



Council Meeting

AGENDA

Tuesday, December 14, 2021

6:00 PM

City Hall

I. CALL TO ORDER

- 1. Invocation**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Consent Agenda**
 - [a.](#) November 2, 2021 Council Minutes
 - [b.](#) November 9, 2021 Council Minutes
 - [c.](#) November 2, 2021 Executive Session Minutes
 - [d.](#) November 16, 2021 Planning Commission Minutes
 - [e.](#) November 23, 2021 Historic Preservation Commission Minutes
 - [f.](#) October 14, 2021 Downtown Development Authority Minutes
 - [g.](#) November 11, 2021 Downtown Development Authority Minutes
 - [h.](#) October 14, 2021 Conventions and Visitors Bureau Minutes
 - [i.](#) November 11, 2021 Conventions and Visitors Bureau Minutes
 - [j.](#) Approval - 2022 LMIG Application - To approve the proposed project list. (Recommended for Council approval by Public Works Committee December 7, 2021)

- k. Dedication of Grand Haven Sewer Pump Station - To accept ownership from Reliant Homes. (Recommended for Council approval by Utilities Committee December 7, 2021)

II. PUBLIC PRESENTATIONS

- 1. Monroe Area High School Choral Canes Performance
- 2. Monroe Area High School Proclamation
- 3. Resolution - House of Representatives Recognizing Monroe's Bicentennial Celebration Day

III. PUBLIC FORUM

- 1. Public Comments**
- 2. Public Hearing**

 - a. Rezone / Annexation - 1167 Golfview Terrace and 0 Oakland Ridge
 - b. Conditional Use - 611 Davis Street
 - c. Monroe Corridor Commission Appeal - 1000 East Spring Street
 - d. Comprehensive Plan

IV. NEW BUSINESS

- 1. Annexation - 1167 Golfview Terrace and 0 Oakland Ridge
- 2. Rezone - 1167 Golfview Terrace and 0 Oakland Ridge
- 3. Conditional Use - 611 Davis Street
- 4. Monroe Corridor Commission Appeal - 1000 East Spring Street
- 5. COA Demolition Appeal - 1238 South Madison Avenue
- 6. Preliminary Plat Review - River Pointe
- 7. Preliminary Plat Review - 318 Alcovy Street - Veterans Walk
- 8. Preliminary Plat Review - 0 Charlotte Rowell Boulevard - Monroe Pavilion
- 9. Application - Beer & Wine Package Sales - Food Mart Monroe
- 10. Application - Beer & Wine Package Sales - Publix
- 11. Appointments (3) - Downtown Development Authority & Convention & Visitors Bureau Authority & Urban Redevelopment Agency
- 12. 2nd Reading - Zoning Ordinance Code Text Amendment #12
- 13. Approval - 2022 Budget Resolution

[14.](#) Resolution - Northeast Georgia Regional Solid Waste Management Plan

[15.](#) Adopt - 2022 Council Meeting Schedule

V. **MAYOR'S UPDATE**

VI. **ADJOURN**

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member (via telephone)
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Absent:	Norman Garrett	Council Member
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Staff Present:	Danny Smith, Chris Croy, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Brad Callender, Les Russell
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Visitors:	Denise Etheridge, Joshua Wilson, Lily Eubanks, Abby Wright, Reagan May, Andrew Staples, Julie Sams, Shauna Mathias
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I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Norman Garrett. Council Member Lee Malcom was present via telephone. There was a quorum.

To add an Executive Session. To approve the agenda as amended.

*Motion by R. Bradley, seconded by L. Bradley.
Passed Unanimously.*

2. City Administrator Update

City Administrator Logan Propes explained he has been working with Walton County on some minor amendments to the Service Delivery Strategy, which will be on the agenda next week.

3. Central Services Update

Mr. Chris Bailey stated the 2020 CDBG Stormwater Project is in the process on Hubbard and East Washington; the project will be ongoing through the winter. The roof in Phase II of the Plaza Shopping Center Project is almost complete, and the exterior renovation started yesterday.

II. COMMITTEE INFORMATION**1. Finance****a. Monthly Finance Report**

Ms. Beth Thompson presented the monthly Finance Report. She explained with the new Transparency tool all of the financial information can be found on the website; she will give an overview of the tool at the meeting next month. They have applied for the Public Safety and First Responders Supplemental Grant and a Grant for Stormwater and Sewer Lift Station Rehab from the Governor's Office of Planning and Budget. The 2022 Operating and Capital Budget will be available later this month and will be on the December agenda for adoption.

2. Airport**a. Monthly Airport Report**

Mr. Chris Bailey presented the monthly Airport Report. The fuel sales are really good, with a truck load being ordered every other month. The bid dates have been pushed back to February for the terminal building.

3. Public Works**a. Monthly Solid Waste Report**

Mr. Danny Smith presented the monthly Solid Waste Report. The public will not be allowed to dump between November 5 and November 22, while the new scales are being installed at the Transfer Station. He stated the Curbside Recycling Program is slightly off schedule, due to the inspection process. They should be back on track by the end of the year.

b. Monthly Streets & Transportation Report

Mr. Chris Croy presented the monthly Streets & Transportation Report. The striping for the 2020 and 2021 LMIG Projects have been completed on Washington, Pine Crest, and Bryant. He stated the striping on Alcovy, Walker Drive, Carwood, Mayfield, and Cherry Hill has also been done. The water line project on West Marable, Nile, Green Street, and Mayfield is complete; they used almost 30 loads of asphalt. The crews have started installing the holiday lights in Childers Park, which needs to be finished by November 18. He discussed the pickup process for leaf collection.

4. Utilities**a. Monthly Electric & Telecom Report**

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He discussed the timeline for getting materials. The last bid for transformers had a 52-week time frame. The City will not be able to supply energy for a developer with a preliminary plat prior to their timeline running out, per the Development Regulations. Therefore, customers must meet with the Electric Department to discuss the timeline, prior to getting an electrical permit. The material lead times are not reliable; the timelines went from two weeks to 52 weeks in less than a month.

b. Monthly Water, Sewer, & Gas Report

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, & Gas Report. Highway 186 has about a mile of the six-inch natural gas main left to install. They will then move over to Old Monroe-Madison to install seven miles of line. The gravity line has been installed for the Alcovy River and Highway 138 Sewer Project. The 30-inch raw water and the 20-inch finished

water lines are waiting on some permits from Transco, Georgia Power, and EPD. He explained they cannot run any gas services currently, due to material delays.

5. Public Safety

a. Monthly Fire Report

Fire Chief Andrew Dykes presented the monthly Fire Report. They responded to 195 emergency incidents, with two of them being fires of significance. One of the fires was in a residential dwelling and one was inside a commercial structure. He urged citizens with gas in their homes to install a carbon monoxide alarm, due to gas being colorless and odorless.

b. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. Calls for service continue to decrease. They had two separate burglaries in process within the last few weeks. Subjects were apprehended, after a foot pursuit; drugs and a gun were recovered from the first incident. An arrest was made in the second incident, with the help of the homeowner’s Ring camera system. He has met with business owners to educate them on deterrents, safety measures, and the importance of calling 911. There were 50.9 pounds of prescriptions collected from the Drug Take Back Day Program.

6. Planning & Code

a. Monthly Code Report

Mr. Patrick Kelley presented the monthly Code Report. The department is currently working on updates to the permitting and development fee schedule, and they will be working on the occupational fee schedule next.

7. Economic Development

a. Monthly Economic Development Report

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She discussed Fall Fest and the Bicentennial 5K Race, which had 130 runners. She reviewed the Placer.ai Report that shows there were 20,000 smartphone devices in Downtown Monroe during Fall Fest. The Bicentennial Celebration will be on November 30. They are doing a Call for Photos in order to collect 200 photos for the time capsule. She recognized the Wayfarer Music Hall for receiving the 2021 Georgia Preservation Award from the Georgia Trust.

8. Parks

a. Monthly Parks Report

Mr. Chris Bailey presented the monthly Parks Report. Pilot Park will be featured in the 2022 Catalog for Play South / Burke Playground Equipment Company. The Childers Park bridge repairs will be finished today. The restrooms for Mathews Park and Pilot Park are scheduled to be delivered in January, and the pavilions will be delivered in about 12 weeks. Results from the pond wildlife and dam study are still being compiled; the contractor will create a plan that will include a feeding and fertilization schedule.

III. ITEMS OF DISCUSSION

- 1. Public Hearing Rezone – 140 Blaine Street**
- 2. Public Hearing Approving the Valdosta Housing Authority to Issue Revenue Bonds for Local Apartment Rehabilitation Project**
- 3. Public Hearing COA Demolition Appeal – 1238 South Madison Avenue**
- 4. 2nd Reading – GMEBS Amended and Restated Defined Benefit Retirement Plan Ordinance**
- 5. 1st Reading – Zoning Ordinance Code Text Amendment #12**
- 6. Resolution – Authorizing the Valdosta Housing Authority to Exercise its Powers for the Purpose of Financing a Proposed Multifamily Housing Project**

There was a general discussion on the above items. There was no action taken.

IV. MAYOR’S UPDATE

Mayor John Howard thanked the AP Government students from George Walton Academy for attending the meeting; even though their teacher, Mr. Jerry Wilson, could not attend. He stated Chief Watts and Chief Dykes entertained the George Walton Academy third graders last week. He gave congratulations to the Georgia fans. Mr. David Dickinson ran a virtual Boston Marathon that was 26.2 miles long a couple of weeks ago. He sent congratulations to those who are running in the election tonight.

To amend the agenda to add an Executive Session.

*Motion by R. Bradley, seconded by L. Bradley.
Passed Unanimously.*

V. ADJOURN TO EXECUTIVE SESSION

*Motion by R. Bradley, seconded by Gregory.
Passed Unanimously.*

RETURN TO REGULAR SESSION

VI. ADJOURN

*Motion by R. Bradley, seconded by Gregory.
Passed Unanimously.*

MAYOR

CITY CLERK

The Mayor and Council met for their regular meeting.

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

Absent:	Lee Malcom	Council Member
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Staff Present:	Jeremiah Still, Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Rodney Middlebrooks, Chris Bailey, Sadie Krawczyk, Patrick Kelley, Brad Callender, Les Russell
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Visitors:	Denise Etheridge, Julie Sams, Aidan Rainey, Meridyth Dopp, Bob Begle, Linda Huhn, Lawrence Parker, Lisa Parker, Hunter Blair, Rick Huszagh, Huck Holder, Michelle Mirolli, Mike Mirolli, Elizabeth Jones, Robert Kelly, Neil Howard, Jason Sams, Shauna Mathias, John Purrington
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I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor John Purrington with Monroe First United Methodist Church gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Lee Malcom. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

*Motion by L. Bradley, seconded by Crawford.
Passed Unanimously*

4. Approval of Consent Agenda

- a. October 5, 2021 Council Minutes
- b. October 12, 2021 Council Minutes
- c. October 21, 2021 Council Minutes
- d. October 5, 2021 Executive Session Minutes
- e. October 19, 2021 Planning Commission Minutes
- f. October 26, 2021 Historic Preservation Commission Minutes
- g. September 9, 2021 Downtown Development Authority Minutes
- h. September 9, 2021 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC PRESENTATION**1. Walton Teen Advocacy Board Presentation**

Ms. Tishia Fenn, with the Teen Advocacy Board, discussed their current and future projects. They were awarded a grant for some production equipment during COVID, which they are using to live stream events. She explained they would like to spotlight the businesses by interviewing local business owners. The Board seeks grant funds and community partnerships because they are nonprofit. The Board consists of 20 teenagers and five college students. Their information can be found on their website: admin@waltonadvocates.org.

No Action.

III. PUBLIC FORUM**1. Public Comments**

No one signed up for public comments.

2. Public Hearing**a. Rezone – 140 Blaine Street**

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from B3 (High Commercial District) to PCD (Planned Commercial District). This is a redevelopment project by the City of Monroe for the old shopping plaza, which will be implemented per the Blaine Street Master Plan.

Mr. Bob Dagle stated he is an architect with Lord Aeck Sargent, the consulting firm hired by the City to do a Master Plan for the Blaine Street property. They started in June by talking with the neighbors and held some broad base visioning sessions. He presented an overview of the plan, the development concept, the development controls, the streetscape standards, and the design features.

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

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

No Action.

b. Approving the Valdosta Housing Authority to Issue Revenue Bonds for Local Apartment Rehabilitation Project

City Administrator Logan Propes explained the Valdosta Housing Authority (VHA) is requesting authorization from the City to operate within the City of Monroe. The resolution will allow the VHA to exercise its powers within the City for the purpose of financing a proposed multifamily housing project. The Monroe Housing Authority has also approved a resolution of support. VHA is basically a conduit financing authority for some private renovations. He stated the County Grove apartment complex located off of Plaza Trace will be renovated as part of this overall Bond for the Valdosta Housing Authority.

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

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

No Action.

c. Zoning Ordinance Code Text Amendment #12

Code Enforcement Officer Patrick Kelley explained the text amendment adds the conditional use of Private Sewage Treatment Facilities to Section 630.3, Table 6 and also modifies Section 650.4 Special Site Requirements by removing the minimum area required for Planned Development Districts and reducing street footage requirements in the LCI District.

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

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

No Action.

d. COA Demolition Appeal – 1238 South Madison Avenue

Code Enforcement Officer Patrick Kelley stated this is an appeal of a decision made by the Historic Preservation Commission, which denied the demolition of a structure. The applicants will present their appeal.

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

Mr. Neil Howard stated he owns property to the north and is in favor of what Mr. Parker is proposing. Some of the houses on South Madison are not being maintained; this will be a benefit to the neighborhood.

Mr. Lawrence Parker stated he and his wife Lisa own the property. He is the owner of Regen Properties, which is a local redevelopment focused real estate company, and his wife is a licensed real estate agent. They have lived in Monroe for six or seven years and want to participate in the redevelopment of the Monroe area. The demolition permit was requested after an extensive inspection of the property, which was found to be in a state of disrepair. The foundation and floor structure have deteriorated, and there are mold issues. They submitted a cost analysis to rehabilitate the property, compared to the cost for new construction. Mr. Parker presented a letter from his contractor stating the property condition, which is due to poor repairs

and lack of maintenance. The house would require a new foundation. They have looked into moving the house, but the structure would not support the relocation.

Mrs. Lisa Parker stated the house would be compromised, because there is not enough of the foundation left to support the building.

Council Member David Dickinson stated this is not a rehearing of what the Historic Board has done. The statute states it must be shown that the Historic Preservation Commission abused its discretion while reaching their decision. He questioned how the HPC abused its discretion.

Mr. Parker answered the abuse was in the consideration of the cost to repair the structure; they did not take the cost into consideration or compare the safety elements of new construction. He discussed someone on the Board stating that they love the house, which does not relate to the condition of the house or the feasibility of trying to rebuild it.

Mr. Dickinson clarified that the standard is not whether or not something else could be built for less than the cost to restore the historic house. He has restored 19 historic houses, and they are all built the same way. He discussed restoring historic homes, the collapsed brick columns being able to be rebuilt, and the exterior perimeter not supporting the building.

Council Member Norman Garrett questioned how long the appeal can go on and whether it has to be settled tonight. He would like to see the house and talk to the Historic Preservation Commission. He would like to make a motion to table.

Mr. Parker stated it does not have to be settled tonight and encouraged Mr. Garrett to take a look at it.

Mr. Dickinson questioned whether filing for the appeal is the only time frame imposed.

City Attorney Paul Rosenthal stated that to be correct. The applicant filed a timely appeal, per the Code of Ordinances. It would be appropriate for Council to table the item for consideration at a later date. Chapter 54 in the Code of Ordinance addresses how appeals are done in the Historic Preservation Commission and the standards to be considered when approving or denying requests for demolition. It includes a specific list of seven criteria that the Historic Preservation Commission is obligated to consider. He stated Council is the Appeal Board to see whether or not the HPC abused their discretion in their decision. It would be appropriate for the item to be tabled, but he suggested that the Public Hearing should be finished first.

Ms. Elizabeth Jones spoke in favor of upholding the decision made by the Historic Preservation Commission. She is a Board Member, but was not present at that Board Meeting. She discussed her research and referenced Deed Book 110, Page 101 that references the R.F. Kelly homeplace. She gave a family history of the home.

Mr. Robert Kelly stated he is the great grandson of Richard Frederick Kelly. He discussed the history of the home. His family moved to Walton County in the 1840's and to South Madison between 1900 and 1910. There have been six generations of Kelly's that have a love of Walton County, and they love the old home place.

No Action.

IV. NEW BUSINESS**1. Rezone – 140 Blaine Street COA Demolition**

To approve the rezone.

*Motion by Dickinson, seconded by R. Bradley.
Passed Unanimously.*

2. COA Demolition Appeal – 1238 South Madison Avenue

Vice-Mayor Larry Bradley questioned the specific criteria for the Historic Preservation Commission's ruling and whether the HPC reviewed the criteria before making their decision.

City Attorney Paul Rosenthal answered there is specific criteria that the Historic Preservation Commission is to consider when deciding whether or not to approve or deny a Certificate of Appropriateness for the demolition of a building.

Mr. Patrick Kelley stated the seven criteria were not mentioned specifically during the meeting. He does not know what they did in their personal deliberations while considering the matter.

Council Member David Dickinson stated cosmetic issues do not enter into this; the structural status of the house is not affected by the outside features. He agrees with Mr. Garrett that the structure needs to be examined to see if it is a situation where it simply cannot be saved, which is the criteria that really must be considered. It needs to be looked at further to decide whether the HPC violated the standard or abused their discretion as a deliberative body.

Mr. Larry Bradley stated that he cannot tell what criteria the HPC used for the denial, because there is not anything in the minutes that states what they did. He feels that information is needed before a ruling can be made.

Council Member Tyler Gregory questioned whether it is possible to request that the HPC send their information to Council for review, whether Council could send the item back to HPC, or whether there is another option.

City Attorney Paul Rosenthal stated if there is a desire to preserve the record, the obligation falls upon the person appealing the decision of the HPC, as they are the appellant. There may be a video recording or an audio recording of the meeting, and Council could review it if it is available. The decision of Council is to whether or not the Board abused their discretion. He stated in the range of review standards this is on the higher end of deferent standards, which means Council lends deference to the decision they made, unless there is a clear abuse to that discretion. It would be the Parkers' obligation to create a recordation of the meeting, other than the meeting minutes.

To table until the December Council Meeting and see what exactly happened in the Historic Preservation Commission Meeting.

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

3. 2nd Reading – GMEBS Amended and Restated Defined Benefit Retirement Plan Ordinance

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend and restate the Retirement Plan.

To adopt the Ordinance.

*Motion by R. Bradley, seconded by L. Bradley.
Passed Unanimously.*

4. 1st Reading – Zoning Ordinance Code Text Amendment #12

City Attorney Paul Rosenthal presented the first reading of the ordinance.

5. Resolution – Authorizing the Valdosta Housing Authority to Exercise its Powers for the Purpose of Financing a Proposed Multifamily Housing Project

To approve the resolution.

*Motion by R. Bradley, seconded by Garrett.
Passed Unanimously.*

6. Service Delivery Strategy Update – Resolution & Sewer Map

City Administrator Logan Propes stated the original 2019 Service Delivery Strategy had a minor update in 2020 for a couple of issues. This update is primarily relating to the Joint Development Authority of Walton, Morgan, Jasper, and Newton Counties regarding Stanton Springs and Stanton Springs North. The Service Delivery areas must be amended for a host of issues that include economic development services, building inspections, utility services, and fire services. The Sewer Service Map will also be updated to conform with a Resolution passed by Council earlier this year and for the simplicity of understanding where the sewer service boundaries are located.

To approve the resolution and the subsequent SDS Forms 1-4 with map exhibits as presented.

*Motion by L. Bradley, seconded by Gregory.
Passed Unanimously.*

V. MAYOR’S UPDATE

Mayor John Howard stated the Purple Hurricanes were Regent Champs. There will be a MEAG Meeting on Friday. The third phase of Plant Vogle will be opening the first quarter of 2022 and the fourth phase will be opening the second quarter of 2023. The City closed on a deal with Davis Water Supply for emergency water needs at the Piedmont Industrial Park; they will be relocating to Monroe. There is a large economic development deal being considered for Stanton Springs. The Industrial Building Authority for Walton County passed the Validation of Bonds for the new jail.

VI. ADJOURN

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

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member (via telephone)
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
 Absent:	 Norman Garrett	 Council Member

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Norman Garrett. Council Member Lee Malcom was present via telephone. There was a quorum.

II. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

*Motion by R. Bradley, seconded by Crawford.
Passed Unanimously.*

MAYOR

CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—November 16, 2021**

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

Absent: Chase Sisk

Staff: Pat Kelley – Director of Code
Laura Wilson – Code Department Assistant
Brad Callender – City Planner
Logan Propes—City Administrator

Visitors: Brandon Miller, Paul Rosenthal, John Argo, Lee Rowell, Rita Dickinson, Zac Johnson, Christopher and Patricia (Diane) Goga, A. Noorani

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

Chairman Eckles asked for any changes, corrections or additions to the October 19, 2021 minutes.

Motion to approve minutes.

Motion Parks. Second Camp.
Motion carried

Public Hearing Opened at 5:30pm

The First Item of Business: is Conditional Use case #147. The applicant is requesting approval of a Conditional Use in order to allow for and expand an existing private school. The subject properties have been zoned R-1 and R-2 since the adoption of zoning by the City. Private schools are permitted in the R-1 and R-2 zoning districts as a Conditional Use, which is the basis of this request. Staff recommends approval as submitted without conditions. Rita Dickinson, Director of the Monroe Country Day School spoke in favor of the request. The school has long term plans for classroom expansion and adding playground facilities.

Chairman Eckles asked for any questions—none
Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:33 pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Treadaway. Second Camp.
Motion Carried

The Public Hearing opened at 5:34pm

The Second Item of Business: is Rezone case #343. The applicant Patricia Goga, is requesting a rezone of Lot 16 of Meadowbrook Estates, 0 Oakland Ridge from R-1 County to R-1 City. The subject property is currently located in unincorporated Walton County. The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine their existing R-1 property inside the City with their unincorporated property. The subject property is currently developed with a shed, gazebo, and garden. Staff recommends approval as submitted without conditions. The applicant, Patricia Goga spoke in favor of the request.

Chairman Eckles asked for any questions—none
Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:36 pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Camp. Second Parks.
Motion Carried

Public Hearing opened at 5:36pm

The Third Item of Business: is Certificate of Appropriateness Case #342, a COA request to allow for renovation of an existing convenience store. The proposed renovations are to include both interior and exterior improvements to the building. Staff recommends approval with the conditioned specified in the staff report. On behalf of the applicant, A. Noorani, spoke in favor of the project.

Chairman Eckles asked if the site had existing gas pumps
Noorani: Yes, it does. It will have new equipment and tanks.

Chairman Eckles: Are you aware of the condition related to signage?
Noorani: Yes and we do not have a problem with it.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:39 pm

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Parks. Second Treadaway.
Motion Carried

Old Business—none

New Business:

First Item of New Business: is Preliminary Plat Case #357, a request for preliminary plat approval for a planned commercial development located at the north side of US Hwy 78, west side of N. Broad St. and east side of Charlotte Rowell Blvd named Monroe Pavilion, encompassing ±95.414 acres. The site is partially developed with a regional shopping center, streets, parking, and stormwater management facilities. Staff recommends approval subject to the eight corrections listed in the staff report. Brandon Miller from Columbia Engineering and John Argo from MAB spoke in favor of the request. Argo indicated he was aware of the corrections in the staff report and had no problems with the corrections.

Pat Kelley: This preliminary plat is coming before you now at the request of the owners MAB Monroe, LLC, Still Family Realty, LLC and Rowell Family Partnership to clear up a previous misstep in the order of the development.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Treadaway. Second Camp.
Motion Carried

Second Item of New Business: is Preliminary Plat Case #358, a request for preliminary plat approval for a planned residential district located at 318 Alcovy St. named Veterans Walk, encompassing ±18.853 acres. The site is partially developed with the former American Legion building and associated parking. Staff recommends approval subject to the two corrections listed in the staff report. The applicant is MUL Properties, Inc. Paul Rosenthal spoke in favor of the project. He acknowledged the two corrections listed in the staff report.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Camp. Second Parks.
Motion Carried

Third Item of New Business: Approval of 2022 Planning Commission Schedule. The Planning Commission meetings for 2022 will remain on the third Tuesday of the month, starting at 5:30pm.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.
Motion to approve

Motion Treadaway. Second Parks.
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Treadaway
Meeting adjourned at 5:45pm

Historic Preservation Commission
Meeting Minutes
Regular Meeting—November 23, 2021

Present: Jane Camp, Elizabeth Jones, Susan Brown

Absent: Mitch Alligood, Fay Brassie

Staff: Patrick Kelley, Director of Code
Laura Wilson, Code Admin Assistant

Visitors: Keyes Williamson, Anders Yount, Lori Volk, Garrett Willett, Greg Kortman, Christopher Ray, Farrukh Khan

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

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

Motion by Camp. Second by Brown
Motion carried.

The First Item of Business: Request for COA #00000421, a request at add exterior gutters along the left and right sides of the house at 249 Boulevard. The applicant, Christopher Ray, owner of said property, spoke on behalf of the project. The house currently has gutters along the front and rear facades from the renovation that was recently completed. The proposed gutters would match the existing. Ray stated water is running into the crawlspace as well as damaging an eave on the house because of the lack of side gutters.

Acting Chairman Jones asked if there were any questions from the public: none

To approve as presented

Motion by Brown, Seconded by Camp
Motion carried

The Second Item of Business: Request for COA #426, a request to add a rear addition at 707 S. Broad St. The applicant, Greg Kortman, owner of said property, spoke in favor of the project. Kortman explained the property previous contained a store but that they were turning it back into a residence to move into. As the elevation provided was unclear, Kelly asked Kortman to show the Commission members where on the elevation provided the addition would be. Kortman stated the addition would be under the existing roof line.

Kelly: Is the handicap ramp going to be removed?
Kortman: Yes

Acting Chairman Jones asked if there were any public comments: none

To approve as submitted

Motion by Camp. Second by Brown
Motion carried

The Third Item of Business: Request for COA #427, a request for exterior changes including roof material, front porch, and windows at 404 E. Church St. The applicant Farrukh Khan, spoke on behalf of the property owner, ATF Enterprised LLC. Kahn explained he wanted to add architectural shingles to the house, paint the exterior, add epoxy to the floor of the front porch, and replace some of the widows with vinyl.

Code Officer Report from Kelley: Currently this house is posted unfit for habitation due to code violations and hazardous that exist on the property. The owner and a representative from the Code Department need to walk the property to identify exactly what needs to be repaired to bring the house up to code standards. Kelley reminded the Commission Members that since architectural shingles are an approved material, a COA is not required. He informed Kahn that the board does not regulate paint color but recommends a historic color palette. Lastly, he suggested tabling the issues of the windows and porch to allow the applicant more time to provide detailed information to the Commission Members explaining exactly what he was asking.

Acting Chairman Jones asked if there were any public comments: none

To table until January 25, 2022

Motion by Brown. Second by Camp
Motion carried

Old Business: None

New Business:

The First Item of New Business: Approval of the 2022 meeting schedule—The monthly meetings will continue to be on the fourth Tuesday of the month at 6:00pm.

Adopted by Brown, Camp, Jones

The Second Item of New Business: A presentation by WLA Studio regarding the Historic Resource Survey—Phase I. The project overview was given by Keyes Williamson and Anders Yount. Williamson described the different parts of the project including fieldwork involving photographic and written documentation of housing stock constructed prior to 1982, inputting the data into the State’s GIS database (GNAHRGIS—Georgia’s Natural, Archaeological, and Historic Resources GIS), research, and analysis. The project fulfills a requirement as part of Monroe’s Certified Local Government status to have an updated historic resource survey completed every ten years. All of the fieldwork is completed from the Right of Way. Although the final report will make recommendations for future historic districts, the survey itself does not change the status of a property.

Acting Chairman Jones entertained a motion to adjourn.

Motion by Brown. Second by Camp
Motion carried. Adjourned at 6:36 pm



Downtown Development Authority

MINUTES

Thursday, October 14, 2021

8:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:00 am.

ROLL CALL

PRESENT

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

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Walker

APPROVAL OF PREVIOUS MEETING MINUTES

- . DDA September Minutes

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

APPROVAL OF FINANCIAL STATEMENTS

. DDA August Financials

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

PUBLIC FORUM

None.

CITY UPDATE

Hall Consulting has been hired to conduct an update to the city's comprehensive plan; the rezone of Blaine Station to PCD and a text amendment to remove minimum acreages for planned districts will be before Planning and Zoning this month and City Council next month.

COUNTY UPDATE

None.

COMMUNITY WORK PLAN &REPORTS

Existing Environment - VC Park Update; murals

Pocket Park update is underway as well.

Infill Development - Milner Aycock building RFP and pre-submittal meeting Friday, Oct. 15th at 10:00 am

Entertainment Draws -

Fall Fest was the largest to date; Light Up the Night will be on 11/4.

PROGRAMS

Farmers Market

Farm to Table will be on 11/7; the event is sold out.

FUNDING

SPONSORSHIP

FACADE GRANTS

. 126 W. Highland Facade Grant

Approved for \$1500.00 grant - Motion made by City Council Representative Bradley, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, City Council Representative Bradley, Board

Member Collin

COMMUNITY EVENT GRANTS - None

NEW BUSINESS

Lisa Anderson will be moving her business to the new location next week; Brown Oil is closing on the former Conestoga trailer park parcel to relocate their headquarters; JL Designs is relocating to the Walton Mill and a new retail store will be going into their current N. Broad St. location.

ANNOUNCEMENTS:

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

ADJOURN

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



Downtown Development Authority

MINUTES

Thursday, November 11, 2021

8:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:01 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Board Member Whit Holder
- Board Member Charles Sanders
- City Council Representative Ross Bradley
- Board Member Chris Collin

ABSENT

- Secretary Andrea Gray
- Board Member Wesley Sisk

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Aldridge
- Les Russell
- John Howard

APPROVAL OF PREVIOUS MEETING MINUTES

- . DDA October Minutes

Approved. Motion made by Board Member Sanders, Seconded by Vice Chair Malcom.
 Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member

Sanders, Board Member Collin

APPROVAL OF FINANCIAL STATEMENTS

. DDA September Financials

Approved. Motion made by Board Member Holder, Seconded by Vice Chair Malcom.
Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sanders, Board Member Collin

PUBLIC FORUM

None.

CITY UPDATE

New board member will be appointed in December by City Council.

Blaine Station PCD approved by council this month; Monroe Police Dept. is offering a Personal Safety Class for downtown businesses this Saturday from 8-10 am; 2 juveniles have been charged with damages to the Visitors Center and restitution will be paid. Code text amendment removed the minimum acreage requirement from Planned Districts.

COUNTY UPDATE

None.

COMMUNITY WORK PLAN &REPORTS

Existing Environment -

Infill Development - closed on 109 S. Jackson Street purchase

The Milner-Aycock building RFP period ends on 11/15, but there is significant damage in the building from a water leak.

The board moved to extend the contract period on the purchase of 112, 114, and 118 S. Wayne Street properties to April 30, 2022. Motion made by Board Member Collin, Seconded by Vice Chair Malcom.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sanders, City Council Representative Bradley, Board Member Collin

Entertainment Draws -

Light Up the Night was successful last week; Bicentennial events will be happening at the end of the month; Candlelight Shopping evenings are coming up as well.

PROGRAMS

Events

Downtown Design - pocket park work

Farmers Market - completed season, pop-up markets during candlelight shopping; Farm to Table on 11/7

FUNDING

SPONSORSHIP - end of year thank yous

T-Mobile has come on as a sponsor. End of year thank you gifts were discussed. The board tasked staff with pairing something sweet from a local vendor with a Bicentennial ornament for end-of-year sponsor gifts.

FACADE GRANTS - none.

COMMUNITY EVENT GRANTS - none.

NEW BUSINESS

John Davis presentation in December.

ANNOUNCEMENTS:

Next meeting scheduled, December 12th, at 8:00 am at Monroe City Hall

Next month's meeting will be on December 9th.

ADJOURN

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



Convention and Visitors Bureau

MINUTES

Thursday, October 14, 2021

9:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:39 am.

ROLL CALL

PRESENT

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

CITY STAFF

- Leigh Ann Walker
- Sadie Krawczyk

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

. CVB September Minutes

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

Board Member Collin

APPROVAL OF CURRENT FINANCIAL STATEMENTS

. CVB August Financials

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

Chairman's Report

None.

Director's Report

Sadie Krawczyk noted there is good activity regarding a Hampton Inn development.

OLD BUSINESS

Bicentennial Week Updates
Tripadvisor Ad Campaign
TV Commercials

NEW BUSINESS

McDaniel-Tichenor House Governor's Ball - Nov. 4th

Board members suggested we consider a Tourism Product Development grant to support local tourism products rather than sponsorship of events. Ms. Krawczyk proposed bringing a draft grant program to review next month.

ANNOUNCEMENTS

Next meeting will be Nov. 11, 2021 at Monroe City Hall.

ADJOURN

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



Convention and Visitors Bureau

MINUTES

Thursday, November 11, 2021

9:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:58 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Board Member Whit Holder
- Board Member Charles Sanders
- City Council Representative Ross Bradley
- Board Member Chris Collin

ABSENT

- Secretary Andrea Gray
- Board Member Wesley Sisk

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Aldridge
- John Howard

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

- . CVB October Minutes

Approved. Motion made by Board Member Sanders, Seconded by City Council Representative Bradley.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sanders, City Council Representative Bradley, Board Member Collin

APPROVAL OF CURRENT FINANCIAL STATEMENTS

. CVB September Financials

Approved. Motion made by Vice Chairman Malcom, Seconded by City Council Representative Bradley.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sanders, City Council Representative Bradley, Board Member Collin

Chairman's Report

None.

