.



EXHIBIT "B"

SUBJECT PROPERTY



Overview



Legend

□ Parcels

Parcel ID M0070093
 Class Code Residential
 Taxing District Monroe
 Acres 0.53

Owner PERRY DEBORAH J
 114 PINE CIRCLE
 MONROE, GA 30655
 Physical Address 114 PINE CIR
 Appraised Value Value \$176230

Last 2 Sales		Reason	Qual
Date	Price		
4/22/2003	0	UI	U
2/27/2002	\$112900	FM	Q

(Note: Not to be used on legal documents)

Date created: 11/10/2020
Last Data Uploaded: 11/10/2020 6:36:08 AM

Developed by Schneider GEOSPATIAL

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

This Indenture made this 26th day of July, in the year Two Thousand One, between WALTER M. WELLMAN, III, of the County of Walton, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and MARY SUSAN WALDEN, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3rd Land District, Town G.M.D. 419, containing 1.305 acres located at the Southeasterly corner of the intersection of Pine Crest Drive and Pine Circle according to a survey entitled "Survey for Lawrence W. Benson," prepared by Sims Surveying Co., certified by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1783, dated August 4, 1981, recorded in Plat Book 28, page 112, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

Said property is conveyed subject to restrictions set forth in Deed Book 130, page 410, Walton County Records.

Being the same property conveyed to the Grantor, herein, by Warranty Deed dated July 27, 2000, recorded in Deed Book 1112, page 22, Walton County Records.

The dwelling situate upon said tract or property is known and designated as 136 Pine Crest Drive according to the present system of numbering residences in the City of Monroe, Walton County, Georgia.

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

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness
Notary Public

WALTER M. WELLMAN, III (Seal)

(Seal)

(Seal)

(Seal)

BK:119 PG:72-72
Filed and Recorded
Nov-13-2020 12:07 PM
DOC# 2020 - 000328
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 9566767899

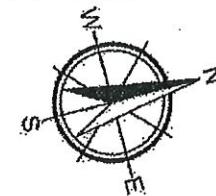
SURVEYOR'S CERTIFICATE

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.

JOHN F. BREWER, III, PLS#2905
DATE 10/19/2020



CURVE #	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 85°59'31" E	1590.53'	108.04'	108.02'
C2	N 89°42'39" E	1590.53'	100.43'	100.41'
C3	N 14°55'34" E	699.63'	89.76'	89.70'



MAGNETIC

REFERENCES:
DEED BOOK 1417 PAGE 338
PLAT BOOK 28 PAGE 112

OWNER OF RECORD:
MARY SUAN WALDEN
136 PINE CREST DR
MONROE, GA 30655

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

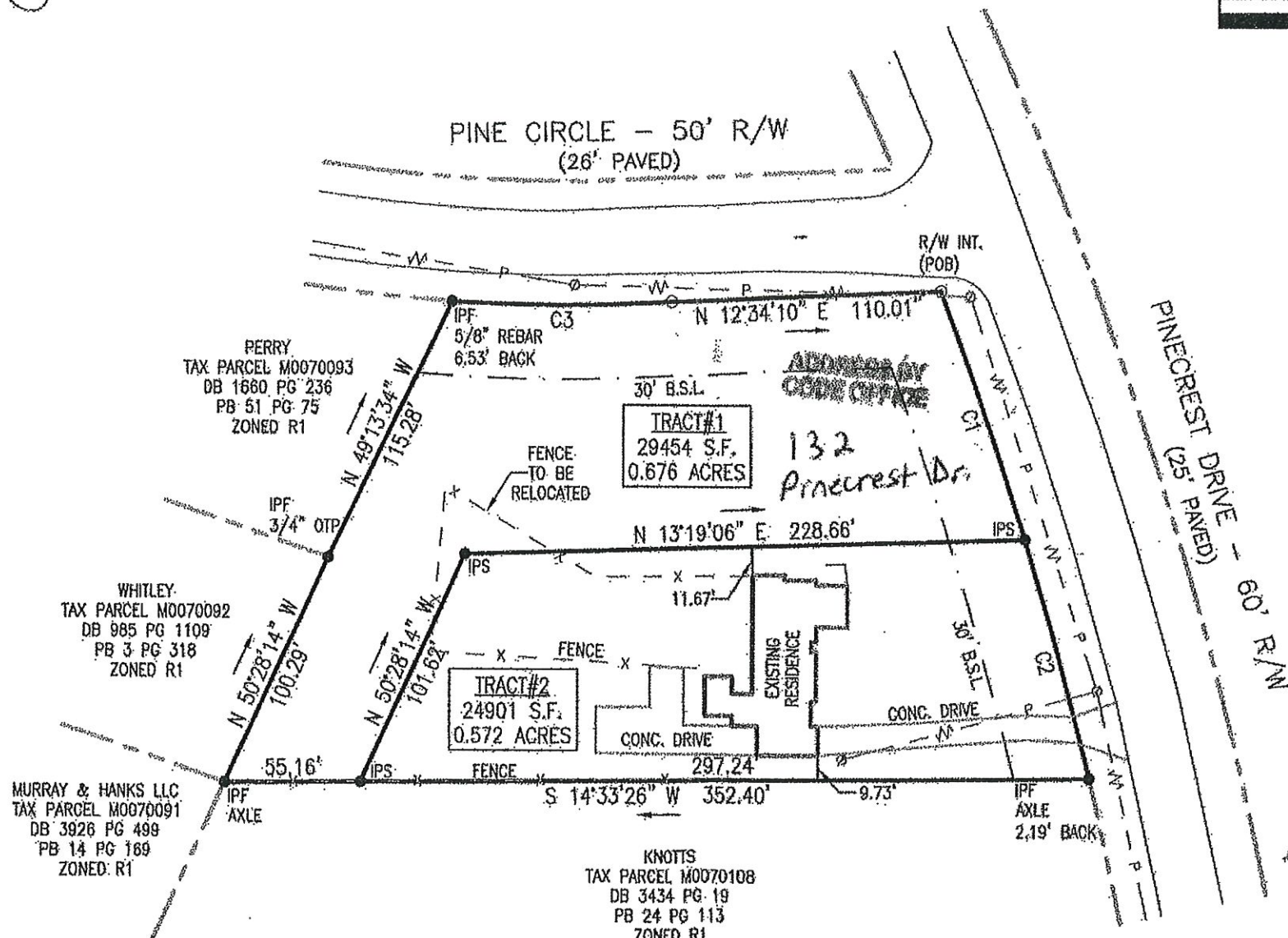
CITY OF MONROE, GEORGIA

SIGNED: *[Signature]*
DATE: 11-13-2020

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

SURVEY LEGEND

- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- PB - PLAT BOOK
- B.S.L. - BUILDING SETBACK LINE
- CMF - CONCRETE MONUMENT FOUND
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (5/8" REBAR)
- OTP - OPEN TOP PIPE
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- POB - POINT OF BEGINNING
- - PROPERTY CORNER FOUND
- - PROPERTY CORNER
- ⊠ - CONCRETE MONUMENT
- ⊕ - ELEVATION BENCHMARK
- Δ - DELTA (SURVEY CONTROL)
- ⊙ - CO (CLEANOUT)
- ⊕ - FH (FIRE HYDRANT)
- ⊕ - SSMH (SANITARY SEWER MANHOLE)
- ⊕ - WM (WATER METER)
- ⊕ - W (WATER VALVE)
- ⊕ - UTILITY POLE
- FENCELINE - X - X - X
- OVERHEAD UTILITY - UTL - UTL - UTL
- OVERHEAD POWER - P - P - P
- OVERHEAD TELEPHONE - T - T - T
- FLOODPLAIN - FP - FP - FP
- SANITARY SEWER - SS - SS - SS
- WATERLINE - W - W - W



SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 46,524 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,439 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD83, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA GS16 GNSS RTK RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0136E WITH AN EFFECTIVE DATE OF 12/8/2016 FOR COMMUNITY NUMBER 130227, CITY OF MONROE, WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

FIELDWORK COMPLETED: 10/7/2020.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016); IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

BEING A DIVISION OF TAX PARCEL M0070107 ZONED R1.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE HISTORICAL DISTRICT.

TOTAL AREA = 1.248 ACRES

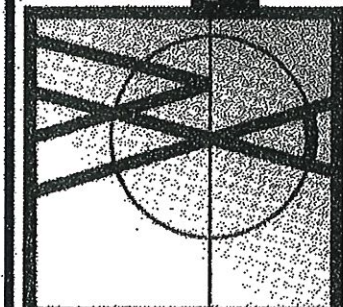
MINOR SUBDIVISION SURVEY FOR:
**MARY LYNN THOMAS &
DOTI C. CONNELL**

PROJECT NO: 20337
DATED 10/19/2020

136 PINECREST DR
LAND LOT 38, 3RD DISTRICT
CITY OF MONROE
WALTON COUNTY, GEORGIA

**W&A
Engineering**

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT
355 Opeta Street, Suite D100 Athens, GA 30601
P: (706) 510-0400 • F: (706) 510-0411
waeengineering.com



2020 Property Tax Statement

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

WALDEN MARY SUAN
 136 PINE CREST DR
 MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-39775	11/15/2020	\$0.00	\$3452.71	\$0.00	Paid 11/13/2020

Map: M0070-00000-107-000
 Location: 136 PINECREST DR
 Account No: 795500 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655
 Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: WALDEN MARY SUAN
 Map Code: M0070-00000-107-000 Real
 Description: 1.31AC
 Location: 136 PINECREST DR
 Bill No: 2020-39775

