



Planning & Zoning Meeting

AGENDA

Tuesday, December 21, 2021

5:30 PM

215 N Broad Street Monroe Ga 30655

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF PREVIOUS MEETING

1. Minutes from Previous Meeting - 11/16/2021

IV. REPORT FROM CODE ENFORCEMENT OFFICER

V. PUBLIC HEARINGS

1. Request for COA - Rear Addition - 707 S. Broad St

VI. RECOMMENDATIONS ON REQUESTS

VII. OLD BUSINESS

1. Request for Rezone - SE corner of the intersection of Double Springs CH Rd and Cedar Ridge Rd - R-1 to R-1A

VIII. NEW BUSINESS

IX. ADJOURNMENT

**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



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 12-15-2021
Description: Jayme and Gregory J Kortman owners of 707 S Broad Street are requesting approval of a Certificate of Appropriateness application in order to allow an addition and renovations to an existing single-family residence.

Budget Account/Project Name: NA

Funding Source: 2022 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommends approval of this Certificate of Appropriateness request as submitted without conditions. HPC has approved the changes as well.

Background: Previous business location is being renovated to return the property to a single family use. The applicant wishes to renovate and enlarge the structure for this purpose.

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



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 449

DATE: December 10, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Jayme Kortman

PROPERTY OWNER: Jayme and Gregory J Kortman

LOCATION: Northeast corner of South Broad Street and Norris Street – 707 S Broad Street

ACREAGE: ±0.58

EXISTING ZONING: B-1 (Neighborhood Commercial District)

EXISTING LAND USE: Single-family residence

ACTION REQUESTED: The owner is requesting approval of a Certificate of Appropriateness application in order to allow an addition and renovations to a single-family residence.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: December 21, 2021

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow an addition to a single-family residence. The proposed renovations are to include both interior and exterior improvements to the building.

PROPOSED PROJECT SUMMARY:

- Renovation and addition to a single-family residence

STAFF ANALYSIS

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

643A.1 Site Planning:

The site is a former single-family residence that was converted into a business that is now converted back to single-family residence.

643A.2 – Architecture:

The proposed additions and renovations appear to comply with the spirit and intent of the architectural requirements under Section 643A.2 of the Zoning Ordinance.

643A.3 – Pavement:

This standard is not affected by this request.

643A.4 – Landscaping:

This standard is not affected by this request.

643A.5 – Signs:

This standard is not affected by this request.

643A.6 – Illumination:

This standard is not affected by this request.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct additions and renovations to an existing single-family residence.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for exterior changes at 707 S. Broad St. A public hearing will be held before the Monroe Planning Commission on December 21, 2021 in the Council Chambers at City Hall at 215 N. Broad St. on at 5:30 P.M. All those having an interest should be present.

Please run on the following date:

December 5, 2021



City of Monroe

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

PLANNING COMMISSION COA PERMIT

PERMIT #:	449	DESCRIPTION:	COA-PLANNING & ZONING Addition
JOB ADDRESS:	707 S BROAD ST	LOT #:	66
PARCEL ID:	M0190027	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	Jayme Kortman	CONTRACTOR:	Jayme Kortman
ADDRESS:	1146 Maple Creek Ridge	ADDRESS:	1146 Maple Creek Ridge
CITY, STATE ZIP:	Loganville GA 30052	CITY, STATE ZIP:	Loganville GA 30052
PHONE:		PHONE:	
PROP. USE VALUATION:	\$ 0.00	DATE ISSUED:	11/19/2021
SQ FT:	0.00	EXPIRATION:	5/18/2022
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
INSPECTION REQUESTS:	770-207-4674 twilson@monroega.gov	# OF BATHROOMS	
		# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 50.00
FEE TOTAL		\$ 50.00
PAYMENTS		\$ -50.00
BALANCE		\$ 0.00


NOTES:

This application for a Certificate of Appropriateness for exterior changes including a rear addition at 707 S Broad St will be heard by the Planning Commission on December 21, 2021 at 5:30pm in the Council Chambers at City Hall at 215 N Broad St Monroe, GA 30655

NOTICE

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

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



(APPROVED BY)

11/19/21
DATE



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

Receipt Number: R00296890

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 11/19/2021 3:30:03 PM

11

Transaction Code: BP - Building Projects Payment

Name: Kortman, Jayme \$50.00

Total Balance Due: \$50.00

Payment Method: Cash Payment Reference:

Amount: \$50.00

Total Payment Received: \$50.00

Change: \$0.00

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for exterior changes at 707 S. Broad St. A public hearing will be held before the Monroe Planning Commission on December 21, 2021 in the Council Chambers at City Hall at 215 N. Broad St. on at 5:30 P.M. All those having an interest should be present.

Please run on the following date:

December 5, 2021

REQUEST FOR A CERTIFICATE
OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 45 through 52 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3rd Tuesday of every month), the fee is \$100.00.
4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

RECEIVED
11/19/21
#449

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 11/19/21

APPLICANT: Jayne Kortman

APPLICANT'S ADDRESS: 1146 Maple Creek Ridge
Logansville GA 30052

TELEPHONE NUMBER: 770-714-8980

PROPERTY OWNER: Jayne & Greg Kortman

OWNER'S ADDRESS: 1146 Maple Creek Ridge
Logansville GA 30052

TELEPHONE NUMBER: 770-714-8980

PROJECT ADDRESS: 707 South Broad St
Monroe Ga 30655

Brief description of project: Addition to side/rear of house

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A “material change in appearance” means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

- 5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.
[Sec 643.4(4) (a)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

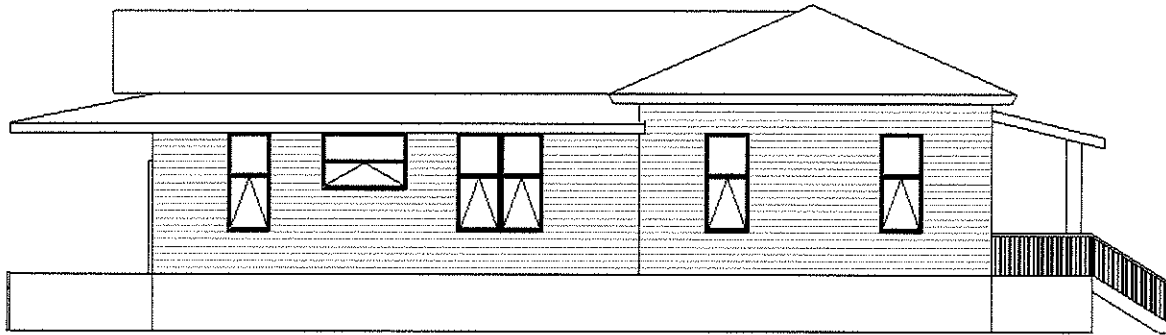
“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]

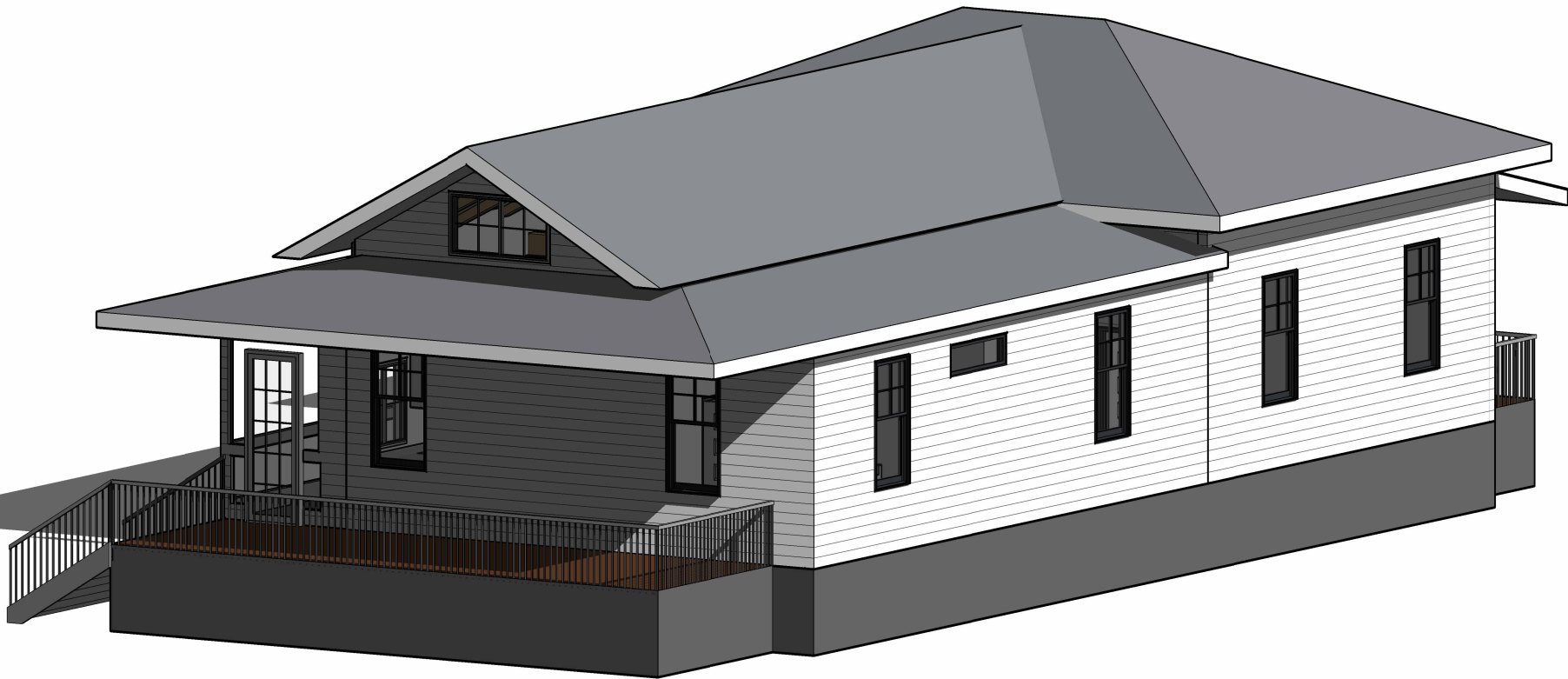
Jayne Kortman
Applicant

Date: 11/19/21

From: **Blayke Kortman** blaykek@gmail.com
Subject: **elevation revised**
Date: **Nov 12, 2021 at 1:15:54 PM**
To: **Jayme Kortman** jaymekor@gmail.com











To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 12-15-2021
Description: REZONE CASE #: 256: Rezone R-1 to R-1A (Medium Lot Residential District) **ACREAGE:** ±83.072

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 subject to conditions.