Director's Report

Continued conversations regarding a downtown hotel project; Pavilion hotel site is under contract.

OLD BUSINESS

NEW BUSINESS

The board will review the TPD grant draft and discuss at the next meeting. Staff will review hotel/motel tax spending guidelines and update the board at the next meeting.

. Tourism Product Development Grant - DRAFT

Leigh Ann shared a quote with the board from a company that makes oversized outdoor sculpture letters. No action taken.

ANNOUNCEMENTS

Next meeting will be December 9th at Monroe City Hall.

Mayor Howard asked the board for support of a long-term goal of adding statues of significant local figures downtown and potentially creating a civic center/performing arts center for the City of Monroe where local arts organizations could collaborate and be housed together.

ADJOURN

Motion made by City Council Representative Bradley, Seconded by Board Member Collin.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sanders, City Council Representative Bradley, Board Member Collin



To: City Council, Public Works Committee
From: Jeremiah B. Still, Streets and Transportation Director
Department: Streets and Transportation
Date: 11-30-2021
Description: 2022 LMIG Program

Budget Account/Project Name: CIP-SPLOST LMIG MATCH

Funding Source: SPLOST

Budget Allocation:	\$52,642.21	
Budget Available:	\$53,000.00	
Requested Expense:	\$228,116.23	Company of Purchase: N/A

Recommendation: Staff recommends council approval for maintenance of .96 lane miles including West Marable Street, Nowell Way, Irving Street, Green Street and Perry Street (patching, milling, overlay and striping); and .49 lane miles of Lopez Lane and Tigers Way (patching and overlay) for LMIG allocation in 2022.

Background:

West Marable Street, Nowell Way, Irving Street, Green Street, Perry Street, Lopez Lane and Tigers Way are in need of repairs and the street division proposes we use the 2022 LMIG allocation for such improvements. The Local Maintenance and Improvements Grant (LMIG) has been developed in cooperation with ACCG, GMA, and others. Georgia DOT remains committed to helping local governments achieve much-needed improvements to the state and local roadway network. The LMIG program will allow local governments greater flexibility and quicker project delivery while allowing GA DOT to effectively administer the program with a reduced workforce and new funding match requirements.

The 2022 LMIG totals \$228,116.23. Of this, the required 30% local match totals \$52,642.21. The remainder of \$175,474.02 is reimbursable from GDOT. The funding source will be from SPLOST funds.

Attachment(s):

- LMIG Letter from GA DOT
- 2022 LMIG Application



Russell R. McMurry, P.E.,
Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 23, 2021

John Howard, Mayor
City of Monroe
P.O. Box 1249
Monroe, Georgia 30655

RE: Fiscal Year 2022 Local Maintenance & Improvement Grant (LMIG) Program

Dear Mayor Howard:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2022 LMIG Program in July 2021. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2022 LMIG Application, please visit the Department’s website at www.dot.ga.gov/PS/Local/LMIG. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Jeremy Durrence**, at **404-694-6545** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years’ LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2019 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2019, 2020, and 2021. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2022. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2022 Program is **\$175,474.02** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240. Thank you for your attention and cooperation in this matter.

Sincerely,

Russell R. McMurry, P.E.
Commissioner

cc: Mr. Kelvin Mullins; Mr. Jamie Boswell; Hon. Bruce Williamson; Hon. Burt Jones; Hon. Bill Cowsert; Jeremy Durrence

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2022
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, John S. Howard (Name), the Mayor (Title), on behalf of City of Monroe (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government’s Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application (“Loss”). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

134652

E-Verify Number

_____ (Signature)

Sworn to and subscribed before me,

_____ (Print)

This ____ day of _____, 20 ____.

Mayor / Commission Chairperson

In the presence of:

_____ (Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL:

My Commission Expires:

NOTARY PUBLIC SEAL:



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

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

November 30, 2021

Georgia Department of Transportation
Gainesville District Office
Attn: Shane Giles
1475 Jesse Jewell Pkwy, NE, Suite 100
Gainesville, GA 30501

RE: FY 2020/2021 Local Maintenance & Improvement Grant (LMIG) Program/FY 2022 LMIG Application

Dear Mr. Giles;

Please be advised that the City of Monroe has completed our 2020/2021 LMIG project list. In addition, we completed our 2019 project list back fall of 2019. We spent a total of \$472,244.03 of which \$145,264.56 was from local expenditures.

Enclosed please find the City of Monroe’s 2022 LMIG application along with our project report.

If you should have any questions, please contact our Streets and Transportation Director, Jeremiah B. Still at jstill@monroega.gov or 770-266-5144.

Sincerely,

John S. Howard
Mayor

JSH/dmd

Enclosures

FY 2020/2021

LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG)

STATEMENT OF FINAL PROJECT EXPENDITURES

DATE: November 30, 2021

COUNTY: Walton

CITY: Monroe

SUBMITTED BY: John. S. Howard
(Local Government Representative- Person's Printed Name)

1. LMIG EXPENDITURES: \$ 326,979.47
(LMIG Funding Received from GDOT)

2. REQUIRED 10% or 30% MATCH: \$ 98,093.84
(10% or 30% of LMIG Funding Received in #1)

3. TOTAL PROJECT EXPENDITURES: \$ 472,244.03
(The Total Amount Spent on Project)

4. TOTAL LOCAL GOVERNMENT EXPENDITURES: \$ 145,264.56
[Total Project Expenditures above minus LMIG Expenditures at the Top (#3 minus #1)]

By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY 2020/2021 LMIG Program.

Authorized Local Government Official Signature: _____

[Include financial documents to verify expenditures, including but not limited to invoices, contracts, checks, etc.]

For GDOT use only

PI Number: _____

Record Audit Performed: Yes No (Circle One)

Field Inspection Completion Date: _____

APPROVED: _____ Date: _____
(DISTRICT ENGINEER SIGNATURE)

Road Name	Beginning	Ending	Length (Miles)	Description of Work	Project Cost	Project Let Date
W. Marable St	N. Broad St	Nowell Way	.24	Patching, milling, overlay, striping	\$41,500.05	June 2022
Nowell Way	W. Marable St	Nowell St	.06	Patching, milling, overlay, striping	\$12,200.07	June 2022
Irving St	Perry St	DE	.05	Patching, milling, overlay, striping	\$9,600.11	June 2022
Green St	Perry St	Mayfield Dr	.32	Patching, milling, overlay, striping	\$44,580.00	June 2022
Perry St	N. Broad St	DE	.29	Patching, milling, overlay, striping	\$46,800.00	June 2022
Lopez Ln	CDS	CDS	.28	Patching, overlay	\$36,900.00	June 2022
Tigers Way	Lopez Ln	Masters Dr	.21	Patching, overlay	\$36,536.00	June 2022
				Total LMIG Program (2022 Allocation) Costs	\$175,474.02	
			(Splost)	30% Required Local Match	\$52,642.21	
				TOTAL	\$228,116.23	



To: Utilities Committee
From: Logan Propes, Rodney Middlebrooks
Department: Administration, WSG Dept.
Date: 12/07/2021
Subject: Acceptance of Dedication of Sewer Pump Station located in the Grand Haven Neighborhood Development, FKA Heritage Walk.

Budget Account/Project Name: N/A

Funding Sources: N/A

Budget Allocation: N/A

Budget Available: N/A

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

Description:

Staff recommends that the City Council accept the dedication of the Sewer Pump Station located in the Grand Haven neighborhood.

Background:

As part of the routine development process and adhering to the City of Monroe Development Regulation, the City may accept the dedication of the sewer pump station tied to the force main that joins to the rest of the city sewer system.

This pump station is built according to the specifications required by the city. The developer/builder then in turns deeds over the pump station, land and easement areas to the City of Monroe.

For historical perspective, this neighborhood was allowed to receive city sewer service back in 2007 when originally developed as "Heritage Walk." However, after going defunct it was later revived in recent years and building of homes then commenced. Now that most of the development is built out, particularly in phase 2 where the pump station lies, the city will take ownership of the sewer pump station.

Attachment(s):

Grand Haven phase 2 plat
Quit Claim Deed

After Recording Return To:
City of Monroe
P.O. Box 215 N. Broad Street
Monroe, GA 30655
No Title Certification

QUIT CLAIM DEED

**STATE OF GEORGIA
COUNTY OF WALTON**

THIS INDENTURE, made the 4th day of December, 2020,

Reliant Homes GA, LLC, a Georgia Limited Liability Company

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

City of Monroe, Georgia, a Georgia Municipal Corporation

as party or parties of the second part, hereinafter called Grantee, as joint tenants with survivorship and not as tenants in common.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT CLAIM unto said Grantee,

All that tract or parcel of land lying and being in Land Lot 59 of the 1st District, Walton County, Georgia, being identified as Lift Station Parcel containing 0.249 acres located on the southerly right of way of High Shoal Drive adjoining the westerly property line of Lot 60 all as shown on plat for Grand Haven at Alcovy Mountain, Phase One, Private Drive Subdivision (F.K.A. Heritage Walk) recorded in Plat Book 114 Page 62, Walton County Records, said plat by reference being incorporated herein and made a part hereof for a more complete description. Being parcel # N103D200

SUBJECT to restrictive covenants and general utility easements of record.

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

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

Signed, sealed and delivered in the presence of:



Unofficial Witness



Reliant Homes GA, LLC

Michael Petti, CFO


Notary Public
My commission expires:
[SEAL]


PROCLAMATION

Honoring the Purple Hurricanes from Monroe Area High School 2021 Region 8 - AAA Football Champions

WHEREAS, the hard work, dedication, sportsmanship, talent and exceptional team chemistry of the 2021 Monroe Area High School football team has enabled these student athletes to earn a Region Championship title; and

WHEREAS, winning the 2021 Region 8 AAA Georgia High School Association State Championship brought honor to Monroe Area High School and the City of Monroe and put fear in the hearts of our competitors across our great state of Georgia; and

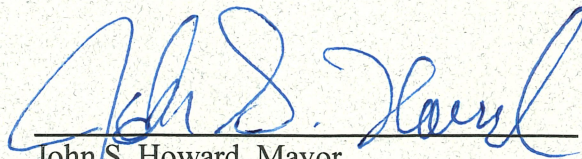
WHEREAS, Head Coach Kevin Reach and the entire coaching staff, team member parents, faculty, and student body at Monroe Area High School were integral in guiding the team to victory through their unwavering support; and

WHEREAS, #Pray4Amy, #OneHeartbeat became more than just hashtags, they became a way of life. The Purple Hurricanes were undefeated through the regular season and contributed to an excitement never-before seen in Monroe, GA;

NOW, THEREFORE, I, John Stuart Howard, Mayor of the City of Monroe, do hereby recognize and heartily congratulate Monroe Area High School and the 2021 Region 8-AAA Championship Football Team on its outstanding accomplishment.

IN WITNESS WHEREOF, I, John S. Howard, have hereunto set my hand and caused to be affixed the great seal of the City of Monroe, GA, on this 14th day of December, the year of our Lord two thousand twenty-one.





John S. Howard, Mayor
Monroe, Georgia

House Resolution 50EX

By: Representative Williamson of the 115th

A RESOLUTION

Recognizing November 30, 2021, as Monroe Bicentennial Celebration Day;
and for other purposes.

WHEREAS, the City of Monroe, Georgia, will celebrate its bicentennial in the year of 2021, and it is fitting to recognize the City of Monroe on the occasion of this special milestone and to applaud its distinguished history; and

WHEREAS, in 1820, Elisha Betts, of Virginia, offered a gift of land for county buildings, private and public cemeteries, and six acres surrounding "Spring Place," this being a public gathering place for citizens in the surrounding community, and suggested to name the town "Monroe" in honor of James Monroe, fifth president of the United States; and

WHEREAS, the City of Monroe was officially incorporated on November 30, 1821, to serve as the county seat of Walton County, Georgia; and

WHEREAS, in the twentieth century, Monroe became a bustling cotton mill town, attracting local industries and building a strong business presence from one end of town to the other; and

WHEREAS, the city is known as one of Georgia's most civil-minded and cultured smaller cities, proudly claiming the honor of being the "City of Governors," having furnished seven citizens to serve as governor of Georgia; and

WHEREAS, the city today is composed of 14,982 residents; has a total area of 15.36 square miles; and provides many facilities and attractions, including an award-winning downtown, beautiful city parks, historic districts, and premiere municipal services; and

WHEREAS, the City of Monroe will proudly mark its 200th anniversary with a series of celebrations, including historic walking tours, an essay contest, the Bicentennial Christmas Parade, and the Downtown Green Groundbreaking and time capsule burial, all culminating on November 30, 2021, with a 200th birthday party at city hall; and

WHEREAS, in recognition of the City of Monroe's rich history and enduring contributions, it is indeed an honor to pay tribute to this city upon the occasion of its bicentennial.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES that the members of this body recognize Tuesday, November 30, 2021, as Monroe Bicentennial Celebration Day and join the citizens of the City of Monroe in celebrating this auspicious occasion.

BE IT FURTHER RESOLVED that the Clerk of the House of Representatives is authorized and directed to make appropriate copies of this resolution available for distribution to the public and the press.

IN HOUSE

Read and Adopted
November 19, 2021


William L. Reilly
Clerk





To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-08-2021
Description: **REZONE CASE #:** 343, Applicant Patricia Goga, Lot 16 of Meadowbrook Estates, 0 Oakland Ridge. Requesting a rezone from R1 county to R1 City. The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine all of their properties inside the City.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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



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

Background: The applicant is requesting approval of a rezone in order to combine their properties together onto one lot. The subject property is currently located in unincorporated Walton County. An annexation request to bring the property into the City was submitted along with this rezone request. The property is currently developed with a shed, gazebo, and garden. The applicant is requesting a rezone to the R-1 (Large Lot Residential District) in order to combine their existing R-1 property inside the City with their unincorporated property.

Attachment(s): Application, Staff report and Supporting documentation.



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

APPLICATION SUMMARY

REZONE CASE #: 343

DATE: November 5, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Patricia Goga

PROPERTY OWNER: Patricia Diane Goga & Christopher Paul Goga

LOCATION: South side of Oakland Ridge – Lot 16 Meadowbrook Estates

ACREAGE: ±0.720

EXISTING ZONING: R-1 (Walton County – Single-Family Residential District)

EXISTING LAND USE: Gazebo, garden, and shed

ACTION REQUESTED: Rezone (Walton County) R-1 to R-1 (City of Monroe – Large Lot Residential District)

REQUEST SUMMARY: The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine all of their properties inside the City.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: November 16, 2021

CITY COUNCIL: December 14, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to combine their properties together onto one lot. The subject property is currently located in unincorporated Walton County. An annexation request to bring the property into the City was submitted along with this rezone request. The property is currently developed with a shed, gazebo, and garden. The applicant is requesting a rezone to the R-1 (Large Lot Residential District) in order to combine their existing R-1 property inside the City with their unincorporated property.

PROPOSED PROJECT SUMMARY:

- Rezone of unincorporated lot inside Meadowbrook Estates, to be combined with property owner’s existing lot inside the City
 - Lot Size – 31,388 Sf (0.72 Acres)
 - Existing Neighborhood – Meadowbrook Estates
 - Lot Info – Lot 16 of Meadowbrook Estates

STAFF ANALYSIS

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

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The property is a partially developed lot located in unincorporated Walton County. The property is currently zoned R-1 (Single-Family Residential District) in Walton County. The property is an existing lot located in the Meadowbrook Estates subdivision. The property is owned by the owner of an adjoining lot located inside the City boundary. The property owner would like to annex the property into the City, and rezone the property with the same zoning as their existing lot. After annexing the property into the City, the property owner would like to combine their existing residential lot to the annexed lot. Currently, this is not possible with one lot inside the City and the other lot is in unincorporated.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1 (Large Lot Residential District) to allow for the combination of their City and unincorporated Walton County properties.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** The requested R-1 (Large Lot Residential District) zoning is identical to other City properties located inside the Meadowbrook Estates subdivision. The requested annexation and rezone should have no adverse effects on any neighboring property.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested annexation and subsequent rezone are for an existing lot inside the Meadowbrook Estates subdivision. The requested rezone should have absolutely no impact on existing infrastructure or City services.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Residential. This rezone request is consistent with the intent of the Future Land Use Map.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The intent of this rezone request is to allow the property owner to combine both of their properties together as one parcel inside the City.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as submitted without conditions.



City of Monroe

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

REZONE & ANNEXATION PERMIT

PERMIT #:	343	DESCRIPTION:	REZONING & ANNEXATION
JOB ADDRESS:	0 OAKLAND RIDGE	LOT #:	
PARCEL ID:	NM09B033	BLK #:	
SUBDIVISION:		ZONING:	County R-1
ISSUED TO:	Patricia Goga	CONTRACTOR:	Patricia Goga
ADDRESS:	1167 Golfview Ter	ADDRESS:	1167 Golfview Ter
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	10/29/2021
VALUATION:	\$ 0.00	EXPIRATION:	4/27/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-01	SINGLE FAMILY REZONE OR VAR REQUEST	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

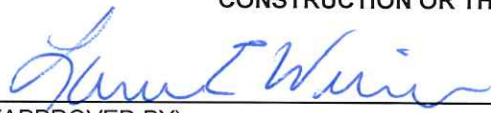
NOTES:

The Planning Commission will hear this request for a Rezone and Annexation of the property located at 0 Oakland Ridge, tax parcel NM09B033 on November 16, 2021 at 5:30pm and The Mayor and City Council will hear this request on December 14, 2021 at 6:00ppm. Both meeting will be held in the City Council Chambers at City Hall, located at 215 N. Broad St Monroe, GA 30655.

NOTICE

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

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



 (APPROVED BY)

10/29/21
 DATE

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION Lot #16 B Meadowbrook Estates, Oakland Ridge, Monroe
 COUNCIL DISTRICT 6
 MAPNUMBER _____
 PARCEL NUMBER NM09B033
- II. PRESENT ZONING R1 REQUESTED ZONING R1
- III. ACREAGE .34 PROPOSED USE Accessory
- IV. OWNER OF RECORD Patricia Diane Goga & Christopher Paul Goga
 ADDRESS 1167 Golfview Ter., Monroe, Ga 30655-2232

RECEIVED
10/5/21
#343

PHONE NUMBER 770-207-7115 Email diane.goga@outlook.com

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

- V. ANALYSIS:
 - 1. A description of all existing uses and zoning of nearby property
Residential R1
 - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification None
 - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Current year fair market value from tax statement \$33,000
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification Same \$33,000
 - 5. A description of the suitability of the subject property under the existing zoning classification
Accessory Building; to combine with existing residence.
 - 6. A description of the suitability of the subject property under the proposed zoning classification of the property
Subject property will be combined with existing residence.

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property Gazebo, garden and shed.

- 8. The length of time the property has been vacant or unused as currently zoned _____
The lot has been used only as a garden unqualified-vacant

- 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 Continue to use as a garden.

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

LEGAL DESCRIPTION
1167 Golfview Terrace, Monroe, Georgia 30655

All that tract or parcel of land lying and being in Land Lot 33, 3rd District, Walton County, Georgia, and being more particularly described as follows:

Beginning at a 1-inch crimp top pipe found on the Easterly right-of-way of Golfview Terrace, said point being 229.41 feet as measured on a Southerly direction from the intersection of said right-of-way and the Southwesterly right-of-way of Oakland Ridge; thence leaving said right-of-way of Golfview Terrace South 67°48'20" East a distance of 56.31 feet to a valve found; thence South 34°40'46" East a distance of 99.25 feet to a ¾ inch rebar found; thence North 55°06'00" East a distance of 149.84 feet to a ¾ inch open top pipe found on the Southwesterly right-of-way of Oakland Ridge; thence along said right-of-way South 34°02'42" East a distance of 99.99 feet to a ½ inch rebar found; thence leaving said right-of-way South 55°07'27" West a distance of 148.54 feet to a ¾ inch open top pipe found; thence North 72°32'46" west a distance of 211.86 feet to a 1-inch open top pipe found on the Easterly right-of-way of Golfview Terrace; thence along said right-of-way North 16°43'41" East a distance of 126.77 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 0.720 acres.

Rezoning Application
Page Three (3)

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

Owner of property (signature) Patricia W. Isaga Christopher P. Goggin
Address 1167 Golfview Ter., Monroe, Ga. 30655
Phone Number 770-207-7115

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

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

Laura E. Wilson (Notary Public) 10/15/2021 (Date)

My Commission Expires August 15, 2023



Rezoning 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 County _____ to City _____ located at Lot #16 B Oakland Ridge, Monroe, Ga., containing .34 acre(s), property owner being Patricia Diane Goga & Christopher Paul Goga filed on _____.

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:

Rezoning Application

Page five (5)

For any application for P, B-1, B-2, B-3 or M-I districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1/R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application

Page six (6)

COMMENTS

Disclosure of Campaign Contributions and/or gifts:

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years. The filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

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

PETITION REQUESTING ANNEXATION
CITY OF MONROE, GEORGIA

Date: 5 October 2021

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: Lot #16 B Meadowbrook Estates, Oakland Ridge, Monroe, 30655

Tax Map Number: NM09B033

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned R1 for the following reasons: To combine two existing lots together into one city lot.
- _____
- _____
- _____

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

Patricia Diane Goga and Christopher Paul Goga
Patricia Diane Goga
Christopher Paul Goga

Owners Address: 1167 Golfview Ter.
Monroe, Ga. 30655-2232



Date: September 30, 2021

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers five different utilities in our service territory. The five utilities are: electricity, natural gas, water, wastewater and telecommunication.

The utilities checked below are available at Parcel NM09B033, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

Please contact our office for any additional information needed. We look forward to serving your utility needs.

Vashon Suggs-Hill

 City of Monroe

215 North Broad Street • Post Office Box 725 • Monroe, Georgia 30655
 Telephone 770-267-3429 • customerservice@monroega.gov



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

Receipt Number: R00288548

58

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 10/29/2021 12:43:29 PM

Transaction Code: BP - Building Projects Payment

Name: Goga, Patricia **\$100.00**

Total Balance Due: **\$100.00**

Payment Method: Check Payn Reference: 4885

Amount: \$100.00

Total Payment Received: **\$100.00**

Change: **\$0.00**



CODE DEPARTMENT

October 19, 2021

Walton County Board of Commissioners
303 S. Hammond Dr.
Suite 330
Monroe, GA 30655

RE: Annexation and rezone of Parcel NM09B033

Dear Commissioners,

Please be advised that the City of Monroe, Georgia by the authority vested in the Mayor and City Council of the City of Monroe, Georgia, by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, a petition of annexation, or upon the adoption of a resolution for annexation by the City of Monroe in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9. This letter also serves as notice of the application for zoning or rezoning in accordance with O.C.G.A. § 36-36-111, of the proposed zoning and land use for such annexed property.

See Exhibit "A" attached.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Monroe, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Additionally, in accordance with O.C.G.A. § 36-36-11, a public hearing on the property to be annexed as R-1 City will be held on November 16, 2021 at 215 N. Broad St. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify Patrick Kelley with in thirty (30) calendar days of the receipt of this notice.

Sincerely,

Laura Wilson
Code Department Assistant



October 28, 2021

To Whom It May Concern:

Please accept this letter as official notification of a Public Hearing before the Planning Commission on November 16, 2021 to consider an application for rezoning and annexation of .34 acre located on Oakland Ridge Monroe, GA 30655; tax parcel NM09B033. The property is currently zoned R-1 County with a request to change the zoning classification to R-1 City. As an adjacent property owner, you are officially being notified of this request.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for tax parcel # NM09B003 on Oakland Ridge will be as follows:

- Planning and Zoning Commission—November 16, 2021 at 5:30pm
- City Council—December 14, 2021 at 6:00pm

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

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

Sincerely,

Laura Wilson
Code Department Assistant

Notification letters were sent to the following address regarding the rezone and annexation request (#343) of 0 Oakland Ridge—tax parcel NM09B033

- 1. MCGAUGHEY HARRY H JR &
MCGAUGHEY JAN B
1165 GOLFVIEW TERRACE
MONROE, GA 30655

- 2. CONNER AUBREY LISA
271 STOCK GAP ROAD
MONROE, GA 30656
 - a. Physical Address: 1102 Hardwood Rd

- 3. MURRAY AND HAWK LLC
P O BOX 1065
MONROE, GA 30655
 - a. Physical Address: 1100 Hardwood Rd

- 4. WILLIAMSON HUGH B IV
P O BOX 430
MONROE, GA 30655
 - a. Physical Address: 643 Oakland Ridge

- 5. BROWN E BRANDON &
BROWN KIMBERLY
644 OAKLAND RIDGE
MONROE, GA 30655

- 6. TODD ETHAN JOHN
640 OAKLAND RIDGE
MONROE, GA 30655

- 7. HAMM CHARLES S &
HAMM CHARLOTTE R
632 OAKLAND RIDGE
MONROE, GA 30655

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at 0 Oakland Ridge to be rezoned from R1 County to R1 City and Annexed.

A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on November 16, 2021 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 0 Oakland Ridge to be rezoned from R1 County to R1 City and Annexed.

A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on December 14, 2021 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 31, 2021



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-08-2021
Description: Conditional use request at 611 Davis St. to expand the Monroe Country Day school. Case # 147. Schools are a conditional use in R1 and R2 zoning requiring Council approval.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: City of Monroe, staff recommends approval of the requested Conditional Use as submitted without conditions.

Background: The owners of the Monroe Country Day School are petitioning for Conditional Use approval on this property in order to allow for expansion of an existing private school.

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



**Planning
City of Monroe, Georgia
CONDITIONAL USE STAFF REPORT**

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 147

DATE: November 5, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Johnson Institute Inc.

PROPERTY OWNER: Johnson Institute Inc.

LOCATION: South side of East Church Street and the north side of Davis Street – 602 E Church Street and 611 Davis Street

ACREAGE: ±2.72

EXISTING ZONING: R-1 (Large Lot Residential District) and R-2 (Multi-Family, High Density Residential District)

EXISTING LAND USE: School building with parking and accessory structures

REQUEST SUMMARY: The owners are petitioning for Conditional Use approval on this property in order to allow for expansion of an existing private school.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: November 16, 2021

CITY COUNCIL: December 14, 2021

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow for and expand an existing private school. The subject properties have been zoned R-1 (Large Lot Residential District) and R-2 (Multi-Family, High Density Residential District) since the adoption of zoning by the City. Private schools are permitted in the R-1 and R-2 zoning districts as a Conditional Use, which is the basis for this request.

PROPOSED PROJECT SUMMARY:

- Educational Facility – Private School
 - School Site Area – ±2.72 Acres
 - Total Students – 60
 - Total Staff – 5
 - Hours of Operation – Monday through Friday, 8 am to 4 pm
 - Expansions Proposed – Additional indoor and outdoor classroom spaces

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (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:** The existing private school is located in an historic school building that was constructed in 1914. The building was the location of a public school for many years. The City purchased the property in 2000 and operated it as a community center building before granting occupancy to the private school. The neighborhood surrounding the site has thrived for over 100 years without any negative impacts from the subject property. Allowing the private school and its proposed expansions will not negatively affect the neighborhood surrounding the site.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Private Schools in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** As described above, the school is located in a building which was constructed in 1914. The neighborhood surrounding the school site and the school site itself have coexisted harmoniously for many years.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Educational facilities such as public, private, and parochial schools are only permitted as Conditional Uses where allowed in the zoning districts in the Zoning Ordinance.
- (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:** Schools are generally considered an asset when located within a neighborhood. The existing private school and its proposed expansions will not result in negative impacts to the surrounding neighborhood or residences on adjoining properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The school site currently has two entrances off East Church Street. The site has abundant parking. Parking and drives are circulated around the school building which provide ample loading and unloading abilities for the school.
- (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:** Public services and utilities are currently serving the existing school site. The proposed additions to the school should not have any impact on the City’s abilities to continue to provide public services and utilities.
- (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: As previously stated, schools are generally considered an asset when located within a neighborhood. The existing private school and its proposed expansions will not result in negative impacts to the surrounding neighborhood or residences on adjoining properties.

(9) The use would not significantly increase congestion, noise, or traffic hazards: The school currently operates without any known issues resulting in increased congestion, noise, or traffic hazards to the surrounding neighborhood. The proposed additions to the school should not have any impact resulting in increased congestion, noise, or traffic hazards.

(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: The private school is a unique use which should not generate any type of domino effect resulting in negative land development trends surrounding the site.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	147	DESCRIPTION:	CONDITIONAL USE-EDUCATION
JOB ADDRESS:	611 DAVIS STREET	LOT #:	
PARCEL ID:	M0170167	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	Johnston Institute Inc	CONTRACTOR:	Johnston Institute Inc
ADDRESS:	602 E Church St	ADDRESS:	602 E Church St
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE VALUATION:	\$ 0.00	DATE ISSUED:	8/20/2021
SQ FT:	0.00	EXPIRATION:	2/16/2022
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-02	COMM-OTHER REZONE/VARIANCE	\$ 200.00
FEE TOTAL		\$ 200.00
PAYMENTS		\$- 200.00
BALANCE		\$ 0.00


NOTES:

This request is scheduled to be heard by the Planning Commission on November 16, 2021 at 5:30pm and by City Council on December 14, 2021 at 6:00pm; both meetings will be held in the City Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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



(APPROVED BY)

11/2/21
DATE



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

Receipt Number: R00264605

69

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 8/20/2021 1:25:41 PM

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 1479

Name: Johnston Institute Inc **\$200.00**

Total Balance Due: **\$200.00**

Amount: \$200.00

Total Payment Received: **\$200.00**

Change: **\$0.00**

RECEIVED

AUG 19 2021

BY:

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 611 Davis St & 602 E Church St Council District _____ / _____ Map and Parcel # M0170125
 Zoning R2 Acreage .5 Proposed Use School Road Frontage 110 ft. / on M0170167
Davis St (street or streets)

Applicant

Name Johnston Institute DBA Monroe Country Day School

Address 602 E Church St

Phone # 770.267.8955

Owner

Name Same

Address _____

Phone # _____

Request Type: (check one) Variance Conditional Use

director @ monroe school

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:
School classrooms & playground, building will ultimately hold 60 students, 5 staff, hours of operation are M-F 8 am - 4 pm, all student drop off and teacher parking will be at 602 E Church St.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
Current building will be demolished and land graded, new building with potential of 6 classrooms will be built, playground will be erected at rear of property. Adjacent building on one side is school.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
The proposed usage will improve the surrounding area. Usage will not be detrimental to area nor increase traffic. Parking will be at 602 E Church St.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
The property is currently being surveyed. All I want to do presently is put up fencing and a playground at the rear of the property. Eventually I will tear down the house and design a building, parking places & landscaping. I will return with that when design is complete.

State the particular hardship that would result from strict application of this Ordinance:
The house is currently unusable. I have talked to neighbors on Davis St & to neighbor behind on Church St. They are excited for the property to be a school annex and playground.

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 Rita Dickson Date: 8-19-21

**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 Rita Dickson Date: 8-19-21

Janalyne F. Walddrop Date: 8-19-21

Notary Public

Commission Expires: 10/9/22

I hereby withdraw the above application: Signature _____ Date _____



After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 21-172

space above line for recording

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 28TH day of May in the year two thousand and twenty one, between **H. A. PROPERTY INVESTMENTS, LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called "Grantor," and **JOHNSTON INSTITUTE, 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 (\$ 10.00) Dollars and other 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 City of Monroe, 419th G.M.D., Walton County, Georgia, located on the North side of Davis Street, beginning at an iron pin on Davis Street between said lot and Monroe Junior High School lot and running in a Northerly directions 192 feet to an iron pin; thence 105 feet in an Easterly direction to lands now or formerly owned by R. R. Shockley; thence 192 feet in a Southerly direction to Davis Street; thence Westerly 105 feet along the North side of Davis Street to the point of beginning.