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	1.3100	\$248,500.00	11/15/2020	08/18/2020			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY TAX	\$0	\$99,400	\$0	\$99,400	0.007588	\$1,222.92	-\$468.67	\$754.25
COUNTY	\$0	\$99,400	\$42,315	\$57,085	0.010677	\$771.28	-\$161.78	\$609.50
SCH BOND	\$0	\$99,400	\$0	\$99,400	0.002300	\$228.62	\$0.00	\$228.62
SCHOOL	\$0	\$99,400	\$2,000	\$97,400	0.019100	\$1,860.34	\$0.00	\$1,860.34
TOTALS					0.039665	\$4,083.16	-\$630.45	\$3,452.71

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$3,452.71
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,452.71
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/13/2020

- (d) specific sections of this Ordinance which would cause hardship;
 - (e) characteristics of property relating to its size, shape or topography that prevent compliance with this Ordinance;
 - (f) the particular hardship that would result from strict application of this Ordinance;
 - (g) for any application for an overlay district, a Certificate of Appropriateness or a letter of support from the design review board (i.e. Historic Preservation Commission, Corridor Design Commission) for the district; and,
 - (h) any other information as may be reasonably required by the Code Enforcement Officer.
- (2) Filing Fee. All applications for variance shall be accompanied by payment of a non-refundable fee as established by the Fee Schedule.
- (3) Disclosure Report. The requirements of Section 1450 apply.
- (4) Withdrawal of Variance Application. Any application may be withdrawn once at any time at the discretion of the applicant without prejudice, upon written notice to the Code Enforcement Officer, prior to a decision by the Council.

1430.3 Notice Procedure. The requirements of Section 1440 apply.

1430.4 Planning Commission Hearing and Recommendations. The Planning Commission shall consider the standards in Section 1430.6 prior to making any recommendation. Hearings shall comply with Section 1445.

1430.5 City Council Hearing and Decision. Before taking action on a variance application, the Council shall hold a public hearing in accordance with Section 1445, and shall consider the standards in Section 1430.6. At the conclusion of the public hearing, the Council shall either deny the application, approve with modifications or conditions, or defer a decision until a specific date.

Copy

Select All

1430.6 Standards for Variance Application Decisions.

When considering an application for a variance, the Council and the Planning Commission should consider the following issues in regards to the subject property and requested variance:

- (1) Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography;
- (2) Whether the literal application of this Ordinance would create an unnecessary hardship;
- (3) Whether the variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance;
- (4) Whether a variance will not confer upon the property of the applicant any special privilege denied to other properties in the district;
- (5) Whether the special circumstances surrounding the request for the variance are not the result of acts 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;
- (7) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe; and,
- (8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure.

Section 1440 Notice Provisions.

Whenever a public hearing is required under this Ordinance, posted and published notice shall be given as provided for in this Section.

ARTICLE XIV

1440.1 Published Notice.

- (1) Planning Commission Hearing. A public notice shall be published in the official legal organ of Walton County, Georgia, or in a newspaper of general circulation in Monroe at least fifteen (15) days and not more than forty-five (45) days prior to the scheduled meeting of the City of Monroe Planning Commission, stating that the Planning Commission will hold a hearing and stating the purpose, time, date, and location of the hearing, location of the property being considered, the present zoning classification, and a brief description of the nature of the requested action.

- (2) Filing Fee. All applications for conditional use shall be accompanied by payment of a non-refundable fee as established by the Fee Schedule.
- (3) Disclosure Report. The requirements of Section 1450 apply.
- (4) Withdrawal of Conditional Use Application. Any application may be withdrawn once at any time at the discretion of the applicant without prejudice, upon written notice to the Code Enforcement Officer, prior to a decision by the Council.

1425.2 Notice Procedure. The requirements of Section 1440 apply.

1425.3 Planning Commission Hearing and Recommendation. The Planning Commission shall consider the standards in Section 1425.5 prior to making any recommendation. Hearings shall comply with Section 1445.

1425.4 City Council Hearing and Decision. Before taking action on a conditional use application, the Council shall hold a public hearing in accordance with Section 1445, and shall consider the standards in Section 1425.5. At the conclusion of the public hearing, the Council may approve the application, delete conditions and/or impose additional conditions, or defer a decision to a later date.

1425.5 Standards for Conditional Use Application Decisions. A conditional use shall be approved only when it is determined based on the evidence presented at the public hearing that all of the following conditions have been met:

- (1) the proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood;
- (2) applicable standards in Article X have been met;
- (3) the proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern;
- (4) a rezoning to allow the requested use as a permitted use would not be appropriate;
- (5) the proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood;
- (6) off-street parking and loading, and access thereto, will be adequate;
- (7) public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability;
- (8) the use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem;
- (9) the use would not significantly increase congestion, noise, or traffic hazards; and,
- (10) granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan

Section 1430 Variances.

The City Council may in specific cases approve a variance from the terms of this Ordinance as will not be contrary to the public interest where, due to special circumstances, a literal enforcement of the Ordinance will in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. A non-conforming use of neighboring land, buildings, or structures in the same district or permitted or non-conforming uses in other districts shall not constitute a reason for the requested variance.

1430.1 Use Variance Prohibited. No variance may be granted that would permit a use not permitted by right or as a conditional use in the district.

1430.2 Application Procedure.

- (1) Application Contents. Each application for a variance must be submitted to the Code Enforcement Officer at

ARTICLE XIV

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of Article VII; Section 700.1; Table 11 setbacks of the Zoning Ordinance for 132 Pinecrest Dr. A public hearing will be held on December 15, 2020 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for variance of Article VII; Section 700.1; Table 11 setbacks of the Zoning Ordinance for 132 Pinecrest Dr. A public hearing will be held on January 12, 2021 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

November 22, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-16-2020
Description: 201 Bold Springs Ave. Rezone request From PRD to B-2

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Grant rezone request to the lowest business / commercial zoning classification B-1 that would accommodate the intended use expressed; which would be office space; per conversation with the owner. Should the applicant wish to have a lodging use in the future it could be granted conditionally in B1 zoning. This would prevent the use from habituating the property to that use for future owners but could be determined on a case by case basis by the City Council dependent upon the factors present at the time.

Background: This property is a former library for the old elementary school that is being redeveloped as a PRD. It has been vacant and dilapidating for some time. An adaptive reuse is a welcomed change from it's previous state.

Attachment(s): Application and supporting documents.



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

Plan Report

Plan NO.: RZ-000083-2 32

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 11/13/2020

Expiration:

Location Address

Parcel Number

201 BOLD SPRINGS AVE, MONROE, GA 30655

M0120082A00

Contacts

Mountain Creek Enterprises, Inc. **Owner**
 630 Riverbend RD, Monroe, GA 30655
 (678)522-6560

Description: REQUEST FOR REZONE FROM PRD TO B 2 - P&Z MTG 12/15/2020 @ 5:30 PM
 - COUNCIL MTG 1/12/2021 @6:00 PM 215 N BROAD ST

Valuation: \$ 0.00
Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$200.00
Check # 6942	\$200.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

November 13, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date



215 N Broad St Monroe GA 30655
(770) 207-4674 dadkinson@monroega.gov

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 201 Bold Springs Ave, Monroe
 COUNCIL DISTRICT District #1
 MAPNUMBER 09601
 PARCEL NUMBER MA120082A00
- II. PRESENT ZONING PRD REQUESTED ZONING B-2
- III. ACREAGE .47 PROPOSED USE Office
- IV. OWNER OF RECORD Mountain Creek Enterprises Inc
 ADDRESS 630 Riverbend Rd Monroe GA 30655
 PHONE NUMBER 678-522-6566

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

V. ANALYSIS:

- 1. A description of all existing uses and zoning of nearby property
Adjacent property is the old school which is now owned by Grace Monroe Inc and is zoned PCD. In addition Walton Board of Realtors is across the street and is zoned P. Other properties in the area are zoned B2 & P.
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
The property is currently zoned PRD for an adult care facility which is inconsistent with the needs of the area.
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
Current value is \$95,800 per 2020 Valuation
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification
Value would be expected to increase to \$113,120 per adjacent property valuations

- 5. A description of the suitability of the subject property under the existing zoning classification
An adult care facility does not complement the largely business and residential nature of the neighborhood
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property
There are multiple properties in the neighborhood with B2 and P zoning

Rezoning/Annexation Application
 Page Two (2)

- 7. A description of any existing use of property, including a description of all structures presently occupying the property
The property has been uninhabitable due to damage. In the past the property was used by the school
- 8. The length of time the property has been vacant or unused as currently zoned _____
- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification
We have no intention of running an adult care facility

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

See attached Warranty Deed

Rezoning/Annexation Application
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) [Signature]
Address 630 Riverchase Rd Montee GA 30655
Phone Number 678-522-6560

Attorney/Agent (signature) _____
Address _____
Phone Number _____

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

(Notary Public) 11/13/20 (Date)
My Commission Expires Feb. 21, 2023



Lamie Stone

Rezoning/Annexation Application
Page Four (4)

What method of sewage disposal is planned for the subject property?

Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from PRD to B-2 located at 201 Bold Springs Avenue, containing .47 acre(s), property owner being Mountain Creek Enterprises filed on 11/13/2020.