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



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

APPLICATION SUMMARY

REZONE CASE #: 256

DATE: October 8, 2021, **REVISED December 10, 2021**

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Parkland Communities Inc

PROPERTY OWNER: Rowell Family Partnership & Still Family Realty LLC

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

ACREAGE: ±83.072

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

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone R-1 to R-1A (Medium Lot Residential District)

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

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 19, 2021

CITY COUNCIL: November 9, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a detached single-family residential development. The subject property was annexed into the City in October of 2001 and rezoned to R-1 (Large Lot Residential District). The property has never been developed. The applicant is requesting a rezone to R-1A (Medium Lot Residential District) to develop the site into a residential subdivision. The site plan included with this rezone request illustrates a conventional subdivision development with one entrance off Double Springs Church Road and one entrance off Cedar Ridge Road.

PROPOSED PROJECT SUMMARY:

- Single-Family Detached Residential Development with open space, landscape buffers, and an active amenity area
 - Development Area – 83.072 Acres
 - Total Lots Proposed – 141
 - Min. Lot Size – 10,000 Sf
 - Min. Dwelling Size – 1,500 Sf
 - Development Density – 1.69 DUs per acre

- Open Space – 29.1 Acres (35%; min. 15% required)

STAFF ANALYSIS

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

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The property was annexed into the City in October of 2001. The property was rezoned to R-1 (Large Lot Residential District). The property is currently undeveloped. The property is economically viable as currently zoned. The applicant is requesting this rezone to allow for smaller residential lot sizes, while preserving a larger area of open space than required by the Zoning Ordinance.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1A (Medium Lot Residential District) to allow for detached single-family residential development.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located east of the site are zoned B-3 (Highway Commercial District) and are currently undeveloped. Properties located north and west of the site are zoned R-1 (Large Lot Residential District) and are predominantly undeveloped with one single-family residential development north of the site. Properties south of the site are located in unincorporated Walton County and developed with single-family residences on medium sized lots. The proposed residential development is consistent with development on neighboring properties located north and south of the site. The proposed residential development should not adversely affect adjacent properties. Staff has included several conditions at the end of this report to enhance the quality of the types of dwellings to be constructed throughout the development.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates a single-family residential subdivision with a network of streets connected to existing streets adjacent to the development. Two entrances are proposed into the development with one entrance off Double Springs Church Road and one entrance off Cedar Ridge Road. Traffic generated by the development could negatively impact existing streets and nearby major street intersections. A traffic study was not submitted with this rezone request; however, staff has included a condition at the end of this report requiring a traffic study to be provided prior to preliminary plat submittal to identify impacts generated by the development. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Sanitary sewer and water services may require upgrades to existing infrastructure in order to the serve the proposed development as well as other residential projects in the vicinity of the request. Additional City services should be adequate to serve the proposed development.

(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 to develop the property with a single-family residential development 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: Under the current R-1 zoning, the subject property can be developed with the same exact development type as proposed in this rezone request. The intent of this rezone request is to allow for slightly smaller residential lot sizes and to allow for preserving a larger amount of open space.

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 for a residential development with the following conditions:

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

Background: The owners are petitioning for a rezone of this property in order to allow for a detached single-family residential development.

Attachment(s): Application, Staff report and supporting documentation





To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-11-21
Description: REZONE CASE #: 256, Parkland Communities Inc., Rezone R-1 to R-1A (Medium Lot Residential District)

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 subject to the 7 conditions listed in the staff report and any the Commission or City Council may wish to add or modify.

Background: Southeast corner of the intersection with Double Springs Church Road and Cedar Ridge Road. The owners are petitioning for a rezone of this property in order to allow for a detached single-family residential development. 141 Lots, 83.072 Acres, 1.69 Dwelling units / ac.

Attachment(s): Application, Staff report, supporting documentation and zoning plan.



Planning
City of Monroe, Georgia
REZONE STAFF REPORT

APPLICATION SUMMARY

REZONE CASE #: 256

DATE: October 8, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Parkland Communities Inc

PROPERTY OWNER: Rowell Family Partnership & Still Family Realty LLC

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

ACREAGE: ±83.072

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

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone R-1 to R-1A (Medium Lot Residential District)

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

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 19, 2021

CITY COUNCIL: November 9, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a detached single-family residential development. The subject property was annexed into the City in October of 2001 and rezoned to R-1 (Large Lot Residential District). The property has never been developed. The applicant is requesting a rezone to R-1A (Medium Lot Residential District) to develop the site into a residential subdivision. The site plan included with this rezone request illustrates a conventional subdivision development with one entrance off Double Springs Church Road and one entrance off Cedar Ridge Road.

PROPOSED PROJECT SUMMARY:

- Single-Family Detached Residential Development with open space, landscape buffers, and an active amenity area
 - Development Area – 83.072 Acres
 - Total Lots Proposed – 141
 - Min. Lot Size – 10,000 Sf
 - Min. Dwelling Size – 1,500 Sf
 - Development Density – 1.69 DUs per acre

- Open Space – 29.1 Acres (35%; min. 15% required)

STAFF ANALYSIS

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

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The property was annexed into the City in October of 2001. The property was rezoned to R-1 (Large Lot Residential District). The property is currently undeveloped. The property is economically viable as currently zoned. The applicant is requesting this rezone to allow for smaller residential lot sizes, while preserving a larger area of open space than required by the Zoning Ordinance.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1A (Medium Lot Residential District) to allow for detached single-family residential development.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located east of the site are zoned B-3 (Highway Commercial District) and are currently undeveloped. Properties located north and west of the site are zoned R-1 (Large Lot Residential District) and are predominantly undeveloped with one single-family residential development north of the site. Properties south of the site are located in unincorporated Walton County and developed with single-family residences on medium sized lots. The proposed residential development is consistent with development on neighboring properties located north and south of the site. The proposed residential development should not adversely affect adjacent properties. Staff has included several conditions at the end of this report to enhance the quality of the types of dwellings to be constructed throughout the development.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates a single-family residential subdivision with a network of streets connected to existing streets adjacent to the development. Two entrances are proposed into the development with one entrance off Double Springs Church Road and one entrance off Cedar Ridge Road. Traffic generated by the development could negatively impact existing streets and nearby major street intersections. A traffic study was not submitted with this rezone request; however, staff has included a condition at the end of this report requiring a traffic study to be provided prior to preliminary plat submittal to identify impacts generated by the development. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Sanitary sewer and water services may require upgrades to existing infrastructure in order to the serve the proposed development as well as other residential projects in the vicinity of the request. Additional City services should be adequate to serve the proposed development.

(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 to develop the property with a single-family residential development 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: Under the current R-1 zoning, the subject property can be developed with the same exact development type as proposed in this rezone request. The intent of this rezone request is to allow for slightly smaller residential lot sizes and to allow for preserving a larger amount of open space.

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 for a residential development with the following conditions:

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



City of Monroe

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

REZONE PERMIT

PERMIT #:	256	DESCRIPTION:	Rezone 82.36 acres from R1 to R1A
JOB ADDRESS:	0 DOUBLE SPRINGS CH RD	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Parkland Communities Inc	CONTRACTOR:	Parkland Communities Inc
ADDRESS:	299 South Main St	ADDRESS:	299 South Main St
CITY, STATE ZIP:	Alpharetta GA 30009	CITY, STATE ZIP:	Alpharetta GA 30009
PHONE:		PHONE:	
PROP. USE		DATE ISSUED:	9/28/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/27/2022
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 rezone request parcel #M0050045 from R1 to R1A on December 21, 2021 at 5:30pm and the request will be heard by the Mayor and City Council on January 11, 2022 at 6:00pm in the 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)

11/23/21

DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the southeast corner of the intersection of Double Springs Church Rd and Cedar Ridge Rd be rezoned from R1 to R1A. A public hearing will be held before the Monroe Planning Commission at the City Hall Auditorium at 215 N. Broad Street on December 21, 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 located at the southeast corner of the intersection of Double Springs Church Rd and Cedar Ridge Rd be rezoned from R1 to R1A. A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on January 11, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

December 5, 2021



November 30, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for December 21, 2021 to consider an application for rezoning 82.36 acres located at southeast corner of the intersection of Double Springs Church Rd and Cedar Ridge Rd Monroe, GA 30656. The property is currently zoned R-1 with a request to change the zoning classification to R-1A. 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 December 5, 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 rezone request for the property will be as follows:

- Planning Commission—December 21, 2021 at 5:30pm
- City Council—January 11, 2022 at 6:00pm

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

Please disregard an earlier notice stating the City Council meeting was on January 11, 2021. 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

REZONE APPLICATION FORM

PERMIT NUMBER _____

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

II. PRESENT ZONING R-1 REQUESTED ZONING R-1A

III. ACREAGE 82.36 PROPOSED USE Single-Family Subdivision

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

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

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

V. ANALYSIS:

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

Rezoning Application
Page Two (2)

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

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

- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification _____
Please see attached _____

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

LEGAL DESCRIPTION OF PROPERTY

Please see attached

Rezoning Application
Page Three (3)

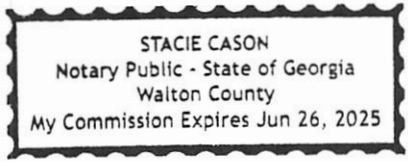
Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) [Signature]
Address P.O. Box 1936, Monroe, GA 30655
Phone Number (770) 385-7500

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

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

[Signature: Stacie Cason] (Notary Public) 9/15/2021 (Date)
My Commission Expires 6/26/2025



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 R-1 to R-1A located at M0050045, containing 83.072 acre(s), property owner being ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY LLC filed on 9/17/2021.