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 GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

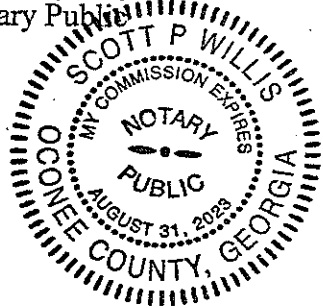
Signed, sealed and delivered in presence of:

H. A. Property Investments, LLC
By Plaza Partners Two, LP, sole Member

By: Harry M. Arnold, Jr. (SEAL)
Harry M. Arnold, Jr., General Partner

[Signature]
Witness

[Signature]
Notary Public





Overview



Legend

□ Parcels

Parcel ID	M0170167	Owner	HA PROPERTY INVESTMENTS LLC	Last 2 Sales			
Class Code	Residential		P O BOX 391	Date	Price	Reason	Qual
Taxing District	Monroe		MONROE, GA 30655	11/6/2012	\$6510	FI	U
Acres	0.46	Physical Address	611 DAVIS ST	1/10/2003	0	UI	U
		Appraised Value	Value \$44930				

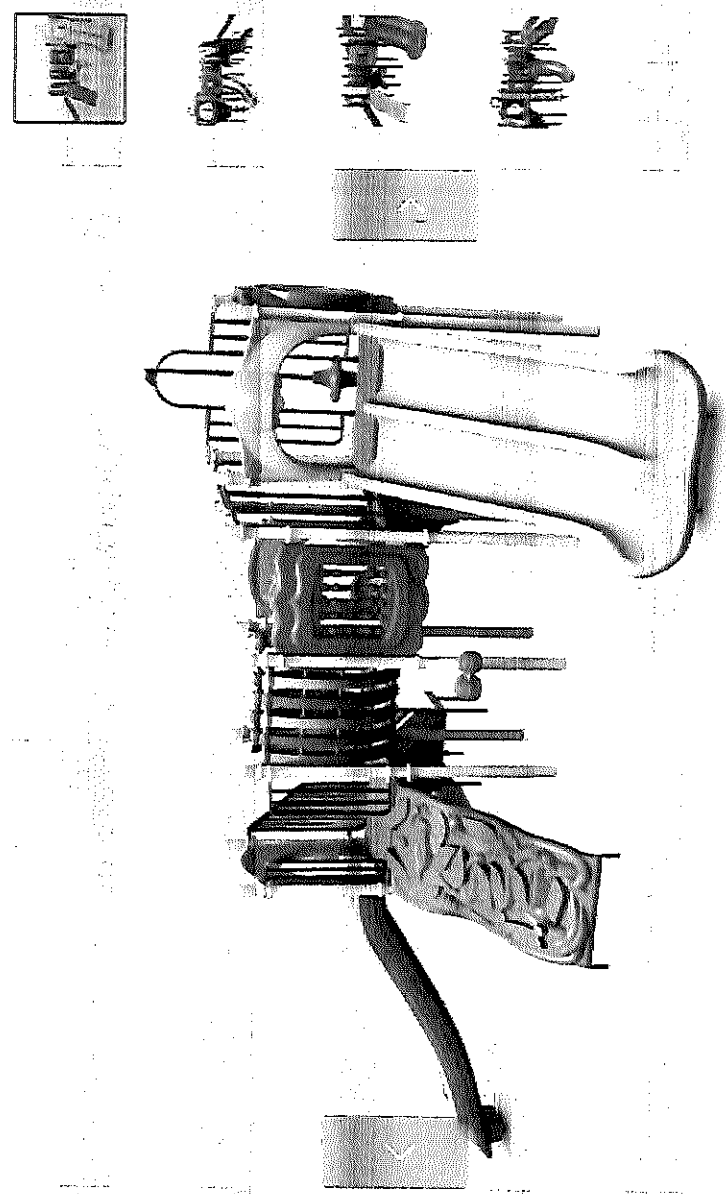
(Note: Not to be used on legal documents)

Date created: 8/19/2021

Last Data Uploaded: 8/19/2021 6:24:14 AM

Developed by  Schneider GEOSPATIAL

Call (888) 403-7684



Play Structures
Keegan's Kastle

Color

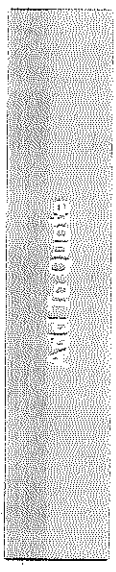
Natural

Mounting Option

Anchor Bolt

Quantity

1



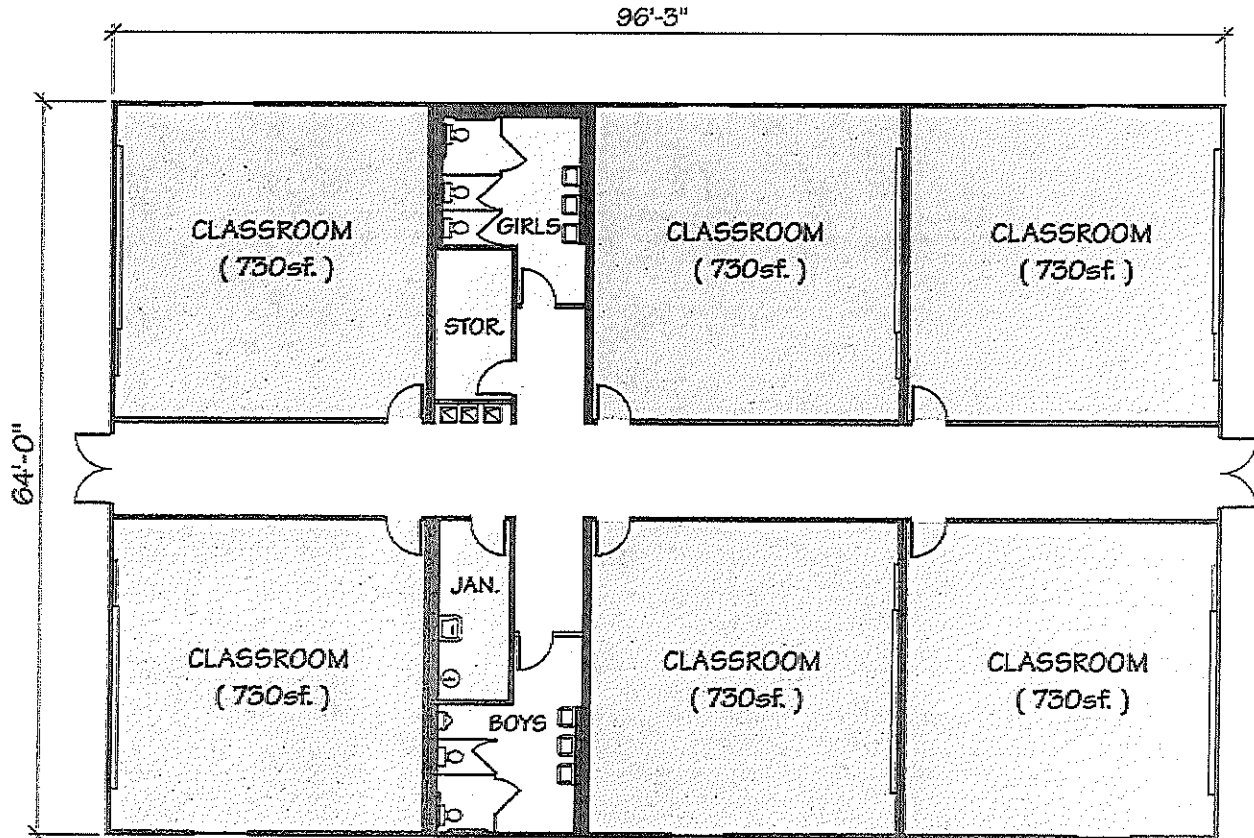
<https://www.ultraplay.com/prod/>


Similar Products

Description

Keegan's Kastle features a challenging 4' Vine Climber and Beanstalk Climber, while also

Future ANNEX



 <p>RAMTECH Building Systems <small>© 2011 Ramtech Building Systems, Inc.</small></p>	CLA-6160-A	6,160 Sq. Ft.	CONTACT INFORMATION 1400 U.S. Highway 257 South Wansfield, TX 76063-5739 (800) 565-9376 (817) 473-9376 Fax info@ramtechgroup.com
	SIX CLASSROOM BLDG. WITH RESTROOMS		



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **JOHNSTON INSTITUTE INC** Control Number: **15083651**

Business Type: **Domestic Nonprofit Corporation** Business Status: **Active/Compliance**

NAICS Code: **Educational Services** NAICS Sub Code: **Elementary and Secondary Schools**

Principal Office Address: **602 East Church Street, Monroe, GA, 30655, USA** Date of Formation / Registration Date: **8/21/2015**

State of Formation: **Georgia** Last Annual Registration Year: **2022**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Rita Dickinson, E**

Physical Address: **602 E Church Street, Monroe, GA, 30655, USA**

County: **Walton**

OFFICER INFORMATION

Name	Title	Business Address
Fonda Lisa Smith	Secretary	2665 Sleepy Hollow, Monroe, GA, 30656, USA
Melinda Quinn	CEO	1707 Dogwood Tr, Monroe, GA, 30655, USA
Melinda Quinn	CFO	1707 Dogwood Tr, Monroe, GA, 30655, USA

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at 611 Davis St to be considered for a Conditional Use to allow Education Facilities—Schools in a R2 Zoning. A public hearing will be held before the Monroe Planning and Zoning Commission at City Hall Auditorium at 215 N. Broad Street on November 16, 2021 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 611 Davis St to be considered for a Conditional Use to allow for Educational Facilities--Schools in a R2 Zoning. A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on December 14, 2021 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 31, 2021



October 28, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for November 16, 2021 to consider an application for a conditional use as an educational facility for a private school at 611 Davis St. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on October 31, 2021.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the conditional use request for 611 Davis St. will be as follows:

- Planning Commission—November 16, 2021 at 5:30pm
- City Council—December 14, 2021 at 6:00pm

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

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

Sincerely,

Laura Wilson
Code Department Assistant

Notification letters were sent to the following tenants and property owners concerning the conditional use application at 611 Davis St

1. GARCIA ALMA GABINA ANGULO &
GARCIA MARIA DE LALUZ
615 DAVIS ST
MONROE, GA 30655

2. H A APTS & HOUSES LLC
P O BOX 391
MONROE, GA 30655

3. MCDONALD BOBBY J (DECEASED)
123 FORD STREET
MONROE, GA 30655
 - a. 608 Davis St
 - b. 606 Davis St

4. HOLBROOK CATHERINE WILLIAMS
612 E CHURCH STREET
MONROE, GA 30655

5. PEIFFER JERRI
608 E CHURCH ST
MONROE, GA 30655



BENTON & BENTON

ATTORNEYS AT LAW

June 30, 2021

Patrick Kelley
Code Enforcement Director
City of Monroe
P.O. Box 725
Monroe, GA 30655

Re: Notice of Appeal by Gerald Atha from Denial of Building Permit by Monroe Corridor Commission on June 15, 2021

Dear Mr. Kelley:

Gerald Atha hereby appeals the decision of the Monroe Corridor Commission, rendered in a public meeting on June 15, 2021. Mr. Atha was aggrieved by their decision to deny him a building permit. This decision was arbitrary and capricious and violates the constitutional rights of Mr. Atha. The Corridor Commission abused its discretion in reaching its decision.

This appeal is made pursuant to Section 643 Corridor Design Overlay District, Section 643.4(8) Appeal to Mayor and Council; Building Permits. Said appeal has been timely filed. Mr. Atha respectfully requests a hearing before the Mayor and Council to address this appeal.

Respectfully submitted,

BENTON & BENTON, LLC

Eugene M. Benton

cc: Gerald Atha



COMPREHENSIVE PLAN

CITY OF MONROE CITY COUNCIL
PUBLIC HEARING
DECEMBER 14, 2021

MARILYN HALL, AICP
HALL CONSULTING, INC.

TONIGHT'S AGENDA



What is a
Comprehensive Plan



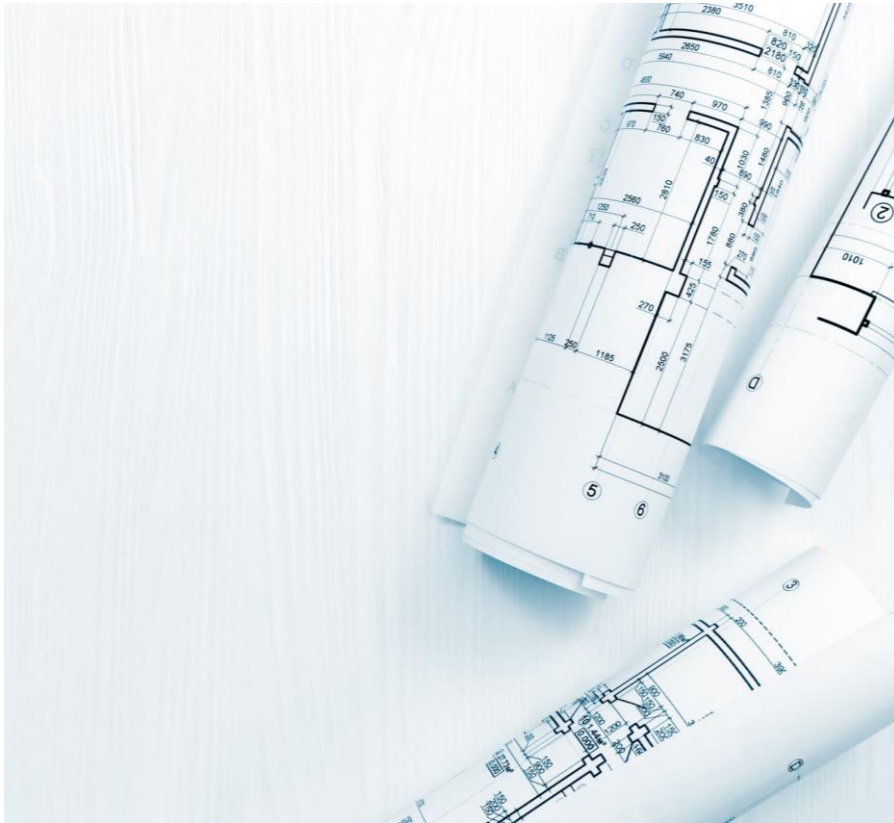
Community
Engagement Program



Schedule



Questions and
Comments



WHAT IS A COMPREHENSIVE PLAN?

- 20-year blueprint to guide growth
- Basis for future zoning and capital facilities decisions
- Update required every 5 years
- Allows for State funding

COMPONENTS OF THE PLAN



Identification of Potential Issues and Opportunities



Analysis of Existing Development Patterns



Analysis of Consistency with Quality Community Objectives



Supporting Analysis of Data and Information



Implementation Strategies

Population

Economic Development

Natural and Cultural Resources

Housing & Neighborhood
Development



COMPREHENSIVE PLAN ELEMENTS

Utilities, Infrastructure, &
Community Facilities

Land Use

Transportation

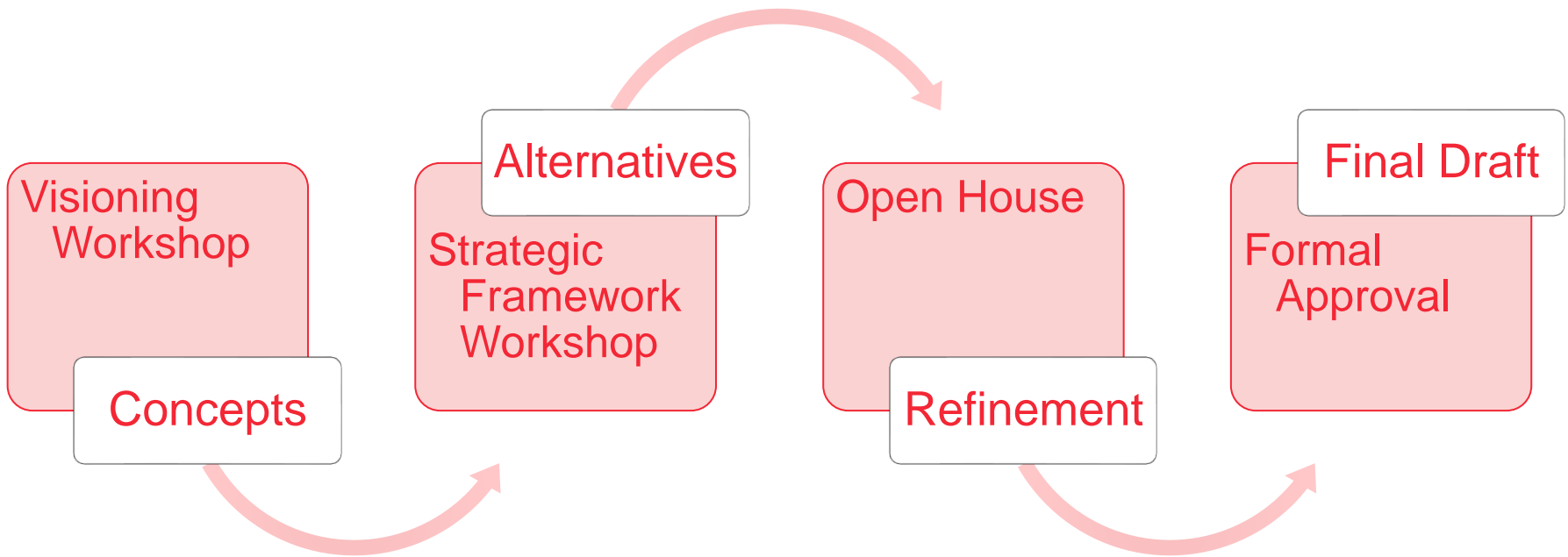
Parks, Recreation, Open Space, &
Trails/Sidewalks

Health & Wellness



COMPREHENSIVE PLAN ELEMENTS

COMMUNITY ENGAGEMENT WORKSHOPS



COMMUNITY ENGAGEMENT & OUTREACH



Monroe-compplan.com



Flyers



Stakeholder Interviews



Steering Committee Meetings



Public Hearings

December 14

April 12

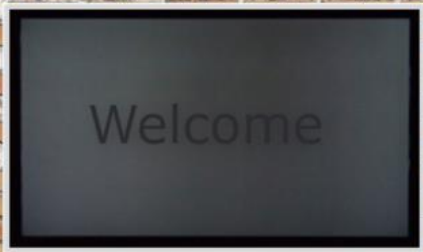


Comment Forms

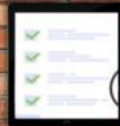


Surveys

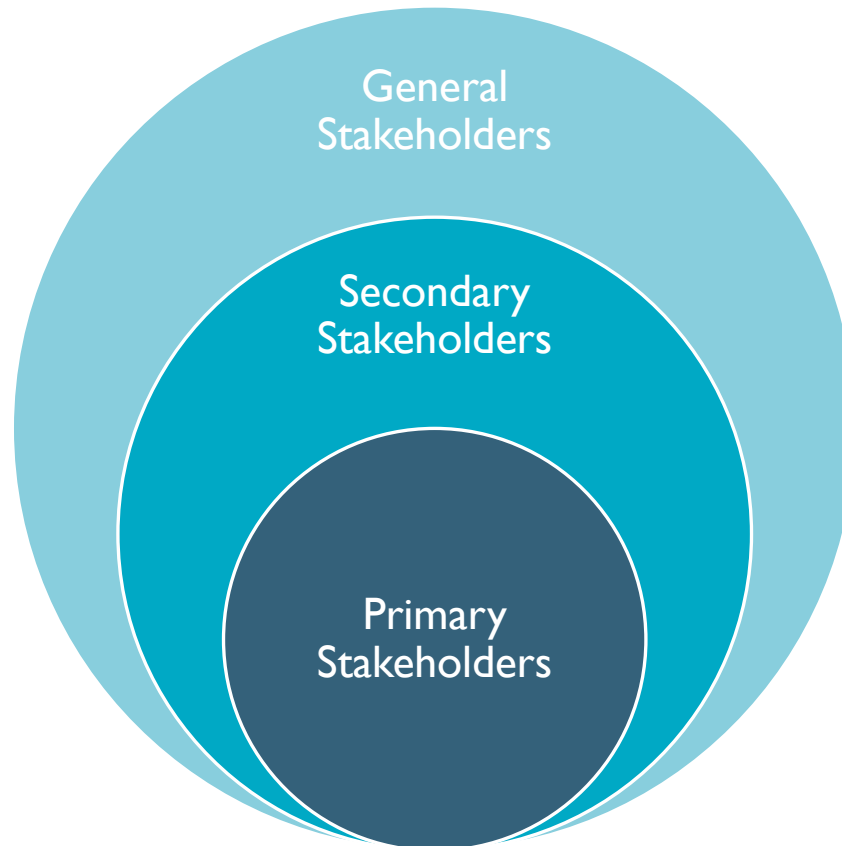
MONROE-COMPPLAN.COM



Comprehensive Plan Participant Survey Another Document



STAKEHOLDER IDENTIFICATION



COMPREHENSIVE PLAN TIMELINE



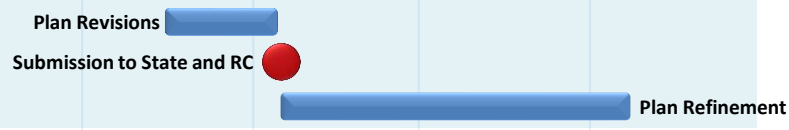
Phase One: Project Kickoff

Build Community Participation Plan

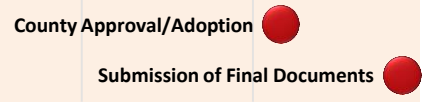
Phase Two: Plan Development



Phase Three: Plan Refinement



Phase Four: Plan Adoption and Approval



IMPORTANT DATES

Month	Date/ Time	Event	Location
December	12/7 6pm	Community Engagement Plan	Council Work Session
December	12/14 6pm	Public Hearing/Kickoff	Council Regular Session
December	12/17	Steering Committee 1	Tbd – lunch
January	1/13 6pm	Public Workshop 1	The Factory at Walton Mill
January		Steering Committee 2	Tbd
February		Public Workshop 2	Team Up
February		Steering Committee 3	Tbd
March		Public Workshop 3	Tbd
March		Steering Committee 4	Tbd
April	4/12	Public Hearing	Council Regular Session
June	6/14	City Council Adoption	Council Regular Session



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-08-2021
Description: **REZONE CASE #:** 343, Applicant Patricia Goga, Lot 16 of Meadowbrook Estates, 0 Oakland Ridge. Requesting a rezone from R1 county to R1 City. The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine all of their properties inside the City.

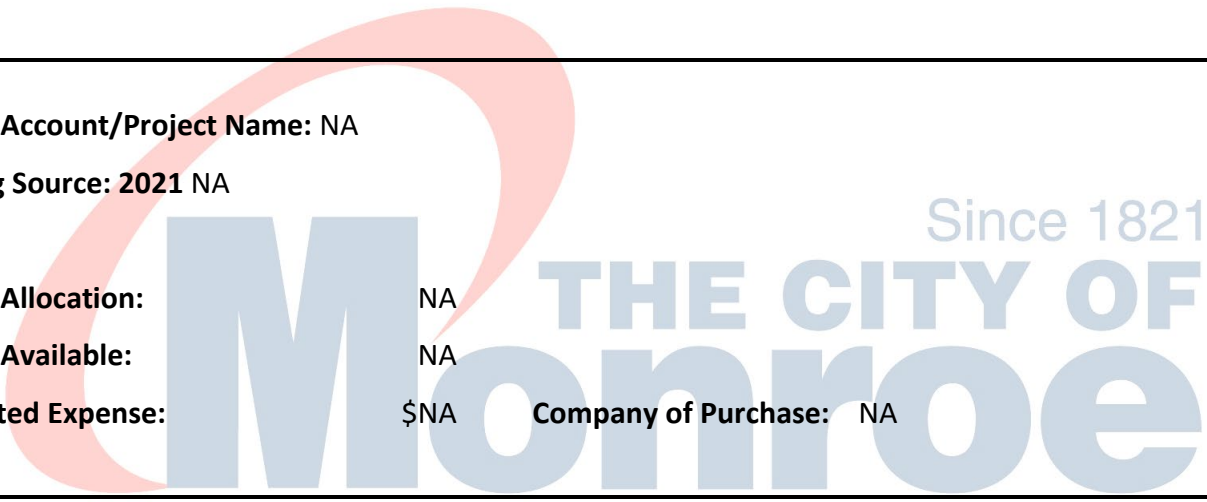
Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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



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

Background: The applicant is requesting approval of a rezone in order to combine their properties together onto one lot. The subject property is currently located in unincorporated Walton County. An annexation request to bring the property into the City was submitted along with this rezone request. The property is currently developed with a shed, gazebo, and garden. The applicant is requesting a rezone to the R-1 (Large Lot Residential District) in order to combine their existing R-1 property inside the City with their unincorporated property.

Attachment(s): Application, Staff report and Supporting documentation.



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

APPLICATION SUMMARY

REZONE CASE #: 343

DATE: November 5, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Patricia Goga

PROPERTY OWNER: Patricia Diane Goga & Christopher Paul Goga

LOCATION: South side of Oakland Ridge – Lot 16 Meadowbrook Estates

ACREAGE: ±0.720

EXISTING ZONING: R-1 (Walton County – Single-Family Residential District)

EXISTING LAND USE: Gazebo, garden, and shed

ACTION REQUESTED: Rezone (Walton County) R-1 to R-1 (City of Monroe – Large Lot Residential District)

REQUEST SUMMARY: The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine all of their properties inside the City.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: November 16, 2021

CITY COUNCIL: December 14, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to combine their properties together onto one lot. The subject property is currently located in unincorporated Walton County. An annexation request to bring the property into the City was submitted along with this rezone request. The property is currently developed with a shed, gazebo, and garden. The applicant is requesting a rezone to the R-1 (Large Lot Residential District) in order to combine their existing R-1 property inside the City with their unincorporated property.

PROPOSED PROJECT SUMMARY:

- Rezone of unincorporated lot inside Meadowbrook Estates, to be combined with property owner’s existing lot inside the City
 - Lot Size – 31,388 Sf (0.72 Acres)
 - Existing Neighborhood – Meadowbrook Estates
 - Lot Info – Lot 16 of Meadowbrook Estates

STAFF ANALYSIS

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

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The property is a partially developed lot located in unincorporated Walton County. The property is currently zoned R-1 (Single-Family Residential District) in Walton County. The property is an existing lot located in the Meadowbrook Estates subdivision. The property is owned by the owner of an adjoining lot located inside the City boundary. The property owner would like to annex the property into the City, and rezone the property with the same zoning as their existing lot. After annexing the property into the City, the property owner would like to combine their existing residential lot to the annexed lot. Currently, this is not possible with one lot inside the City and the other lot is in unincorporated.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1 (Large Lot Residential District) to allow for the combination of their City and unincorporated Walton County properties.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** The requested R-1 (Large Lot Residential District) zoning is identical to other City properties located inside the Meadowbrook Estates subdivision. The requested annexation and rezone should have no adverse effects on any neighboring property.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested annexation and subsequent rezone are for an existing lot inside the Meadowbrook Estates subdivision. The requested rezone should have absolutely no impact on existing infrastructure or City services.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Residential. This rezone request is consistent with the intent of the Future Land Use Map.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The intent of this rezone request is to allow the property owner to combine both of their properties together as one parcel inside the City.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as submitted without conditions.



City of Monroe

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

REZONE & ANNEXATION PERMIT

PERMIT #:	343	DESCRIPTION:	REZONING & ANNEXATION
JOB ADDRESS:	0 OAKLAND RIDGE	LOT #:	
PARCEL ID:	NM09B033	BLK #:	
SUBDIVISION:		ZONING:	County R-1
ISSUED TO:	Patricia Goga	CONTRACTOR:	Patricia Goga
ADDRESS:	1167 Golfview Ter	ADDRESS:	1167 Golfview Ter
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	10/29/2021
VALUATION:	\$ 0.00	EXPIRATION:	4/27/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-01	SINGLE FAMILY REZONE OR VAR REQUEST	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

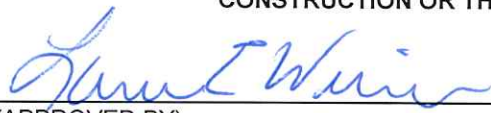
NOTES:

The Planning Commission will hear this request for a Rezone and Annexation of the property located at 0 Oakland Ridge, tax parcel NM09B033 on November 16, 2021 at 5:30pm and The Mayor and City Council will hear this request on December 14, 2021 at 6:00ppm. Both meeting will be held in the City Council Chambers at City Hall, located at 215 N. Broad St Monroe, GA 30655.

NOTICE

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 (APPROVED BY)

10/29/21
 DATE

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION Lot #16 B Meadowbrook Estates, Oakland Ridge, Monroe
 COUNCIL DISTRICT 6
 MAPNUMBER _____
 PARCEL NUMBER NM09B033
- II. PRESENT ZONING R1 REQUESTED ZONING R1
- III. ACREAGE .34 PROPOSED USE Accessory
- IV. OWNER OF RECORD Patricia Diane Goga & Christopher Paul Goga
 ADDRESS 1167 Golfview Ter., Monroe, Ga 30655-2232

RECEIVED
10/5/21
#343

PHONE NUMBER 770-207-7115 Email diane.goga@outlook.com

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

- V. ANALYSIS:
 - 1. A description of all existing uses and zoning of nearby property
Residential R1
 - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification None
 - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Current year fair market value from tax statement \$33,000
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification Same \$33,000
 - 5. A description of the suitability of the subject property under the existing zoning classification
Accessory Building; to combine with existing residence.
 - 6. A description of the suitability of the subject property under the proposed zoning classification of the property
Subject property will be combined with existing residence.

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property Gazebo, garden and shed.

- 8. The length of time the property has been vacant or unused as currently zoned _____
The lot has been used only as a garden unqualified-vacant

- 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 Continue to use as a garden.

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.

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LEGAL DESCRIPTION
1167 Golfview Terrace, Monroe, Georgia 30655

All that tract or parcel of land lying and being in Land Lot 33, 3rd District, Walton County, Georgia, and being more particularly described as follows:

Beginning at a 1-inch crimp top pipe found on the Easterly right-of-way of Golfview Terrace, said point being 229.41 feet as measured on a Southerly direction from the intersection of said right-of-way and the Southwesterly right-of-way of Oakland Ridge; thence leaving said right-of-way of Golfview Terrace South 67°48'20" East a distance of 56.31 feet to a valve found; thence South 34°40'46" East a distance of 99.25 feet to a ¾ inch rebar found; thence North 55°06'00" East a distance of 149.84 feet to a ¾ inch open top pipe found on the Southwesterly right-of-way of Oakland Ridge; thence along said right-of-way South 34°02'42" East a distance of 99.99 feet to a ½ inch rebar found; thence leaving said right-of-way South 55°07'27" West a distance of 148.54 feet to a ¾ inch open top pipe found; thence North 72°32'46" west a distance of 211.86 feet to a 1-inch open top pipe found on the Easterly right-of-way of Golfview Terrace; thence along said right-of-way North 16°43'41" East a distance of 126.77 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 0.720 acres.

Rezoning Application
Page Three (3)

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

Owner of property (signature) Patricia W. Hoga Christopher P. Hoga
Address 1167 Golfview Ter., Monroe, Ga. 30655
Phone Number 770-207-7115

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

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

Laura E. Wilson (Notary Public) 10/15/2021 (Date)

My Commission Expires August 15, 2023



Rezoning 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 County _____ to City _____ located at Lot #16 B Oakland Ridge, Monroe, Ga., containing .34 acre(s), property owner being Patricia Diane Goga & Christopher Paul Goga filed on _____.

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:

Rezoning Application

Page five (5)

For any application for P, B-1, B-2, B-3 or M-I districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1/R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
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- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
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4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application

PETITION REQUESTING ANNEXATION
CITY OF MONROE, GEORGIA

Date: 5 October 2021

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

- 1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.
- 2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: Lot #16 B Meadowbrook Estates, Oakland Ridge, Monroe, 30655

Tax Map Number: NM09B033

See Attached Legal Description and Boundary Survey.

- 3. It is requested that this territory to be annexed shall be zoned R1 for the following reasons: To combine two existing lots together into one city lot.
- _____
- _____
- _____

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

Patricia Diane Goga and Christopher Paul Goga

Patricia Diane Goga

Christopher Paul Goga

Owners Address: 1167 Golfview Ter.

Monroe, Ga. 30655-2232



Date: September 30, 2021

In Re: Utilities

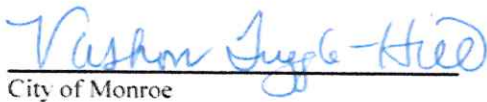
To Whom It May Concern:

The City of Monroe offers five different utilities in our service territory. The five utilities are: electricity, natural gas, water, wastewater and telecommunication.

The utilities checked below are available at Parcel NM09B033, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

Please contact our office for any additional information needed. We look forward to serving your utility needs.



City of Monroe

215 North Broad Street • Post Office Box 725 • Monroe, Georgia 30655
Telephone 770-267-3429 • customerservice@monroega.gov



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

Receipt Number: R00288548

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 10/29/2021 12:43:29 PM

108

Transaction Code: BP - Building Projects Payment

Name: Goga, Patricia \$100.00

Total Balance Due: \$100.00

Payment Method: Check Payn Reference: 4885

Amount: \$100.00

Total Payment Received: \$100.00

Change: \$0.00



CODE DEPARTMENT

October 19, 2021

Walton County Board of Commissioners
303 S. Hammond Dr.
Suite 330
Monroe, GA 30655

RE: Annexation and rezone of Parcel NM09B033

Dear Commissioners,

Please be advised that the City of Monroe, Georgia by the authority vested in the Mayor and City Council of the City of Monroe, Georgia, by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, a petition of annexation, or upon the adoption of a resolution for annexation by the City of Monroe in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9. This letter also serves as notice of the application for zoning or rezoning in accordance with O.C.G.A. § 36-36-111, of the proposed zoning and land use for such annexed property.

See Exhibit "A" attached.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Monroe, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Additionally, in accordance with O.C.G.A. § 36-36-11, a public hearing on the property to be annexed as R-1 City will be held on November 16, 2021 at 215 N. Broad St. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify Patrick Kelley with in thirty (30) calendar days of the receipt of this notice.