CHECK LIST - APPLICATION MATERIAL

Application Fee (\$100.00 Application Fee Single Family Rezoning)
(\$300.00 Application Fee Multi Family Rezoning)
(\$200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)

The completed application form (one original with original signatures)

Special Conditions made part of the rezoning/annexation request

Legal Description

Survey plat of property showing bearings and distances and:

- abutting property owners
- the zoning of abutting property
- the current zoning of the subject property

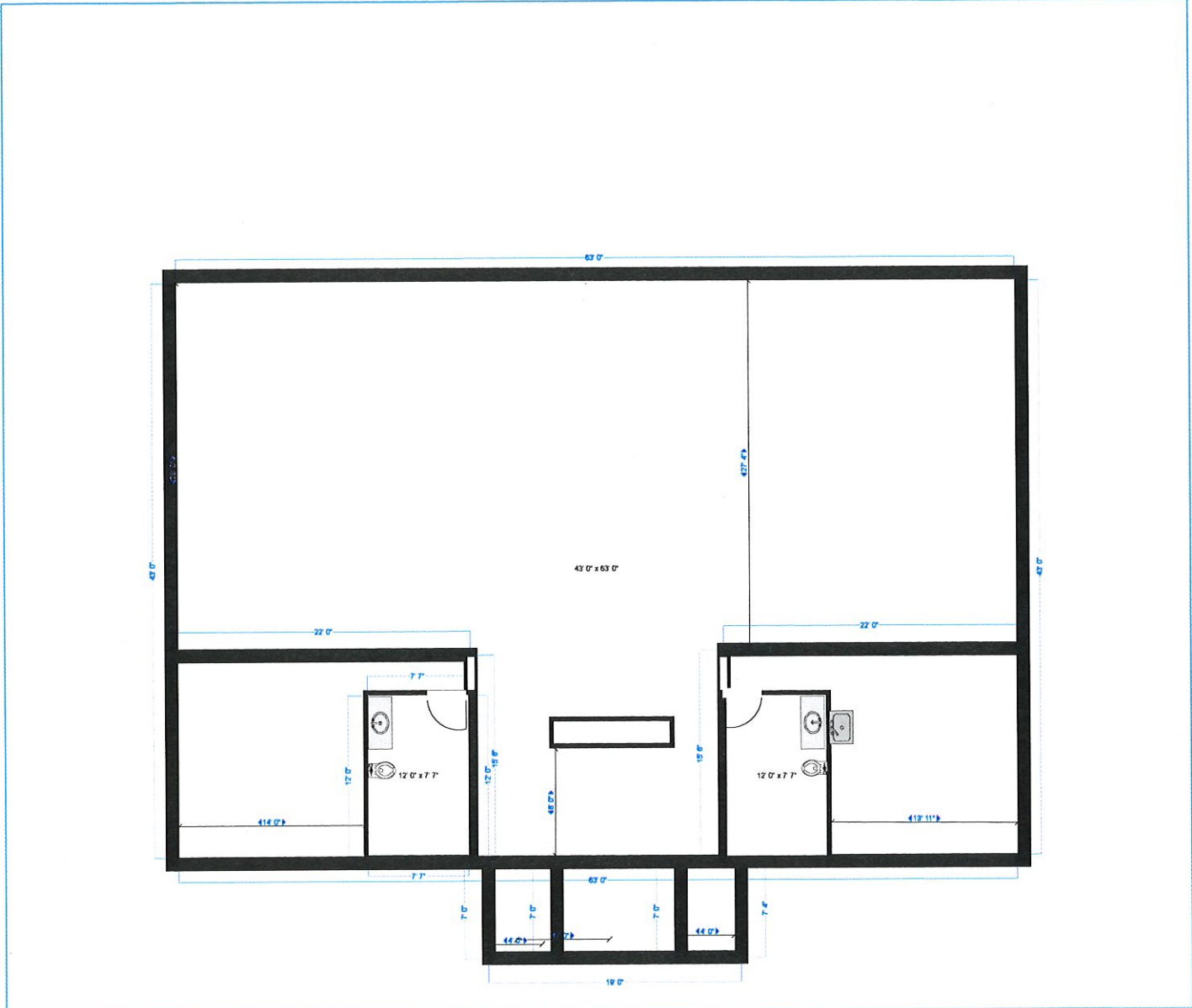
Development Plan (two full size and one 11x17)

Site plan of the property at an appropriate scale

- the proposed use
- internal circulation and parking (proposed number of parking spaces)
- landscaping minimum square footage of landscaped area
- grading
- lighting
- drainage (storm water retention structures)
- amenities (location of amenities)
- buildings (maximum gross square footage and height of structures)
- buffers
- Additional information that may be required by the Code Enforcement Officer:

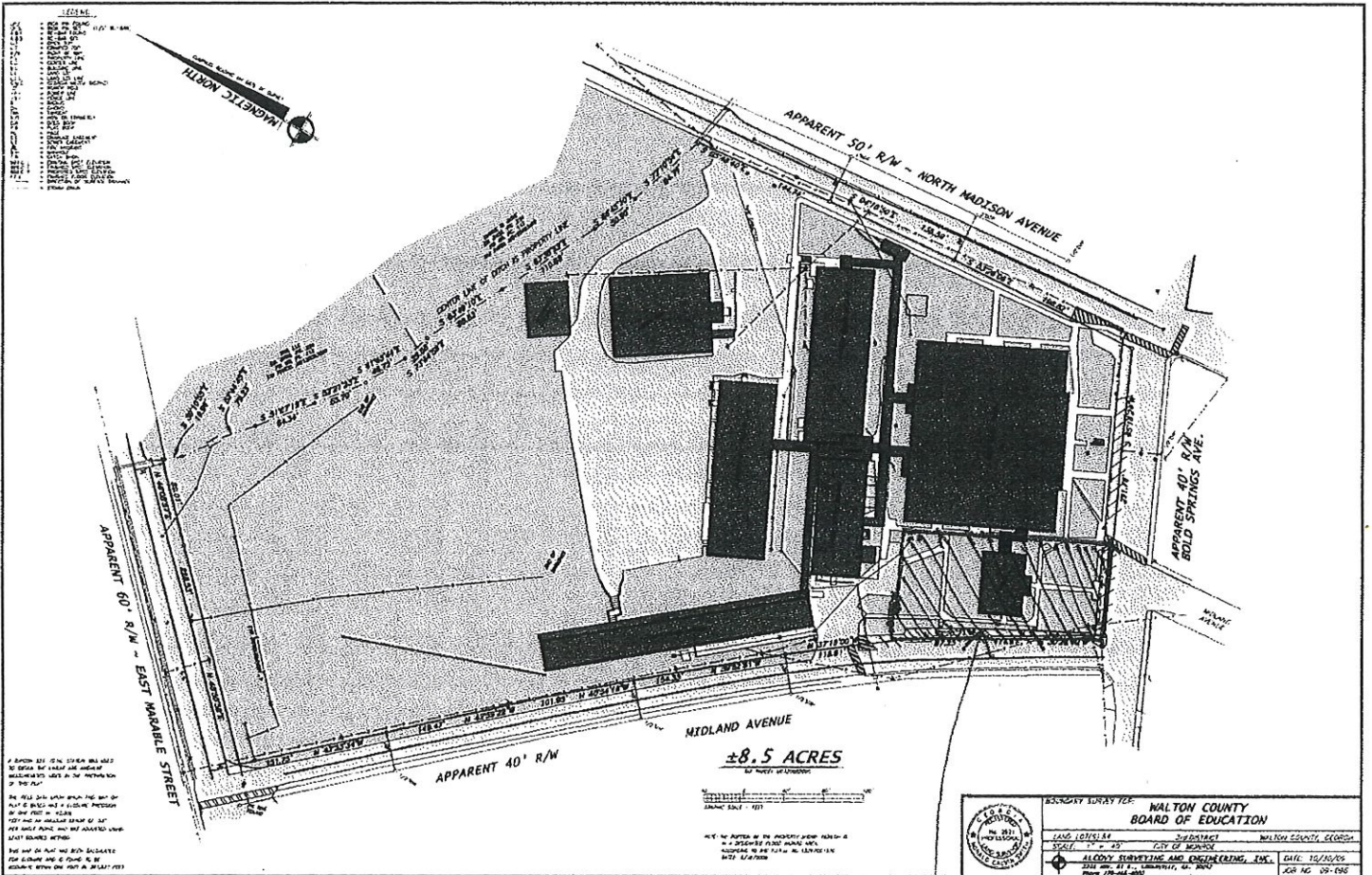
Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:



Site: 201 Bold Springs Avenue, Monroe Ga 30655	Drawing: R01506	Project: MUNICIPAL LIBRARY	Drawn: JMC	Notes:	Architect: JCM Builders Corp 2228 Oak Road Toskova, MT 30598
Title: Resuse to B1	Scale: 1/8"=1'-0"	Date: 11/11/2010	Rev: A		

EXHIBIT A



LIBRARY TRACT
RETAINED BY SELLER

SELLER

PURCHASER

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE made this 21st day of December, 2018, between SCHOOLBELL ONE, LLC, a Georgia limited liability company, as party or parties of the first part, hereinunder called Grantor, and MOUNTAIN CREEK ENTERPRISES, INC., a Georgia corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, in the City of Monroe, located in Land Lot 64 of the 3rd District, being designated as Tract 2, containing 0.471 acres, more or less, according to a survey entitled, "Boundary Survey for: Grace Fellowship Church, Inc.," dated October 30, 2009, revised July 25, 2017, prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No.2921, recorded in Plat Book 113, page 108, 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.