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-1 districts the site plan shall identify: (circle the appropriate district applied for)

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

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

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

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

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

Rezoning Application

Page six (6)

COMMENTS

Disclosure of Campaign Contributions and/or gifts:

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

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



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

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

September 14, 2021

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

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

Dear Ms. Kim:

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

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

Logan Propes

City Administrator
City of Monroe

Letter of Intent
Springfield Subdivision
Rezoning R-1 to R-1A
141 Single-Family Lots

The applicant, Parkland Communities Inc., requests a rezoning on an approximately 83.072-acre lot for the purpose of constructing a single-family residential community. To develop the site as proposed, the applicant requests to rezone the property from R-1 to R-1A.

The subject site is located roughly one mile north of State Route 10, in the northwest corner of the City of Monroe and has frontage on Double Springs Church Road and Cedar Ridge Road. Monroe High School is virtually across the street on Double Springs Road, and Monroe Elementary School is roughly a half mile away on Drake Drive.

The community, Springfield, will include up to 141 single-family dwellings, an amenity area, and abundant open space. Access to the site will be provided via Cedar Ridge Road, and Double Springs Church Road, aligned with the entrance to the Highland Creek subdivision to the north. At approximately 1.69 units per acre, the proposed density is significantly less than the maximum permitted in the current zoning district, R-1 (3.0 upa), and the proposed zoning district, R-1A (4.0 upa). In part due to Mountain Creek spanning the entirety of the eastern and southern property lines, and a perennial stream that bisects the southern corner property, 35% of the site, or 29.1 acres, is dedicated to open space. The lot dimensions permitted in the R-1A zoning district will provide the opportunity to cluster lots outside of the environmentally sensitive areas and preserve substantially more woodlands. Further open space will be located along the western property line, where adjacent to the neighboring single-family subdivision, and additional plantings will be provided within a 25-foot landscape strip along the Double Springs Church Road and Cedar Ridge Road frontage, creating year-round screening.

Located near the entrance of the site, the community's luxury amenity area will feature a pool, cabana, and outdoor furniture, in addition to a playground and open play field. A large parking area will be located adjacent to the amenity area, supplying plenty of spaces for residents and guests. Though parking will be provided, the amenity area and Double Springs Church Road will be easily accessible for pedestrians, as sidewalks will be provided on both sides of the internal street for safe and sufficient walkability.

The community will consist of two different sections with varying architectural styles and sizes. Located at the site's northwest quadrant, The Meadows at Springfield will include 34 ranch-style homes that are a minimum of 1,800 square feet with minimum 10,000 square foot lots. The remainder of the site, dubbed Creekside at Springfield, will include 107 two-story homes that are a minimum of 2,400 square feet in size with minimum 10,350 square foot lots. All dwellings will include a minimum two-car garage, and will be constructed using a mixture of materials, comprising of brick, stacked stone and fiber cement siding.

As proposed, the use will remain consistent with the Monroe Future Land Use Map from the Walton County Comprehensive Plan, as residential uses are encouraged for this area. It is also consistent with the surrounding uses including subdivisions to the south and north of the subject site. The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of the city.

Rezoning Application Analysis

A DESCRIPTION OF ALL EXISTING USES AND ZONING OF NEARBY PROPERTY

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

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

Physical properties including streams, a creek and steep slopes limit the amount of buildable area on the property. Under the current zoning district, significantly fewer lots would be achievable, amounting to a density that is a fraction of the maximum allowed. To attain a reasonable number of lots, additional encroachment into open space would be required. It’s likely that the subject property will not be developed under the current zoning.

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

Please see above response.

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

The applicant believes that the subject property does not have a reasonable economic use as currently zoned. The property contains a significant amount of unbuildable area, inhibiting a feasible density. The applicant submits the rezoning would allow for a use more compatible with the surrounding area and would be more economically feasible.

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

Please refer to above responses.

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

As proposed, the use will remain consistent with the Monroe Future Land Use Map from the Walton County Comprehensive Plan, as residential uses are encouraged for this area. It is also consistent with the surrounding uses including subdivisions to the south and north of the subject site. Under the proposed zoning district, a more comparable density can be achieved.

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

The subject site is currently vacant with no existing structures.

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

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

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

Please refer to above responses.

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

SURVEY LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

the following courses and distances:

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

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

ZONING

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

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

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

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

- | | | | |
|--|-------------------------|--|--------------------------------|
| | SIGN | | CRIMP TOP PIPE |
| | WATER VALVE | | OPEN TOP PIPE |
| | FIRE HYDRANT | | CORRUGATED METAL PIPE |
| | WATER METER | | HIGH DENSITY POLYETHYLENE PIPE |
| | SANITARY SEWER MANHOLE | | DUCTILE IRON PIPE |
| | UTILITY POLE | | POLYVINYL CHLORIDE PIPE |
| | GUY WIRE | | REINFORCED CONCRETE PIPE |
| | TELEPHONE BOX | | OUTLET CONTROL STRUCTURE |
| | TELEPHONE PEDESTAL | | HEADWALL |
| | FIBER OPTIC MARKER | | POINT OF COMMENCEMENT |
| | HARDWOOD TREE | | POINT OF BEGINNING |
| | BENCHMARK | | STORM SEWER LINE |
| | IRON PIN FOUND | | SANITARY SEWER |
| | COMPUTED POINT | | WATER LINE |
| | IRON PIN SET | | GAS LINE |
| | RW MARKER | | OVERHEAD ELECTRIC |
| | SINGLE WING CATCH BASIN | | UNDERGROUND ELECTRIC |
| | | | UNDERGROUND COMMUNICATION LINE |
| | | | PROPERTY LINE |
| | | | ADJACENT PROPERTY LINE |
| | | | FENCE |
| | | | LAND LOT |