Sincerely,

Laura Wilson
Code Department Assistant



October 28, 2021

To Whom It May Concern:

Please accept this letter as official notification of a Public Hearing before the Planning Commission on November 16, 2021 to consider an application for rezoning and annexation of .34 acre located on Oakland Ridge Monroe, GA 30655; tax parcel NM09B033. The property is currently zoned R-1 County with a request to change the zoning classification to R-1 City. As an adjacent property owner, you are officially being notified of this request.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for tax parcel # NM09B003 on Oakland Ridge will be as follows:

- Planning and Zoning Commission—November 16, 2021 at 5:30pm
- City Council—December 14, 2021 at 6:00pm

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

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

Sincerely,

Laura Wilson
Code Department Assistant

Notification letters were sent to the following address regarding the rezone and annexation request (#343) of 0 Oakland Ridge—tax parcel NM09B033

- 1. MCGAUGHEY HARRY H JR &
MCGAUGHEY JAN B
1165 GOLFVIEW TERRACE
MONROE, GA 30655

- 2. CONNER AUBREY LISA
271 STOCK GAP ROAD
MONROE, GA 30656
 - a. Physical Address: 1102 Hardwood Rd

- 3. MURRAY AND HAWK LLC
P O BOX 1065
MONROE, GA 30655
 - a. Physical Address: 1100 Hardwood Rd

- 4. WILLIAMSON HUGH B IV
P O BOX 430
MONROE, GA 30655
 - a. Physical Address: 643 Oakland Ridge

- 5. BROWN E BRANDON &
BROWN KIMBERLY
644 OAKLAND RIDGE
MONROE, GA 30655

- 6. TODD ETHAN JOHN
640 OAKLAND RIDGE
MONROE, GA 30655

- 7. HAMM CHARLES S &
HAMM CHARLOTTE R
632 OAKLAND RIDGE
MONROE, GA 30655

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at 0 Oakland Ridge to be rezoned from R1 County to R1 City and Annexed.

A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on November 16, 2021 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 0 Oakland Ridge to be rezoned from R1 County to R1 City and Annexed.

A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on December 14, 2021 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 31, 2021



To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 11-08-2021

Description: **REZONE CASE #:** 343, Applicant Patricia Goga, Lot 16 of Meadowbrook Estates, 0 Oakland Ridge. Requesting a rezone from R1 county to R1 City. The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine all of their properties inside the City.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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



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

Background: The applicant is requesting approval of a rezone in order to combine their properties together onto one lot. The subject property is currently located in unincorporated Walton County. An annexation request to bring the property into the City was submitted along with this rezone request. The property is currently developed with a shed, gazebo, and garden. The applicant is requesting a rezone to the R-1 (Large Lot Residential District) in order to combine their existing R-1 property inside the City with their unincorporated property.

Attachment(s): Application, Staff report and Supporting documentation.



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

APPLICATION SUMMARY

REZONE CASE #: 343

DATE: November 5, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Patricia Goga

PROPERTY OWNER: Patricia Diane Goga & Christopher Paul Goga

LOCATION: South side of Oakland Ridge – Lot 16 Meadowbrook Estates

ACREAGE: ±0.720

EXISTING ZONING: R-1 (Walton County – Single-Family Residential District)

EXISTING LAND USE: Gazebo, garden, and shed

ACTION REQUESTED: Rezone (Walton County) R-1 to R-1 (City of Monroe – Large Lot Residential District)

REQUEST SUMMARY: The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine all of their properties inside the City.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: November 16, 2021

CITY COUNCIL: December 14, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to combine their properties together onto one lot. The subject property is currently located in unincorporated Walton County. An annexation request to bring the property into the City was submitted along with this rezone request. The property is currently developed with a shed, gazebo, and garden. The applicant is requesting a rezone to the R-1 (Large Lot Residential District) in order to combine their existing R-1 property inside the City with their unincorporated property.

PROPOSED PROJECT SUMMARY:

- Rezone of unincorporated lot inside Meadowbrook Estates, to be combined with property owner’s existing lot inside the City
 - Lot Size – 31,388 Sf (0.72 Acres)
 - Existing Neighborhood – Meadowbrook Estates
 - Lot Info – Lot 16 of Meadowbrook Estates

STAFF ANALYSIS

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

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The property is a partially developed lot located in unincorporated Walton County. The property is currently zoned R-1 (Single-Family Residential District) in Walton County. The property is an existing lot located in the Meadowbrook Estates subdivision. The property is owned by the owner of an adjoining lot located inside the City boundary. The property owner would like to annex the property into the City, and rezone the property with the same zoning as their existing lot. After annexing the property into the City, the property owner would like to combine their existing residential lot to the annexed lot. Currently, this is not possible with one lot inside the City and the other lot is in unincorporated.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1 (Large Lot Residential District) to allow for the combination of their City and unincorporated Walton County properties.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** The requested R-1 (Large Lot Residential District) zoning is identical to other City properties located inside the Meadowbrook Estates subdivision. The requested annexation and rezone should have no adverse effects on any neighboring property.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested annexation and subsequent rezone are for an existing lot inside the Meadowbrook Estates subdivision. The requested rezone should have absolutely no impact on existing infrastructure or City services.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Residential. This rezone request is consistent with the intent of the Future Land Use Map.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The intent of this rezone request is to allow the property owner to combine both of their properties together as one parcel inside the City.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as submitted without conditions.



City of Monroe

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

REZONE & ANNEXATION PERMIT

PERMIT #:	343	DESCRIPTION:	REZONING & ANNEXATION
JOB ADDRESS:	0 OAKLAND RIDGE	LOT #:	
PARCEL ID:	NM09B033	BLK #:	
SUBDIVISION:		ZONING:	County R-1
ISSUED TO:	Patricia Goga	CONTRACTOR:	Patricia Goga
ADDRESS:	1167 Golfview Ter	ADDRESS:	1167 Golfview Ter
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	10/29/2021
VALUATION:	\$ 0.00	EXPIRATION:	4/27/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-01	SINGLE FAMILY REZONE OR VAR REQUEST	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00


NOTES:

The Planning Commission will hear this request for a Rezone and Annexation of the property located at 0 Oakland Ridge, tax parcel NM09B033 on November 16, 2021 at 5:30pm and The Mayor and City Council will hear this request on December 14, 2021 at 6:00ppm. Both meeting will be held in the City Council Chambers at City Hall, located at 215 N. Broad St Monroe, GA 30655.

NOTICE

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

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


 (APPROVED BY)

10/29/21
 DATE

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION Lot #16 B Meadowbrook Estates, Oakland Ridge, Monroe
 COUNCIL DISTRICT 6
 MAPNUMBER _____
 PARCEL NUMBER NM09B033
- II. PRESENT ZONING R1 REQUESTED ZONING R1
- III. ACREAGE .34 PROPOSED USE Accessory
- IV. OWNER OF RECORD Patricia Diane Goga & Christopher Paul Goga
 ADDRESS 1167 Golfview Ter., Monroe, Ga 30655-2232

RECEIVED
10/5/21
#343

PHONE NUMBER 770-207-7115 Email diane.goga@outlook.com

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

- V. ANALYSIS:
 1. A description of all existing uses and zoning of nearby property
Residential R1
 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification None
 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Current year fair market value from tax statement \$33,000
 4. The value of the property contained in the application for rezoning under the proposed zoning Classification Same \$33,000
 5. A description of the suitability of the subject property under the existing zoning classification
Accessory Building; to combine with existing residence.
 6. A description of the suitability of the subject property under the proposed zoning classification of the property
Subject property will be combined with existing residence.

Rezoning Application
Page Two (2)

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The lot has been used only as a garden unqualified-vacant

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Said tract or parcel of land containing 0.720 acres.

Rezoning Application
Page Three (3)

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Owner of property (signature) Patricia W. Hoga Christopher P. Hoga
Address 1167 Golfview Ter., Monroe, Ga. 30655
Phone Number 770-207-7115

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

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

Laura E. Wilson (Notary Public) 10/15/2021 (Date)

My Commission Expires August 15, 2023



Rezoning 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 County _____ to City _____ located at Lot #16 B Oakland Ridge, Monroe, Ga., containing .34 acre(s), property owner being Patricia Diane Goga & Christopher Paul Goga filed on _____.

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(\$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
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 - 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
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Rezoning Application

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- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1/R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
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- the minimum square footage of landscaped area
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- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
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1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application

PETITION REQUESTING ANNEXATION
CITY OF MONROE, GEORGIA

Date: 5 October 2021

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: Lot #16 B Meadowbrook Estates, Oakland Ridge, Monroe, 30655

Tax Map Number: NM09B033

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned R1 for the following reasons: To combine two existing lots together into one city lot.
- _____
- _____
- _____

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

Patricia Diane Goga and Christopher Paul Goga

Patricia Diane Goga

Christopher Paul Goga

Owners Address: 1167 Golfview Ter.

Monroe, Ga. 30655-2232



Date: September 30, 2021

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers five different utilities in our service territory. The five utilities are: electricity, natural gas, water, wastewater and telecommunication.

The utilities checked below are available at Parcel NM09B033, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

Please contact our office for any additional information needed. We look forward to serving your utility needs.

Vashon Suggs-Hill

 City of Monroe

215 North Broad Street • Post Office Box 725 • Monroe, Georgia 30655
 Telephone 770-267-3429 • customerservice@monroega.gov



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

Receipt Number: R00288548

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 10/29/2021 12:43:29 PM

127

Transaction Code: BP - Building Projects Payment

Name: Goga, Patricia **\$100.00**

Total Balance Due: \$100.00

Payment Method: Check Payn Reference: 4885

Amount: \$100.00

Total Payment Received: \$100.00

Change: \$0.00



CODE DEPARTMENT

October 19, 2021

Walton County Board of Commissioners
303 S. Hammond Dr.
Suite 330
Monroe, GA 30655

RE: Annexation and rezone of Parcel NM09B033

Dear Commissioners,

Please be advised that the City of Monroe, Georgia by the authority vested in the Mayor and City Council of the City of Monroe, Georgia, by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, a petition of annexation, or upon the adoption of a resolution for annexation by the City of Monroe in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9. This letter also serves as notice of the application for zoning or rezoning in accordance with O.C.G.A. § 36-36-111, of the proposed zoning and land use for such annexed property.

See Exhibit "A" attached.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Monroe, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Additionally, in accordance with O.C.G.A. § 36-36-11, a public hearing on the property to be annexed as R-1 City will be held on November 16, 2021 at 215 N. Broad St. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify Patrick Kelley with in thirty (30) calendar days of the receipt of this notice.

Sincerely,

Laura Wilson
Code Department Assistant

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AREA 7.720 ACRES 31,388 SQ. FEET

SCALE: 1" = 30'

OWNER CONTRACT INFORMATION: 1167 COLANNEY TERRACE MONROE, GA 30655

FLOOD HAZARD STATEMENT: THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD)...

SURVEYORS CERTIFICATION: As required by subsection (b) of O.C.G.A. section 15-8-67, this plat has been prepared by subsection (d) of O.C.G.A. section 15-8-67...

PURPOSE: FOR THE PURPOSE OF RECORDING INTO THE CITY OF MONROE

NOTE: MAY BE COULDED

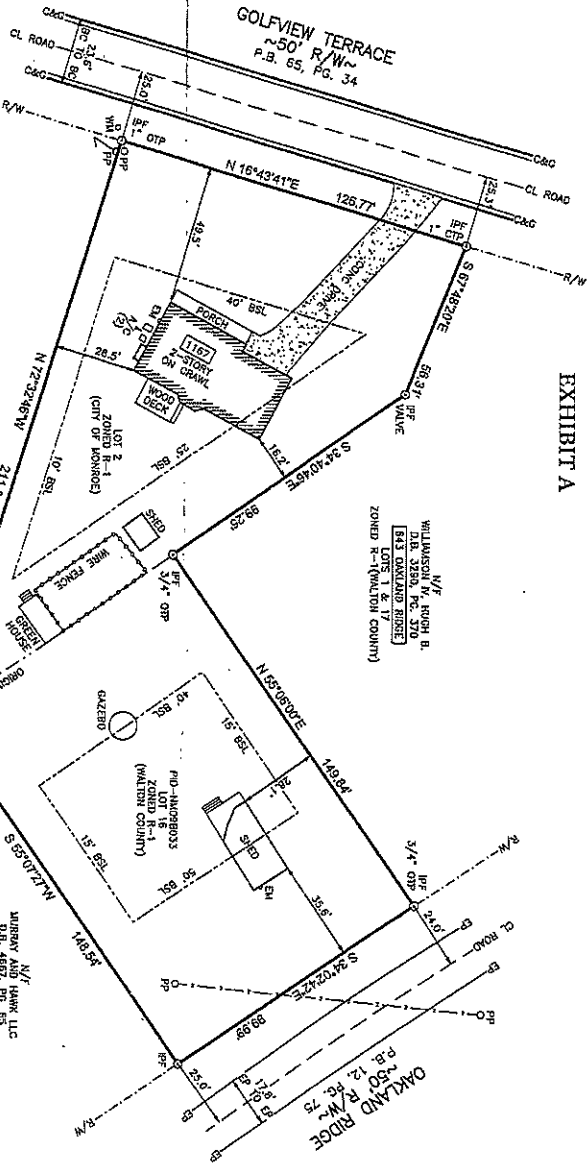
NOTES: FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASUREMENT DEVICE...



LEGEND table with symbols for AIR CONDITIONING, ACROBATHING, BACK OF CURB, etc.

ZONING INFORMATION: ZONING PER WALTON COUNTY, GA BUILDING SETBACK REQUIREMENTS: FRONT - 10'...

NOTES: IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE LAW...



LEGAL REFERENCES: D.B. 4381, P.C. 444; D.B. 4381, P.C. 450; P.B. 12, P.C. 75

UTILITY PROTECTION CENTER: IF YOU ARE GEORGIA, CALL US FIRST! 811 ITS THE LAW

CERTIFICATION OF APPROVAL FOR RECORDING: THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILINGS...

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-8-67, THIS SURVEY HAS BEEN PREPARED BY A LICENSED SURVEYOR...

NOTES: INFORMATION REGARDING THE REPORTED PERSONS, TITLE, AND SHADINGS IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION...

NOTES: UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT REGARD FOR ANY ASSUMPTION OF TITLE, NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSS RESULTING FROM THE USE OF THIS SURVEY...

REVISIONS: PROJECT DESCRIPTION: COOPERATION PLAT FOR PATRICIA D. AND CHRISTOPHER P. GOGA

ADAM & LEE LAND SURVEYING: 5640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770)554-8995

Professional seals for James A. Jacobs and Adam & Lee Land Surveying, Inc.



October 28, 2021

To Whom It May Concern:

Please accept this letter as official notification of a Public Hearing before the Planning Commission on November 16, 2021 to consider an application for rezoning and annexation of .34 acre located on Oakland Ridge Monroe, GA 30655; tax parcel NM09B033. The property is currently zoned R-1 County with a request to change the zoning classification to R-1 City. As an adjacent property owner, you are officially being notified of this request.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for tax parcel # NM09B003 on Oakland Ridge will be as follows:

- Planning and Zoning Commission—November 16, 2021 at 5:30pm
- City Council—December 14, 2021 at 6:00pm

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

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

Sincerely,

Laura Wilson
Code Department Assistant

Notification letters were sent to the following address regarding the rezone and annexation request (#343) of 0 Oakland Ridge—tax parcel NM09B033

- 1. MCGAUGHEY HARRY H JR &
MCGAUGHEY JAN B
1165 GOLFVIEW TERRACE
MONROE, GA 30655

- 2. CONNER AUBREY LISA
271 STOCK GAP ROAD
MONROE, GA 30656
 - a. Physical Address: 1102 Hardwood Rd

- 3. MURRAY AND HAWK LLC
P O BOX 1065
MONROE, GA 30655
 - a. Physical Address: 1100 Hardwood Rd

- 4. WILLIAMSON HUGH B IV
P O BOX 430
MONROE, GA 30655
 - a. Physical Address: 643 Oakland Ridge

- 5. BROWN E BRANDON &
BROWN KIMBERLY
644 OAKLAND RIDGE
MONROE, GA 30655

- 6. TODD ETHAN JOHN
640 OAKLAND RIDGE
MONROE, GA 30655

- 7. HAMM CHARLES S &
HAMM CHARLOTTE R
632 OAKLAND RIDGE
MONROE, GA 30655

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at 0 Oakland Ridge to be rezoned from R1 County to R1 City and Annexed.

A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on November 16, 2021 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 0 Oakland Ridge to be rezoned from R1 County to R1 City and Annexed.

A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on December 14, 2021 at 6:00 P.M.

All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 31, 2021



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-08-2021
Description: Conditional use request at 611 Davis St. to expand the Monroe Country Day school. Case # 147. Schools are a conditional use in R1 and R2 zoning requiring Council approval.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Since 1821
 THE CITY OF
Company of Purchase: NA

Recommendation: City of Monroe, staff recommends approval of the requested Conditional Use as submitted without conditions.

Background: The owners of the Monroe Country Day School are petitioning for Conditional Use approval on this property in order to allow for expansion of an existing private school.

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



**Planning
City of Monroe, Georgia
CONDITIONAL USE STAFF REPORT**

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 147

DATE: November 5, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Johnson Institute Inc.

PROPERTY OWNER: Johnson Institute Inc.

LOCATION: South side of East Church Street and the north side of Davis Street – 602 E Church Street and 611 Davis Street

ACREAGE: ±2.72

EXISTING ZONING: R-1 (Large Lot Residential District) and R-2 (Multi-Family, High Density Residential District)

EXISTING LAND USE: School building with parking and accessory structures

REQUEST SUMMARY: The owners are petitioning for Conditional Use approval on this property in order to allow for expansion of an existing private school.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: November 16, 2021

CITY COUNCIL: December 14, 2021

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow for and expand an existing private school. The subject properties have been zoned R-1 (Large Lot Residential District) and R-2 (Multi-Family, High Density Residential District) since the adoption of zoning by the City. Private schools are permitted in the R-1 and R-2 zoning districts as a Conditional Use, which is the basis for this request.

PROPOSED PROJECT SUMMARY:

- Educational Facility – Private School
 - School Site Area – ±2.72 Acres
 - Total Students – 60
 - Total Staff – 5
 - Hours of Operation – Monday through Friday, 8 am to 4 pm
 - Expansions Proposed – Additional indoor and outdoor classroom spaces

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (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:** The existing private school is located in an historic school building that was constructed in 1914. The building was the location of a public school for many years. The City purchased the property in 2000 and operated it as a community center building before granting occupancy to the private school. The neighborhood surrounding the site has thrived for over 100 years without any negative impacts from the subject property. Allowing the private school and its proposed expansions will not negatively affect the neighborhood surrounding the site.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Private Schools in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** As described above, the school is located in a building which was constructed in 1914. The neighborhood surrounding the school site and the school site itself have coexisted harmoniously for many years.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Educational facilities such as public, private, and parochial schools are only permitted as Conditional Uses where allowed in the zoning districts in the Zoning Ordinance.
- (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:** Schools are generally considered an asset when located within a neighborhood. The existing private school and its proposed expansions will not result in negative impacts to the surrounding neighborhood or residences on adjoining properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The school site currently has two entrances off East Church Street. The site has abundant parking. Parking and drives are circulated around the school building which provide ample loading and unloading abilities for the school.
- (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:** Public services and utilities are currently serving the existing school site. The proposed additions to the school should not have any impact on the City’s abilities to continue to provide public services and utilities.
- (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: As previously stated, schools are generally considered an asset when located within a neighborhood. The existing private school and its proposed expansions will not result in negative impacts to the surrounding neighborhood or residences on adjoining properties.

(9) The use would not significantly increase congestion, noise, or traffic hazards: The school currently operates without any known issues resulting in increased congestion, noise, or traffic hazards to the surrounding neighborhood. The proposed additions to the school should not have any impact resulting in increased congestion, noise, or traffic hazards.

(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: The private school is a unique use which should not generate any type of domino effect resulting in negative land development trends surrounding the site.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	147	DESCRIPTION:	CONDITIONAL USE-EDUCATION
JOB ADDRESS:	611 DAVIS STREET	LOT #:	
PARCEL ID:	M0170167	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	Johnston Institute Inc	CONTRACTOR:	Johnston Institute Inc
ADDRESS:	602 E Church St	ADDRESS:	602 E Church St
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE VALUATION:	\$ 0.00	DATE ISSUED:	8/20/2021
SQ FT:	0.00	EXPIRATION:	2/16/2022
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-02	COMM-OTHER REZONE/VARIANCE	\$ 200.00
FEE TOTAL		\$ 200.00
PAYMENTS		\$- 200.00
BALANCE		\$ 0.00


NOTES:

This request is scheduled to be heard by the Planning Commission on November 16, 2021 at 5:30pm and by City Council on December 14, 2021 at 6:00pm; both meetings will be held in the City Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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



(APPROVED BY)

11/2/21
DATE



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

Receipt Number: R00264605
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 8/20/2021 1:25:41 PM

138

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 1479

Name: Johnston Institute Inc	\$200.00
Total Balance Due:	\$200.00
Amount:	\$200.00
Total Payment Received:	\$200.00
Change:	\$0.00

RECEIVED
AUG 19 2021
 BY: _____

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 611 Davis St & 602 E Church St Council District _____ / _____ Map and Parcel # M0170125
 Zoning R2 Acreage .5 Proposed Use School Road Frontage 110 ft. / on M0170167
Davis St (street or streets)

Applicant

Name Johnston Institute DBA Monroe Country Day School
 Address 602 E Church St
 Phone # 770.267.8955

Owner

Name Same
 Address _____
 Phone # _____

Request Type: (check one) Variance Conditional Use

director @ monroe school

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:
School classrooms & playground, building will ultimately hold 60 students, 5 staff, hours of operation are M-F 8 am - 4 pm, all student drop off and teacher parking will be at 602 E Church St.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
Current building will be demolished and land graded, new building with potential of 6 classrooms will be built, playground will be erected at rear of property. Adjacent building on one side is school.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
The proposed usage will improve the surrounding area. Usage will not be detrimental to area nor increase traffic. Parking will be at 602 E Church St.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
The property is currently being surveyed. All I want to do presently is put up fencing and a playground at the rear of the property. Eventually I will tear down the house and design a building, parking places & landscaping. I will return with that when design is complete.

State the particular hardship that would result from strict application of this Ordinance:
The house is currently unusable. I have talked to neighbors on Davis St & to neighbor behind on Church St. They are excited for the property to be a school annex and playground.

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 Rita Dickson Date: 8-19-21

**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 Rita Dickson Date: 8-19-21

Janalyne F. Walddrop Date: 8-19-21

Notary Public

Commission Expires: 10/9/22

I hereby withdraw the above application: Signature _____ Date _____



After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 21-172

space above line for recording

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 28TH day of May in the year two thousand and twenty one, between **H. A. PROPERTY INVESTMENTS, LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called "Grantor," and **JOHNSTON INSTITUTE, 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 (\$ 10.00) Dollars and other 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 City of Monroe, 419th G.M.D., Walton County, Georgia, located on the North side of Davis Street, beginning at an iron pin on Davis Street between said lot and Monroe Junior High School lot and running in a Northerly directions 192 feet to an iron pin; thence 105 feet in an Easterly direction to lands now or formerly owned by R. R. Shockley; thence 192 feet in a Southerly direction to Davis Street; thence Westerly 105 feet along the North side of Davis Street to the point of beginning.



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 GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

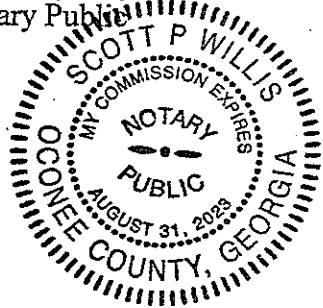
Signed, sealed and delivered in presence of:

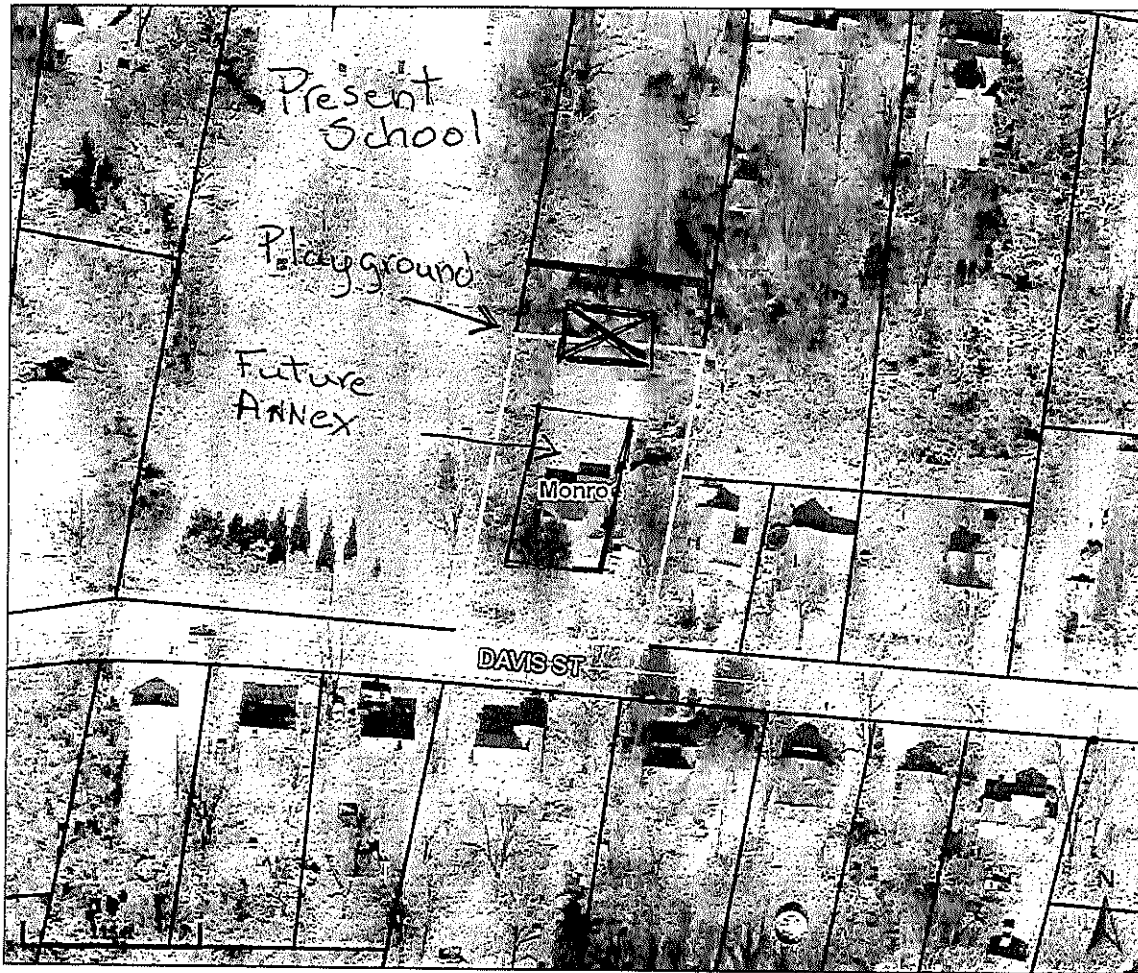
H. A. Property Investments, LLC
By Plaza Partners Two, LP, sole Member

By: Harry M. Arnold, Jr. (SEAL)
Harry M. Arnold, Jr., General Partner

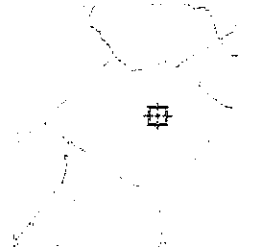
[Signature]
Witness

[Signature]
Notary Public





Overview



Legend

□ Parcels

Parcel ID	M0170167	Owner	HA PROPERTY INVESTMENTS LLC	Last 2 Sales			
Class Code	Residential		P O BOX 391	Date	Price	Reason	Qual
Taxing District	Monroe		MONROE, GA 30655	11/6/2012	\$6510	FI	U
Acres	0.46	Physical Address	611 DAVIS ST	1/10/2003	0	UI	U
		Appraised Value	Value \$44930				

(Note: Not to be used on legal documents)

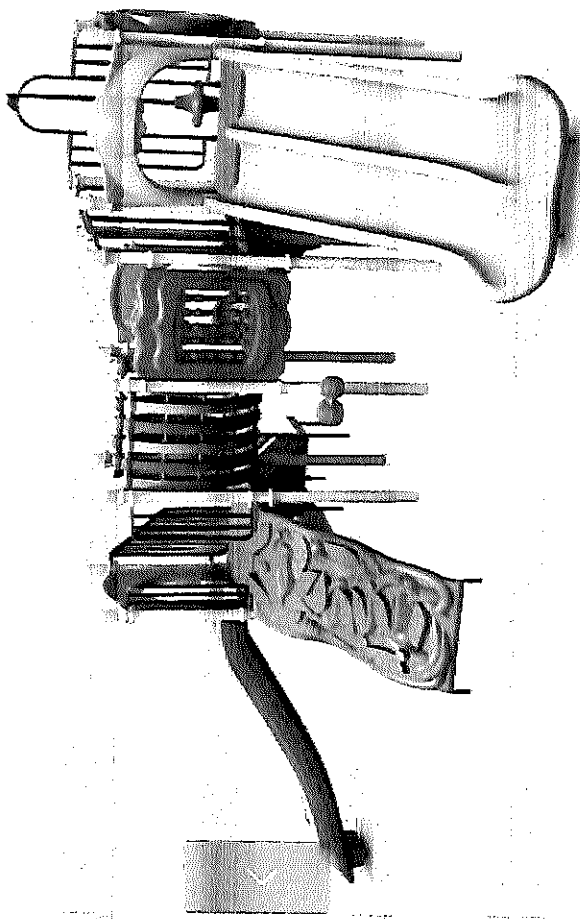
Date created: 8/19/2021
Last Data Uploaded: 8/19/2021 6:24:14 AM

Developed by Schneider
GEOSPATIAL

Call (888) 403-7684



Play Structures
Keegan's Kastle



Color

Natural

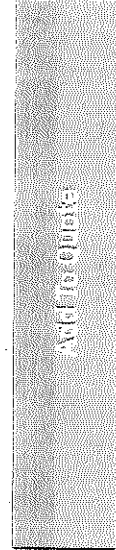


Mounting Option

Anchor Bolt

Quantity

1



<https://www.ultraplay.com/prod/>

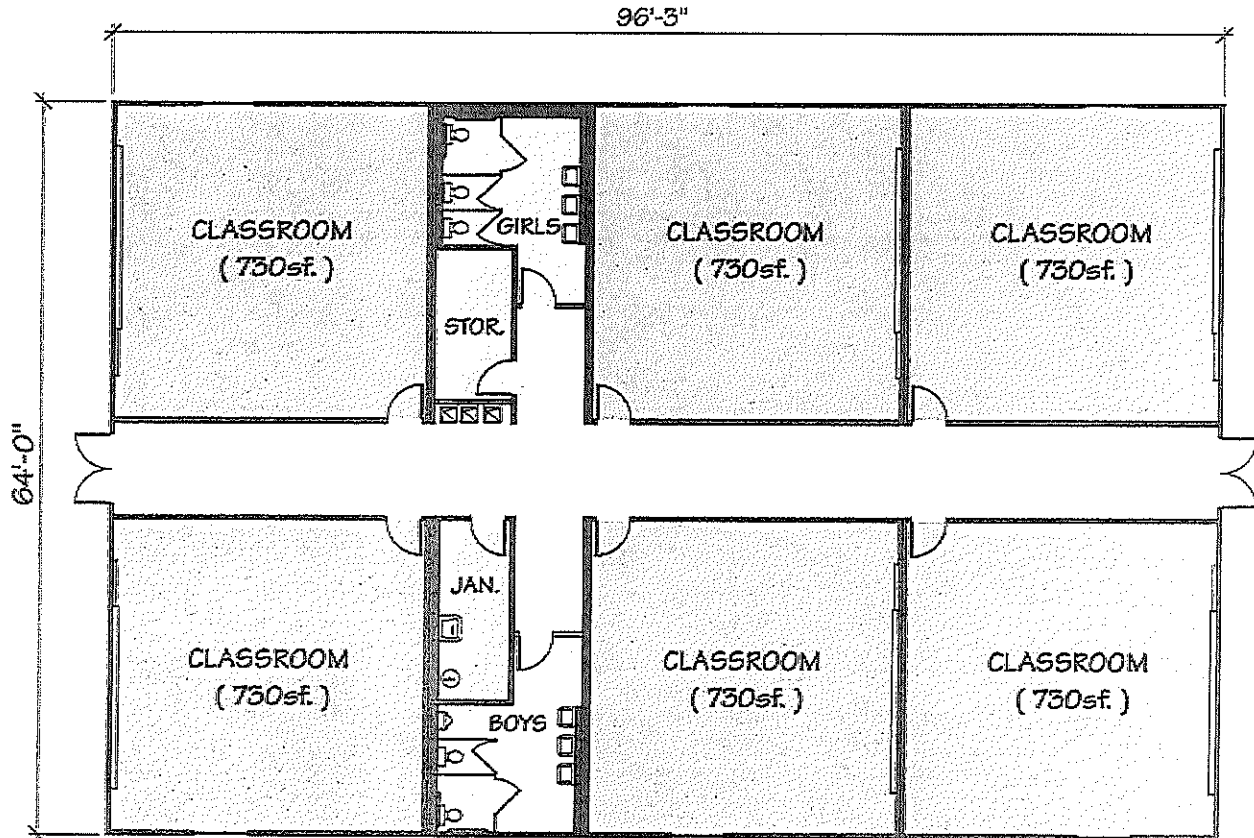
Similar Products


Description

Keegan's Kastle features a challenging 4' Vine Climber and Beanstalk Climber, while also



Future ANNEX



 © 2018 RAMTECH BUILDING SYSTEMS, INC.	CLA-6160-A	6,160 Sq. Ft.	CONTACT INFORMATION 1400 U.S. Highway 257 South Wansfield, TX 76063-5739 (800) 565-9376 (817) 473-9376 Fax info@ramtechgroup.com
	SIX CLASSROOM BLDG. WITH RESTROOMS		



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **JOHNSTON INSTITUTE INC** Control Number: **15083651**

Business Type: **Domestic Nonprofit Corporation** Business Status: **Active/Compliance**

NAICS Code: **Educational Services** NAICS Sub Code: **Elementary and Secondary Schools**

Principal Office Address: **602 East Church Street, Monroe, GA, 30655, USA** Date of Formation / Registration Date: **8/21/2015**

State of Formation: **Georgia** Last Annual Registration Year: **2022**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Rita Dickinson, E**

Physical Address: **602 E Church Street, Monroe, GA, 30655, USA**

County: **Walton**

OFFICER INFORMATION

Name	Title	Business Address
Fonda Lisa Smith	Secretary	2665 Sleepy Hollow, Monroe, GA, 30656, USA
Melinda Quinn	CEO	1707 Dogwood Tr, Monroe, GA, 30655, USA
Melinda Quinn	CFO	1707 Dogwood Tr, Monroe, GA, 30655, USA

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at 611 Davis St to be considered for a Conditional Use to allow Education Facilities—Schools in a R2 Zoning. A public hearing will be held before the Monroe Planning and Zoning Commission at City Hall Auditorium at 215 N. Broad Street on November 16, 2021 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 611 Davis St to be considered for a Conditional Use to allow for Educational Facilities--Schools in a R2 Zoning. A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on December 14, 2021 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 31, 2021



October 28, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for November 16, 2021 to consider an application for a conditional use as an educational facility for a private school at 611 Davis St. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on October 31, 2021.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the conditional use request for 611 Davis St. will be as follows:

- Planning Commission—November 16, 2021 at 5:30pm
- City Council—December 14, 2021 at 6:00pm

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

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

Sincerely,

Laura Wilson
Code Department Assistant

Notification letters were sent to the following tenants and property owners concerning the conditional use application at 611 Davis St

- 1. GARCIA ALMA GABINA ANGULO &
GARCIA MARIA DE LALUZ
615 DAVIS ST
MONROE, GA 30655

- 2. H A APTS & HOUSES LLC
P O BOX 391
MONROE, GA 30655

- 3. MCDONALD BOBBY J (DECEASED)
123 FORD STREET
MONROE, GA 30655
 - a. 608 Davis St
 - b. 606 Davis St

- 4. HOLBROOK CATHERINE WILLIAMS
612 E CHURCH STREET
MONROE, GA 30655

- 5. PEIFFER JERRI
608 E CHURCH ST
MONROE, GA 30655



BENTON & BENTON

ATTORNEYS AT LAW

June 30, 2021

Patrick Kelley
Code Enforcement Director
City of Monroe
P.O. Box 725
Monroe, GA 30655

Re: Notice of Appeal by Gerald Atha from Denial of Building Permit by Monroe Corridor Commission on June 15, 2021

Dear Mr. Kelley:

Gerald Atha hereby appeals the decision of the Monroe Corridor Commission, rendered in a public meeting on June 15, 2021. Mr. Atha was aggrieved by their decision to deny him a building permit. This decision was arbitrary and capricious and violates the constitutional rights of Mr. Atha. The Corridor Commission abused its discretion in reaching its decision.