Said property being more particularly described as 201 Bold Springs Ave., according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

Map Parcel No.: M0120082A00

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

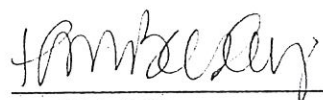
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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


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

Signed, sealed and delivered
in the presence of:


Schoolbell One, LLC



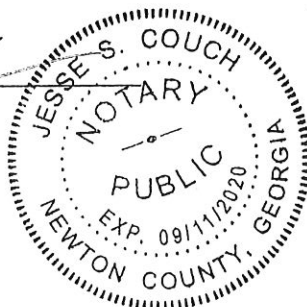
Unofficial Witness

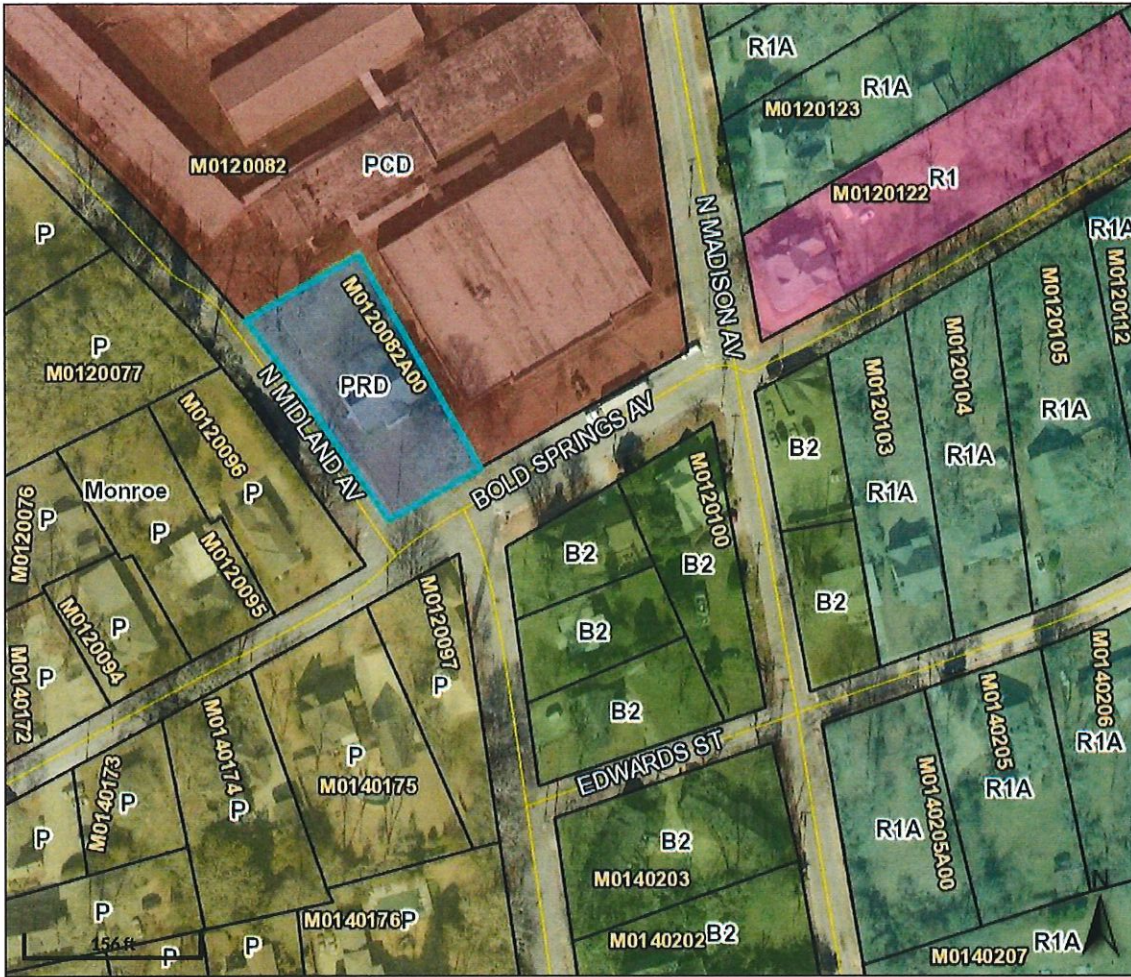


By: Edmond D. Carrell, III
Its: Member



Notary Public





Legend
 Parcels
 Parcel Numbers

Parcel ID	M0120082A00	Owner	MOUNTAIN CREEK ENTERPRISES INC	Last 2 Sales			
Class Code	Commercial	Physical Address	630 RIVERBEND ROAD MONROE, GA 30655	Date	Price	Reason	Qual
Taxing District	Monroe			12/21/2018	\$100000	FM	Q
Acres	0.47	Appraised Value	201 BOLD SPRINGS AVE	7/19/2013	\$175000	UI	U
			Value \$95800				

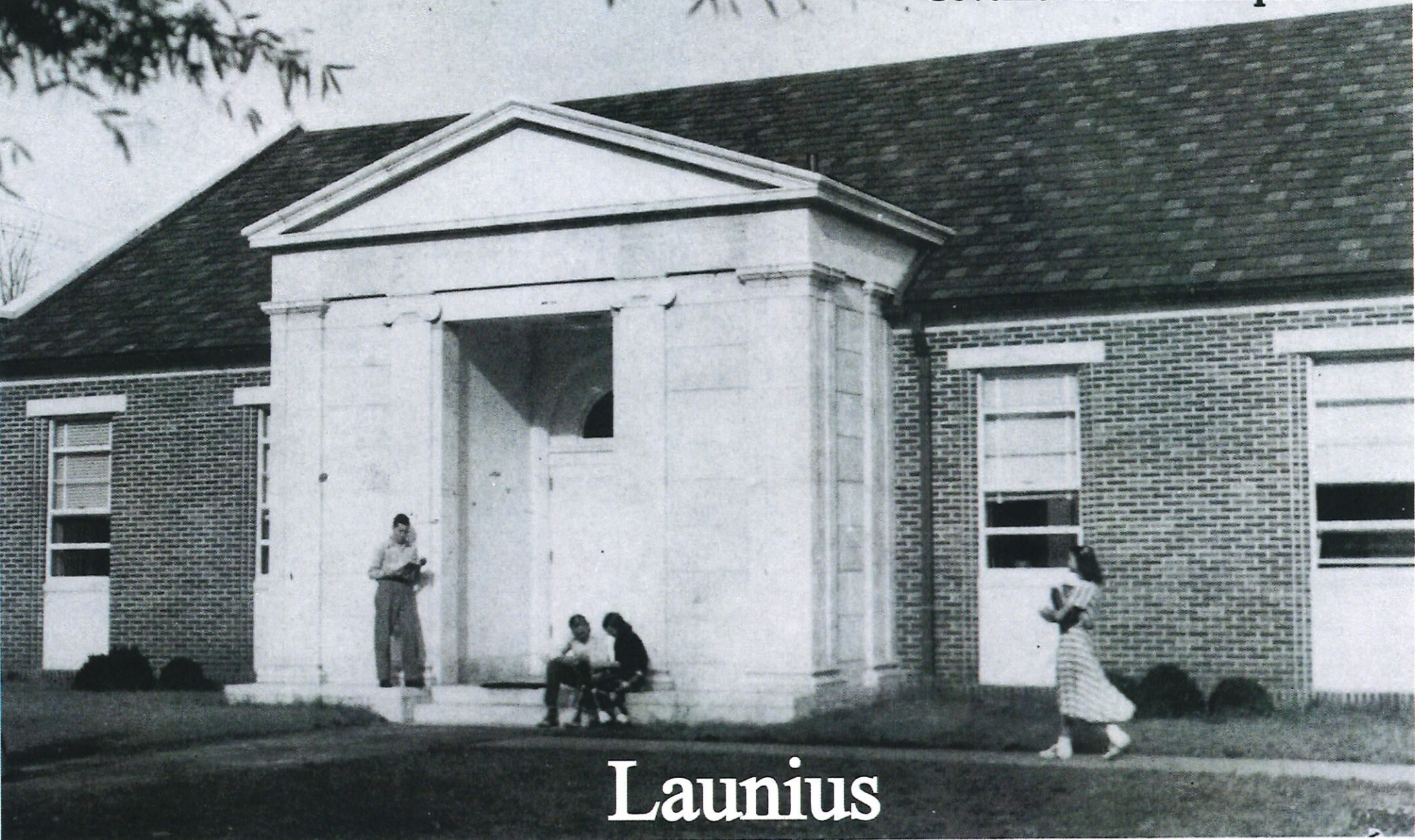
(Note: Not to be used on legal documents)

Date created: 11/13/2020
 Last Data Uploaded: 11/13/2020 6:45:06 AM

Developed by  Schneider GEOSPATIAL



21 May 1947,
Governor M. E. Thompson



Launius

MEMORIAL LIBRARY





**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 201 Bold Springs Ave. to
be rezoned from PRD to B2
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on December 15, 2020
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 201 Bold Spring Ave. to
be rezoned from PRD to B2
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on January 12, 2021
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

November 22, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 08-26-2020
Description: 919 Holly Hill Rd. A Conditional Use request for cottage food business

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Table for action by the City council on the text amendment request to allow cottage food business as a conditional use.*

Background: This additional conditional use is under consideration by the Planning and Zoning Commission as well as the City Council as a text amendment to the City of Monroe Zoning Ordinance. If the use is to be approved, the first and second readings of the amending ordinance will be in the October and November City Council meetings, respectively. This will allow for consideration of this conditional use by P&Z for this request in October and consideration of the Conditional use subsequent to the second reading by the City Council in November. If this motion to amend is not to be considered for approval by the City Council this application will be withdrawn and the applicant will be refunded the fee for the conditional use application due to failure of the text amendment to have occurred.