Specimen Tree Survey Data

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

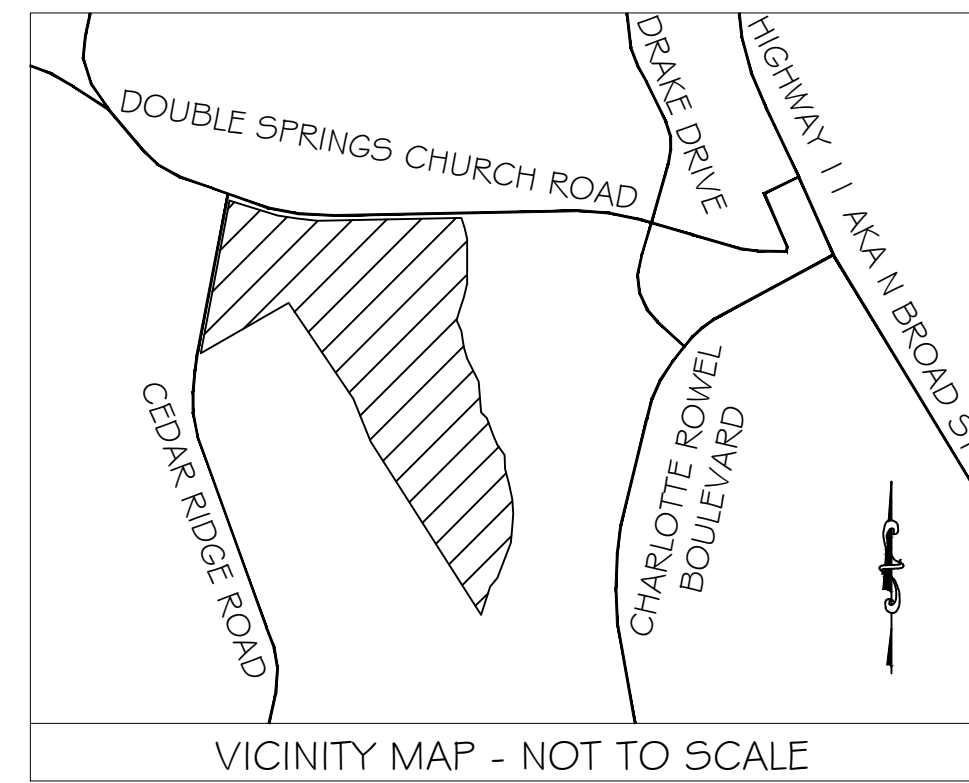
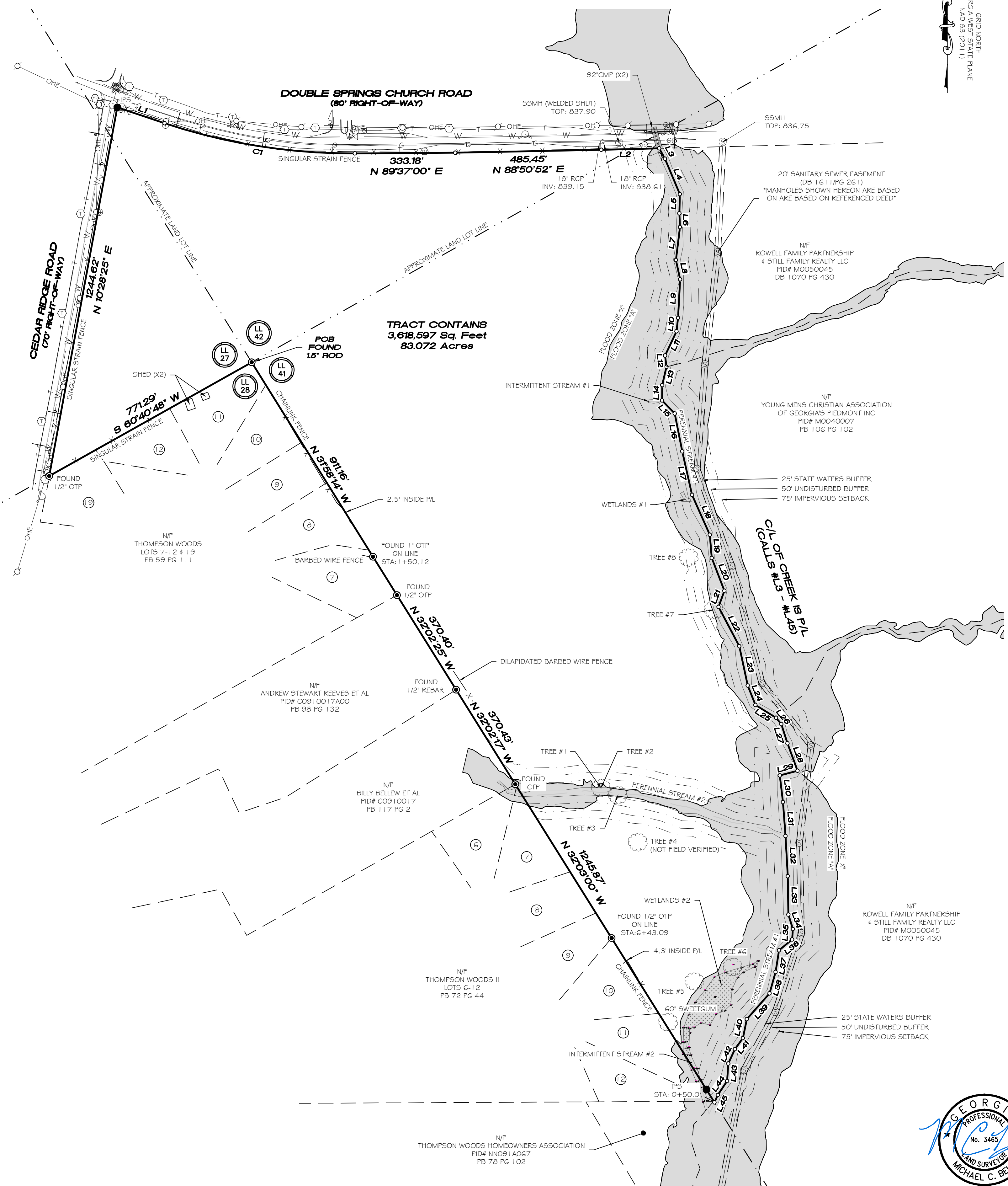
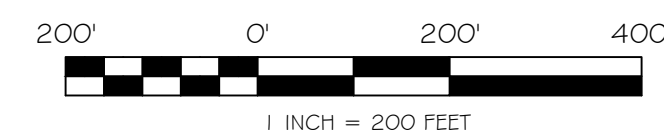
*SURVEY CERTIFICATION EXTENDS TO THE HORIZONTAL LOCATION OF THE TREES SHOWN HEREON ONLY. TREE DATA PROVIDED TO ALLIANCE BY MOORE URBAN FORESTRY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°34'13" E	165.36'
L2	N 88°33'31" E	192.38'
L3	S 28°48'17" E	39.36'
L4	S 22°53'45" E	127.57'
L5	S 01°30'45" W	64.01'
L6	S 02°20'10" E	45.58'
L7	S 06°56'45" W	70.07'
L8	S 12°12'21" E	65.64'
L9	S 03°00'09" W	128.29'
L10	S 06°42'23" W	44.68'
L11	S 25°10'22" W	88.77'
L12	S 06°53'27" E	38.01'
L13	S 13°06'35" W	62.24'
L14	S 00°37'40" W	50.76'
L15	S 44°04'38" E	60.51'
L16	S 11°02'25" E	128.33'
L17	S 12°40'29" E	148.04'
L18	S 24°01'00" E	145.12'
L19	S 04°41'37" E	77.11'
L20	S 21°09'16" E	716.65'
L21	S 19°52'27" W	57.03'
L22	S 27°52'31" E	147.75'
L23	S 11°58'10" E	133.37'
L24	S 21°49'27" E	69.52'
L25	S 58°10'16" E	80.24'
L26	S 39°54'38" E	27.38'
L27	S 17°47'58" E	67.06'
L28	S 20°04'13" E	97.17'
L29	S 75°13'14" W	60.84'
L30	S 06°43'14" E	88.88'
L31	S 04°23'42" E	713.27'
L32	S 03°08'07" E	133.38'
L33	S 00°52'18" E	127.73'
L34	S 17°37'37" E	50.28'
L35	S 04°17'44" W	34.72'
L36	S 50°41'57" W	56.25'
L37	S 08°54'56" W	73.01'
L38	S 15°48'24" W	74.02'
L39	S 41°29'18" W	114.17'
L40	S 11°43'30" W	64.06'
L41	S 35°29'31" W	45.26'
L42	S 24°23'06" W	52.69'
L43	S 04°02'43" W	57.79'
L44	S 33°35'05" W	55.88'
L45	S 25°01'16" W	26.87'

CURVE TABLE

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



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

SURVEYOR CERTIFICATION

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

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

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

SURVEYOR CERTIFICATION

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

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



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

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

ALTA / NSPS LAND TITLE SURVEY FOR
PARKLAND COMMUNITIES, INC., A GEORGIA CORPORATION
& FIRST AMERICAN TITLE INSURANCE COMPANY
PART OF PID #MO050045
PART OF TRACT 1 - BREEDLOVE PROPERTY 9/D

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

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

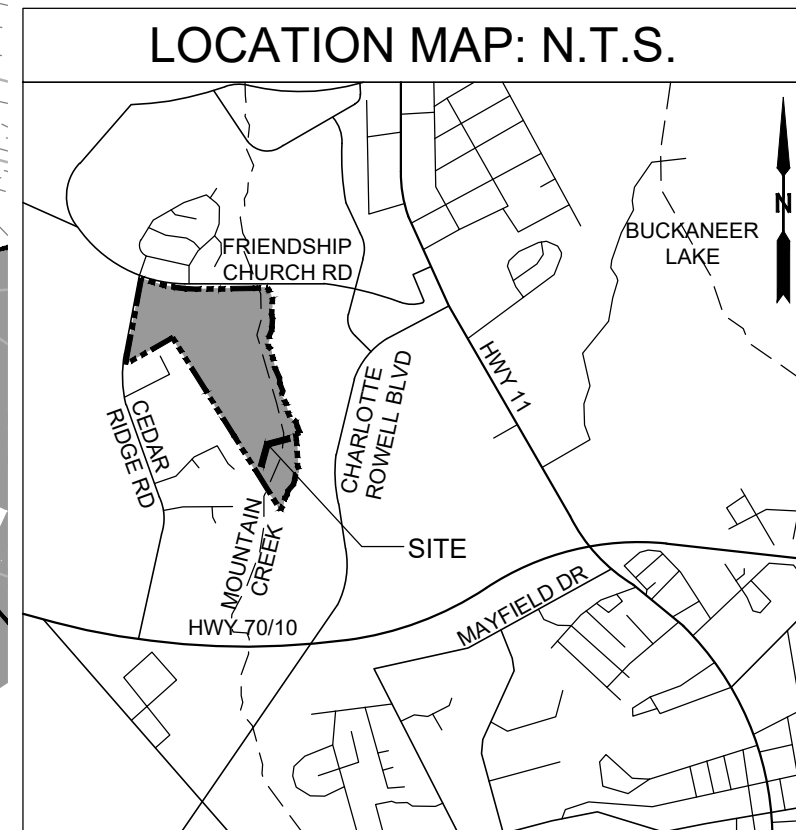
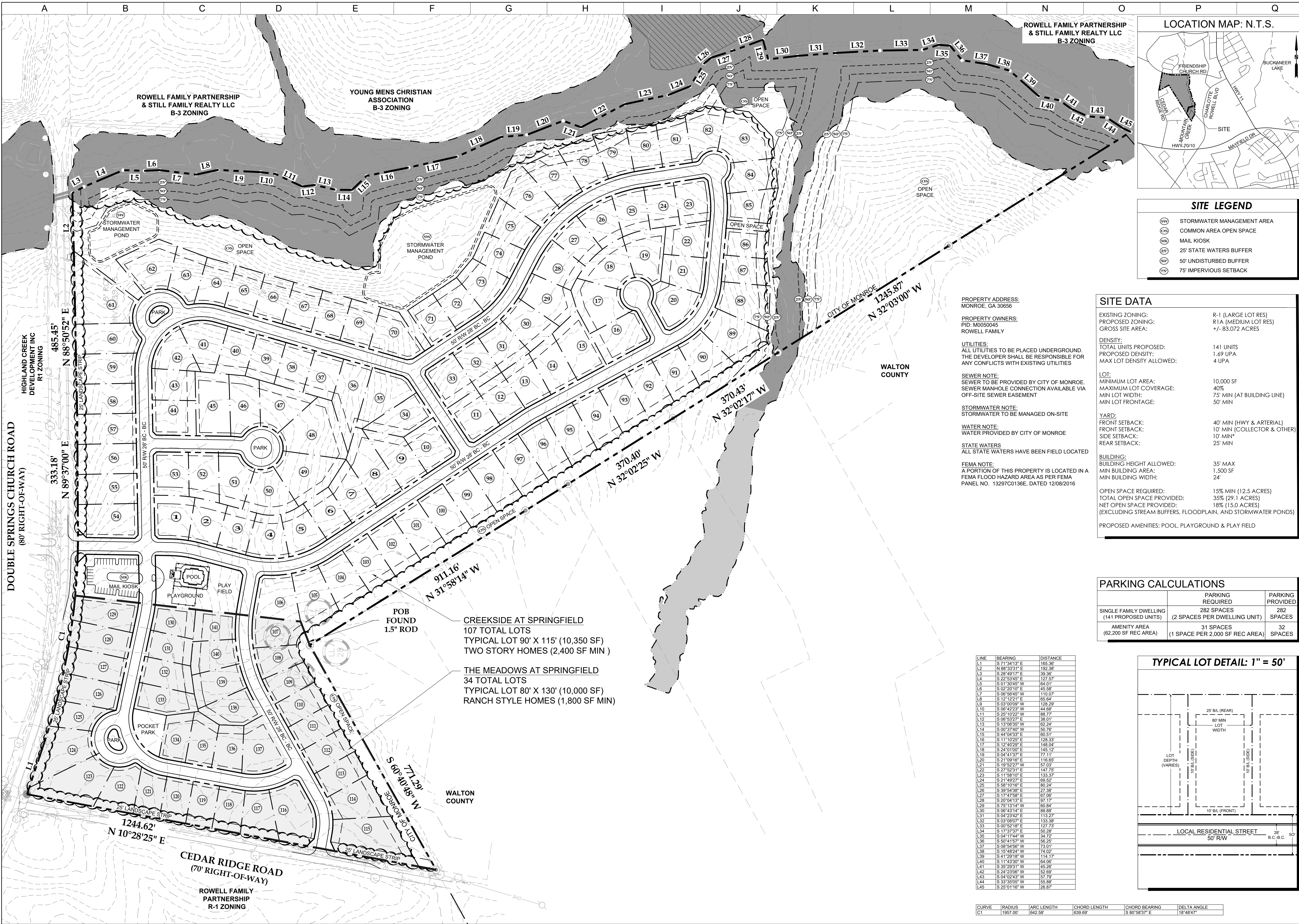
811 Know what's below. Call before you dig.