This appeal is made pursuant to Section 643 Corridor Design Overlay District, Section 643.4(8) Appeal to Mayor and Council; Building Permits. Said appeal has been timely filed. Mr. Atha respectfully requests a hearing before the Mayor and Council to address this appeal.

Respectfully submitted,

BENTON & BENTON, LLC

Eugene M. Benton

cc: Gerald Atha



October 8, 2021

VIA EMAIL/REGULAR MAIL
AND HAND DELIVERY

Mayor John Howard
and City Council
215 N. Broad St.
Monroe, GA 30655

Re: Appeal of Denial of Certificate of Appropriateness Demolition Request for 1238 S. Madison Ave.

Dear Mayor Howard and City Council Members:

Please accept this as my formal request to appeal the October 7, 2021, denial pertaining to the above-referenced matter. Therefore, please place this matter on your next available hearing calendar so that I may present my appeal at that time.

If you have any questions or concerns, or if you need additional information, please do not hesitate to contact me at (678) 334-0207 or (678) 934-3041.

Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to be "Lawrence E. Parker", written in a cursive style.

Lawrence E. Parker



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

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

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

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

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

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



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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 157

DATE: September 10, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: The Pacific Group

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

DESIGN CONSULTANT: Greyden Engineering

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

ACREAGE: ±200.359

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

EXISTING LAND USE: Undeveloped

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

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 21, 2021

CITY COUNCIL: October 12, 2021

PRELIMINARY PLAT REVIEW SUMMARY

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

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

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name RIVER POINTE

Project Location DOUBLE SPRINGS CHURCH RD

Proposed Use SUBDIVISION - SINGLE FAMILY Map/Parcel M0290008

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

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

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

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

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

Address 5755 Dupree Drive City ATLANTA State GA Zip 30327

Designer Greyden Engineering Phone# 678-910-7169


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

Site Contractor TBD Phone# _____

Address _____ City _____ State _____ Zip _____

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

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

SIGNATURE OF APPLICANT:  DATE: 8/19/2021



City of Monroe

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

MAJOR SUBDIVISION PERMIT

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

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

NOTES:

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

NOTICE

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

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



(APPROVED BY)

8/24/2021
DATE



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

Receipt Number: R00265891 156
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 8/24/2021 3:52:02 PM

Transaction Code: BP - Building Projects Payment

Name: Greyden Engineering **\$6,200.00**
Total Balance Due: **\$6,200.00**

Payment Method: Check Payn Reference: 0854/0860

Amount: \$6,200.00

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

Change: **\$0.00**



September 7, 2021

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

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

Dear Mr. Callender:

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

General:

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

Intersections:

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

Volumes:

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

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

Modeling:

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

Mitigation:

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

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

Sincerely,
KECK & WOOD, INC.



Rob Jacquette, PE, PTOE
Vice President

CC: Sam Serio, PE (Keck+Wood)

Trip Generation

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

Table 4 – Proposed River Pointe Subdivision Trip Generation

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

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

Trip Distribution and Assignment

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

Future Traffic Conditions

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

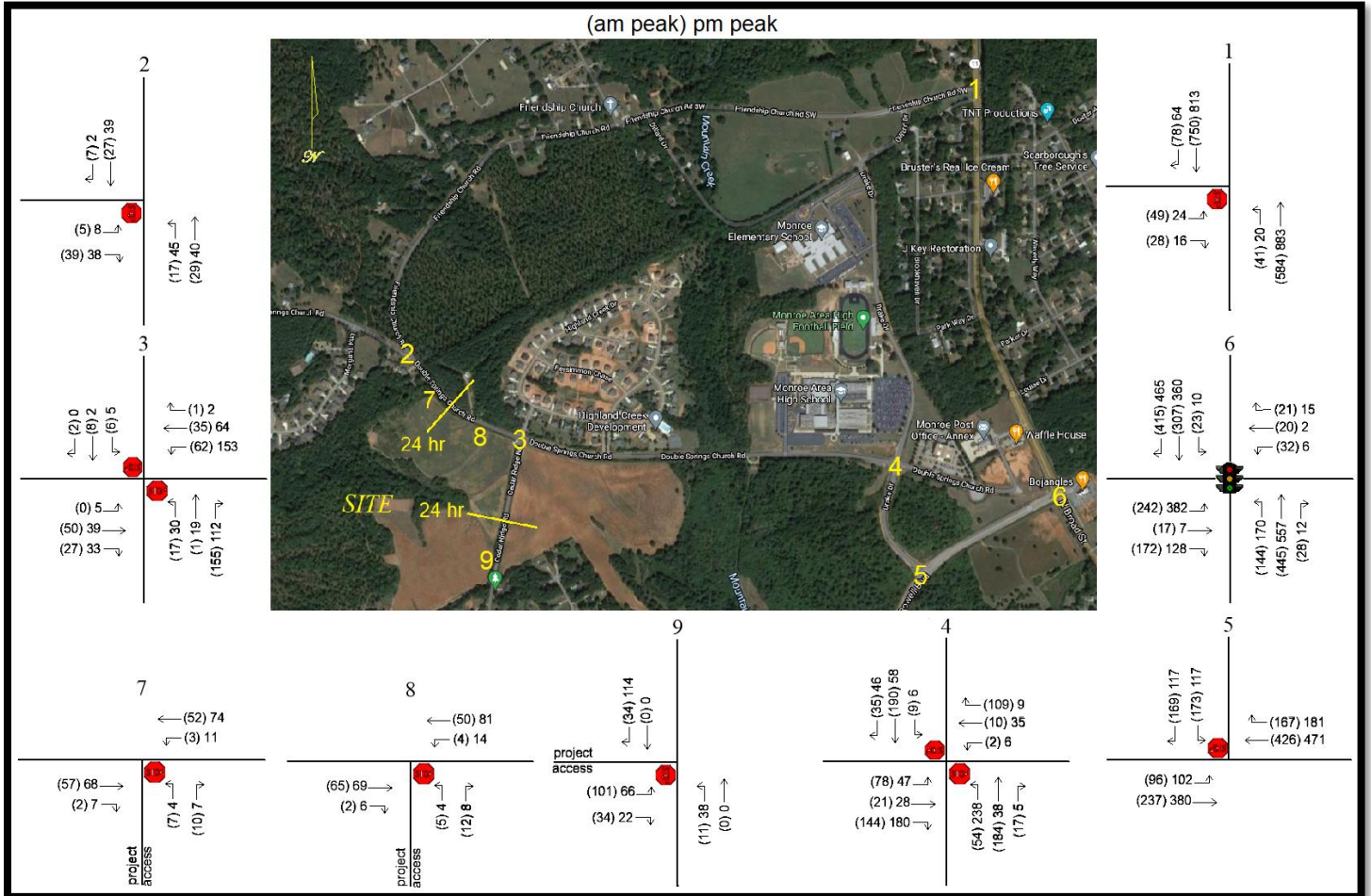


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lanes at Project Accesses

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

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

Future Intersection Operations

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

Table 5 – Future Intersection Operations

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

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

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

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

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

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

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

Conclusions and Recommendations

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

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

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

August 19th, 2021

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

River Pointe Impact Study

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

Project Information:

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

Water Usage:

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

Waste Water Disposal:

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

School Student Impact:

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

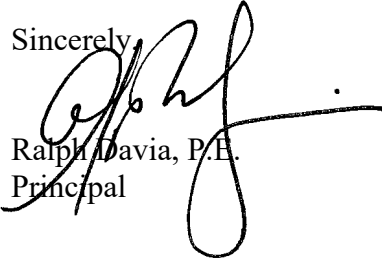
Solid Waste Disposal:

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

Traffic Study: See attached

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

Sincerely,


Ralph Davia, P.E.
Principal

DEVELOPMENT SUMMARY

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

PROPOSED STREET WIDTH = 28' BOC-BOC

PROPOSED ROW WIDTH = 50'

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

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

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

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

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

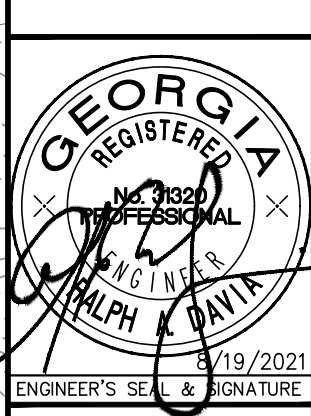
UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.
 SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO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

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

REVISIONS	DATE	DESCRIPTION
170	8/2/2022	PRELIMINARY PLAT SUBMITAL
169	8/19/2021	PRELIMINARY PLAT SUBMITAL #2

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

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



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

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

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

SIGNATURE OF AUTHORIZED AGENT/OWNER: _____ DATE: 8/19/2021

CERTIFICATION OF APPROVAL BY THE CODE ENFORCEMENT OFFICE
 THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATION OF THE CITY OF MONROE.

CODE ENFORCEMENT OFFICER: _____ DATE: _____

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

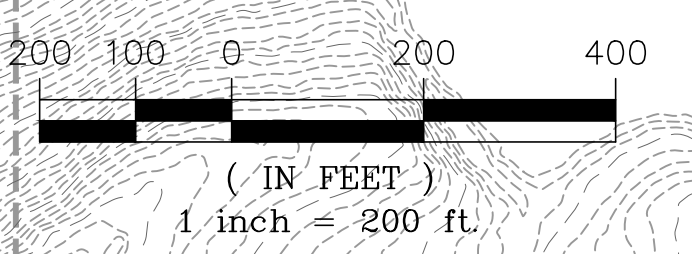
DATED THIS ____ DAY OF _____, 20__
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

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

DATED THIS ____ DAY OF _____, 20__
 BY: _____
 TITLE: _____

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

DATED THIS ____ DAY OF _____, 20__
 BY: _____ MAYOR
 BY: _____ CITY CLERK



DEVELOPMENT SUMMARY

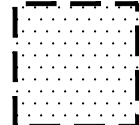
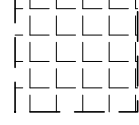
PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.04 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.04 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE= 15% OR 30.01 AC
 PROPOSED OPEN SPACE= 28% OR 28.50 AC
 PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'
 SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

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

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

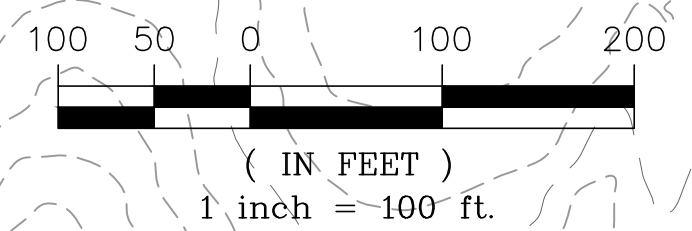
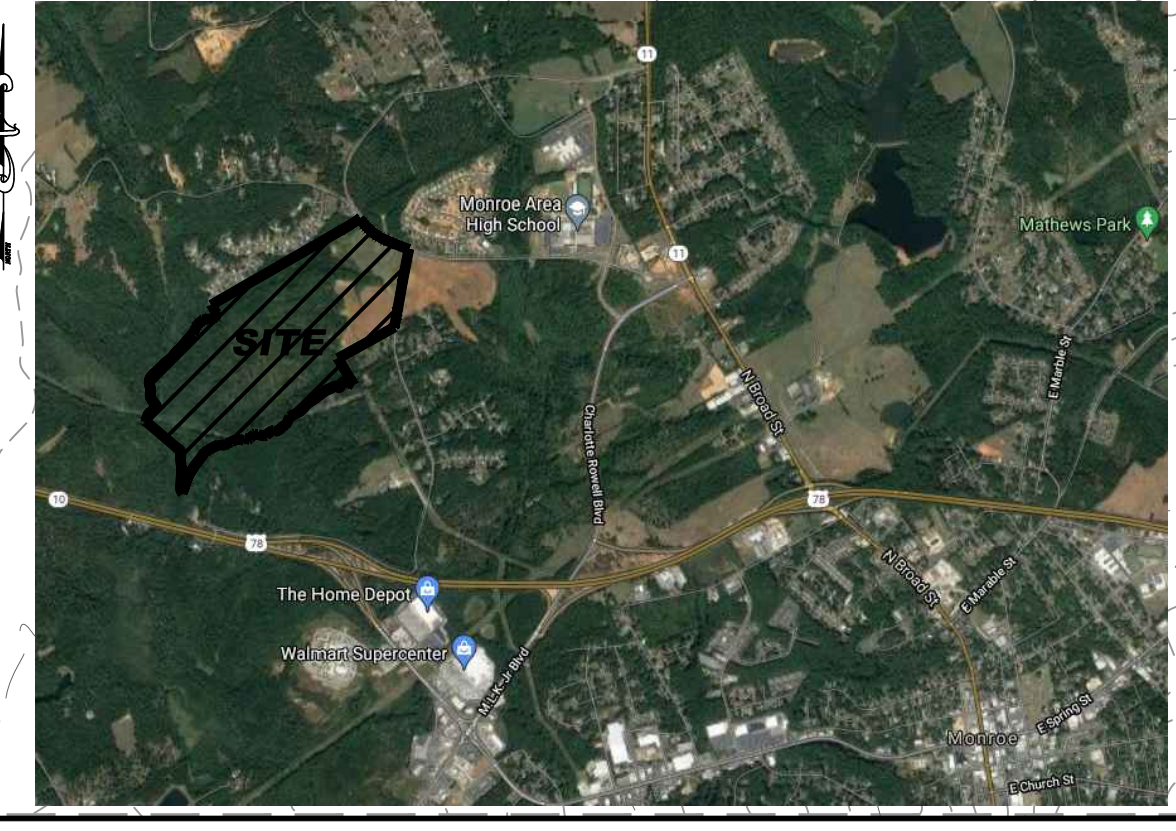
ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

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

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

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

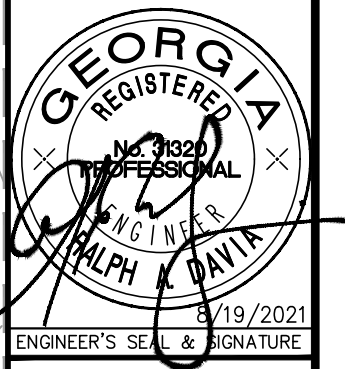
HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN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



REVISIONS	DATE	DESCRIPTION
171	8/22/2021	PRELIMINARY PLAT SUBMITTAL
170	8/19/2021	PRELIMINARY PLAT SUBMITTAL

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

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



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

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

DEVELOPMENT SUMMARY

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

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

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

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

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

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

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

LEGEND

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

N/F HAWKS MICHAEL/D ZONING A1

PP-3 MATCH LINE

PP-1 MATCH LINE

PP-3 MATCH LINE

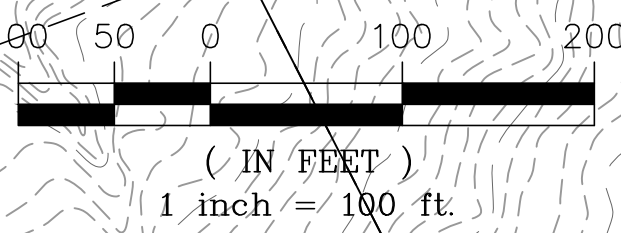
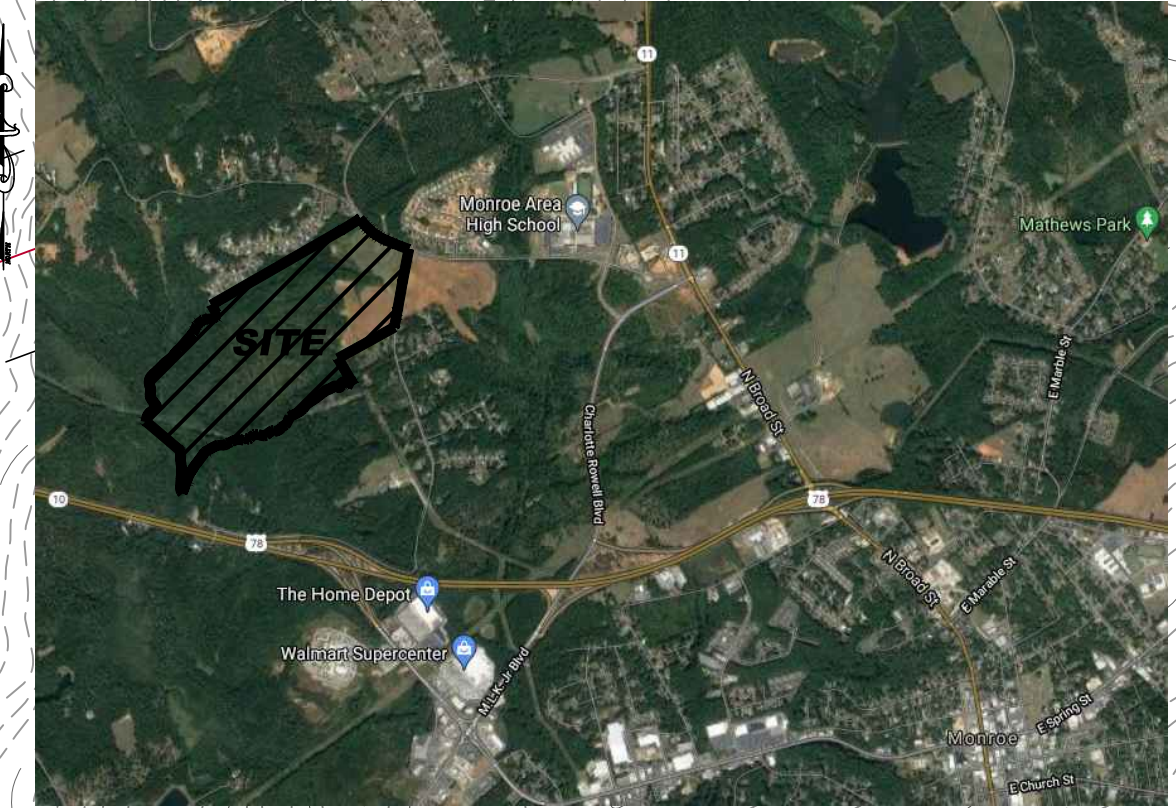
AMENITY POOL
 PAVILLION
 PLAYGROUND
 MAIL KIOSK LOCATION

STORM WATER MANAGEMENT FACILITY

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

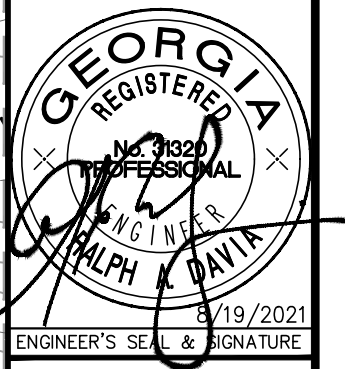
HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMS AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE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

VICINITY MAP
 N.T.S.



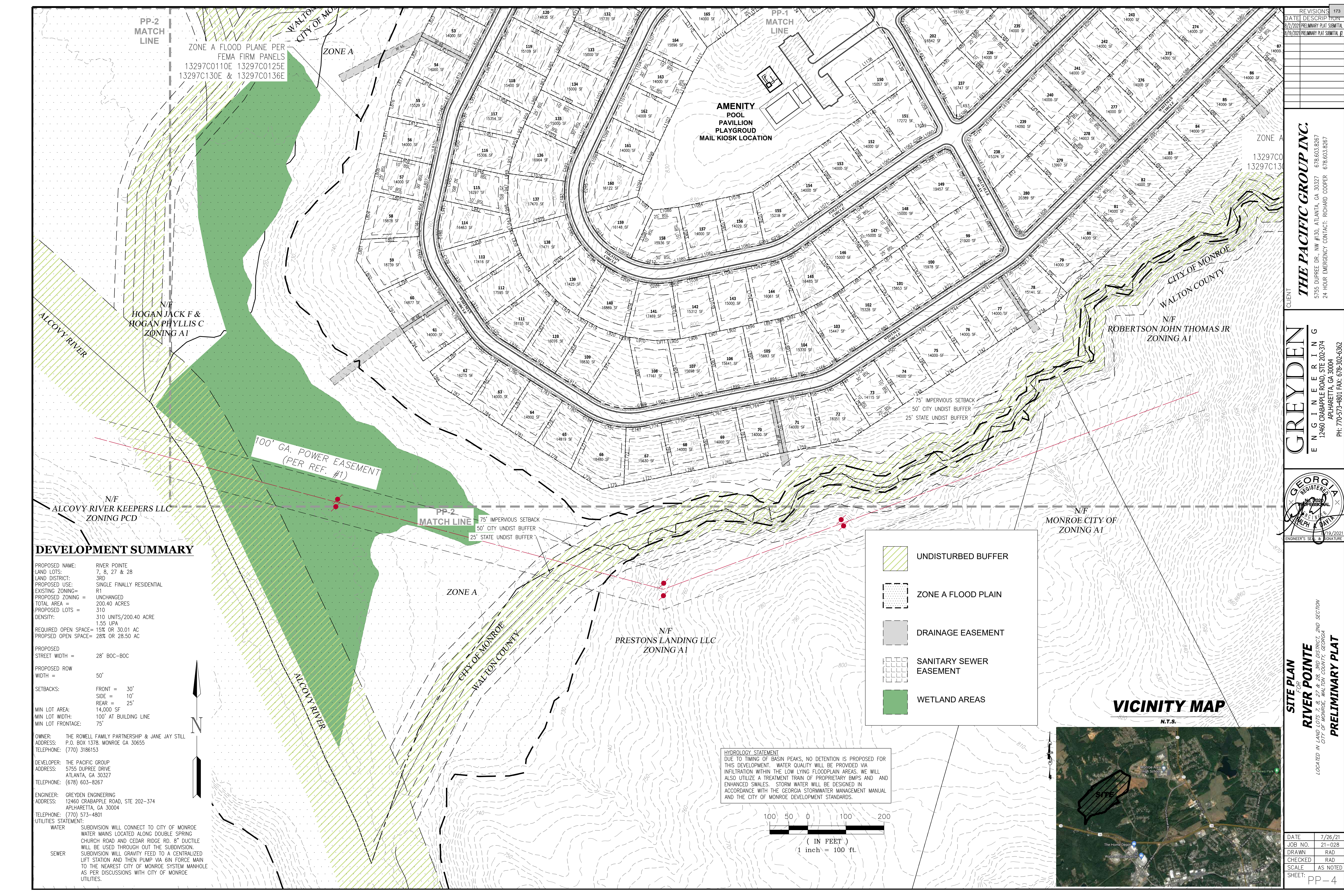
REVISIONS	DATE	DESCRIPTION
1	8/2/2021	PRELIMINARY PLAT SUBMITTAL
2	8/19/2021	PRELIMINARY PLAT SUBMITTAL

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



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

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



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

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

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

N/F ALCOVY RIVER KEEPERS LLC ZONING PCD

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

N/F MONROE CITY OF ZONING A1

N/F PRESTONS LANDING LLC ZONING A1

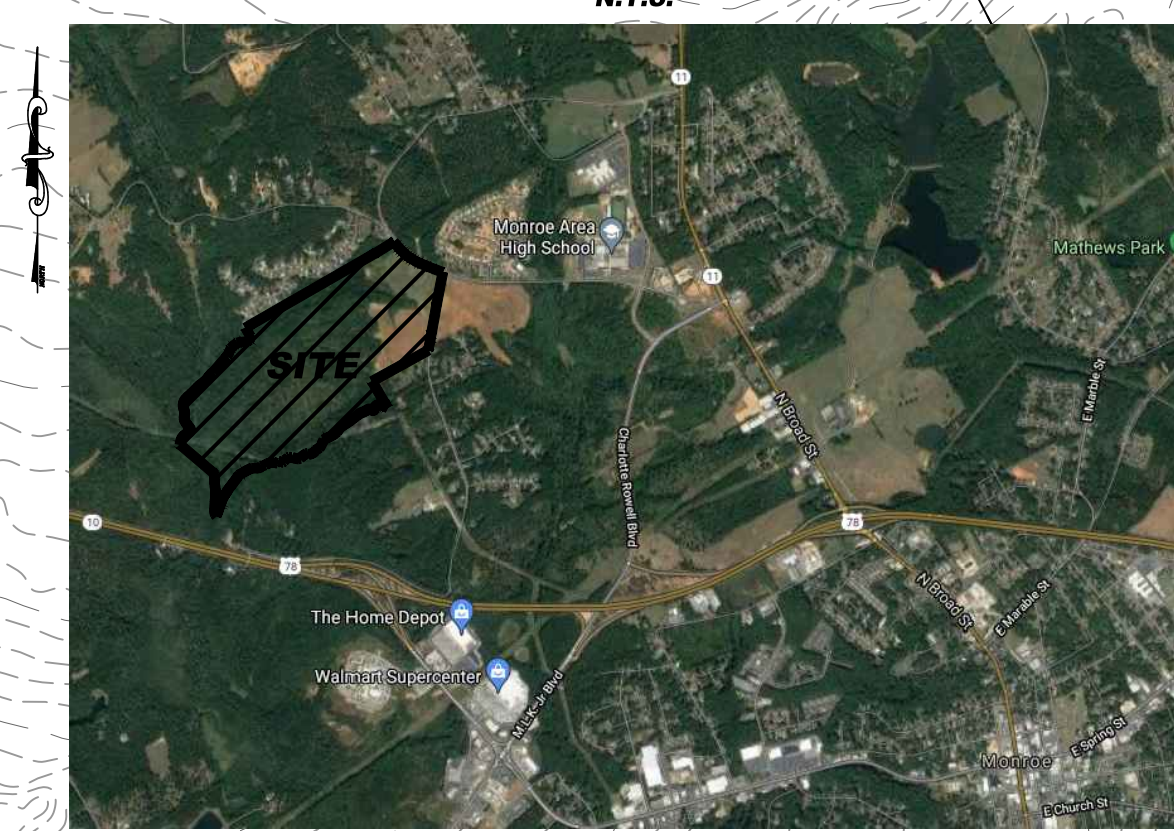
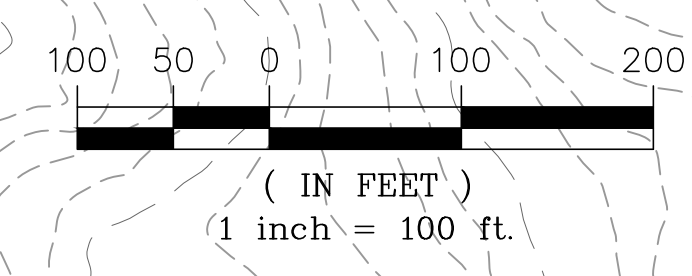
DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.40 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE: 15% OR 30.01 AC
 PROPOSED OPEN SPACE: 28% OR 28.50 AC
 PROPOSED STREET WIDTH: 28' BOC-BOC
 PROPOSED ROW WIDTH: 50'
 SETBACKS: FRONT = 30', SIDE = 10', REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153
 DEVELOPER: THE PACIFIC GROUP
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327
 TELEPHONE: (678) 603-8267
 ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.
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REVISIONS	DATE	DESCRIPTION
173	8/2/2021	PRELIMINARY PLAT SUBMITTAL
	8/19/2021	PRELIMINARY PLAT SUBMITTAL

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

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



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

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

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

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

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

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

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

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

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

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

LINE #	LENGTH	DIRECTION
L783	100.00'	S57°28'49"E
L784	100.00'	N57°28'49"W
L785	140.00'	N32°31'11"E
L786	100.00'	S57°28'49"E
L787	94.66'	N57°28'49"W
L788	43.24'	N33°30'21"W
L789	141.60'	N51°07'58"E
L791	17.16'	S57°28'49"E
L792	100.00'	S33°30'21"E
L793	140.00'	S56°29'39"W
L794	100.00'	N33°30'21"W
L795	140.00'	N56°29'39"W
L796	63.15'	S13°56'30"W
L797	116.27'	N33°30'21"W
L798	143.84'	N64°46'27"E
L800	100.93'	N33°30'21"W
L801	56.15'	N12°15'27"E
L802	152.90'	N87°14'35"E
L804	131.08'	N12°15'27"E
L805	140.00'	S77°44'33"E
L806	33.18'	S12°15'27"W
L807	100.00'	S12°15'27"W
L808	100.00'	N12°15'27"E
L809	140.00'	S77°44'33"E
L810	100.00'	S12°15'27"W
L811	100.00'	N12°15'27"E
L812	140.00'	S77°44'33"E
L813	22.08'	S27°08'31"W
L815	19.96'	S12°15'27"W
L816	67.41'	N12°15'27"E
L817	61.68'	N27°08'31"E
L818	140.00'	S62°51'29"E
L819	100.00'	S27°08'31"W
L820	100.00'	N27°08'31"E
L821	140.00'	S62°51'29"E
L822	100.00'	S27°08'31"W
L823	100.00'	N27°08'31"E
L824	140.00'	S62°51'29"E
L825	140.00'	S62°51'29"E
L826	100.00'	S27°08'31"W
L827	100.00'	N27°08'31"E
L828	100.00'	S27°08'31"W
L829	140.00'	N62°51'29"W
L830	100.00'	N27°08'31"E
L831	140.00'	S62°51'29"E
L833	77.79'	S27°08'31"W
L834	81.82'	N27°08'31"E
L835	34.29'	N32°46'38"E
L836	140.00'	S54°31'50"E
L837	13.63'	S54°50'19"W
L839	122.80'	N45°09'14"E
L840	13.63'	N54°50'19"E
L841	140.00'	S35°09'41"E
L842	100.00'	S54°50'19"W
L843	100.00'	N54°50'19"E
L844	140.00'	S35°09'41"E
L845	100.00'	S54°50'19"W
L846	100.00'	N54°50'19"E
L847	140.00'	S35°09'41"E
L848	140.00'	S29°58'09"E
L849	26.72'	S60°01'51"W
L851	23.05'	S54°50'19"W
L852	53.20'	N54°50'19"E
L853	56.87'	N60°01'51"E
L854	140.00'	S29°58'09"E

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

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

Parcel Table		
Parcel #	Area SF	Area AC
61	14000.00	0.32
62	16214.87	0.37
63	14000.00	0.32
64	14000.00	0.32
65	14818.53	0.34
66	18479.98	0.42
67	15629.80	0.36
68	14000.00	0.32
69	14000.00	0.32
70	14000.00	0.32
71	14000.00	0.32
72	16351.09	0.38
73	14115.20	0.32
74	14000.00	0.32
75	14000.00	0.32
76	14000.00	0.32
77	14000.00	0.32
78	15140.64	0.35
79	14000.00	0.32
80	14000.00	0.32
81	14000.00	0.32
82	14000.00	0.32
83	14000.00	0.32
84	14000.00	0.32
85	14000.00	0.32
86	14000.00	0.32
87	14000.00	0.32
88	15310.13	0.35
89	15858.46	0.36
90	16664.97	0.38
91	15591.74	0.36
92	16518.50	0.38
93	16445.26	0.38
94	16372.02	0.37
95	16298.79	0.37
96	16225.55	0.37
97	16152.31	0.37
98	16020.46	0.37
99	21920.25	0.50
100	15978.49	0.37
101	15653.33	0.36
102	15328.17	0.35
103	15447.26	0.35
104	15369.64	0.35
105	15693.48	0.36
106	15641.13	0.36
107	15697.74	0.36
108	17160.90	0.39
109	16829.80	0.39
110	16075.84	0.37
111	16154.98	0.37
112	17595.49	0.40
113	17416.06	0.40
114	16463.09	0.38
115	16297.06	0.37
116	15306.06	0.35
117	15353.99	0.35
118	15399.65	0.35
119	15108.85	0.35
120	14834.67	0.34

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

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

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

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	36.55'	883.51'	S40°34'07"E	36.55'	
C2	40.20'	175.00'	S56°34'44"W	40.11'	
C12	93.29'	55.00'	S04°52'50"E	82.50'	
C19	90.79'	53.53'	N79°38'59"E	80.29'	
C20	20.07'	60.24'	N22°18'21"E	19.98'	
C21	22.44'	24.30'	N37°30'00"E	21.65'	
C22	46.59'	225.00'	S39°56'48"E	46.51'	
C27	4.67'	225.00'	S46°28'25"E	4.67'	
C28	34.92'	225.00'	S51°30'50"E	34.88'	
C34	4.35'	225.00'	S56°30'48"E	4.35'	
C35	37.76'	175.00'	N62°34'53"W	37.69'	
C36	1.34'	175.00'	N56°10'47"W	1.34'	
C41	30.79'	175.00'	N50°55'09"W	30.75'	
C42	29.96'	175.00'	N40°58'25"W	29.93'	
C43	65.61'	225.00'	S43°02'28"E	65.38'	
C4					



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-10-2021
Description: PRELIMINARY PLAT CASE #358, MUL Properties, LLC, 318 Alcovy Street

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Staff recommends approval of this Preliminary Plat subject to the 2 corrections listed in the staff report.