Attachment(s): Application receipt, application and supporting documents



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

Plan Report

Plan NO.: RZ-000067-2020

Plan Type: Re-Zoning Request All Types

Work Classification: Conditional Use

Plan Status: In Review

Apply Date: 08/19/2020

Expiration:

Location Address

919 HOLLY HILL RD, MONROE, GA 30655

Contacts

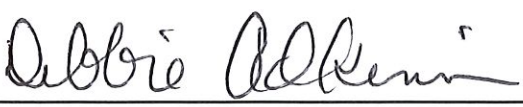
JAMIE COX 919 HOLLY HILL RD, MONROE, GA 30655 (678)758-0203	Applicant doughandbatterllc@gmail.com
---	---

Description: REQUEST FOR CONDITIONAL USE FOR IN HOME BAKERY IN R1 ZONE - P&Z
MTG 9/15/20 @ 5:30 PM - COUNCIL MTG 10/13/20 @ 6:00 PM 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00

Payments	Amt Paid
Total Fees	\$100.00
Check # 1031	\$100.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
	 Issued By:	August 19, 2020 Date
	Plan_Signature_1	Date
	Plan_Signature_2	Date



Variance/Conditional Use Application

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

Meeting of: _____

Your representative must be present at the meeting

Street address 919 Holly Hill Rd Council District _____ / _____ Map and Parcel # _____
Zoning _____ Acreage _____ Proposed Use _____ Road Frontage _____ ft. / on _____
(street or streets)

Applicant
Name Jamie Cox
Address 919 Holly Hill Rd
Phone # 678-758-0203

Owner
Name James Cox
Address 919 Holly Hill Rd
Phone # 678-492-7964

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:

In home bakery with usage of Cottage license obtained by the dept. of agriculture. This would allow for festival participation as well for event venues that require the license. 3 people reside in the home. 1 employee. Hours of operation M-F 9am-4pm.

State relationship of structure and/or use to existing structures and uses on adjacent lots:

Kitchen, dining, and attached garage are spaces used for production and storage.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

To continue existing business that was established in Jackson County at our prior residence. Would like to move my business to our new residence to be able continue to serve my clients and grow the business.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:

Driveway would be used if there is customer pick up.

State the particular hardship that would result from strict application of this Ordinance:

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature Jane Cox Date: 8/6/2020

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

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

Signature [Signature] Date: 8-12-2020

[Signature] Date: 8/12/2020

Notary Public
Commission Expires: 04/12/2021

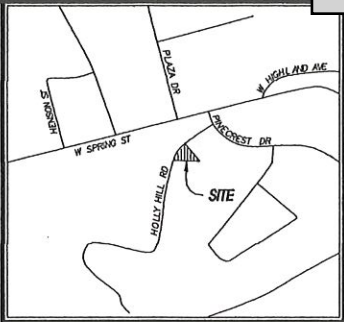


I hereby withdraw the above application: Signature _____ Date _____

SURVEYOR'S CERTIFICATE (III)

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.

Benjamin L. Drerup
 BENJAMIN L. DRERUP, LS (GA RLS# 3162) 06/26/2020 DATE



VICINITY MAP

FILED FOR RECORD

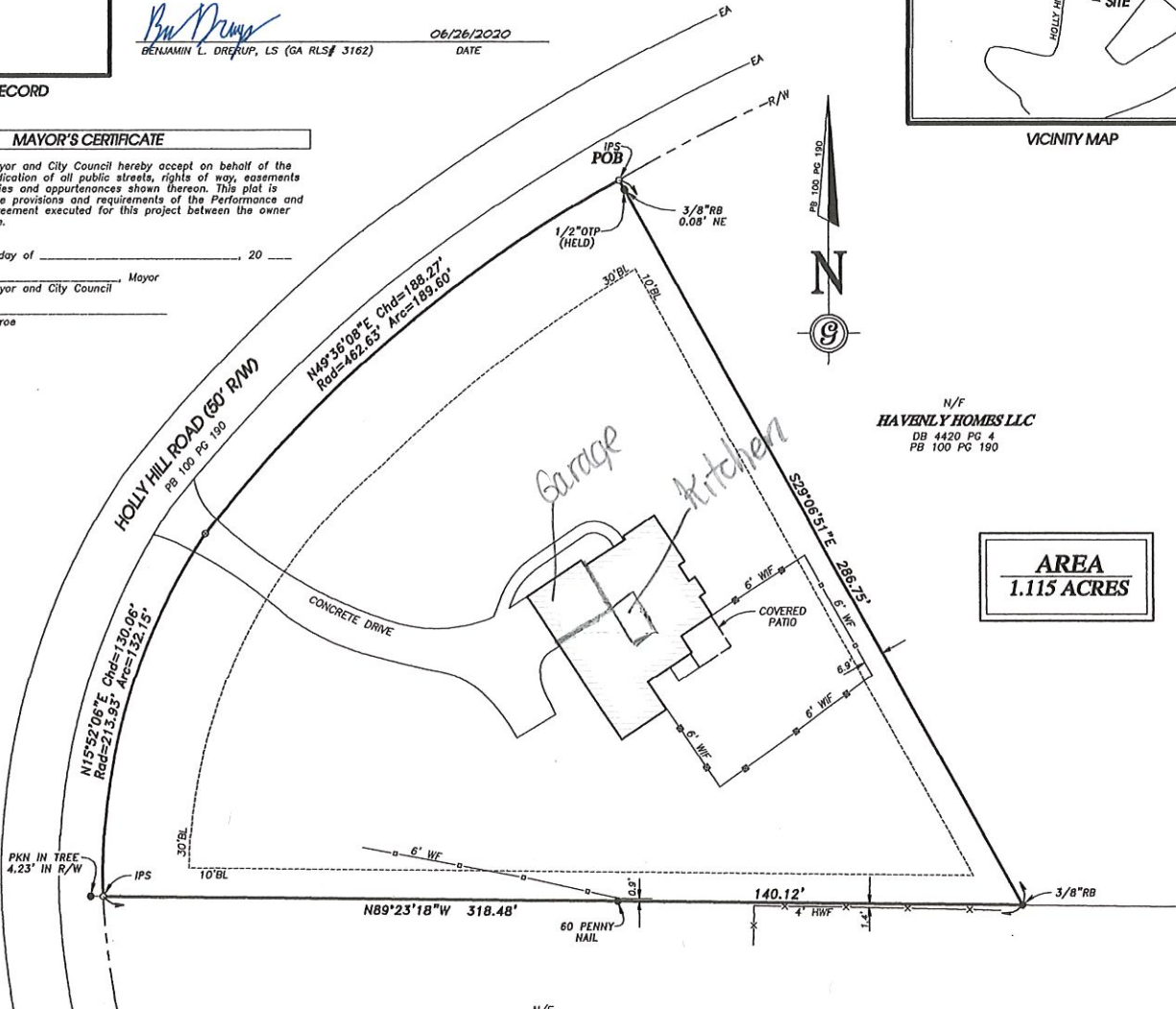
MAYOR'S CERTIFICATE

The City of Monroe Mayor and City Council hereby accept on behalf of the City of Monroe the dedication of all public streets, rights of way easements and other public facilities and appurtenances shown thereon. This plat is approved subject to the provisions and requirements of the Performance and Maintenance Surety Agreement executed for this project between the owner and the City of Monroe.

Dated this _____ day of _____, 20____

By: _____ Mayor
 The City of Monroe Mayor and City Council

Attest:
 City Clerk, City of Monroe



N/F
HAVENLY HOMES LLC
 DB 4420 PG 4
 PB 100 PG 190

AREA
1.115 ACRES

N/F
BARBARA JANÉ PANNELL
 DB 3336 PG 346
 PB 7 PG 283

LEGEND

ABBREVIATIONS	SYMBOLS
BL - BUILDING SETBACK LINE	● IRON PIN FOUND
CI - CURB INLET	○ IRON PIN SET
CO - CLEANDOUT	○ COMPUTED POINT (NOT SET)
CL - CENTERLINE	□ WATER METER
CONC - CONCRETE	○ UTILITY POLE
D - DEPTH	
DB - DEED BOOK	
E - EAST	
EA - EDGE OF ASPHALT	
HNF - HOB NIRE FENCE	
IPS - IRON PIN SET	
LLL - LAND LOT LINE	
N - NORTH	
N/F - NOW OR FORMERLY	
OTIP - OPEN TOP PIPE	
PB - PLAT BOOK	
PBX - POWER BOX	
PG - PAGE	
PKN - SURVEY NAIL (PARKER-KALON)	
PL - PROPERTY LINE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCEMENT	
RB - REBAR	
REC - RECORDED	
R/H - RIGHT-OF-HAY	
S - SOUTH	
W - WEST	
W- - WATER LINE	
	LINETYPES
	— x — x — WIRE FENCE
	— o — o — WOODEN FENCE
	— ■ — ■ — IRON FENCE
	- - - - - RIGHT-OF-HAY LINE



NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND CONVEYED TO HAVENLY HOMES, LLC BY ARTHUR C. MARSHALL III VIA DB 4420 PG 4, DATED 07/25/2019.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) ALL IRON PINS SET (IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 4) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 5) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13297C0136E, EFFECTIVE DATE 12/08/2016.
- 6) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
- 7) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 130,028 FEET.



P.O. BOX 631, JEFFERSON, GA 30549
 PHONE: (678) 717-4831
 BDRERUP@GENUINEMAPPING.COM

BOUNDARY SURVEY
 OF
919 HOLLY HILL ROAD

LOCATED IN
 LAND LOT 39, 3RD DISTRICT
 CITY OF MONROE
 WALTON COUNTY, GEORGIA



REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING DATE: 06/26/2020 LAST FIELD WORK: 6/16/2020
 MANAGER: TSD CAD: TSD CREW CHIEF: TSD
 JOB NUMBER: WAL-39-1 FILE: 919 HollyHill BDRY.pro

SHEET

1

OF

1

BK:4566 PG:39-40

Filed and Recorded

Apr-03-2020 02:44 PM

DOC# 2020 - 004308

Real Estate Transfer Tax

Paid: \$ 339.00

1472020001229

KAREN P. DAVID

CLERK OF SUPERIOR COURT

WALTON COUNTY, GA

Participant ID: 9416110167

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax: (706) 342-9843 Email: cvmerritt@themerrittlawfirm.com File No 20062/James Selton Cox, Jr..