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

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SHEET NO:
1 OF 2

File Location: c:\desktop\proj\101-001\proj\101-001\101-001\101-001.dwg
 Plot Date: Wednesday, September 15, 2021 10:57:26 AM
 File Location: c:\desktop\proj\101-001\proj\101-001\101-001\101-001.dwg
 Plot Date: Wednesday, September 15, 2021 10:57:26 AM



SITE LEGEND

- (SW) STORMWATER MANAGEMENT AREA
- (CS) COMMON AREA OPEN SPACE
- (MK) MAIL KIOSK
- (25) 25' STATE WATERS BUFFER
- (50) 50' UNDISTURBED BUFFER
- (75) 75' IMPERVIOUS SETBACK

PROPERTY ADDRESS:
MONROE, GA 30656

PROPERTY OWNERS:
PID: M0050045
ROWELL FAMILY

UTILITIES:
ALL UTILITIES TO BE PLACED UNDERGROUND. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES

SEWER NOTE:
SEWER TO BE PROVIDED BY CITY OF MONROE. SEWER MANHOLE CONNECTION AVAILABLE VIA OFF-SITE SEWER EASEMENT

STORMWATER NOTE:
STORMWATER TO BE MANAGED ON-SITE

WATER NOTE:
WATER PROVIDED BY CITY OF MONROE

STATE WATERS:
ALL STATE WATERS HAVE BEEN FIELD LOCATED

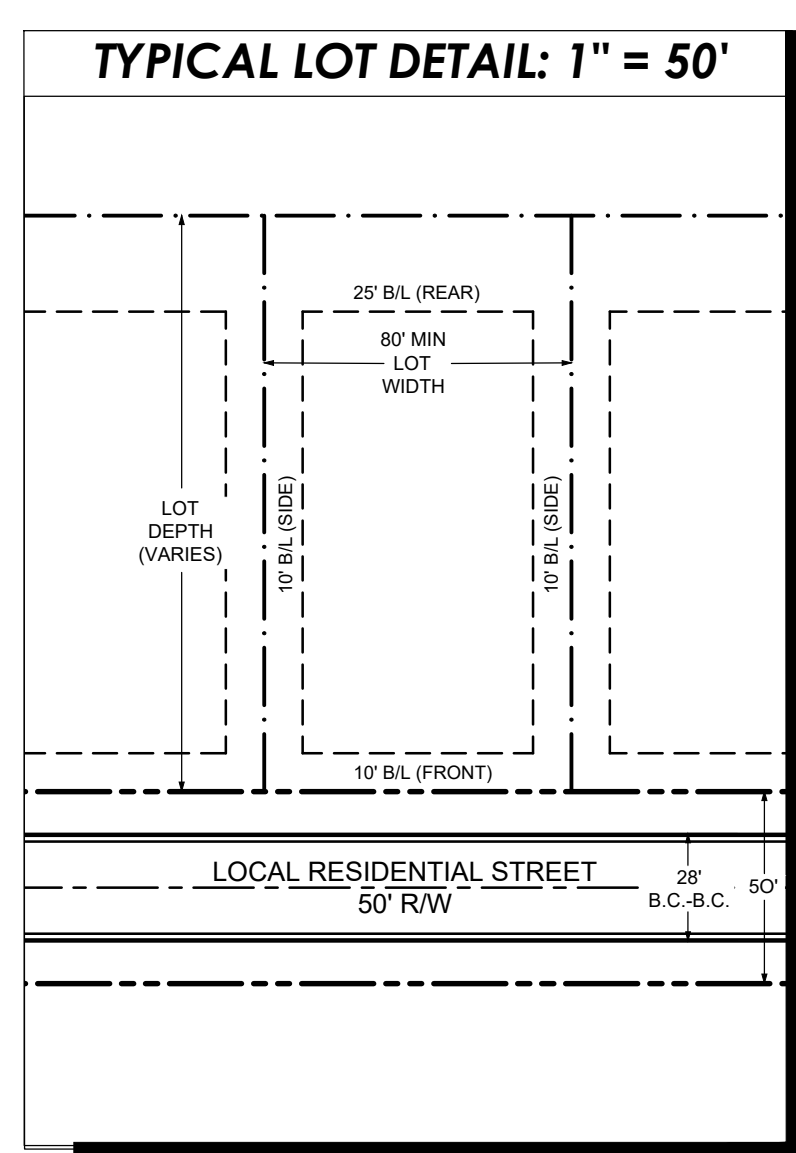
FEMA NOTE:
A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL NO. 13297C0136E, DATED 12/08/2016

SITE DATA

EXISTING ZONING:	R-1 (LARGE LOT RES)
PROPOSED ZONING:	R1A (MEDIUM LOT RES)
GROSS SITE AREA:	+/- 83.072 ACRES
DENSITY:	
TOTAL UNITS PROPOSED:	141 UNITS
PROPOSED DENSITY:	75' UPA
MAX LOT DENSITY ALLOWED:	4 UPA
LOT:	
MINIMUM LOT AREA:	10,000 SF
MAXIMUM LOT COVERAGE:	40%
MIN LOT WIDTH:	75' MIN (AT BUILDING LINE)
MIN LOT FRONTAGE:	50' MIN
YARD:	
FRONT SETBACK:	40' MIN (HWY & ARTERIAL)
REAR SETBACK:	10' MIN (COLLECTOR & OTHER)
SIDE SETBACK:	10' MIN*
REAR SETBACK:	25' MIN
BUILDING:	
BUILDING HEIGHT ALLOWED:	35' MAX
MIN BUILDING AREA:	1,500 SF
MIN BUILDING WIDTH:	24'
OPEN SPACE REQUIRED:	15% MIN (12.5 ACRES)
TOTAL OPEN SPACE PROVIDED:	35% (29.1 ACRES)
NET OPEN SPACE PROVIDED:	18% (15.0 ACRES)
(EXCLUDING STREAM BUFFERS, FLOODPLAIN, AND STORMWATER PONDS)	
PROPOSED AMENITIES:	POOL, PLAYGROUND & PLAY FIELD

PARKING CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED
SINGLE FAMILY DWELLING (141 PROPOSED UNITS)	282 SPACES (2 SPACES PER DWELLING UNIT)	282 SPACES
AMENITY AREA (62,200 SF REC AREA)	31 SPACES (1 SPACE PER 2,000 SF REC AREA)	32 SPACES