Background: Partially developed with former American Legion building and associated parking. The owner is requesting Preliminary Plat approval for a planned residential development.

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



Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 358

DATE: November 5, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: MUL Properties, LLC

PROPERTY OWNER: MUL Properties, LLC

DESIGN CONSULTANT: Smith Planning Group

LOCATION: West side of Alcovy Street – 318 Alcovy Street

ACREAGE: ±18.853

EXISTING ZONING: PRD (Planned Residential District)

EXISTING LAND USE: Partially developed with former American Legion building and associated parking

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for a planned residential development.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: November 16, 2021

CITY COUNCIL: December 14, 2021

PRELIMINARY PLAT REVIEW SUMMARY

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

1. Consider revising the proposed street names for the development. The street names should be reflective of an association with the project’s name and the U.S. armed services, i.e. street names of famous veteran icons, local veteran’s names, etc. (7.2.4(i))
2. Remove the approval signature block for the Monroe Combined Utilities.



City of Monroe

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

PRELIMINARY PLAT PERMIT

PERMIT #:	358	DESCRIPTION:	PRELIMINARY PLAT - 71 Lots Veteran's Walk
JOB ADDRESS:	318 ALCOVY ST	LOT #:	37
PARCEL ID:	M0180020	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	MUL Properties Inc	CONTRACTOR:	MUL Properties Inc
ADDRESS:	1022 Twelve Oaks Place	ADDRESS:	1022 Twelve Oaks Place
CITY, STATE ZIP:	Watkinsville GA 30677	CITY, STATE ZIP:	Watkinsville GA 30677
PHONE:		PHONE:	
PROP. USE		DATE ISSUED:	11/04/2021
VALUATION:	\$ 0.00	EXPIRATION:	5/03/2022
SQ FT	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$1,420.00
FEE TOTAL		\$ 1,420.00
PAYMENTS		\$-1,420.00
BALANCE		\$ 0.00

NOTES:

This request for a Preliminary Plat will be heard by the Monroe Planning Commission on November 16, 2021 at 5:30pm and by the Mayor & City Council on December 14, 2021 at 6:00pm in the City Council Chambers located in City Hall at 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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

Sam E. Wilson

 (APPROVED BY)

11/4/21

 DATE

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

RECEIVED
10/14/21

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name VETERANS WALK

Project Location 318 ALCOVY ST., MONROE, GA 30655

Proposed Use MIXED USE Map/Parcel M0180005 & M0180020

Acreage 18.853 #S/D Lots 71 # Multifamily Units _____ # Bldgs _____

Water(provider) CITY OF MONROE Sewer(provider) CITY OF MONROE

Property Owner MUL PROPERTIES, LLC Phone# 770-267-2503

Address PO BOX 1588 City MONROE State GA Zip 30655

Developer MUL PROPERTIES, LLC Phone# 770-267-2503

Address PO BOX 1588 City MONROE State GA Zip 30655

Designer SMITH PLANNING GROUP Phone# 706-769-9515

Address 1022 TWELVE OAKS PL #201 City WATKINSVILLE State GA Zip 30677

Site Contractor _____ Phone# _____

Address _____ City _____ State _____ Zip _____

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

358

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

SIGNATURE OF APPLICANT: Bob Smith DATE: 10/14/2021



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

Receipt Number: R00291107
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 11/4/2021 10:22:41 AM

181

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 23319

Name: MUL Properties Inc	\$1,420.00
Total Balance Due:	\$1,420.00
Amount:	\$1,420.00
Total Payment Received:	\$1,420.00
Change:	\$0.00



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
(706) 769-9515
(706) 769-9595 FAX
www.smithplanninggroup.com

VETERANS WALK
CITY OF MONROE, GEORGIA

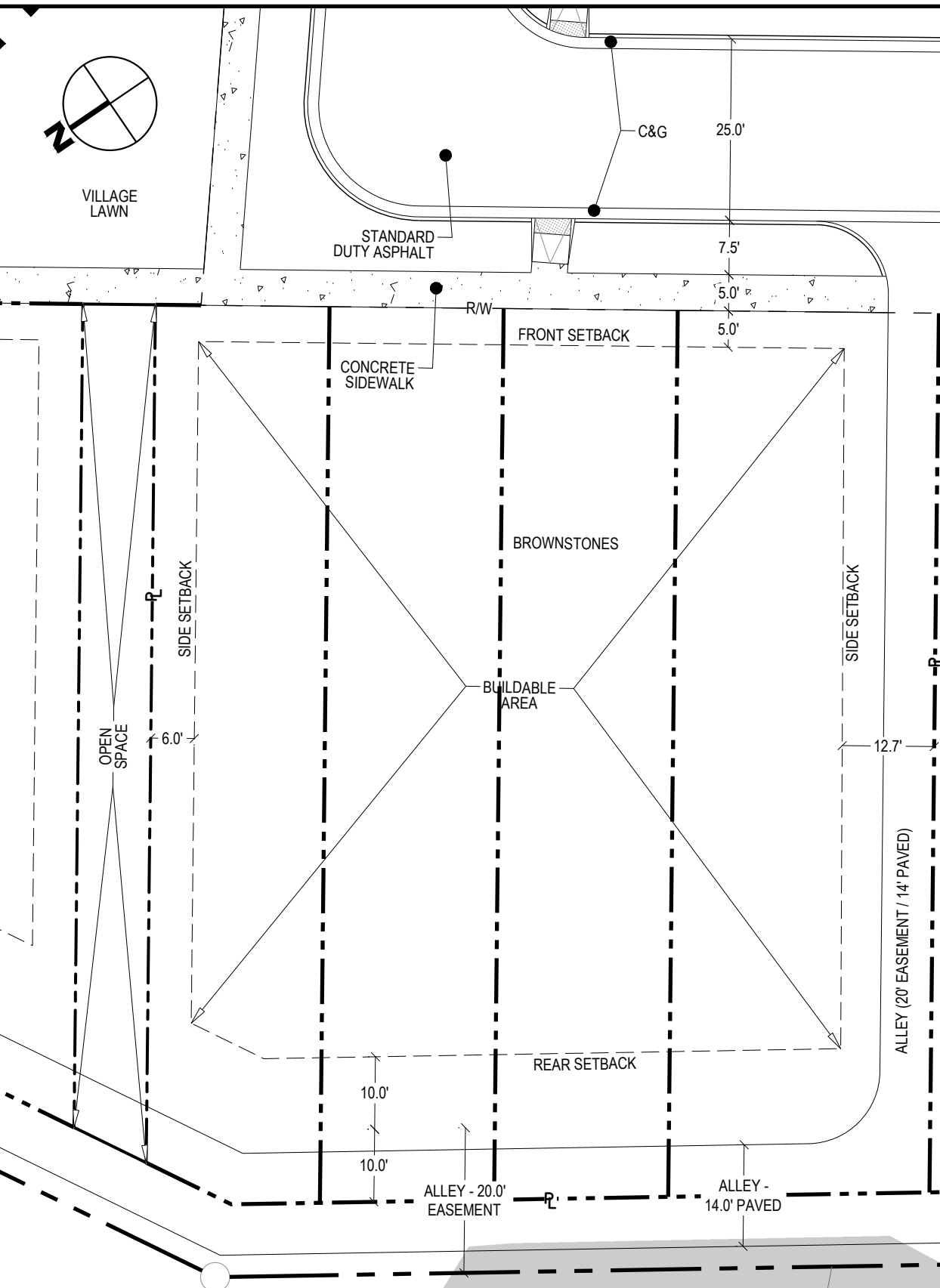
PROPOSED PRD
DIMENSIONAL REGULATION

SINGLE FAMILY RESIDENTIAL
LOT
MIN LOT AREA: NONE
LOT DENSITY: 8.0 UPA
MAX LOT COVERAGE: 70%
MIN LOT WIDTH: 40-FT DETACHED
MIN LOT FRONTAGE: NONE
YARD
MIN FRONT YARD: 5-FT
MIN SIDE YARD: 0-FT (DETACHED GARAGE)
MIN REAR YARD: 10-FT
BUILDING
MAX BUILDING HEIGHT: 40-FT
MIN BUILDING FOOTPRINT: NONE
MIN BUILDING WIDTH: 16-FT

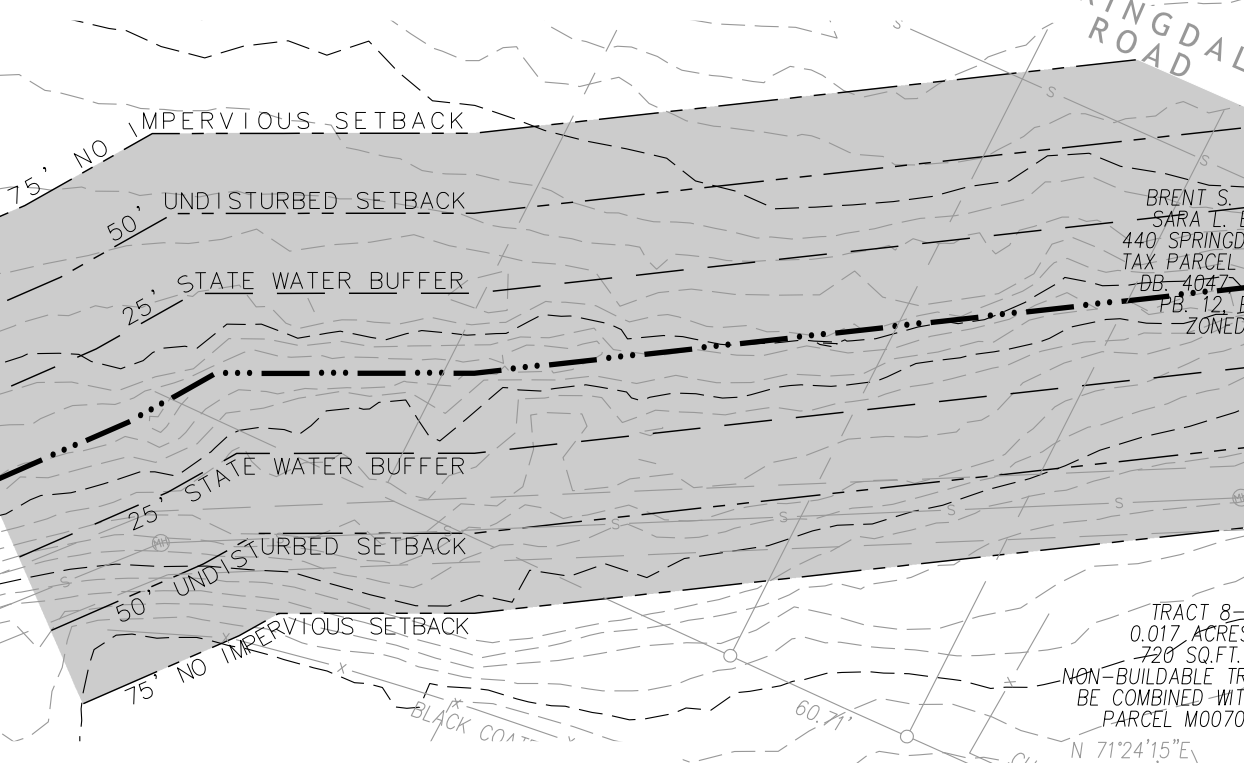
BROWNSTONES
LOT
MIN LOT AREA: NONE
LOT DENSITY: 8.0 UPA
MAX LOT COVERAGE: 80%
MIN LOT WIDTH: 22-FT ATTACHED
MIN LOT FRONTAGE: NONE
YARD
MIN FRONT YARD: 2-FT
MIN SIDE YARD: 0-FT
MIN REAR YARD: 10-FT
BUILDING
MAX BUILDING HEIGHT: 40-FT
MIN BUILDING FOOTPRINT: NONE
MIN BUILDING WIDTH: 22-FT

PARKING

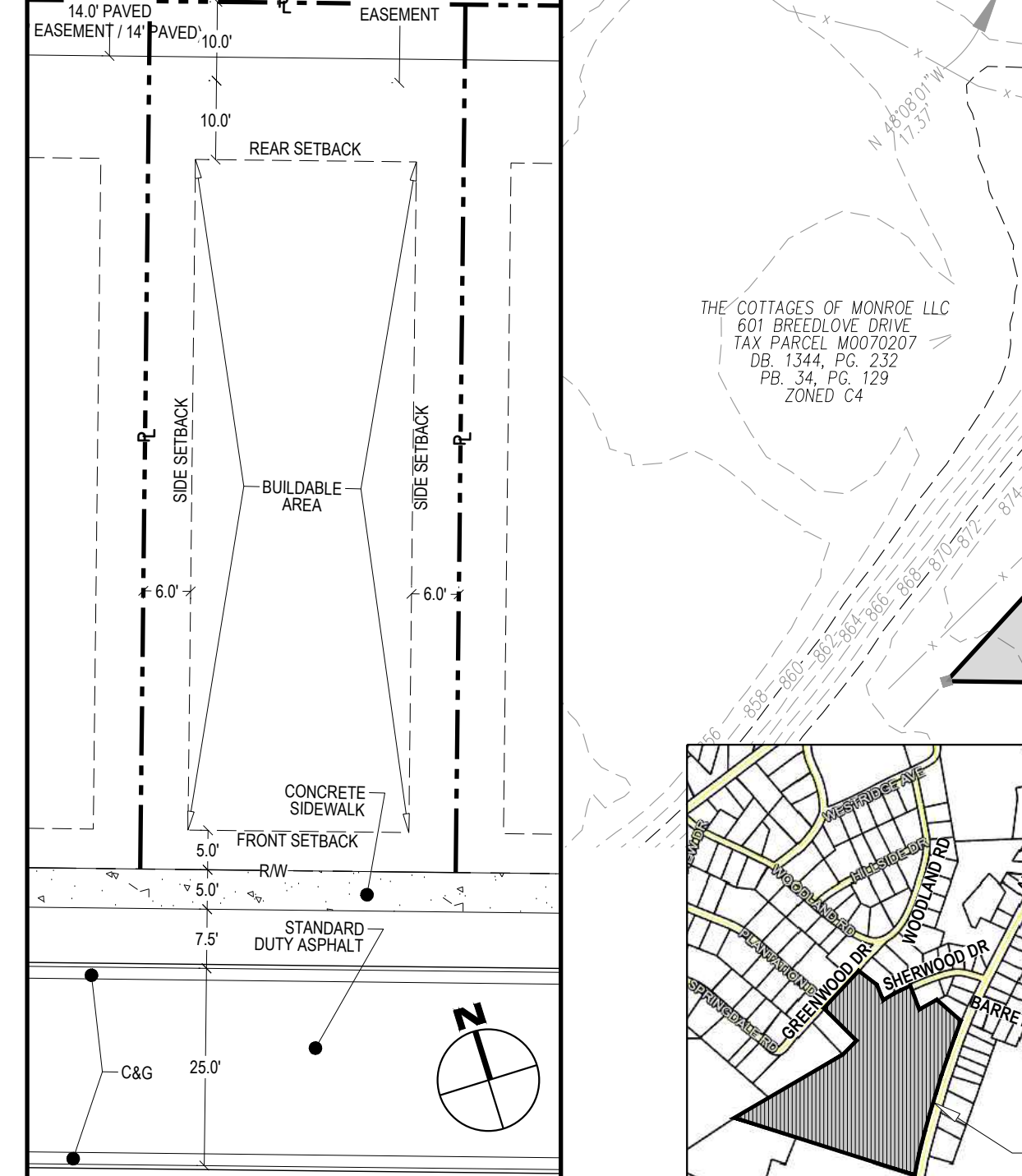
	REQUIRED	PROVIDED
LIGHT COMMERCIAL (4,000 SF)	20 (1 PER 200 SF)	30
CLUBHOUSE (4,000 SF)	15	20
ADA SPACES	2	3
TOTAL	115	130*



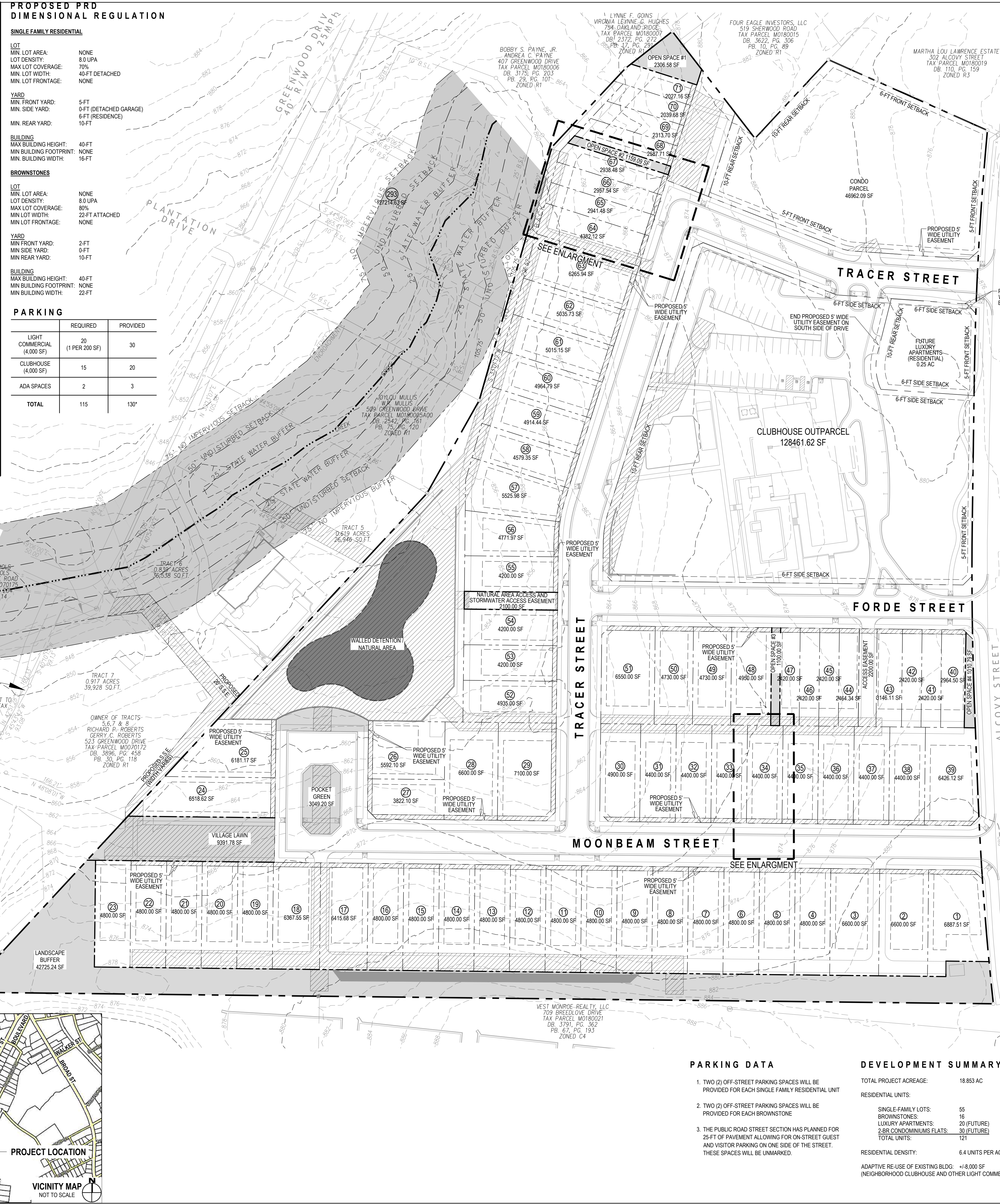
TYPICAL SINGLE FAMILY RESIDENTIAL LOT 1" = 20'



TYPICAL BROWNSTONE LOT 1" = 20'



TYPICAL BROWNSTONE LOT 1" = 20'



PROJECT DATA:

- P.1. OWNER / DEVELOPER: MUI PROPERTIES LLC, P.O. BOX 1588, MONROE, GA 30665
- P.2. PARCEL / ADDRESS: M018005 AND M018020, 318 ALCOVY STREET
- P.3. TOTAL PROJECT ACREAGE: +/- 18.853 AC
- P.4. LAND LOT: 37 AND 38, DISTRICT: 3RD
- P.5. EXISTING ZONING: PRD, PROPOSED USE: MIXED-USE
- P.6. WATER SUPPLY: CITY OF MONROE, SEWERAGE DISPOSAL: CITY OF MONROE, GARBAGE COLLECTION: CITY OF MONROE
- P.7. THIS PROJECT SHALL MEET ALL CITY OF MONROE, GEORGIA ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH CITY OF MONROE, GEORGIA STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
- P.8. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF MONROE, GEORGIA ORDINANCES AND REGULATIONS.
- P.9. THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.
- P.10. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 132970136E AND 132970137E, DATED 12/08/2016. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
- P.11. PROPOSED UTILITIES: WATER, POWER, TELEPHONE, AND CABLE ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.
- P.12. BOUNDARY AND INFORMATION TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 04/14/18. TOPOGRAPHIC INFORMATION FROM SAME.
- P.13. NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
- P.14. DEVELOPMENT SHALL BE IN ACCORDANCE WITH REZONE PERMIT #18-00387 AND 388.

AUTHORIZATION STATEMENT:

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

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

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

CODE ENFORCEMENT OFFICER _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CITY OF MONROE COMBINED UTILITIES:

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

DATED THIS _____ DAY OF _____, 20__

BY: _____

TITLE: _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:

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

DATED THIS _____ DAY OF _____, 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL BY THE MAYOR AND COUNCIL:

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND WILL 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

SEALS:



SHEET TITLE:

PRELIMINARY PLAT

SHEET ISSUE: 05/26/20 PROJECT NO. 18-2374

NO.	DATE	DESCRIPTION
1	07/09/20	ADDRESS COMMENTS
2	08/10/20	ADDRESS COMMENTS

SHEET NO.

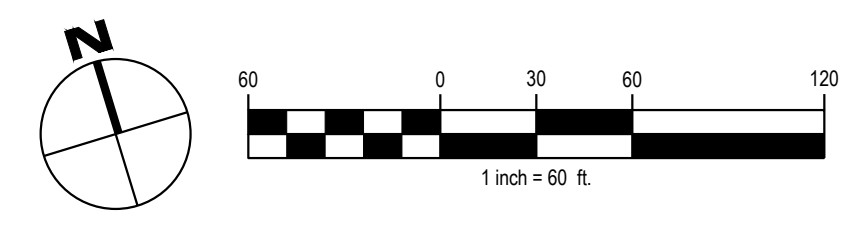
PP-10

PARKING DATA

- 1. TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH SINGLE FAMILY RESIDENTIAL UNIT
- 2. TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH BROWNSTONE
- 3. THE PUBLIC ROAD STREET SECTION HAS PLANNED FOR 25-FT OF PAVEMENT ALLOWING FOR ON-STREET GUEST AND VISITOR PARKING ON ONE SIDE OF THE STREET. THESE SPACES WILL BE UNMARKED.

DEVELOPMENT SUMMARY

TOTAL PROJECT ACREAGE: 18.853 AC
RESIDENTIAL UNITS:
SINGLE-FAMILY LOTS: 55
BROWNSTONES: 16
LUXURY APARTMENTS: 20 (FUTURE)
2-BR CONDOMINIUMS FLATS: 30 (FUTURE)
TOTAL UNITS: 121
RESIDENTIAL DENSITY: 6.4 UNITS PER ACRE
ADAPTIVE RE-USE OF EXISTING BLDG: +/-8,000 SF (NEIGHBORHOOD CLUBHOUSE AND OTHER LIGHT COMMERCIAL)





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LAND SURVEYING
1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
(706) 769-9515
(706) 769-9595 FAX
www.smithplanninggroup.com

PAVING LEGEND:

- HD = HEAVY DUTY
- SD = STANDARD DUTY
- HD CONCRETE PAVING
- SD ASPHALT PAVING
- SD CONCRETE PAVING
- HD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.
ALL RADII'S UNLESS OTHERWISE NOTED.



VETERANS WALK

CITY OF MONROE, GEORGIA

SEALS:



SHEET TITLE:

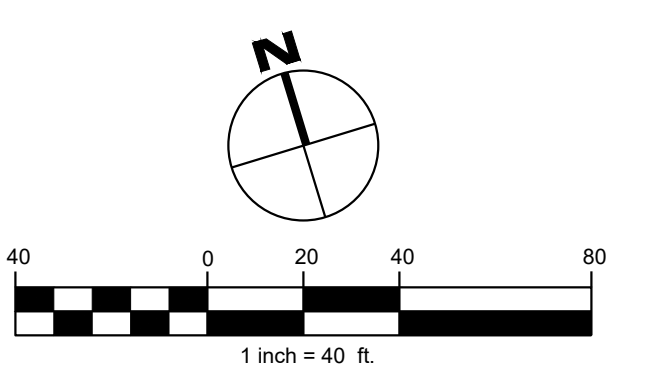
PRELIMINARY PLAT ENLARGEMENT

SHEET ISSUE: 05/26/20 PROJECT NO. 18-2374

NO.	DATE	DESCRIPTION
1	07/09/20	ADDRESS COMMENTS
2	08/10/20	ADDRESS COMMENTS

SHEET NO.

PP-11



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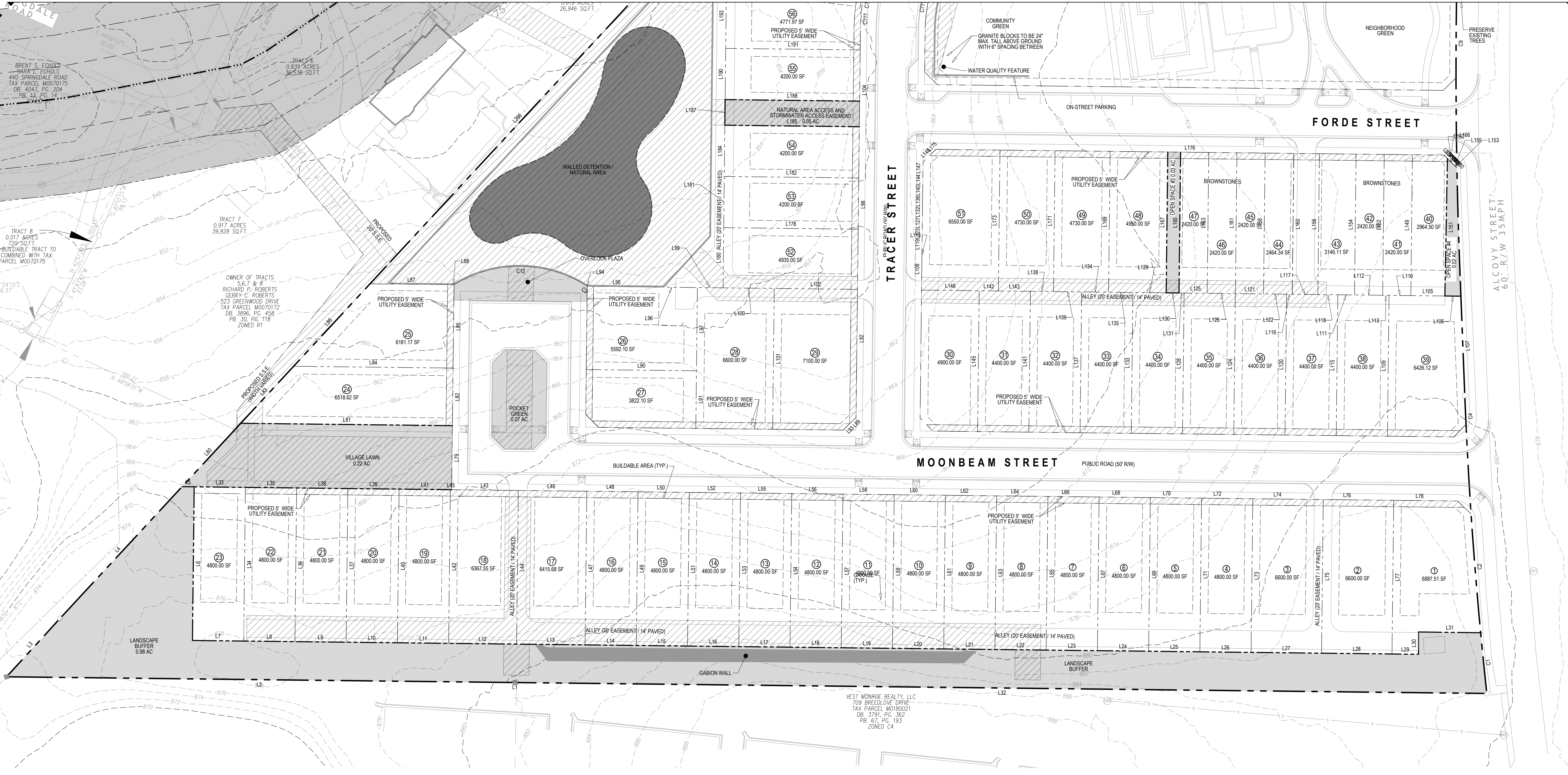


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VETERANS WALK

CITY OF MONROE, GEORGIA

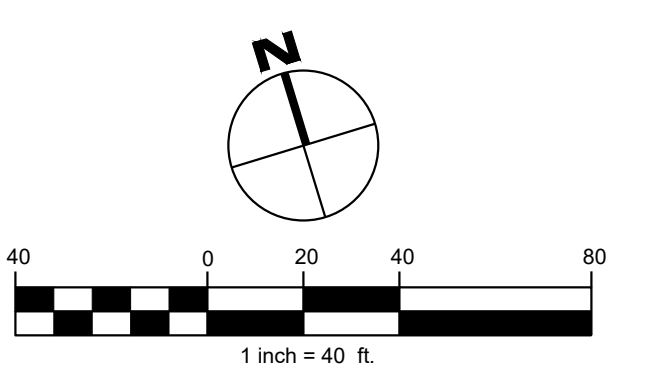


PAVING LEGEND:

- HD = HEAVY DUTY
- SD = STANDARD DUTY
- HD CONCRETE PAVING
- SD ASPHALT PAVING
- SD CONCRETE PAVING
- HD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

ALL RADII 5' UNLESS OTHERWISE NOTED.



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SEALS:



SHEET TITLE:

PRELIMINARY PLAT ENLARGEMENT

SHEET ISSUE: 05/26/20 PROJECT NO. 18-2374

NO.	DATE	DESCRIPTION
1	07/09/20	ADDRESS COMMENTS
2	08/10/20	ADDRESS COMMENTS

SHEET NO.

PP-12



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(706) 769-9595 FAX
www.smithplanninggroup.com

VETERANS WALK
CITY OF MONROE, GEORGIA

SEALS:



SHEET TITLE:

PRELIMINARY PLAT
CALLS

SHEET ISSUE: 05/26/20 PROJECT NO. 18-2374

NO.	DATE	DESCRIPTION
1	07/09/20	ADDRESS COMMENTS
2	08/10/20	ADDRESS COMMENTS

SHEET NO.