**STATE OF GEORGIA
COUNTY OF MORGAN**

LIMITED WARRANTY DEED

THIS INDENTURE, made this 30th day of March, 2020 between **Havenly Homes, LLC**, a Georgia Limited Liability Company, of the first part, hereinafter called Grantor; and **James Selton Cox, Jr.**, of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" to include their respective heirs, representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other 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 and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all the following described property, to-wit:

FOR INFORMATION ONLY:

Current Address: 919 Holly Hill Road, Monroe, Georgia 30655

Map/Parcel No: M0070063

Deed Reference: Deed Book 4420, page 004

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 39, of the 3rd Land District, Walton County, City of Monroe, Georgia, being Lot 1, containing ONE AND 116/1000^{THS} (1.116) ACRES, more or less, as per survey for Rebecca J. Hawkins, by John Brewer & Associates, Land Surveyor, and recorded in Plat Book 100, Page 190, Walton County, Georgia; said plat being incorporated herein and made a part hereof by reference.

The aforesaid property is conveyed subject to the following:

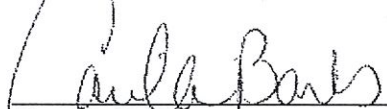
- 1) Taxes for the year 2020 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) Any existing restrictive covenants of record;
- 4) All matters disclosed on the aforesaid plat of survey; and
- 5) Zoning ordinances of Walton County, Georgia.

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


AND Grantor, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against any persons or parties claiming by, through or under Grantor.


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

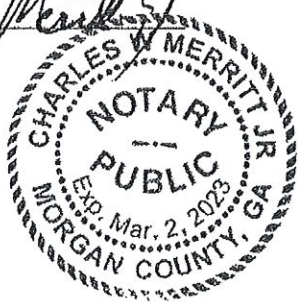
HAVENLY HOMES, LLC,
A Georgia Limited Liability Company
Acting by and through its Manger,

 (SEAL)
Camille Banks

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting
the property at 919 Holly Hill Rd
to be considered for a Conditional Use
for a in home bakery in a R1 Zoning.
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on September 15, 2020
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 919 Holly Hill Rd
to be considered for a Conditional Use
for an in home bakery in a R1 Zoning.
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on October 15, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

August 23, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 12-04-2020
Description: Preliminary plat approval

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

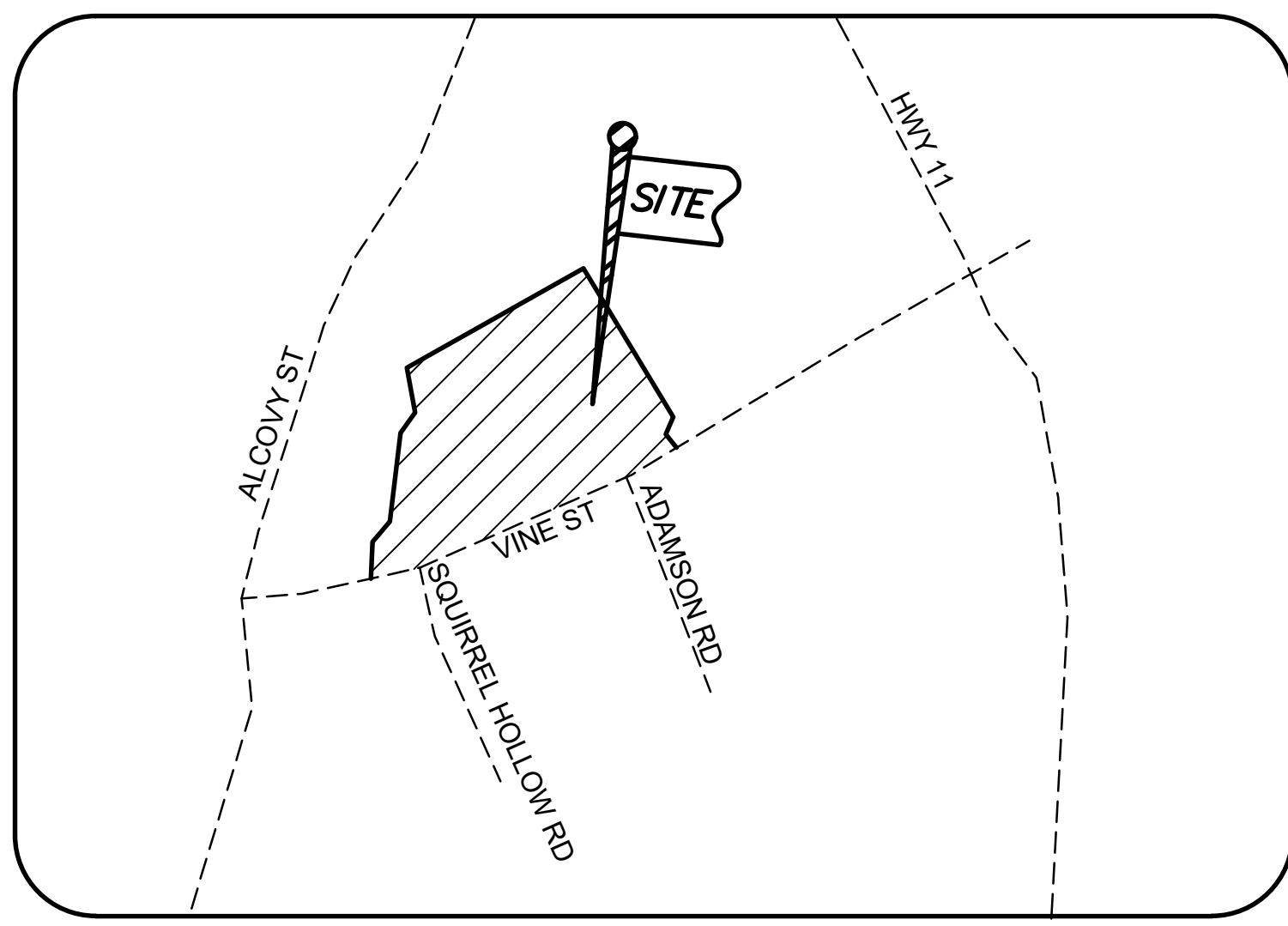
Requested Expense: \$NA **Company of Purchase:** NA

Recommendation: Approve

Background: This is a R1A zoned development with conditions and is comprised of 220 lots. The plat is in substantial conformance with the requirements for preliminary plat approval and is subject to conformance with the development regulations in design of engineered construction documents. Minor variations may be anticipated which would not jeopardize substantial conformance as a result of engineered design and site conditions as encountered.

Attachment(s):

Application and supporting documents including the preliminary plat.



VICINITY MAP
N.T.S.

AUTHORIZATION STATEMENT

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

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

CERTIFICATION OF APPROVAL BY CODE ENFORCEMENT OFFICE

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

CODE ENFORCEMENT OFFICER _____ DATE _____

CERTIFICATION OF APPROVAL BY PLANNING COMMISSION

THE PRELIMINARY PLAN 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 PLAN. 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

CERTIFICATION OF APPROVAL BY MONROE WATER AND 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 AND GAS DEPARTMENT, AND WITH THE EXCEPTION OF LOTS ARE APPROVED FOR DEVELOPMENT.

DATED THIS ____ DAY OF _____, 20__

BY: _____

TITLE: _____ PERMIT IS ISSUED

CERTIFICATION OF APPROVAL BY MAYOR & COUNCIL

THE PRELIMINARY PLAN 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 PLAN. 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

- LAND LOTS 33 & 67, PARCEL ID: M0210008
- SITE AREA - 101.89AC
- ZONING - R1A
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL SUBDIVISION
- NUMBER OF PROPOSED LOTS 218
- MINIMUM BUILDING SETBACK FRONT - 10FT
- MINIMUM BUILDING SETBACK REAR - 25FT
- MINIMUM LOT SIZE - 8,500SF
- WATER & SANITARY SEWER TO BE SERVED BY CITY OF MONROE

- THERE ARE NO KNOWN EXISTING LANDFILLS ON SITE
- THERE ARE NO KNOWN GROUNDWATER RECHARGE AREAS ON SITE
- THERE ARE NO KNOWN PROTECTED RIVER CORRIDORS ON SITE
- THERE ARE NO KNOWN WATER SUPPLY WATERSHED AREAS SITE

PROJECT ZONED R1A WITH THE FOLLOWING CONDITIONS:

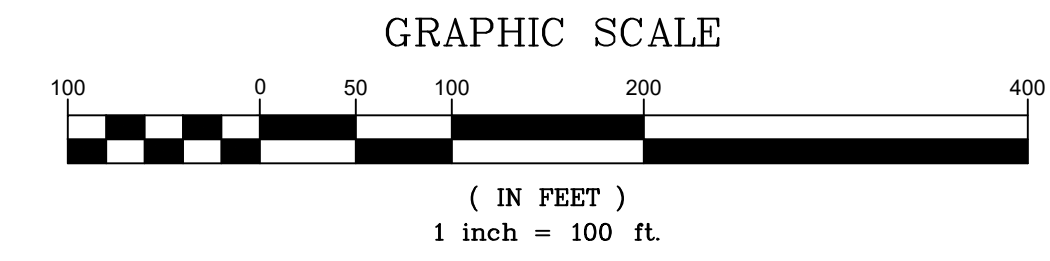
- ZONING CONDITIONS APPROVED FOR VINE STREET
- 1,700 SF MINIMUM FOR SINGLE STORY HOMES
 - 2,000 SF MINIMUM FOR TWO STORY HOMES
 - PLAYGROUND
 - JUNIOR OLYMPIC SIZE SWIMMING POOL WITH CABANA AND RESTROOMS
 - 8,500 SF MINIMUM LOT SIDE
 - BRICK AND STONE ACCENT ON THE FRONT OF HOMES WITH BALANCE OF HOME TO BE FIBER CEMENT SIDING
 - 45 FEET OF NON-BUILDABLE BERMED BUFFER LONG VINE STREET
 - ALL GRASSED AREAS SODDED
 - TWO TREES PER LOT OF A TWO-INCH CALIPER DECIDUOUS INSTALLED OR PRESERVED

LOTS	
TOTAL LOTS	220



NOTE:
VINE STREET IS OWNED AND MAINTAINED BY WALTON COUNTY. THE OWNER WILL HAVE HIS ENGINEER DESIGN AND PERMIT WITH WALTON COUNTY THE ROAD WIDENING NECESSARY TO ADD THE LEFT TURN LANES.