LINE	BEARING	DISTANCE
L1	S 71°34'13" E	185.36
L2	N 88°33'31" E	192.38
L3	S 28°49'17" E	39.36
L4	S 22°33'45" E	127.57
L5	S 01°30'45" W	64.01
L6	S 02°20'10" E	45.56
L7	S 06°56'45" W	110.07
L8	S 12°12'21" E	65.64
L9	S 03°00'09" W	128.29
L10	S 06°42'23" W	44.69
L11	S 25°10'22" W	88.77
L12	S 06°53'27" E	38.01
L13	S 13°06'35" W	62.24
L14	S 00°37'40" W	50.76
L15	S 44°04'33" E	60.51
L16	S 11°10'25" E	128.33
L17	S 12°40'29" E	148.04
L18	S 24°01'00" E	145.12
L19	S 04°41'37" E	77.11
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L21	S 19°52'27" W	87.03
L22	S 27°52'31" E	147.76
L23	S 11°58'10" E	133.37
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L29	S 75°13'14" W	60.84
L30	S 06°43'14" E	88.89
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L35	S 04°17'44" W	34.72
L36	S 50°41'57" W	56.25
L37	S 08°54'56" W	73.01
L38	S 15°48'24" W	74.02
L39	S 41°29'18" W	114.17
L40	S 11°43'30" W	64.06
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L42	S 24°23'06" W	52.69
L43	S 04°02'43" W	57.79
L44	S 33°35'05" W	55.68
L45	S 25°01'16" W	26.87

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1557.00	642.58	639.89	S 80°56'37" E	18°48'47"

ALLIANCE
ENGINEERING & PLANNING + LAND SURVEYING
LANDSCAPE ARCHITECTURE

ONE ENGINEERING + LAND PLANNING + LANDSCAPE ARCHITECTURE + LAND SURVEYING
279 SOUTH MAIN ST., SUITE A | ALPHARETTA, GA 30009
770.223.4736 | www.aepall.com

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NOT RELEASED FOR CONSTRUCTION

SURVEYING BY:
ALLIANCE LAND SURVEYING
PHONE: (770) 226-4730
CONTACT: MICHAEL BELL

PARKLAND COMMUNITIES, INC.
289 SOUTH MAIN STREET, SUITE A
ALPHARETTA, GEORGIA 30009
24 HR CONTACT: JIM JACOBI 404.456.5562
JIM@PARKLANDCO.COM

Zoning Plan for:
SPRINGFIELD
DOUBLE SPRINGS CHURCH ROAD
MONROE, GA 30656
LL 27, 41, 42 - 3RD DISTRICT
PARCEL # M0050045

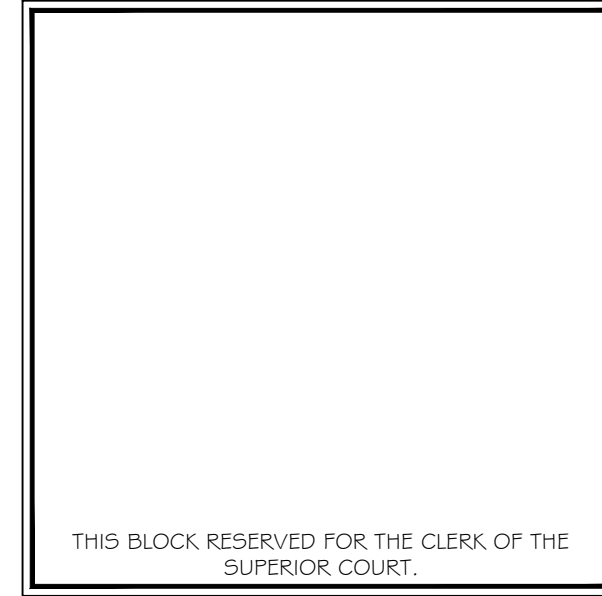
Orig. Issue 9.13.21
Designed by BW
Checked by MB
Project # 21109

NORTH

SCALE: 1"=120'

ZONING PLAN

9.15.21



SURVEYORS COMMENTS ON EXHIBIT B EXCEPTION AS SHOWN ON THAT CERTIFICATE OF TITLE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A FILE NUMBER #21-0216 AND AN EFFECTIVE DATE OF 06/25/2021.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. Taxes and assessments for the year 2021 and subsequent years, which are liens not yet due and payable.
5. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
6. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution (IF WATER ON PROPERTY).
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

- 8. All matters as shown on that certain Survey for ALTANSPS Land Title Survey for Parkland Communities, Inc. and First American Title Insurance Company prepared by _____, Georgia RLS # _____, dated _____.
9. Right of Way Easement from Maggie Smith to Walton Electric Membership Corporation, dated April 12, 1937, recorded in Deed Book 23, page 128, Walton County Records. LEGAL DESCRIPTION IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
10. Easements contained in Right of Way Deed from W. L. Breedlove 4 Son to State Highway Department of Georgia, recorded March 3, 1934 in Deed Book 19, page 248, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
11. Easements contained in Right of Way Deed from T. R. Breedlove to Highway Department of Georgia, recorded March 3, 1934 in Deed Book 19, page 553, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
12. Easements contained in Right of Way Deed from T. R. Breedlove, et al., to Walton County, Georgia, dated September 8, 1966, recorded in Deed Book 63, page 237, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. RIGHT-OF-WAY OF DOUBLE SPRINGS CHURCH ROAD IS SHOWN HEREON.

As to Items 9 and 13, once we receive confirmation of containment letters from Walton Electric Membership Corporation, the following will be added: "The Company insures that Walton Electric Membership Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property."

- 13. Right of Way Easement from J. M. Thornton to Walton Electric Membership Corporation, dated January 16, 1940, recorded in Deed Book 23, page 467, aforesaid records. LEGAL DESCRIPTION IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
14. Easement from James Iverson Breedlove and Preston Montgomery Breedlove, as Executors of the T. R. Breedlove Estate, to the City of Monroe, dated October 9, 1970, recorded in Deed Book 87, page 163, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
15. Right of Way Easement from James Iverson Breedlove and Preston Montgomery Breedlove, as Trustees and Executors of the T. R. Breedlove Estate, to Georgia Power Company, dated January 10, 1974, recorded in Deed Book 109, page 224, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
16. Right of Way Easement from James Iverson Breedlove and Preston Montgomery Breedlove as Executors of the T.R. Breedlove Estate to Georgia Power Company, dated March 15, 1974, recorded in Deed Book 109, page 335, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
17. Right of Way Easement from A. F. Thornton, as Administrator of J. M. Thornton Estate, to Transcontinental Gas Pipe Line Corporation, dated March 21, 1961, recorded in Deed Book 53, page 18, aforesaid records. LEGAL DESCRIPTION IS VAGUE AND MAY OR MAY NOT CONTAIN THE SUBJECT PROPERTY.
18. Right of Way Easement from Peggy Thornton Byrd, et al., to Transcontinental Gas Pipe Line Corporation, dated September 9, 1949, recorded in Deed Book 35, page 67, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
19. Easement per Civil Action No. 95-0434. Municipal Gas Authority of Georgia vs. Parcels of Land and Hannon, Meeks & Bagwell Surveyors & Engineers, Inc. Profit Sharing Trust, Roger R. Rowell, EPS Retirement Plan, L.P. and Jane Jay Still, et al., dated April 18, 1995, filed May 3, 1995, recorded in Deed Book 585, page 207, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY; as affected by Final Civil Suit for Condemnation for Right of Way Easement dated April 18, 1995, filed June 1, 1999; as affected by Consent Order & Final Judgment dated June 1, 1999, filed June 3, 1999, recorded in Deed Book 976, page 156, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
20. Easement per Civil Action No. 95-0434. Municipal Gas Authority of Georgia vs. Parcels of Land and Hannon, Meeks & Bagwell Surveyors & Engineers, Inc. Profit Sharing Trust, Roger R. Rowell, EPS Retirement Plan, L.P. and Jane Jay Still, et al., dated April 18, 1995, filed May 3, 1995, recorded in Deed Book 585, page 219, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY; as affected by Final Civil Suit for Condemnation for Right of Way Easement dated April 18, 1995, filed June 1, 1999; as affected by Consent Order & Final Judgment dated June 1, 1999, filed June 3, 1999, recorded in Deed Book 976, page 156, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
21. Agreement contained in Limited Warranty Deed from Mack L. Meeks and Miles H. Hannon as Trustees of the Hannon, Meeks and Bagwell, Surveyors & Engineers, Inc. Profit Sharing Trust, Roger R. Rowell, Hobson Rice, Roger Rowell, Charles McDowell & Donald Fite, as Trustees of the Rice, Rowell, McDowell & Fite, P.C., Trust Agreement, and Robert H. Still, Jr. to Ella B. Adams, dated June 14, 1988, filed July 6, 1988, recorded in Deed Book 272, page 57, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
22. Easement from Roger R. Rowell, Jane Jay Still and EPS Retirement, LP to City of Monroe, dated March 20, 2000, filed May 1, 2000, recorded in Deed Book 1083, page 67, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
23. Easement from Rowell Family Partnership, LLP to City of Monroe, dated February 12, 2003, filed February 25, 2003, recorded in Deed Book 1611, page 261, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. SANITARY SEWER EASEMENT IS SHOWN HEREON.
24. Right of Way Deed from Jane Jay Still and Rowell Family Partnership, LLP to Walton County, dated March 15, 2012, filed March 19, 2012, recorded in Deed Book 3358, page 449, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
25. Right of Way Deed from Jane Jay Still and Rowell Family Partnership, LLP to Walton County, dated March 15, 2012, filed March 19, 2012, recorded in Deed Book 3358, page 487, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
26. Spillage Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed February 21, 2020, recorded in Deed Book 4539, page 333, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
27. Sanitary Sewer Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed February 21, 2020, recorded in Deed Book 4539, page 349, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
28. Temporary Grading Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed February 21, 2020, recorded in Deed Book 4539, page 370, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
29. Slope Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 9, 2020, filed March 4, 2020, recorded in Deed Book 4547, page 406, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
30. Slope Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed May 18, 2020, recorded in Deed Book 4591, page 65, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.