PP-13

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L104	40.00	S17° 38' 42.48"W	
C7??	24.12	7.90	175.00
C7??	27.72	9.07	175.00
C7??	27.72	9.07	175.00
C7??	27.72	9.07	175.00
C7??	27.72	9.07	175.00
L198	50.00	S34° 37' 01.02"W	
L202	50.00	S34° 37' 01.02"W	
L205	50.00	S34° 37' 01.02"W	
L208	36.00	S34° 37' 01.02"W	
L211	24.00	S34° 37' 01.02"W	
L220	17.71	S34° 37' 01.02"W	
L223	50.61	N51° 36' 13.53"W	
L224	17.71	S34° 37' 01.02"W	
L227	159.65	N51° 36' 13.53"W	
L230	159.65	N51° 36' 13.53"W	
L233	159.65	N51° 36' 13.53"W	
L237	159.65	N51° 36' 13.53"W	
C7??	13.64	17.37	45.00

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L150	10.42	S28° 12' 51.92"E	
L153	10.42	S28° 12' 51.92"E	
L155	10.42	S28° 12' 51.92"E	
L157	10.42	S28° 12' 51.92"E	
L159	10.42	S28° 12' 51.92"E	
L162	10.42	S28° 12' 51.92"E	
L164	10.42	S28° 12' 51.92"E	
L166	10.42	S28° 12' 51.92"E	
L168	10.42	S28° 12' 51.92"E	
L170	10.42	S28° 12' 51.92"E	
L172	10.42	S28° 12' 51.92"E	
L174	3.90	S28° 12' 51.92"E	
L175	14.14	N62° 38' 42.48"E	
L176	22.00	S72° 21' 17.52"E	
L177	3.90	S28° 12' 51.92"E	
L89	14.14	S62° 38' 42.48"W	
L92	100.00	S17° 38' 42.48"W	
L93	14.14	S62° 38' 42.48"W	
L98	40.00	S17° 38' 42.48"W	
C7??	24.12	7.90	175.00

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L269	310.49	N43° 08' 36.10"E	
L270	141.79	S52° 29' 22.97"E	
L271	99.84	S22° 04' 00.40"E	
L272	101.53	N60° 03' 29.92"E	
C7??	36.88	16.97	124.50
L213	310.86	N34° 37' 01.02"E	
L214	160.90	S51° 36' 13.53"E	
L215	147.49	S68° 58' 32.28"E	
L216	14.34	S25° 11' 41.47"E	
L108	90.00	N17° 38' 42.48"E	
L114	90.00	N17° 38' 42.48"E	
L119	90.00	N17° 38' 42.48"E	
L123	90.00	N17° 38' 42.48"E	
L127	90.00	N17° 38' 42.48"E	
L132	90.00	N17° 38' 42.48"E	
L136	90.00	N17° 38' 42.48"E	
L140	90.00	N17° 38' 42.48"E	
L144	90.00	N17° 38' 42.48"E	
L147	90.00	N17° 38' 42.48"E	
L148	14.14	N62° 38' 42.48"E	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C2	93.10	1.59	3364.63
L80	67.45	N59° 48' 16.02"E	
L83	60.71	N59° 48' 16.02"E	
L86	87.69	N59° 48' 16.02"E	
L107	77.64	S14° 45' 27.42"W	
C4	22.54	0.38	3364.63
C8	66.93	1.11	3469.46
L217	164.69	S17° 48' 56.99"W	
C9	63.77	0.90	4047.34
L252	19.40	N60° 03' 29.92"E	
L253	7.84	N68° 48' 00.33"E	
L256	59.22	N68° 48' 00.33"E	
L257	53.94	S20° 40' 29.90"E	
L261	36.64	S20° 40' 29.90"E	
L262	121.08	N59° 59' 34.55"E	
L263	195.60	S49° 00' 05.37"E	
C10	135.89	2.24	3469.46
L266	346.24	N59° 48' 16.02"E	
L267	119.91	N46° 19' 59.05"E	
L268	284.01	N44° 58' 06.34"W	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L54	120.00	S17° 38' 42.48"W	
L90	86.04	S72° 21' 17.52"E	
L84	124.50	S72° 21' 17.52"E	
L53	120.00	S17° 38' 42.48"W	
L51	120.00	S17° 38' 42.48"W	
L49	120.00	S17° 38' 42.48"W	
L47	120.00	S17° 38' 42.48"W	
L42	120.00	S17° 38' 42.48"W	
L44	120.00	S17° 38' 42.48"W	
L36	120.00	S17° 38' 42.48"W	
L34	120.00	S17° 38' 42.48"W	
L37	120.00	S17° 38' 42.48"W	
L40	120.00	S17° 38' 42.48"W	
L6	120.00	S17° 38' 42.48"W	
L1	4.00	N72° 21' 17.52"W	
L2	394.78	N72° 21' 17.52"W	
L3	61.66	N59° 28' 37.17"E	
L4	140.38	N59° 48' 16.02"E	
C1	47.67	0.81	3364.63
L32	756.92	N72° 21' 17.52"W	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L30	17.41	N16° 59' 17.37"E	
L81	165.22	S72° 21' 17.52"E	
L5	9.46	S72° 21' 17.51"E	
L33	40.00	S72° 21' 17.52"E	
L35	40.00	S72° 21' 17.52"E	
L38	40.00	S72° 21' 17.52"E	
L39	40.00	S72° 21' 17.52"E	
L41	40.00	S72° 21' 17.52"E	
L45	1.00	S72° 21' 17.52"E	
L31	48.46	S72° 17' 50.61"E	
L77	120.00	S17° 38' 42.48"W	
L71	120.00	S17° 38' 42.48"W	
L73	120.00	S17° 38' 42.48"W	
L67	120.00	S17° 38' 42.48"W	
L69	120.00	S17° 38' 42.48"W	
L65	120.00	S17° 38' 42.48"W	
L63	120.00	S17° 38' 42.48"W	
L59	120.00	S17° 38' 42.48"W	
L61	120.00	S17° 38' 42.48"W	
L57	120.00	S17° 38' 42.48"W	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L10	40.00	S72° 21' 17.52"E	
L11	40.00	S72° 21' 17.52"E	
L12	53.06	S72° 21' 17.52"E	
L13	53.46	S72° 21' 17.52"E	
L14	40.00	S72° 21' 17.52"E	
L15	40.00	S72° 21' 17.52"E	
L16	40.00	S72° 21' 17.52"E	
L17	40.00	S72° 21' 17.52"E	
L18	40.00	S72° 21' 17.52"E	
L19	40.00	S72° 21' 17.52"E	
L20	40.00	S72° 21' 17.52"E	
L21	40.00	S72° 21' 17.52"E	
L22	40.00	S72° 21' 17.52"E	
L23	40.00	S72° 21' 17.52"E	
L24	40.00	S72° 21' 17.52"E	
L25	40.00	S72° 21' 17.52"E	
L26	40.00	S72° 21' 17.52"E	
L27	55.00	S72° 21' 17.52"E	
L28	55.00	S72° 21' 17.52"E	
L29	20.75	S72° 21' 17.52"E	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L236	6.29	S34° 37' 01.02"W	
L241	10.00	S34° 37' 01.02"W	
L244	24.00	S34° 37' 01.02"W	
L247	24.00	S34° 37' 01.02"W	
L250	24.00	S34° 37' 01.02"W	
L255	24.00	S34° 37' 01.02"W	
L258	18.28	S34° 37' 01.02"W	
L260	98.93	N34° 37' 01.02"E	
L109	110.00	N17° 38' 42.48"E	
L115	110.00	N17° 38' 42.48"E	
L120	110.00	N17° 38' 42.48"E	
L124	110.00	N17° 38' 42.48"E	
L128	110.00	N17° 38' 42.48"E	
L133	110.00	N17° 38' 42.48"E	
L137	110.00	N17° 38' 42.48"E	
L141	110.00	N17° 38' 42.48"E	
L145	110.00	N17° 38' 42.48"E	
L7	40.00	S72° 21' 17.52"E	
L8	40.00	S72° 21' 17.52"E	
L9	40.00	S72° 21' 17.52"E	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L232	123.57	S55° 22' 58.98"E	
L246	90.70	S55° 22' 58.98"E	
L243	102.11	S55° 22' 58.98"E	
L249	79.28	S55° 22' 58.98"E	
L251	11.07	N55° 22' 58.98"W	
L254	77.62	S55° 22' 58.98"E	
L101	110.00	S17° 38' 42.48"W	
L178	105.00	S72° 21' 17.52"E	
L182	105.00	S72° 21' 17.52"E	
L185	105.00	S72° 21' 17.52"E	
L188	105.00	S72° 21' 17.52"E	
L191	105.00	S72° 21' 17.52"E	
L194	107.30	S66° 05' 37.61"E	
L197	113.93	S55° 22' 58.98"E	
C3	0.00	0.00	53.72
C12	109.64	64.43	97.51
L87	64.69	S72° 21' 17.52"E	
L88	1.00	S72° 21' 17.52"E	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L60	40.00	S72° 21' 17.52"E	
L62	40.00	S72° 21' 17.52"E	
L64	40.00	S72° 21' 17.52"E	
L66	40.00	S72° 21' 17.52"E	
L68	40.00	S72° 21' 17.52"E	
L70	40.00	S72° 21' 17.52"E	
L72	40.00	S72° 21' 17.52"E	
L74	55.00	S72° 21' 17.52"E	
L76	55.00	S72° 21' 17.52"E	
L78	49.73	S72° 21' 17.52"E	
L79	50.00	S17° 40' 59.56"W	
L82	45.00	S17° 40' 59.56"W	
L85	65.00	S17° 40' 59.56"W	
L169	110.00	N17° 38' 42.48"E	
L171	110.00	N17° 38' 42.48"E	
L173	110.00	N17° 38' 42.48"E	
L240	113.53	S55° 22' 58.98"E	
L235	118.29	S55° 22' 58.98"E	
L226	122.23	S55° 22' 58.98"E	
L229	122.90	S55° 22' 58.98"E	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L154	110.00	N17° 38' 42.48"E	
L156	110.00	N17° 38' 42.48"E	
L75	120.00	S17° 38' 42.48"W	
L219	119.77	S55° 22' 58.98"E	
L201	115.04	S55° 22' 58.98"E	
L204	116.23	S55° 22' 58.98"E	
L207	117.41	S55° 22' 58.98"E	
L210	118.60	S55° 22' 58.98"E	
L91	45.00	S17° 38' 42.48"W	
L97	65.00	S17° 38' 42.48"W	
L94	0.00	S72° 21' 17.95"E	
L95	46.02	S72° 21' 16.31"E	
L43	52.06	S72° 21' 17.52"E	
L46	53.46	S72° 21' 17.52"E	
L48	40.00	S72° 21' 17.52"E	
L50	40.00	S72° 21' 17.52"E	
L52	40.00	S72° 21' 17.52"E	
L55	40.00	S72° 21' 17.52"E	
L56	40.00	S72° 21' 17.52"E	
L58	40.00	S72° 21' 17.52"E	

Parcel Line and Curve Table

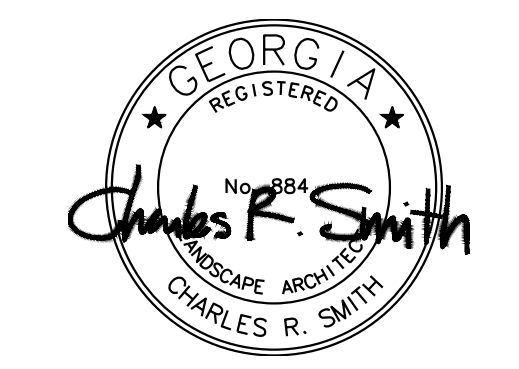
Line #/Curve #	Length	Bearing/Delta	Radius
L121	22.00	S72° 21' 17.52"E	
L122	18.00	S72° 21' 17.52"E	
L125	18.00	S72° 21' 17.52"E	
L126	22.00	S72° 21' 17.52"E	
L129			



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
(706) 769-9515
(706) 769-9595 FAX
www.smithplanninggroup.com

VETERANS WALK
CITY OF MONROE, GEORGIA

SEALS:



SHEET TITLE:

PRELIMINARY PLAT
AREAS

SHEET ISSUE: 05/26/20 PROJECT NO. 18-2374

Table with 3 columns: NO., DATE, DESCRIPTION. Contains two entries for 07/09/20 and 08/10/20 with address comments.

SHEET NO.

PP-14

Parcel Area Table

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 20 rows of parcel data.

Parcel Area Table

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 20 rows of parcel data, including shaded areas for smallest and largest lots.

Parcel Area Table

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 20 rows of parcel data.

Parcel Area Table

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 20 rows of parcel data.

Parcel Area Table

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 20 rows of parcel data.

Parcel Area Table

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 20 rows of parcel data.

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To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 11-10-2021
Description: PRELIMINARY PLAT CASE #357 MAB Monroe, LLC, Rowell Family Partnership, LLLP & Still Family Realty, LLC

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Since 1821
 THE CITY OF
Company of Purchase: NA

Recommendation: Staff recommends approval of this Preliminary Plat subject to the 8 corrections listed in the staff report.

Background: Partially developed with a regional shopping center, streets, parking and storm water management facilities

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



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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 357

DATE: November 5, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: MAB Monroe, LLC

PROPERTY OWNER: MAB Monroe, LLC, Rowell Family Partnership, LLLP & Still Family Realty, LLC

DESIGN CONSULTANT: Columbia Engineering

LOCATION: North side of US Hwy 78, west side of N Broad Street, and east side of Charlotte Rowell Boulevard

ACREAGE: ±95.414

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Partially developed with a regional shopping center, streets, parking and storm water management facilities

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for a planned commercial development.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: November 16, 2021

CITY COUNCIL: December 14, 2021

PRELIMINARY PLAT REVIEW SUMMARY

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

1. Revise the front building setbacks on Lots 11 and 12 to be thirty-five (35) feet. (7.2.4(g))
2. For all lots utilizing shared access drives, provide a shared access easement across the frontage of each lot, i.e. across the frontage of Lots 5 through 10. (7.2.4(h))
3. Revise the portion of Pavilion Parkway between Lot 13 and North Broad Street to be located inside a seventy (70) foot right-of-way. The remnant tracts shall be owned and maintained by the owner of the shopping center. Combine the pylon sign tract with the remnant tract on the south side of the right-of-way. (7.2.4(i))

4. Revise Pavilion Parkway shown on the preliminary plat to include all pavement locations, i.e. turn lanes, decel lanes and primary lanes. Portions of the pavement are omitted or not shown correctly on the plan. (7.2.4(i))
5. Revise the preliminary plat to illustrate all improvements to the intersections at the entrances to the development at Charlotte Rowell Blvd. and N. Broad Street, i.e. turn lanes, decel lanes, acceleration tapers etc. (7.2.4(ii))
6. Provide a temporary turn-around at the northern terminus of Pavilion Avenue. (7.2.4(i))
7. Combine Lots 14 and 15 into one, fee-simple lot. The Monroe Pavilion Plan Book does not have a provision allowing zero (0) foot setbacks for commercial buildings. (7.2.4(l))
8. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))



City of Monroe

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

PRELIMINARY PLAT PERMIT

PERMIT #:	357	DESCRIPTION:	PRELIMINARY PLAT - Monroe Pavilion
JOB ADDRESS:	0 CHARLOTTE ROWELL BLV	LOT #:	
PARCEL ID:	M0050045B00	BLK #:	
SUBDIVISION:		ZONING:	PCD
ISSUED TO:	MAB Monroe, LLC	CONTRACTOR:	BRENT SCARBROUGH & COMPANY INC
ADDRESS:	525 N. Tyron St.	ADDRESS:	45 E AVIATION WAY
CITY, STATE ZIP:	Charlotte NC 28202	CITY, STATE ZIP:	NEWNAN GA 30263
PHONE:		PHONE:	7704618603
PROP. USE:	COMMERCIAL	DATE ISSUED:	11/03/2021
VALUATION:	\$ 0.00	EXPIRATION:	5/02/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$ 360.00
FEE TOTAL		\$ 360.00
PAYMENTS		\$ -360.00
BALANCE		\$ 0.00


NOTES:

This request for a Preliminary Plat at the intersection of US Highway 78 at GA Highway 11 and Charlotte Rowell Blvd, tax parcel #M0050045B00 will be heard by the Monroe Planning Commission on November 16, 2021 at 5:30 pm and The Mayor and City Council at 6:00pm on December 14, 2021 in the City Council Chambers at City Hall, 215 N. Broad St Monroe, GA 30655.

NOTICE

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

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



(APPROVED BY)

11/3/21
DATE



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

Receipt Number: R00290890
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 11/3/2021 4:04:21 PM

192

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 41208

Name: MAB Monroe, LLC	\$360.00
Total Balance Due:	\$360.00
Amount:	\$360.00
Total Payment Received:	\$360.00
Change:	\$0.00

Columbia Engineering
 LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 2862 BUFORD HIGHWAY, SUITE 200
 DULUTH, GA 30096
 (770) 925-0357

FIRST CITIZENS BANK
 64-10/610

193 B

CHECK DATE October 28, 2021

PAY Three Hundred Sixty and 00/100 Dollars

TO City of Monroe
 420 North Broad Street
 Monroe, GA 30655

AMOUNT 360.00

[Handwritten Signature]
 AUTHORIZED SIGNATURE

⑈04 208⑈ ⑆06 1 19 18 48⑆00906366 18 19⑈

COLUMBIA ENGINEERING & SERVICES, INC.

41208

Check Date: 10/28/2021

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
4273.01 Prelim Plat	10/28/2021	000000012981	360.00			360.00
City of Monroe TOTAL			360.00			360.00
CES Operating - First	1	MONROE				

RECEIVED
10/15/21
#357

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name Monroe Pavilion

Project Location US Highway 78 at Georgia Highway 11 and Charlotte Rowell Boulevard

Proposed Use Commercial / Retail (Planned Commercial District) Map/Parcel M0050045B00, M0050045D00 & M0050045C00

Acreage 100.053 Ac. #S/D Lots 18 # Multifamily Units 0 # Bldgs 6

Water(provider) City of Monroe Sewer(provider) City of Monroe
MAB Monroe, LLC & Rowell Family Partnership &

Property Owner Still Family Realty, LLC Phone# _____

Address (MAB)525 N. Tryon Street, Suite 600 (MAB) Charlotte (MAB) NC (MAB) 28202
(Rowell) P.O. Box 1936 City (Rowell) Monroe State (Rowell) GA Zip (Rowell) 30655

Developer MAB Monroe, LLC Phone# _____

Address 525 N. Tryon Street, Suite 600 City Charlotte State NC Zip 28202

Designer Columbia Engineering & Services, Inc. Phone# 770-925-0357

Address 2862 Buford Highway, Suite 200 City Duluth State GA Zip 30096


Site Contractor Brent Scarbrough & Co., Inc. Phone# 770-461-8603

Address 45 E. Aviation Way City Newnan State GA Zip 30263

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

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

SIGNATURE OF APPLICANT: _____ DATE: 10/13/21


MAB MONROE, LLC

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

RECEIVED
10/15/21

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

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Project Name Monroe Pavilion

Project Location US Highway 78 at Georgia Highway 11 and Charlotte Rowell Boulevard

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Acreege 100.053 Ac. #S/D Lots 18 # Multifamily Units 0 # Bldgs 6

Water(provider) City of Monroe Sewer(provider) City of Monroe

Property Owner MAB Monroe, LLC & Rowell Family Partnership & Still Family Realty, LLC Phone# 770-318-6153

Address (MAB)525 N. Tryon Street, Suite 600 (Rowell) P.O. Box 1936 City (MAB) Charlotte (Rowell) Monroe State (MAB) NC (Rowell) GA Zip (MAB) 28202 (Rowell) 30855

Developer MAB Monroe, LLC Phone# 704-331-6587

Address 525 N. Tryon Street, Suite 600 City Charlotte State NC Zip 28202

Designer Columbia Engineering & Services, Inc. Phone# 770-925-0357


Address 2862 Buford Highway, Suite 200 City Duluth State GA Zip 30096

Site Contractor Brent Scarbrough & Co., Inc. Phone# 770-461-8603

Address 45 E. Aviation Way City Newnan State GA Zip 30263

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

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

SIGNATURE OF APPLICANT:  DATE: 10/13/2021
Rowell

DEVELOPMENT SUMMARY

PROPOSED NAME: MONROE PAVILION
 LAND LOTS: 40 & 63
 LAND DISTRICT: 344
 PROPOSED USE: PCD
 EXISTING ZONING: (PCD) PLANNED COMMERCIAL DISTRICT
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 95.422 ACRES
 PROPOSED LOTS: 19

REQUIRED OPEN SPACE: N/A
 PROPOSED OPEN SPACE: N/A

PROPOSED STREET WIDTH: 36' (TYP.)
 PROPOSED ROW WIDTH: 70'

SETBACKS:
 FRONT: 35'
 SIDE: 15'
 REAR: 20'

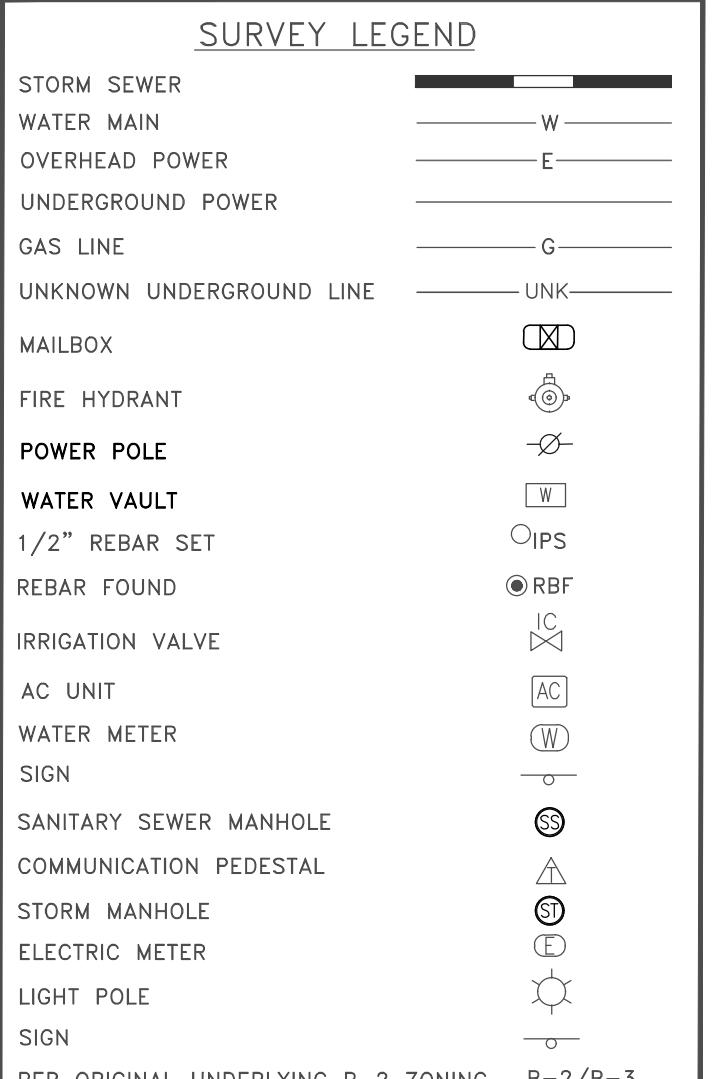
OWNER/DEVELOPER:
 MAB MONROE, LLC
 525 N. TYRON STREET, SUITE 600
 CHARLOTTE, NC 28202

ROWELL FAMILY PARTNERSHIP, LLLP &
 STILL FAMILY REALTY, LLC
 P.O. BOX 1936
 MONROE, GA 30655

TELEPHONE:
 (704) 331-6587 (MAB MONROE)
 (770) 318-6153 (ROWELL FAMILY PARTNERSHIP)

ENGINEER:
 COLUMBIA ENGINEERING
 2862 BUFORD HIGHWAY, SUITE 200
 DULUTH, GEORGIA 30096
 (770) 925-0357

UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG MAXFIELD DRIVE (18" C900 WATER MAIN) GA HWY 11 (10" C900 WATER MAIN), NEWLY CONSTRUCTED 20" C900 WATER MAIN WITHIN THE SUBDIVISION WILL SERVICE THE DEVELOPMENT THROUGHOUT THE PROPOSED SUBDIVISION.
 SEWER: SUBDIVISION WILL BE GRAVITY FED VIA AN ONSITE, PROPOSED 8" SEWER MAIN TO AN EXISTING 12" CITY OF MONROE GRAVITY SEWER SYSTEM LOCATED NEAR CHARLOTTE ROWELL BOULEVARD.

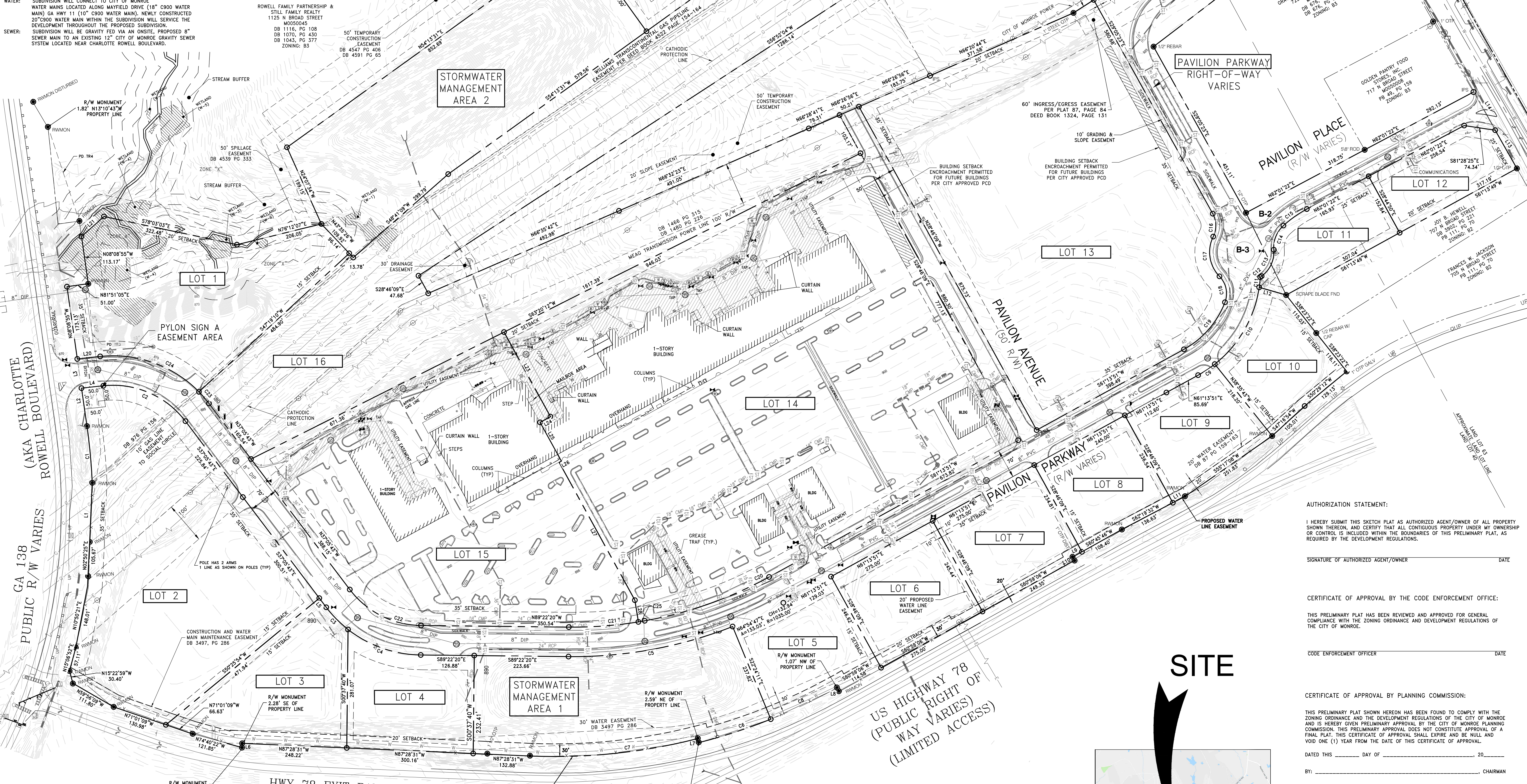


NOTES:

TYPICAL RIGHT-OF-WAY FOR PAVILION PARKWAY - 70'.
 TYPICAL RIGHT-OF-WAY FOR PAVILION AVENUE - 50'.

UPON APPROVAL AND RECORDING OF THIS PLAN, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, AND IMPROVEMENTS THEREIN, ARE HEREBY GRANTED AND DEDICATED TO THE PUBLIC (OR CITY OF MONROE) FOR USE AS DESIGNATED AND FOR PUBLIC MAINTENANCE, REPAIR, AND REPLACEMENT OF DEDICATED IMPROVEMENTS THEREIN. PUBLIC USE IS SUBJECT TO THE OBLIGATIONS TO MINIMIZE BUSINESS INTERRUPTION AND TO PERFORM PROMPT RESTORATION TO THE THEN EXISTING CONDITIONS AFTER CONDUCTING ANY MAINTENANCE ACTIVITY(IES) IN SUCH EASEMENTS OR RIGHTS-OF-WAY. OTHERWISE, THE OWNER RESERVES ALL OTHER RIGHTS TO USE THE PROPERTY IN ACCORDANCE WITH ITS TITLE TO DO SO.

ALL POWER TRANSFORMERS LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENTS AND STREET RIGHT-OF-WAY SHALL HAVE A FIVE FOOT PERIMETER MAINTENANCE AND ACCESS EASEMENT, AS MEASURED FROM ALL SIDES OF TRANSFORMER PAD, BENEFITTING THE CITY OF MONROE UTILITIES.



HWY 78 EXIT RAMP

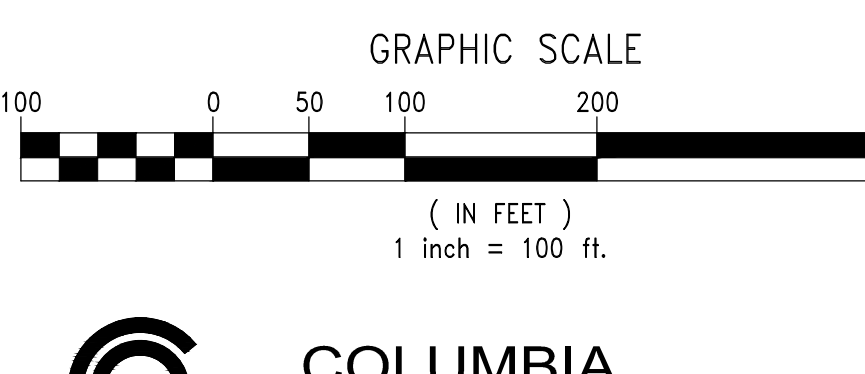
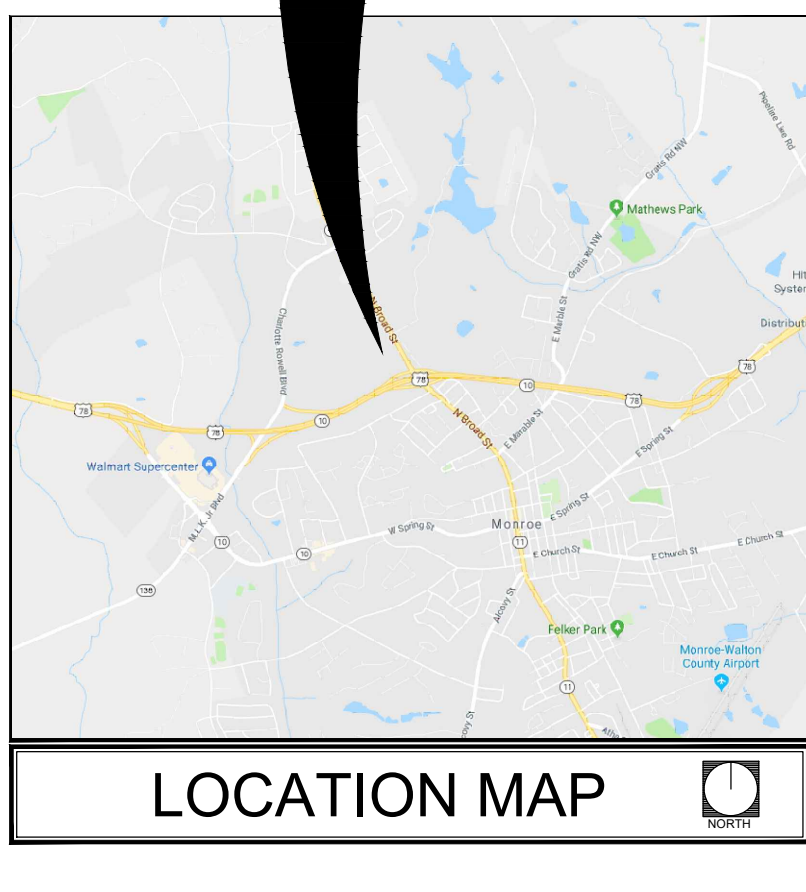
Curve #	Direction	Chord distance	Radius	Length	Curve #	Direction	Chord distance	Radius	Length
C1	N05°19'56"W	135.16'	1375.00'	135.22'	C14	N21°47'17"E	61.68'	69.50'	63.91'
C2	S60°38'11"E	212.01'	215.00'	221.70'	C15	N54°48'10"E	67.98'	270.50'	68.16'
C3	S44°13'53"E	73.77'	285.00'	73.98'	C16	S01°12'00"E	54.26'	58.00'	56.46'
C4	S70°40'12"E	182.77'	285.00'	186.00'	C17	S08°57'49"E	95.59'	82.00'	102.05'
C5	N79°36'41"E	395.55'	1035.00'	398.00'	C18	S11°50'08"E	62.81'	58.00'	66.37'
C6	S72°00'11"W	181.91'	1382.39'	182.04'	C19	S41°05'18"W	148.07'	215.00'	151.17'
C7	S84°09'01"W	399.76'	1372.39'	401.19'	C20	S70°33'50"W	312.99'	965.00'	314.37'
C8	S84°39'40"W	173.75'	1382.39'	173.86'	C21	S85°15'44"W	165.55'	965.00'	165.54'
C9	N50°28'03"E	47.33'	285.00'	47.39'	C22	N63°14'01"W	189.43'	215.00'	196.17'
C10	N30°01'08"E	210.62'	285.00'	215.73'	C23	N40°44'56"W	36.32'	285.00'	36.34'
C11	N51°42'59"E	4.24'	67.62'	4.24'	C24	N70°17'24"W	248.86'	285.00'	257.54'
C12	N51°16'08"E	16.80'	178.00'	16.81'	C25	S80°20'51"W	15.19'	965.00'	15.19'
C13	N24°42'33"E	68.93'	70.50'	72.02'					

PROPOSED WATER LINE EASEMENT

Line #	Direction	Length	Line #	Direction	Length
L1	N02°27'12"E	140.44'	L12	S74°00'03"E	66.50'
L2	N08°08'55"W	90.98'	L13	S29°34'37"E	104.28'
L3	N08°08'55"W	70.04'	L14	N29°34'30"W	104.28'
L4	N83°49'21"E	52.18'	L15	S01°32'13"E	20.67'
L5	S37°05'43"E	27.33'	L16	S15°46'27"W	20.73'
L6	S02°31'29"W	10.00'	L17	S30°38'26"E	82.58'
L7	N14°13'28"W	10.00'	L18	S65°41'57"E	10.23'
L8	N28°58'31"W	9.00'	L19	S65°41'57"E	16.21'
L9	S80°45'48"W	25.17'	L20	S29°37'20"E	15.88'
L10	S25°48'10"E	9.36'	L21	S52°35'58"W	45.90'
L11	S62°19'32"W	32.22'	L22	N37°24'02"W	30.07'

TOTAL ACREAGE = 95.414 ACRES

PARCEL	ACREAGE	PARCEL	ACREAGE
LOT 1	3.825 AC.	LOT 11	1.071 AC.
LOT 2	6.601 AC.	LOT 12	1.064 AC.
LOT 3	2.055 AC.	LOT 13	11.585 AC.
LOT 4	1.641 AC.	LOT 14	17.582 AC.
LOT 5	1.527 AC.	LOT 15	8.755 AC.
LOT 6	1.553 AC.	LOT 16	12.533 AC.
LOT 7	1.540 AC.	PYLON SIGN LOT B	0.031 AC.
LOT 8	1.321 AC.	STORMWATER MANAGEMENT AREA 1	3.609 AC.
LOT 9	1.382 AC.	STORMWATER MANAGEMENT AREA 2	5.637 AC.
LOT 10	1.285 AC.		
PAVILION PARKWAY/AVENUE/DRIVE R/W		11.017 AC.	