THE CITY OF MONROE WILL REQUIRE AN ELEVATION CERTIFICATE FOR ALL LOTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR RESIDENTIAL STRUCTURES.



PRECISION Planning Inc. logo and seal. The seal includes the text: 'I HEREBY CERTIFY THAT THE CONSTRUCTION DOCUMENTS AND THIS PLAN HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSISSIPPI. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY AT THE TIME OF THIS CERTIFICATION. DATE: 11/06/2020. PROJECT NO: 171215. ENGINEER: TODD PARKER. LICENSE NO: 11796/200. PRECISION PLANNING, INC. 400 PIKE BOULEVARD, LAWRENCEVILLE, GA 30046. PHONE: 770-338-8000. WWW.PPI.US

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, GA 30046
770-338-8000 • www.ppi.us

VINE STREET SUBDIVISION

OVERALL SITE PLAN	
SHEET TITLE	CHECKED
DESIGN	CS
DRAWN	CS
ITP	ITP

DATE	NO DESCRIPTION
11/06/20	0 FOR APPROVAL
11/06/2020	
DATE	
R17215	
PPI PROJECT NO.	

C2.1

PLOT DATE: 12/4/2020 10:52 AM FILE PATH: E:\PROJECTS\2020\17215-15-5000_VINE_ST_MONROE\DWG\17215-15-5000_VINE_ST_MONROE\DWG\17215-15-5000_VINE_ST_MONROE.dwg - 2020-12-04 - DARRIN WARD

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L30	162.56	N12° 51' 08.84"E	(2433954.55,1371458.97)	(2433990.71,1371617.45)
L31	182.31	N21° 02' 53.95"W	(2433985.71,1371687.25)	(2433920.23,1371857.39)
L32	111.83	N33° 33' 05.67"W	(2433870.28,1371954.16)	(2433808.48,1372047.35)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L33	39.55	N26° 28' 23.62"E	(2433581.38,1371516.95)	(2433599.01,1371552.36)
L34	241.94	N56° 28' 55.18"E	(2433640.17,1371598.91)	(2433841.87,1371732.51)
L35	92.07	N68° 57' 06.05"E	(2433865.04,1371744.45)	(2433950.97,1371777.52)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L36	137.16	N56° 08' 09.85"E	(2433117.06,1371617.55)	(2433230.95,1371693.97)
L37	132.69	N65° 09' 15.35"E	(2433258.36,1371709.39)	(2433378.77,1371765.14)
L38	622.41	N56° 26' 54.33"E	(2433405.27,1371779.95)	(2433923.98,1372123.95)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C13	150.00	106.65	S81° 08' 46.65"W	(2434381.22,1371374.75)	(2434278.05,1371358.68)
C14	150.00	22.26	N74° 14' 02.87"W	(2434189.93,1371376.63)	(2434168.53,1371382.67)
C15	200.00	44.87	N76° 24' 32.62"W	(2433978.52,1371451.90)	(2433935.00,1371462.42)
C16	200.00	67.40	N73° 10' 52.38"W	(2433642.23,1371499.22)	(2433578.02,1371518.63)
C17	150.00	101.27	N44° 11' 10.51"W	(243395.28,1371609.63)	(2433326.03,1371680.88)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C18	120.00	71.00	N4° 05' 52.55"W	(2433990.71,1371617.45)	(2433985.71,1371687.25)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C21	120.00	62.85	N41° 28' 39.40"E	(2433599.01,1371552.36)	(2433640.17,1371598.91)
C22	120.00	26.12	N62° 43' 00.62"E	(2433841.87,1371732.51)	(2433865.04,1371744.45)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C23	200.00	31.48	N60° 38' 42.60"E	(2433230.95,1371693.97)	(2433258.36,1371709.39)
C24	200.00	30.39	N60° 48' 04.84"E	(2433378.77,1371765.14)	(2433405.27,1371779.95)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C2	150.00	144.71	N24° 05' 37.84"W	(2434068.06,1370849.87)	(2434011.25,1370976.91)
C3	200.00	57.50	N11° 46' 51.29"E	(2434030.21,1371283.09)	(2434041.91,1371339.19)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C4	350.00	178.11	S51° 06' 48.82"W	(2433931.21,1370624.44)	(2433794.06,1370513.83)
C5	1600.00	318.57	S71° 23' 46.55"W	(2432719.32,1370028.39)	(2432417.89,1369926.93)

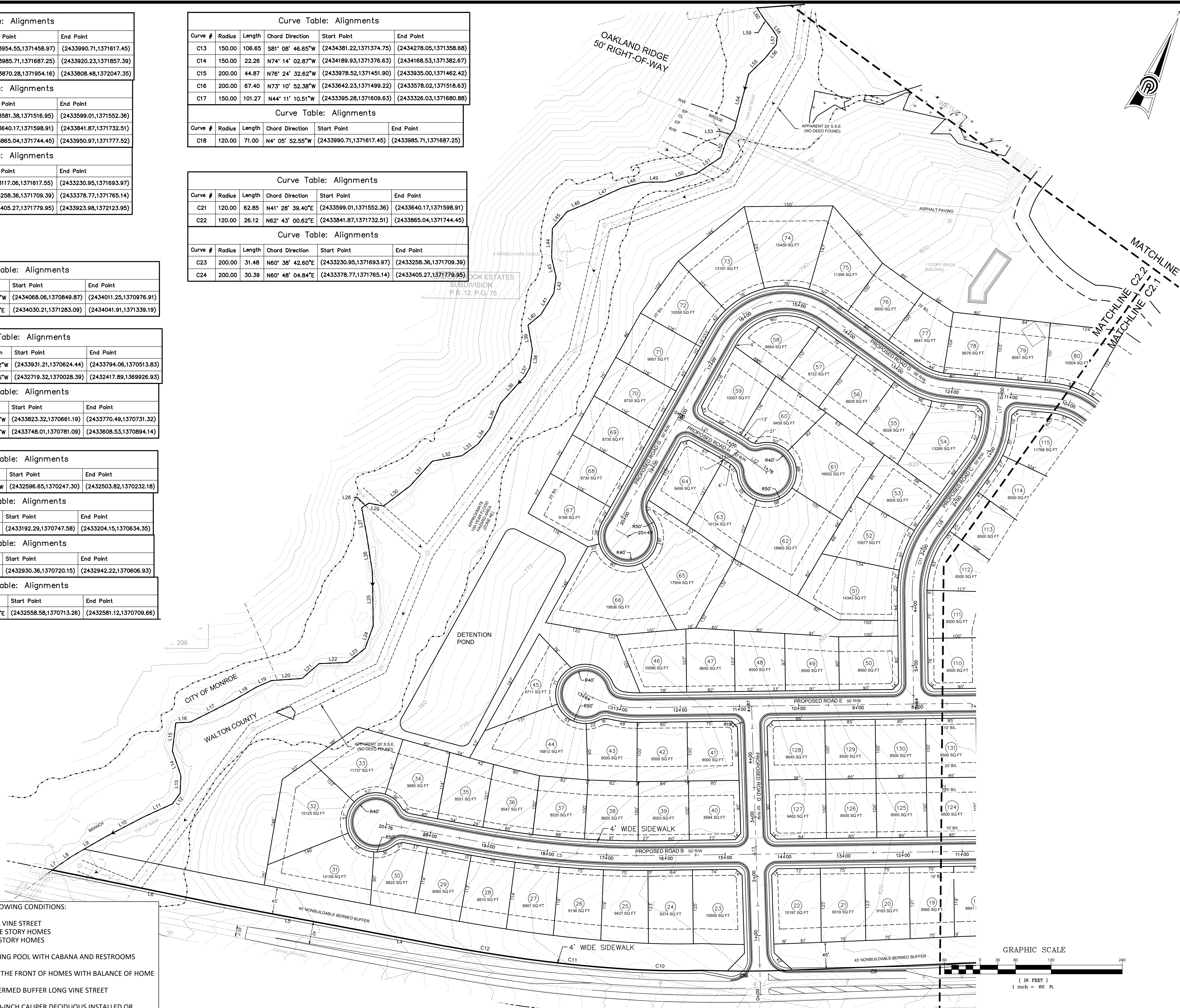
Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C6	200.00	88.53	N36° 59' 18.99"W	(2433823.32,1370661.19)	(2433770.49,1370731.32)
C7	200.00	186.19	N50° 58' 39.16"W	(2433748.01,1370781.09)	(2433608.53,1370894.14)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C9	181.00	95.14	S80° 45' 04.11"W	(2432596.65,1370247.30)	(2432503.82,1370232.18)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C10	181.00	115.81	S5° 58' 39.16"E	(2433192.29,1370747.58)	(2433204.15,1370634.35)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C11	181.00	115.81	S5° 58' 39.16"E	(2432930.36,1370720.15)	(2432942.22,1370606.93)