TITLE LEGAL DESCRIPTION

AN APPROXIMATE 83-ACRE PORTION OF THE FOLLOWING TRACT OF LAND:

TRACT NO. 1

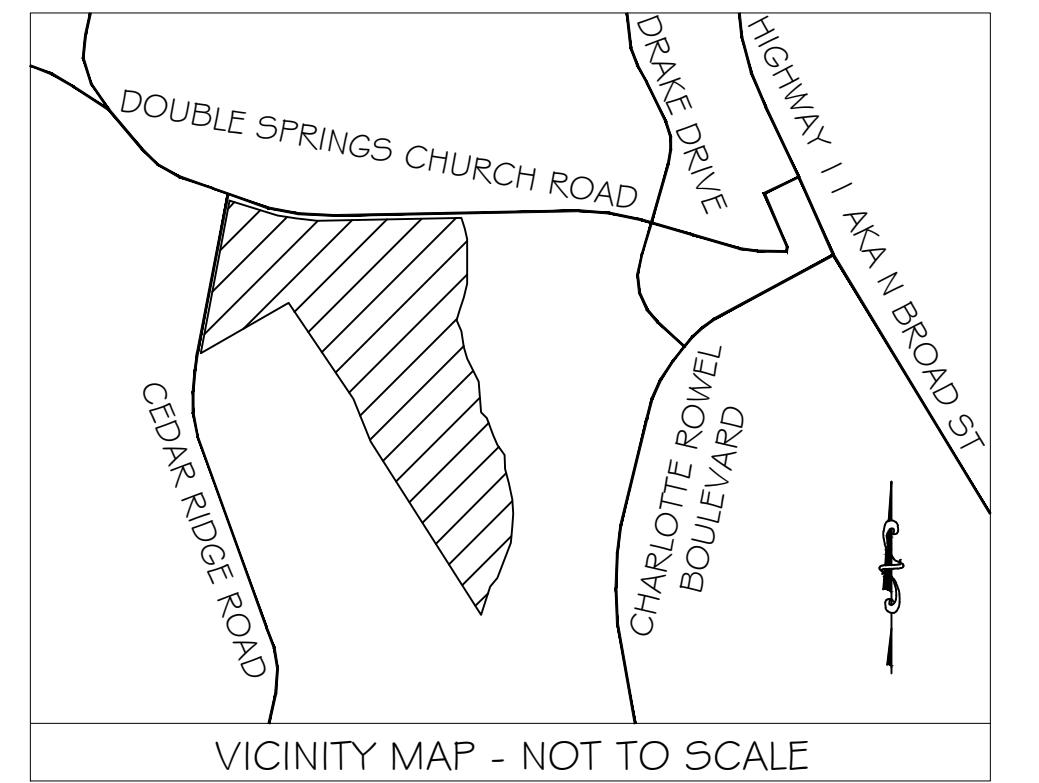
All that Tract or parcel of land lying and being in Land Lots 28, 29, 40, 41, 42, 62 and 63 of the 3rd Land District, Walton County, Georgia (partly in the City of Monroe) and being more particularly described as follows:

BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Georgia Highway No. 11 in a generally southeasterly direction an arc distance of 429.11 feet to a point, said arc having a radius of 5769.578 feet and being subtended by a chord length of 429.01 feet bearing South 29 degrees 08 minutes 10 seconds East; continuing along the aforesaid right of way line, proceed thence South 11 degrees 33 minutes 16 seconds East a distance of 336.04 feet to an iron pin set; leaving said right of way line, proceed thence South 84 degrees 14 minutes 28 seconds West a distance of 296.52 feet to an iron pin set; proceed thence South 02 degrees 26 minutes 48 seconds West a distance of 280.00 feet to a 1 inch hollow tube found; proceed thence South 86 degrees 23 minutes 48 seconds East a distance of 515.61 feet to an iron pin set on the aforementioned right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line, South 31 degrees 16 minutes 00 seconds East a distance of 287.28 feet to an iron pin set; leaving said right of way, proceed thence South 61 degrees 03 minutes 55 seconds West a distance of 293.98 feet to an axle found; proceed thence South 31 degrees 00 minutes 59 seconds East a distance of 305.34 feet to a 1 inch square rod found; proceed thence South 32 degrees 11 minutes 58 seconds East a distance of 212.48 feet to a 1 inch hollow tube found; proceed thence North 60 degrees 42 minutes 14 seconds East a distance of 291.78 feet to an iron pin set on the aforesaid right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line in a generally southeasterly direction an arc distance of 211.95 feet to a point, said arc having a radius of 21445.917 feet and being subtended by a chord length of 211.95 feet bearing South 30 degrees 57 minutes 43 seconds East; leaving said right of way line, proceed thence South 61 degrees 02 minutes 15 seconds West a distance of 1,111.05 feet to an axle found; proceed thence North 38 degrees 31 minutes 48 seconds West a distance of 101.97 feet to a 1 inch hollow tube found; proceed thence South 58 degrees 29 minutes 54 seconds West a distance of 448.45 feet to a 1 inch hollow tube found; proceed thence North 32 degrees 00 minutes 01 seconds West a distance of 63.16 feet to a 1 inch hollow tube found at fence corner in base of 8 inch oak; proceed thence South 59 degrees 45 minutes 27 seconds West a distance of 1,192.59 feet to an iron pin set; proceed thence North 20 degrees 51 minutes 38 seconds West a distance of 90.45 feet to a 1 inch pipe found; proceed thence South 61 degrees 11 minutes 35 seconds West a distance of 75.75 feet to a 1 inch pipe found; proceed thence North 31 degrees 02 minutes 29 seconds West a distance of 375.58 feet to a 1 inch pipe found; proceed thence South 62 degrees 03 minutes 21 seconds West a distance of 735.08 feet to an iron pin set at bent 1 inch pipe; proceed thence South 30 degrees 56 minutes 25 seconds East a distance of 1800.63 feet to a point on the Northerly right of way line of By Pass Ramp "D"; proceed thence along the aforesaid right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 264.60 feet to a point, said arc having a radius of 1004.93 feet and being subtended by a chord length of 263.84 feet bearing South 71 degrees 08 minutes 13 seconds West; proceed thence North 26 degrees 24 minutes 22 seconds West a distance of 20.00 feet; proceed thence along the Northerly right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 502.84 feet to a point, said arc having a radius of 1024.930 feet and being subtended by a chord length of 497.81 feet bearing South 49 degrees 32 minutes 20 seconds East; proceed thence South 54 degrees 30 minutes 58 seconds East a distance of 15.00 feet to a point; continuing along the aforesaid right of way line of Ramp "D", proceed thence in a generally Southwesterly direction an arc distance of 24.98 feet to a point, said arc having a radius of 1009.930 feet and being subtended by a chord length of 24.98 feet bearing South 34 degrees 46 minutes 31 seconds West; continuing along the aforesaid right of way line of Ramp "D", proceed thence South 34 degrees 04 minutes 00 seconds West a distance of 144.77 feet to a point where the North right of way line of Ramp "D" intersects with the North right of way line of U. S. Highway No. 78; proceed thence along the aforesaid right of way line of U. S. Highway No. 78 in a generally southeasterly direction an arc distance of 371.34 feet to a point, said arc having a radius of 5639.578 feet and being subtended by a chord length of 371.27 feet bearing South 88 degrees 26 minutes 49 seconds West; proceed thence South 00 degrees 20 minutes 00 seconds West a distance of 5.00 feet to a point; proceed thence along the aforesaid right of way line of U. S. Highway No. 78, North 89 degrees 40 minutes 00 seconds West a distance of 330.40 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 30.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 150.00 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 55.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 247.07 feet to a point in the center of Mountain Creek (iron pin set 16.5 feet from centerline); proceed thence in a generally northerly direction along the centerline of Mountain Creek a distance of 2,850.00 feet, more or less, to a point (said points being joined by a traverse line of North 81 degrees 43 minutes 41 seconds West a distance of 163.89 feet; thence North 29 degrees 31 minutes 14 seconds West a distance of 143.41 feet to a point; thence North 24 degrees 44 minutes 22 seconds East a distance of 285.52 feet to a point; thence North 37 degrees 07 minutes 02 seconds East a distance of 326.09 feet to a point; thence North 13 degrees 05 minutes 09 seconds East a distance of 235.27 feet to a point; thence North 25 degrees 08 minutes 29 seconds East a distance of 169.39 feet to a point; thence North 13 degrees 43 minutes 34 seconds East a distance of 231.18 feet to a point; thence North 33 degrees 48 minutes 08 seconds East a distance of 138.95 feet to a point; thence North 03 degrees 12 minutes 10 seconds East a distance of 277.17 feet to a point; thence North 04 degrees 09 minutes 03 seconds East a distance of 264.35 feet to a point; thence North 03 degrees 37 minutes 26 seconds East a distance of 160.77 feet to a point; thence North 08 degrees 09 minutes 07 seconds West a distance of 184.55 feet to a point); leaving the said centerline of Mountain Creek, proceed thence North 32 degrees 03 minutes 21 seconds West a distance of 2,895.00 feet to a 1-1/2 inch solid rod found at Land Lot corner common to Land Lots 27, 28, 41 and 42; proceed

TITLE LEGAL DESCRIPTION (CONTINUED)

thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 39 minutes 16 seconds West a distance of 767.40 feet to an iron pin set on the Easterly edge of the right of way of Cedar Ridge (apparent 70-foot right of way); proceed thence along the aforesaid right of way line of Cedar Ridge, North 10 degrees 20 minutes 00 seconds East a distance of 1,244.39 feet to a point marking the intersection of the aforesaid right of way line of Cedar Ridge with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle South 71 degrees 05 minutes 00 seconds East a distance of 149.78 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally Southeasterly direction an arc distance of 663.61 feet to a point, said arc having a radius of 1949.859 feet and being subtended by a chord length of 660.42 feet bearing South 80 degrees 50 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 25 minutes 00 seconds East a distance of 300.87 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 02 minutes 00 seconds East a distance of 322.82 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 40 minutes 00 seconds East a distance of 638.04 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 55 minutes 00 seconds East a distance of 421.98 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 35 minutes 00 seconds East a distance of 206.10 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 377.08 feet to a point, said arc having a radius of 2251.831 feet and being subtended by a chord length of 376.64 feet bearing South 85 degrees 37 minutes 10 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 538.01 feet to a point, said arc having a radius of 3779.719 feet and being subtended by a chord length of 537.56 feet bearing South 76 degrees 44 minutes 40 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 72 degrees 40 minutes 00 seconds East a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 1472.394 feet and being subtended by a chord length of 1472.394 feet bearing South 79 degrees 57 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 87 degrees 15 minutes 00 seconds East a distance of 522.89 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 1 containing 364.0389 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.