COLUMBIA ENGINEERING
 2862 BUFORD HIGHWAY
 SUITE 200
 DULUTH, GEORGIA 30096
 (770) 925-0357



PRELIMINARY PLAN FOR:
MONROE PAVILION
 US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TYRON STREET, SUITE 1600 CHARLOTTE, NC 28202
 LOCATED IN LAND LOT 40 & 63, 3rd DISTRICT OF WALTON COUNTY, GA.

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 _____

CERTIFICATE OF APPROVAL BY THE 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 _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:

THIS 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: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:

THIS 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

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

PRELIMINARY PLAN

FILE NAME: 4273.01_SV
 DRAWN BY: MT
 PROJECT NO: 4273.01
 FIELD DATE: 12/07/20
 PLAT DATE: 10/18/21
 SCALE: 1"=100'

1 OF 1

Jojo
huc



P.O. Box 1249 • Monroe, Georgia 30655
Attn: Business License
(770) 207-4674
DChambers@MonroeGA.Gov

OCCUPATION TAX APPLICATION

BUSINESS NAME FOOD MART MONROE

TELEPHONE (770) 267-8722

ADDRESS 238 N madlson Avenue, Monroe , GA 30655

TYPE OF BUSINESS _____

MAILING ADDRESS 5414 Five Forks Trickum Road , Suite D 400 , Lilburn, GA 30047

EMAIL ADDRESS mam1@mncshops.com

OWNER'S NAME Murad ALi

TELEPHONE (404) 944-4928*

EMERGENCY CONTACT PERSON: Shanaz Ali

TELEPHONE (404) 514-7027

PROPERTY OWNER'S NAME: Afzal Mithwani

TELEPHONE (404) 610-8350

**NUMBER OF EMPLOYEES: FULL TIME 1
PART TIME 1

**(Including Owners & Family Members)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE

BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CIYT? YES NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES NO

A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature: [Handwritten Signature]

Date [Redacted] 10/29/2021

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

<u>CONSUMPTION ON PREMISE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$1000.00	_____
NON PROFIT PRIVATE CLUB	\$600.00	_____
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	_____
BEER/WINE AMENITIES LICENSE	\$100.00	_____
DISTILLED SPIRITS	\$3000.00	_____
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	_____
SUNDAY SALES	\$150.00	_____
<u>PACKAGE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$2000.00	_____ ✓
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	_____
GROWLERS	\$2000.00	_____
<u>MANUFACTURER</u>	<u>LICENSE FEE: 1 FEE ONLY</u>	
DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	_____
BREWERY OR MICRO-BWERIES	\$1000.00	_____
BREW PUB	\$750.00	_____

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY		
BEER/WINE	\$1500.00	_____
DISTILLED SPIRITS	\$2000.00	_____
PRINCIPAL PLACE OF BUSINESS – NOT IN CITY	\$100.00	_____

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS	\$25.00 PER DAY	_____
FOR PROFIT ORGANIZATIONS	\$150.00 PER DAY	_____
SPECIAL EVENT VENUES REGISTRATION	\$300.00	_____

There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.

There is no application fee for wholesale dealers.

1. Full Name of Business MAM1 USA LLC

Under what name is the Business to operate? FOOD MART MONROE

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

CORPORATION (LLC)

2. Address: a) Physical: 238 N MADISION AVENUE, MONROE, GA 30655

b) Mailing: 5414 Five Forks Trickum Road D-400 LILBURN GA 30047

3. Phone 404-944-4928 Beginning Date of Business in City of Monroe 10/10/2021

4. New Business Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 87-2652327 Georgia Sales Tax Number _____

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No _____

7. Full name of Applicant MUAD ALI

Full Name of Spouse, if Married SHAHNAZ ALI

Are you a Citizen of the United States or Alien Lawful Permanent Resident? YES

Birthplace INDIA

Current Address 72 Lankford road City TUCKER St GA Zip 30084

Home Telephone 404-944-4928

Number of Years at present address 14 YEARS

Previous address (If living at current address less than 2 yrs).
N/A

Number of years at previous address N/A

8. If new business, date business will begin in Monroe N/A

If transfer or change of ownership, effective date of this change 10/10/2021

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant & D/B/A SAS 2021 LLC DBA QUICK FOOD MARKET

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer MURAD ALI

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

NO

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? NO

12. Do you own the land and building on which this business is to be operated? NO

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [] yes or [] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

MAM1 USA LLC FORMED ON 09/30/2021

238 N MADISION AVENUE, MONROE, GA 30655

MURAD ALI (SINGLE OWNER LLC)

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

MURAD ALI (SINGLE OWNER LLC) 100%

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. _____ N/A _____

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. _____ N/A _____

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. _____ NO _____

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. _____ NO _____

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) _____ NO (NEVER DENIED) _____

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? _____ NO _____

22. If a retail grocery business in existence for more than six (6) months:
A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:
A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Name NAVROZ SOMANI
Address 705 W SPRING STREET
City MONROE State GA Zip 30655 Telephone 404-384-9885

2. Name ANISH DOSHI
Address 48 BELLAMY COURT
City STOCKBRIDGE State GA Zip 30281 Telephone 678-468-5633

3. Name DERWIN CONLEY
Address STEWART CANDY COMPANY
City TIFTON State GA Zip Telephone 912-614-3274

This the _____ day of _____ 20____.

[Signature] (Signature Applicant)
OWNER (Title i.e. Partner, General Partner, Manager, Owner, etc.)

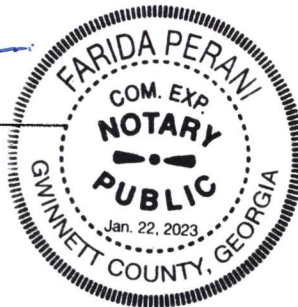
MURAD ALI (Print Name)

Or: _____ (Signature of Corporate Officer)
_____ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: FARIDA PERANI

Notary Public: [Signature]

Executed: _____





P.O. Box 1249 • Monroe, Georgia 30655
Attn: Business License
(770) 207-4674
DChambers@MonroeGA.Gov

OCCUPATION TAX APPLICATION

BUSINESS NAME Publix Super Markets, Inc. #1736 TELEPHONE 863 688-1188
ADDRESS 900 Pavilion Parkway, Monroe, GA 30656 TYPE OF BUSINESS
MAILING ADDRESS PO Box 32027, Lakeland, FL 33802 Retail Grocery Store
EMAIL ADDRESS publixlicensing@publix.com
OWNER'S NAME Publix Super Markets, Inc. TELEPHONE 863 688-1188
EMERGENCY CONTACT PERSON: Keith Baranowski - District manager
TELEPHONE (770) 806-2780 x240

PROPERTY OWNER'S NAME: MAB Monroe, LLC
TELEPHONE (704) 331-6587 (Cary Uretz)

**NUMBER OF EMPLOYEES: FULL TIME 64
PART TIME 96 **** (Including Owners & Family Members)**

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE
BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES NO

A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia
or of the United States. I further agree to comply with any and all ordinances
of the City of Monroe in conducting business in the City.

Signature: Date 11 / 5 / 21
Merriann M. Metz - VP, General Counsel & Secretary

Notice: All businesses located in the City of Monroe are subject to inspection by City Code and Fire Officials

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

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Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

<u>CONSUMPTION ON PREMISE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$1000.00	_____
NON PROFIT PRIVATE CLUB	\$600.00	_____
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	_____
BEER/WINE AMENITIES LICENSE	\$100.00	_____
DISTILLED SPIRITS	\$3000.00	_____
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	_____
SUNDAY SALES	\$150.00	_____
<u>PACKAGE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$2000.00	X _____
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	_____
GROWLERS	\$2000.00	_____
<u>MANUFACTURER</u>	<u>LICENSE FEE: 1 FEE ONLY</u>	
DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	_____
BREWERY OR MICRO-BREWERIES	\$1000.00	_____
BREW PUB	\$750.00	_____

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY
BEER/WINE
DISTILLED SPIRITS

\$1500.00
\$2000.00

PRINCIPAL PLACE OF BUSINESS – NOT IN CITY

\$100.00

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS
FOR PROFIT ORGANIZATIONS

\$25.00 PER DAY
\$150.00 PER DAY

SPECIAL EVENT VENUES
REGISTRATION

\$300.00

There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.

There is no application fee for wholesale dealers.

1. Full Name of Business Publix Super Markets, Inc.

Under what name is the Business to operate? Publix Super Markets, Inc. #1736

Is the business a proprietorship, partnership or corporation? Domestic or foreign?
Foreign Corporation

2. Address: a) Physical: 900 Pavilion Parkway, Monroe, GA 30656

b) Mailing: PO Box 32027, Lakeland, FL 33802

3. Phone 863-688-1188 Beginning Date of Business in City of Monroe 01/12/2022

4. New Business _____ Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 59-0324412 Georgia Sales Tax Number 308635567

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No X

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No X

7. Full name of Applicant April Dawn - Bondy MacLatchy

Full Name of Spouse, if Married David James MacLatchy

Are you a Citizen of the United States or Alien Lawful Permanent Resident? Yes, Citizen of the United States

Birthplace Toledo, Ohio

Current Address 615 Wellington Lane City Monroe St GA Zip 30655

Home Telephone 678-858-5901

Number of Years at present address 15

Previous address (If living at current address less than 2 yrs).
N/A

Number of years at previous address N/A

8. If new business, date business will begin in Monroe 01/12/2022

If transfer or change of ownership, effective date of this change N/A

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, ~~and check.~~

Previous applicant & D/B/A N/A

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer April Dawn - Bondy MacLatchy - Pharmacy manager for

Publix Super Markets, Inc. #1736 located at 900 Pavilion Parkway, Monroe, GA 30656

Phone: 678-858-5901

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

No

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? No

12. Do you own the land and building on which this business is to be operated? No, this location is leased. Please see attached Exhibit A

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [] yes or [X] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

Please see attached Exhibit B

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

Publix Super Markets, Inc. is a privately held employee-owned company; which includes approximately 225,000 stockholders. No one stockholder holds 20% or more in stock.

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. N/A

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. N/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. No

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. No

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) Publix Super Markets, Inc. holds numerous Alcoholic beverage licenses in FL, GA and SC.

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? Publix Super Markets, Inc. has numerous Package liquor stores in the state of Florida.

22. If a retail grocery business in existence for more than six (6) months: N/A
A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months: N/A
A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a N/A statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Nicholas Peters
Name 492 Branham circle
Address Social Circle Georgia 30025 (770) 316-8348
City State Zip Telephone

2. Lillian Portillo
Name 588 Martha Sue Drive
Address Lawrenceville GA 30045 (770) 403-0022
City State Zip Telephone

3. Lisa Atcheson
Name 626 Wellington Lane
Address Monroe GA 30655 (678) 763-1917
City State Zip Telephone

This the 19 day of oct 2021.

[Signature] (Signature Applicant)
Manager (Title i.e. Partner, General Partner, Manager, Owner, etc.)

April MacLatchy (Print Name)

Or: _____ (Signature of Corporate Officer)

(Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: John Breedlove

Notary Public: John Breedlove

Executed: Walton County



APPOINTMENTS

Updated

September 14, 2021

Appointed

Term Expires

**DOWNTOWN DEVELOPMENT AUTHORITY and
CONVENTION & VISITORS BUREAU AUTHORITY and
URBAN REDEVELOPMENT AGENCY (Three-year term)**

(As of 4/10/07 Changed from 6-year terms to 3-year terms) (URA created 12/11/2018)

Ross Bradley	Council member	December 31, 2021
Meredith Malcom	December 11, 2018	December 31, 2021
Charles Sanders	December 11, 2018	December 31, 2021
Chris Collin	December 10, 2019	December 31, 2021
	(to fill unexpired term of Mike Gray)	
Whit Holder	December 10, 2019	December 31, 2024
Lisa Reynolds Anderson	December 10, 2019	December 31, 2024
Wesley Sisk	December 8, 2020	December 31, 2023
Andrea Gray	December 8, 2020	December 31, 2023



Appointed Board Member Biography

Name: Meredith Malcom

Profession / Business: Banking Position: Market President

Business Address: 140 East Washington Street

Phone number: (770) 207-7070 Fax number: _____

Email address: meredithmalcom@synovus.com

Home Address: 318 McDaniel Street, Monroe GA 30655

Home Phone number: (770) 601-7967 Mobile Phone number: _____

(Please indicate address where you prefer to receive your mail)

Birthday: 03/07/1968 Birthplace: New York NY

Education: University of GA, BBA Finance; Graduate School of Banking at LSU

Hobbies: Travel/Exercise

Membership in Service Clubs: Walton County Foundation/Leadership GA/WC Chamber

Social Clubs: _____

Membership / Offices Held / Other Agency Boards: _____

Civic Appointments: _____

Political Offices: _____

Reason for wanting to serve on DDA Board

Love living and working in the City of Monroe- Excited to continue to participate in improving and planning for the downtown community



Appointed Board Member Biography

Name: Ross Bradley

Profession / Business: Banking Position: Loan Officer

Business Address: 506 S Broad St., Monroe, GA 30655

Phone number: 770-800-1003 Fax number: _____

Email address: tbradley205@gmail.com

Home Address: 116 Williams St., Monroe, GA 30655

Home Phone number: n/a Mobile Phone number: 770-652-0724

(Please indicate address where you prefer to receive your mail)

Birthday: 04/30/1989 Birthplace: Decatur

Education: B.A. in Business Management

Hobbies: Golf, Hunting

Membership in Service Clubs: Advisory Board - NG3

Social Clubs: n/a

Membership / Offices Held / Other Agency Boards:

Civic Appointments: _____

Political Offices: City Council

Reason for wanting to serve on DDA Board

I have a deep passion for our Community, and the Downtown District is the heartbeat.



APPLICATION FOR NOMINATION
MONROE DOWNTOWN DEVELOPMENT AUTHORITY

Please Print

Name Ross Bradley Email tbradley205@gmail.com

Home Address 116 Williams Street, Monroe, GA Zip Code 30655

Business Address (Street & Mailing) 506 S Broad Street, Monroe, GA 30655

Profession/Business Mortgage Banking Position Loan Officer

Phone Numbers: Home n/a Cell 770-652-0724
Business 770-800-1003 Fax

Birthday: 04/30/1989 Birthplace: Decatur

Education: B.A. in Business Management

I am: (Check all that apply)

- A resident of the City of Monroe or of Walton County
Available for Board meetings the Second Thursday of each month
A Elected Member of Government: Elected Position City Council (term ending 12/31/2021)
A Downtown Property Owner: Property Address
A Downtown Business Owner: Business Address
A Downtown Employee: Business & Position Avondale Mortgage - Loan Officer

My Downtown Involvement over the past two years includes: (Check all that apply and list)

- Serving on Committee (s) Downtown Development Authority
Assisting with Projects Various volunteer projects
Participation in Events
A Financial Contribution

Organizations to which I belong and volunteer service include: NG3

Interest/Hobbies/Talents/Skills: Golf, Hunting

I am interested in serving on the Authority because The Downtown District is the heartbeat of our Community. I want to continue serving in our Community in any way I can.

I will allow my name to be submitted for consideration in service to the Authority; and if appointed to serve as a member of the Board of Directors, I agree to:
Attend all possible regular monthly Board meetings, committee meetings and any special meetings
Attend eight hours of training within my first year of service as required by law
Enter into full discussion and participation in policy decisions affecting the DDA and its purpose
Accept responsibility for assignments and offer suggestions on programming or operations
Maintain matters of confidence
Serve the Authority, working for is overall well being and that of the historic business district
Seek opportunities to learn more about downtown revitalization efforts and best practices.

Signature Ross Bradley

Date 12/01/2021



Appointed Board Member Biography

Name: Chris Collin

Profession / Business: Restaurant Position: Owner

Business Address: 202 East Spring Street

Phone number: 6789394702 Fax number: NA

Email address: chris@lrgrp.com

Home Address: 614 Saint Ives Walk Monroe GA 30655

Home Phone number: 6789394702 Mobile Phone number: 6789394702

(Please indicate address where you prefer to receive your mail)

Birthday: 07-17-1980 Birthplace: Atlanta

Education: BS Communications University Of West Georgia

Hobbies: Family and Working

Membership in Service Clubs: DDA

Social Clubs: _____

Membership / Offices Held / Other Agency Boards:

DDA and President of the Saint Ives HOA

Civic Appointments: _____

Political Offices: _____

Reason for wanting to serve on DDA Board

To continue to support and be involved in the positive growth in Monroe.



APPLICATION FOR NOMINATION
MONROE DOWNTOWN DEVELOPMENT AUTHORITY

Please Print

Name Chris Collin Email Chris@LRGRP.com

Home Address 614 Saint Ives Walk Zip Code 30655

Business Address (Street & Mailing) 202 east spring street Monroe GA

Profession/Business Restaurateur Position Owner

Phone Numbers: Home 678-939-4702 Cell "
Business " Fax "

Birthday: 07-17-1980 Birthplace: Atlanta

Education: B.S. Communications University of West GA

I am: (Check all that apply)

- A resident of the City of Monroe or of Walton County
- Available for Board meetings the Second Thursday of each month
- A Elected Member of Government: Elected Position _____
- A Downtown Property Owner: Property Address 202 East Spring Street Monroe
- A Downtown Business Owner: Business Address _____
- A Downtown Employee: Business & Position _____

My Downtown Involvement over the past two years includes: (Check all that apply and list)

- Serving on Committee (s) _____
- Assisting with Projects served on DDA
- Participation in Events _____
- A Financial Contribution _____

Organizations to which I belong and volunteer service include: DDA Saint Ives HOA

Interest/Hobbies/Talents/Skills: I enjoy being involved in the community

I am interested in serving on the Authority because to continue to support and be involved in the positive growth in Monroe.

I will allow my name to be submitted for consideration in service to the Authority; and if appointed to serve as a member of the Board of Directors, I agree to:

- Attend all possible regular monthly Board meetings, committee meetings and any special meetings
- Attend eight hours of training within my first year of service as required by law
- Enter into full discussion and participation in policy decisions affecting the DDA and its purpose
- Accept responsibility for assignments and offer suggestions on programming or operations
- Maintain matters of confidence
- Serve the Authority, working for its overall well being and that of the historic business district
- Seek opportunities to learn more about downtown revitalization efforts and best practices.

Signature [Handwritten Signature]

Date Nov 3, 2021



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-11-2021
Description: Zoning ordinance Text amendment #12

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Staff recommendation is to approve as submitted

Background: This amendment adds the conditional use of Private Sewage Treatment Facilities to section 630.3 Table 6 and also modifies Section 650.4 Special site requirements by removing minimum area requirements for planned districts and reducing street frontage requirements in the LCI district.

Attachment(s): Ordinance and exhibit A



City of Monroe

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

ZONING TEXT AMENDMENT PERMIT

PERMIT #:	204	DESCRIPTION:	Zoning Text Amendment #12
JOB ADDRESS:	215 N BROAD ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	CITY OF MONROE	CONTRACTOR:	CITY OF MONROE
ADDRESS:	P.O. BOX 1249	ADDRESS:	P.O. BOX 1249
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP. USE:		DATE ISSUED:	9/08/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/07/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
	FEE TOTAL	
	PAYMENTS	\$ 0.00
	BALANCE	\$ 0.00

NOTES:

Section 630.3 Table 6—Industrial Zoning District Land Use Regulations; Modifying Industrial Zoning District Land Use table to add under the principle use of Utility and area service provider facilities—private sewage treatment facilities; this use is to be added as a conditional use.

Section 650.4 Special Site Requirements—Modifying the Special Site Requirements for Planned Development Districts to remove the minimum area requirement for Planned Development Districts throughout the City and inside the Livable Cities Initiative (LCI) District and to reduce the minimum frontage requirement for Planned Development Districts located in the LCI District.

P&Z MTG 10/19/2021 5:30pm—Council MTG 11/9/2021 6:00pm @215 N. Broad St.

NOTICE

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

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



(APPROVED BY)

10/11/2021
DATE

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

**The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and
Effective July 1, 2014, as thereafter amended, is hereby amended by implementing
text amendments and changes outlined and identified in particular detail on Exhibit
A, which such exhibit is incorporated herein by reference.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon
their adoption by the Mayor and Council.

FIRST READING. This 9th, day of November, 2021.

SECOND READING AND ADOPTED on this 14th day of December, 2021.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 12

1. Section 630.3 Table 6—Industrial Zoning District Land Use Regulations; Modifying Industrial Zoning District Land Use table to add under the principle use of Utility and area service provider facilities—private sewage treatment facilities; this use is to be added as a conditional use.

2. Section 650.4 Special Site Requirements—Modifying the Special Site Requirements for Planned Development Districts to remove the minimum area requirement for Planned Development Districts throughout the City and inside the Livable Cities Initiative (LCI) District and to reduce the minimum frontage requirement for Planned Development Districts located in the LCI District. Section 650.4 to be amended as follows:
 - a. 650.4 Special Site Requirements. The site proposed for Planned Development District classification must abut a public street for continuous distance of at least one-hundred (100) feet. The only exception to this frontage requirement shall be in the Livable Cities Initiative District. Because of the special and unique circumstances of both maximum density and unique mixture of land uses within the LCI District, proposals for Planned Development District classification in the LCI District must abut a public street for a distance of at least fifty (50) feet.

Proposed Amendments to the Zoning Ordinance

October 19 – Planning Commission

November 9 – City Council 1st Reading

December 14 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

- **Section 630.3: Modify Industrial Zoning District Land Use Regulation table to add the land use of Private Sewage Treatment Facilities. Added land use will be permitted by Conditional Use Permit in the M-1 zoning district. The land use of Private Sewage Treatment Facilities is based upon NAICS 221320 – Sewage Treatment Facilities.**

Section 630.3 Industrial Land Use Regulations (M-1):

Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Accessory building and uses		
structures-general	P	See §1000.1
temporary buildings	P	See §1000.9
uses-general	P	See §1000.2
Administrative and information service facilities		
administrative offices/processing center	P	
call/telecommunications center	P	
data processing/programming facilities	P	
data processing/programming facilities with product production	P	
AGRICULTURE:		
Greenhouse, nursery, and floriculture operations		
indoor food crop production	P	
PROPOSED for 10/12/21 City Council		
Amusements and Entertainment		
adult entertainment establishment	P	Note (5)
archery range or firing range	P	See § 1031
game center	X	
miniature golf, outdoor	X	
play centers, skating rink, bowling alley	P	
theaters	X	
theaters, outdoor	X	
Animal facilities and services		
clinics and specialty services	C	
hospitals, lodging, and shelters	C	
Building, construction and special trade facilities		
contractor and developer offices	P	
contractor/developer offices with facilities	P	
contractor/developer office center	P	
landscape/irrigation service	P	
timber harvesting service	P	
tree surgery service	P	
building supply store, wholesale	P	

RESIDENTIAL	C		
Sales and service facilities			
appliance stores(small and large), retail, rental, and/or repairs	P	Note(4)	
building supply, retail	P		
equipment(small and large), service and rental	P		
equipment(office), service and rental	P		
fuel sales – liquid, wholesale and retail	P		
funeral and interment establishments, wholesale and storage	C		
janitorial cleaning services	P		
janitorial/cleaning supply store, wholesale	P		
laundry and/or dry cleaning establishments, full service	P		
lawn and garden supply, wholesale	P		
locksmith shop, service	P		
manufactured home sale lots	C		
pawn shop and pawnbrokers	P		Code of Ord. Chap 78
pest control services	P		
print and publication shops	P		
scrap hauling service	P		
sewer and septic tank service	C		
vending supply and service	P		
Transportation facilities			
airport	C		
administrative offices/dispatches	C		
commuter lot	C		
stations or terminals	C		
Utility and area service provider facilities			
emergency management services – fire, police, ambulance	P	See Article XI	
garbage and recycling collection services	C		
landfills, incinerators, and dumps	X		
recycling center	C		
private sewage treatment facilities	C		
telecommunications facility, radio and television stations	P		
telecommunications facility towers and antenna	P		
utility administrative office	P		
utility transformers, substations, and towers	P		
Distribution and storage facilities			
warehouse, self-service(mini)	P		
warehouse	P		
distribution warehouse facility	P		
Motor vehicles and equipment			
passenger vehicles and small engine equipment			
body repair and painting	P		
car wash, service or self-service	P		
fuel sales	P		
general service/installation of parts/accessories	P		
new or used, sales and rental	P		
parts/accessories, sales	P		
tires, sales	P		
vehicle storage yard	P		
welding and fabrication	P		
wrecker and/or towing, service	P		

heavy trucks, RVs and other heavy equipment		
body repair and painting	P	
fueling station	P	
general service/installation of parts and accessories	P	
new or used, sales and rental	P	
parts/accessories/tires, sales	P	
truck wash, service or self-service	P	
terminal, motor freight	P	
truck stop/travel plaza	P	

➤ ***Section 650.4: Amend language in the special site requirements for Planned Development Districts. Remove the minimum area requirement for Planned Development Districts located throughout the City and inside the Livable Cities Initiative District (LCI) in order to enable more Planned Districts within the City. Reduce the minimum frontage requirement for Planned Development Districts located in the LCI District.***

650.4 Special Site Requirements. The site proposed for Planned Development District classification must ~~contain a minimum area: 1) PRD between twelve (12) and forty eight (48) acres, 2) PCD/PPD: between twenty four (24) and sixty (60) acres, and 3) PID: at least twenty four (24) acres, unless a smaller are is specifically approved by the Planning Commission and Council due to special and unusual circumstances related to the topography of the site. In no case shall any planned unit development be less than ten (10) acres. The site must~~ but a public street for continuous distance of at least one-hundred (100) feet.

The only exception to ~~these size~~ this frontage requirements shall be in the Livable Cities Initiative District. Because of the special and unique circumstances of both maximum density and unique mixture of land uses within the LCI District, proposals for Planned Development District classification in the LCI District must ~~contain a minimum of two (2) acres. The site must~~ but a public street for a distance of at least ~~seventy five (75)~~ fifty (50) feet.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe Planning Commission will be holding a hearing for a zoning action/zoning code text amendment of Article VI, Section 630.3, Table 6 and Section 650.4. A public hearing will be held on October 19, 2021 at 5:30 P. M. in the City Hall Building at 215 N. Broad Street.

The City of Monroe Council will be holding a hearing for a zoning action/zoning code text amendment of Article VI, Section 630.3, Table 6 and Section 650.4. A public hearing will be held on November 9, 2021 at 6:00 P.M. in the City Hall Building at 215 N Broad Street.

All those having an interest should be present.

Please run on the following date:

October 3, 2021

Budget Resolution

A RESOLUTION ADOPTING THE 2022 BUDGET FOR THE CITY OF MONROE, GEORGIA; APPROPRIATING AMOUNTS AS SHOWN IN EACH BUDGET AS EXPENDITURES; ADOPTING THE REVENUE PROJECTIONS; AND PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS.

BE IT RESOLVED by the Mayor and City Council of the City of Monroe, Georgia as follows:

WHEREAS, for the purpose of financing the conduct of affairs of the **City of Monroe** during the fiscal year beginning January 1, 2022 and ending December 31, 2022, the Budget of the City’s Revenues and Expenditures for such period, as prepared and submitted to the **City Council** by the City Administrator; and so approved by the **Mayor and City Council**.

WHEREAS, the amounts listed are the appropriations so authorized by the **Mayor and City Council** and are approved for the amounts and purpose indicated.

WHEREAS, any pay classification or job description changes contained and funded herein the budget are approved for the amounts and purposes indicated.

WHEREAS, any organizational chart changes or descriptions contained herein the budget are approved as indicated.

WHEREAS, the rates listed are so authorized by the **Mayor and City Council** and are approved for the amounts and purpose indicated.

WHEREAS, a budget amendment is considered any action of the **Mayor and City Council** to purchase items not included in original budgeted figures.

BE IT FURTHER RESOLVED that the expenditures shall not exceed the appropriations authorized by this budget and that the expenditures for the fiscal year shall not exceed funding available.

ADOPTED by the **Mayor and City Council** of the **City of Monroe** this 14th day of December 2021.

John Howard, Mayor
City of Monroe

Attest:

Debbie Kirk, City Clerk



To: City Council
From: Danny P. Smith, Solid Waste Director
Department: Solid Waste
Date: 11/29/2021
Subject: The Northeast Georgia Regional Solid Waste Management Plan

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A

Company of Purchase: N/A

Description:

Staff recommends the approval of the Northeast Georgia Regional Solid Waste Management Plan. The Georgia General Assembly the Georgia Comprehensive Solid Waste Management Act with amendments in 2011 (O.C.G.A. Section 12-8-31.1) which requires all municipal and county governments to either develop or include themselves in a comprehensive solid waste management plan. This is a request for the acceptance of the plan as required.

Background:

The City of Monroe through comprehensive plans with the State and Regional Commissions always seeks to maintain compliance as governed by those plans and creates a consistent approach to governmental operations.

Attachment(s):

Northeast Georgia Regional Solid Waste Management Plan Resolution – 1 page

CITY OF MONROE

**RESOLUTION TO ADOPT
THE NORTHEAST GEORGIA REGIONAL
SOLID WASTE MANAGEMENT PLAN**

WHEREAS, the Georgia General Assembly enacted the Georgia Comprehensive Solid Waste Management Act (O.C.G.A. Section 12-8-31.1), as amended in 2011, which requires county and municipal governments to develop or be included in a comprehensive solid waste management plan; and

WHEREAS, the update of the Northeast Georgia Regional Solid Waste Management Plan has been prepared on behalf of and includes the solid waste management plans of all municipalities within the jurisdiction of the Northeast Georgia Regional Solid Waste Management Authority; and

WHEREAS, the update of the Northeast Georgia Regional Solid Waste Management Plan has been prepared in compliance with the Georgia Comprehensive Solid Waste Management Act, as amended in 2011, and the minimum public participation and other procedural requirements have been met or exceeded.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Monroe that the update of the Northeast Georgia Regional Solid Waste Management Plan is accepted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption in writing within five (5) days of the adoption of this resolution.

SO ADOPTED this 14th day of December 2021.

CITY OF MONROE

By: _____
John S. Howard, Mayor

Attest:

Debbie Kirk, City Clerk



To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 11/30/21
Subject: 2022 Council Meeting Calendar

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

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

Description:

Staff recommends the attached 2022 Council Meeting Calendar for approval.

Background:

The City of Monroe prepares yearly Council meeting calendar schedules for meetings to be held at 6pm on the second Tuesday of each month, per the Code of Ordinances, Section 2-41.

Attachment(s):

2022 Council Meeting Calendar – 2 pages

**CITY OF MONROE
COUNCIL MEETING
SCHEDULE FOR 2022**

January 11

February 8

March 8

April 12

May 10

June 14

July 12

August 9

September 13

October 11

November 8

December 13

January							February							March							April						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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