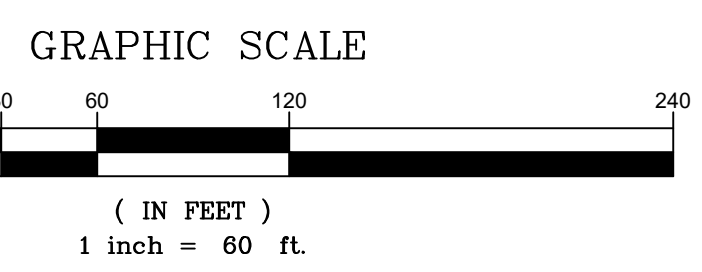
Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C12	200.00	22.84	S80° 55' 07.04"E	(2432558.58,1370713.26)	(2432581.12,1370709.66)



PROJECT ZONED R1A WITH THE FOLLOWING CONDITIONS:

ZONING CONDITIONS APPROVED FOR VINE STREET

- 1,700 SF MINIMUM FOR SINGLE STORY HOMES
- 2,000 SF MINIMUM FOR TWO STORY HOMES
- PLAYGROUND
- JUNIOR OLYMPIC SIZE SWIMMING POOL WITH CABANA AND RESTROOMS
- 8,500 SF MINIMUM LOT SIDE
- BRICK AND STONE ACCENT ON THE FRONT OF HOMES WITH BALANCE OF HOME TO BE FIBER CEMENT SIDING
- 45 FEET OF NON-BUILDABLE BERMED BUFFER LONG VINE STREET
- ALL GRASSSED AREAS SODDED
- TWO TREES PER LOT OF A TWO-INCH CALIPER DECIDUOUS INSTALLED OR PRESERVED



PLOT DATE: 12/17/2020 10:05 AM FILE PATH: E:\PROJECTS\2017\1715-15-5000_VINE_ST_MONROE\DWG\1715-15-5000_VINE_ST_MONROE_PLOT.DWG - 2020-12-14 - D:\DWG\WJD

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STAMP

PRECISION
Planning Inc.

planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, GA 30046
770.388.8000 • www.ppi.us

VINE STREET SUBDIVISION

PRELIMINARY PLAT

DATE	NO. DESCRIPTION	FOR APPROVAL	CHECKED	DATE
11/06/20	0	FOR APPROVAL	CS	

SHEET TITLE: PRELIMINARY PLAT

DRAWN: CS, CHECKED: TP

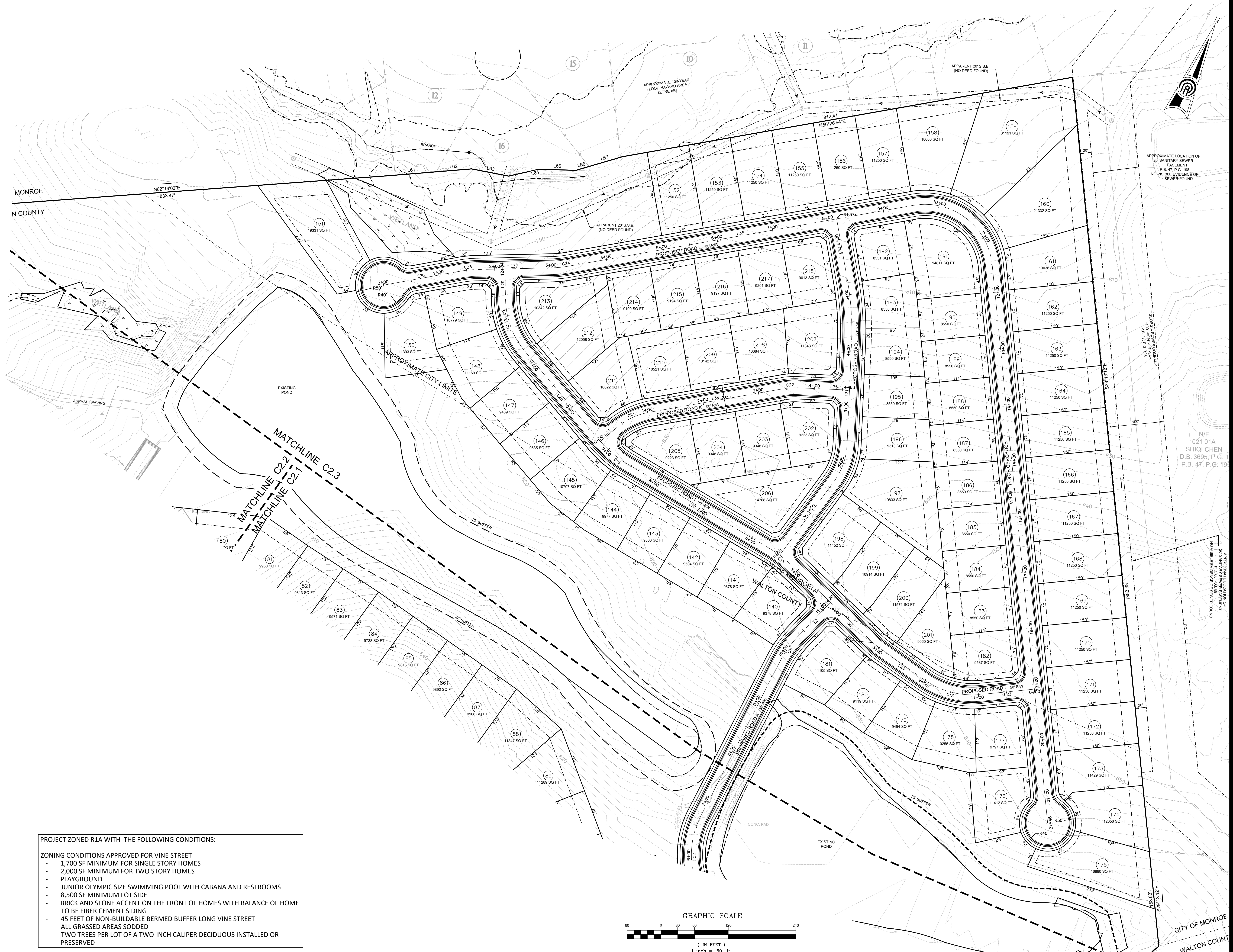
RELEASE

11/06/2020
DATE

R17215
PROJECT NO.

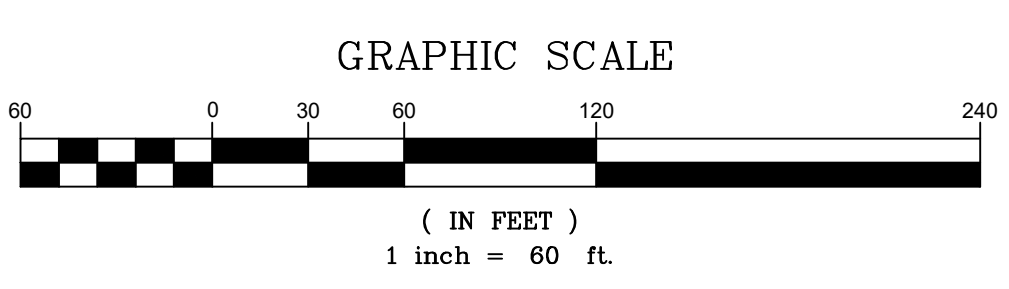
C2.2

PLOT DATE: 2/4/2020 10:05 AM FILE PATH: E:\PROJECTS\2017\1715-15-5000 VINE ST MONROE\DWG\1715-15-5000 VINE ST MONROE\1715-15-5000 VINE ST MONROE.dwg - 2020-12-04 - DARRIN WARD



PROJECT ZONED R1A WITH THE FOLLOWING CONDITIONS:

- ZONING CONDITIONS APPROVED FOR VINE STREET
- 1,700 SF MINIMUM FOR SINGLE STORY HOMES
- 2,000 SF MINIMUM FOR TWO STORY HOMES
- PLAYGROUND
- JUNIOR OLYMPIC SIZE SWIMMING POOL WITH CABANA AND RESTROOMS
- 8,500 SF MINIMUM LOT SIDE
- BRICK AND STONE ACCENT ON THE FRONT OF HOMES WITH BALANCE OF HOME TO BE FIBER CEMENT SIDING
- 45 FEET OF NON-BUILDABLE BERMED BUFFER LONG VINE STREET
- ALL GRASSED AREAS SODDED
- TWO TREES PER LOT OF A TWO-INCH CALIPER DECIDUOUS INSTALLED OR PRESERVED



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 770.338.8000 • WWW.PPI.US

STAMP

PRECISION
 Planning Inc.
 planners • engineers • architects • surveyors

VINE STREET SUBDIVISION
 PRELIMINARY PLAT
 N/F 021 01A
 SHIQI CHEN
 D.B. 3695, P.G. 4
 P.B. 47, P.G. 18

SHEET TITLE		CHECKED	
DESIGN	CS	DRAWN	CS
		ITP	

DATE	NO. DESCRIPTION	DATE
11/06/20	0 SUBMITTED TO CITY OF MONROE FOR APPROVAL	
11/06/2020		

R17215
 PPI PROJECT NO.

C2.4