GRID NORTH GEORGIA WEST STATE PLANE 1983 (GCS 11)

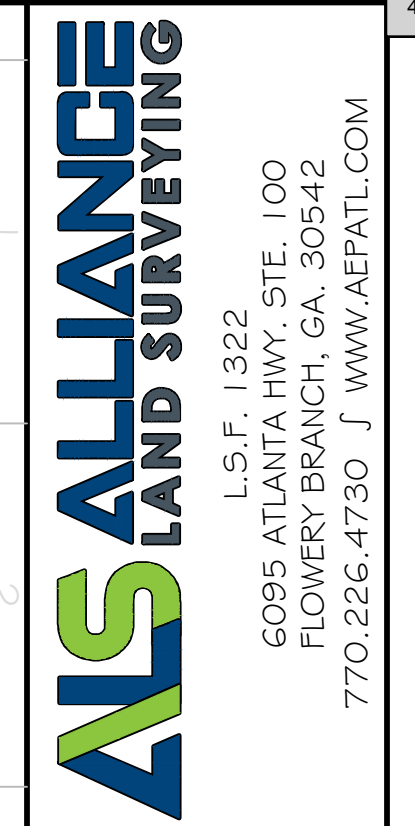
SURVEY LEGAL DESCRIPTION

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

Begin at a found 1.5" rod at the common corner of Land Lots 27, 28, 41, and 42; thence run South 60 Degrees 40 Minutes 48 Seconds West along the common line of Land Lots 27 and 28 for a distance of 771.29 feet to found 1/2" open top pipe laying on the easterly right-of-way of Cedar Ridge Road (70' right-of-way); thence leaving said Land Lot Line, run North 10 Degrees 20 Minutes 25 Seconds East along said right-of-way for a distance of 1,244.62 feet to a set 5/8" capped rebar (L.S.F. #1322) at the intersection of the easterly right-of-way of Cedar Ridge Road and the southerly right-of-way of Double Springs Church Road (80' right-of-way); thence leaving said right-of-way of Cedar Ridge Road, run South 71 Degrees 34 Minutes 13 Seconds East along said right-of-way of Double Springs Church Road for a distance of 165.36 feet to a point, said point laying on a non-tangent curve to the left and having a radius of 1,957.00 feet, a central angle of 18 Degrees 48 Minutes 47 Seconds, a chord bearing of South 80 Degrees 58 Minutes 37 Seconds East, and a chord distance of 639.69 feet; thence run along the arc of said curve and said right-of-way for a distance of 642.58 feet to a point; thence run North 89 Degrees 37 Minutes 00 Seconds East along said right-of-way for a distance of 333.18 feet to a point; thence run North 88 Degrees 50 Minutes 52 Seconds East along said right-of-way for a distance of 485.45 feet to a point; thence run North 88 Degrees 33 Minutes 31 Seconds East along said right-of-way for a distance of 192.38 feet to a point at the intersection of said right-of-way and the centerline of a creek; thence leaving said right-of-way, run along the centerline of said creek the following courses and distances:

- South 28 Degrees 49 Minutes 17 Seconds East for a distance of 39.36 feet to a point;
South 22 Degrees 53 Minutes 45 Seconds East for a distance of 127.57 feet to a point;
South 01 Degrees 30 Minutes 15 Seconds West for a distance of 64.01 feet to a point;
South 02 Degrees 20 Minutes 10 Seconds East for a distance of 45.58 feet to a point;
South 06 Degrees 56 Minutes 45 Seconds West for a distance of 110.07 feet to a point;
South 12 Degrees 12 Minutes 21 Seconds East for a distance of 65.64 feet to a point;
South 03 Degrees 00 Minutes 09 Seconds West for a distance of 128.29 feet to a point;
South 06 Degrees 42 Minutes 23 Seconds West for a distance of 44.68 feet to a point;
South 25 Degrees 10 Minutes 22 Seconds West for a distance of 89.77 feet to a point;
South 06 Degrees 53 Minutes 27 Seconds East for a distance of 38.01 feet to a point;
South 13 Degrees 06 Minutes 35 Seconds West for a distance of 62.24 feet to a point;
South 00 Degrees 37 Minutes 40 Seconds West for a distance of 50.76 feet to a point;
South 44 Degrees 04 Minutes 33 Seconds East for a distance of 60.51 feet to a point;
South 11 Degrees 10 Minutes 25 Seconds East for a distance of 128.33 feet to a point;
South 12 Degrees 40 Minutes 29 Seconds East for a distance of 148.04 feet to a point;
South 24 Degrees 01 Minutes 00 Seconds East for a distance of 145.12 feet to a point;
South 04 Degrees 41 Minutes 37 Seconds East for a distance of 77.11 feet to a point;
South 21 Degrees 09 Minutes 16 Seconds East for a distance of 116.65 feet to a point;
South 19 Degrees 52 Minutes 27 Seconds West for a distance of 57.03 feet to a point;
South 27 Degrees 52 Minutes 31 Seconds East for a distance of 147.75 feet to a point;
South 11 Degrees 58 Minutes 10 Seconds East for a distance of 133.37 feet to a point;
South 21 Degrees 49 Minutes 27 Seconds East for a distance of 69.52 feet to a point;
South 58 Degrees 10 Minutes 16 Seconds East for a distance of 80.24 feet to a point;
South 39 Degrees 54 Minutes 38 Seconds East for a distance of 27.38 feet to a point;
South 17 Degrees 47 Minutes 58 Seconds East for a distance of 67.06 feet to a point;
South 20 Degrees 04 Minutes 13 Seconds East for a distance of 97.17 feet to a point;
South 75 Degrees 13 Minutes 14 Seconds West for a distance of 60.84 feet to a point;
South 06 Degrees 43 Minutes 14 Seconds East for a distance of 88.88 feet to a point;
South 04 Degrees 23 Minutes 42 Seconds East for a distance of 113.27 feet to a point;
South 03 Degrees 08 Minutes 07 Seconds East for a distance of 133.38 feet to a point;
South 00 Degrees 52 Minutes 18 Seconds East for a distance of 127.73 feet to a point;
South 17 Degrees 37 Minutes 37 Seconds East for a distance of 50.28 feet to a point;
South 04 Degrees 17 Minutes 44 Seconds West for a distance of 34.72 feet to a point;
South 50 Degrees 41 Minutes 57 Seconds West for a distance of 56.25 feet to a point;
South 08 Degrees 54 Minutes 56 Seconds West for a distance of 73.01 feet to a point;
South 15 Degrees 48 Minutes 24 Seconds West for a distance of 74.02 feet to a point;
South 41 Degrees 29 Minutes 18 Seconds West for a distance of 114.17 feet to a point;
South 11 Degrees 43 Minutes 30 Seconds West for a distance of 64.06 feet to a point;
South 35 Degrees 29 Minutes 31 Seconds West for a distance of 45.26 feet to a point;
South 24 Degrees 23 Minutes 03 Seconds West for a distance of 52.69 feet to a point;
South 04 Degrees 02 Minutes 46 Seconds West for a distance of 57.79 feet to a point;
South 33 Degrees 35 Minutes 05 Seconds West for a distance of 55.88 feet to a point;
South 25 Degrees 01 Minutes 16 Seconds West for a distance of 26.87 feet to a point at the intersection of said creek and the common line of Land Lots 28 and 41; thence leaving the centerline of said creek, run North 32 Degrees 03 Minutes 00 Seconds West along said Land Lot Line for a distance of 1,245.87 feet to a found cramped top pipe; thence run North 32 Degrees 02 Minutes 17 Seconds West along said Land Lot Line for a distance of 370.43 feet to a found 1/2" rebar; thence run North 32 Degrees 02 Minutes 25 Seconds West along said Land Lot Line for a distance of 370.40 feet to a found 1/2" open top pipe; thence run North 31 Degrees 58 Minutes 14 Seconds West along said Land Lot Line for a distance of 911.16 feet to the POINT OF BEGINNING.

Said parcel being 3,618,597 square feet or 83.072 acres.



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

ALTA / NSPS LAND TITLE SURVEY FOR PARKLAND COMMUNITIES, INC., A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY PART OF TRACT 1 - BREEDLOVE PROPERTY 5/D

Table with columns: ISSUE, DATE, INITIAL, DESCRIPTION. Includes revision notes like 'REV. 1:1 (09/27/20) CHANGE THE NAME OF THE FILE AND VARIOUS TEXT MARKS'.

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

811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR...