



Planning Commission Meeting

AGENDA

Tuesday, March 15, 2022

5:30 PM

215 N. Broad St.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Previous Meeting Minutes 2/15/2022

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for COA - Exterior Changes - 600 S. Broad St.

[2.](#) Request for COA - Addition and Signage - 2050 W. Spring St.

[3.](#) Request for Conditional Use Permit - Apartment Building - 700 Breedlove Dr

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

[1.](#) Request for Preliminary Plat Review - Piedmont Regional Industrial Park

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—February 15, 2022
DRAFT**

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

Absent: Rosalind Parks

Staff: Pat Kelley – Director of Code
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: Chris Evans, Chad Draper, John Raines, Jenna Raines, Michael Toothaker, Kevin Hill, Summer Hill

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

Chairman Eckles asked for any changes, corrections or additions to the January 18, 2022 minutes.

Motion to approve minutes.

Motion Camp. Second Sisk.
Motion carried

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

Public Hearing Opened at 5:31pm

The First Item of Business: is Certificate of Appropriateness Case #569 at 703 W. Sprint Street. The applicant is requesting approval of a COA application to allow two new wall signs on an existing building. There are two street frontages on the property and the applicant proposes to place a wall sign facing each street frontage. Staff recommends approval of the COA subject to the condition that the existing, non-conforming free-standing sign be removed prior to issuing any permits for new signage. In the Code Officer’s report Kelley stated the non-conforming sign had been already been removed. John Raines, owner of Monroe Ace Hardware, spoke in favor of the project.

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 Sisk.
Motion Carried

Public Hearing opened at 5:33pm

The Second Item of Business: is Certificate of Appropriateness case #610 for site improvements at 118 N. Wayne St. including renovation of the existing building and redevelopment of the parking lot for outdoor dining and landscape. Staff recommends approval with the added condition of removing the existing nonconforming sign that was for the former Katie’s Diner before any new signs can be permitted.

Chairman Eckles: How many nonconforming signs are there?
Kelly: Just one

Chris Evans spoke on behalf of the project. The client would like the option to rotate the smoke shack 90 degrees. Additionally, the client would like to incorporate the existing sign as a historic element of the plaza area.

Sisk: Are you trying to reuse the frame of the old sign?
Evans: We are trying to incorporate the pole as part of the landscape. The box frame can go away.

Kelley: The Code office has no objection to rotating the smoke shack. One condition on issuing permits for new signs is that all nonconforming signs be removed. We would not be able to issue permits for the new signs without the old sign being removed. The existing sign is considered a pylon sign which is a prohibited sign type in our code.
Evans: We will remove the pole and take down the sign.

Eckles: Once they remove the pole, will they have to come back again for a COA for the sign?
Kelley: The proposed sign is included in the package.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:39 pm

Chairman Eckles entertained a motion.
Motion to approve with condition to remove the existing nonconforming pylon sign
Motion Camp. Second Sisk.
Motion Carried

The Third Item of Business: is Certificate of Appropriateness Case #611, to allow for the demolition of the existing building at 730 Hwy 138 and redevelopment of the site for a drive-through coffee shop. The applicant will have to come back for signage as it is not included in this package. Staff recommends approval with the condition to remove the existing nonconforming signs. Michael Toothaker from LeCraw Engineering spoke in favor of the project. The project is a 2500 sq ft Starbucks with a drive thru that is a complete rebuild from the ground up.

Treadaway: Will there be any change to exit onto 138 from there? Will it still be a right turn only?

Kelley: It will remain the same as it is now.

Toothaker: We are proposing no improvements in the right of way.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:43 pm

Motion to approve with conditions

Motion Sisk. Second Treadaway
Motion Carried

Old Business: none

New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Sisk
Meeting adjourned at 5:43pm



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 03-04-2022
Subject: CERTIFICATE OF APPROPRIATENESS CASE #: 609, Pleasant Valley Assets, LLC, 600 S Broad Street

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

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

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

Description: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for exterior improvements to an existing building.

Background: Mixed-use renovated mill and warehouses with parking

Attachment(s): Staff report, application, supporting documentation



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 609

DATE: March 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Pleasant Valley Assets, LLC

PROPERTY OWNER: Pleasant Valley Assets, LLC

LOCATION: West side of S Broad Street – 600 S Broad Street

ACREAGE: ±9.65

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Mixed-use renovated mill and warehouses with parking

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for exterior improvements to an existing building.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 15, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for exterior improvements to a portion of the main building at the renovated mill and warehouse of Walton Mill. The exterior improvements will be limited to portions of the northwestern façade of the main building. The proposed improvements will not be visible from Broad Street.

PROPOSED PROJECT SUMMARY:

- Exterior Improvements – Walton Mill
 - Northwest façade improvements include:
 - New loading dock with canopy
 - New concrete stairs to loading docks
 - New exterior windows
 - New landscaping
 - Limited restriping of existing parking lot
 - Removal of fire escape stairs leading to unoccupied portions of the building

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 an adaptive reuse of the former cotton mill and warehouse. The Site Planning Requirements outlined in Section 643A.1(1) of the Zoning Ordinance are not affected by this request.

643A.2 – Architecture:

The modifications to the existing mill building are in keeping with the materials and architectural appearance of the building itself. The applicant proposes to improve the northern elevation of the existing mill building with new awnings and canopies, light sconces, windows, stairs, and entrances. The submitted conceptual elevations of the proposed building contain elements which appear to comply with the architectural requirements under Section 643A.2 of the Zoning Ordinance.

643A.3 – Pavement:

The modifications to the existing parking lot do not impact the standards outlined in Section 643A.3 of the Zoning Ordinance. The modifications include shifting parking spaces and adding loading spaces for the building.

643A.4 – Landscaping:

The modifications to the existing landscaping on the site are minor in nature and will not impact the standards outlined in Section 643A.4 of the Zoning Ordinance. A new planting strip will be added directly adjacent to the exterior of the building.

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 allow for exterior improvements to the existing Walton Mill building as submitted without conditions.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	609	DESCRIPTION:	COA-PLANNING & ZONING Exterior Changes
JOB ADDRESS:	600 S BROAD ST C-100	LOT #:	66
PARCEL ID:	M0180124	BLK #:	
SUBDIVISION:		ZONING:	PCD
ISSUED TO:	PLEASANT VALLEY ASSETS, LLC	CONTRACTOR:	PLEASANT VALLEY ASSETS, LLC
ADDRESS:	600 S BROAD ST	ADDRESS:	600 S BROAD ST
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:	678-520-8718 OFFICE	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	2/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/31/2022
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
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

NOTES:

The Monroe Planning Commission will hear this request for exterior changes including a new opening to access the basement level, new windows, new steps and landing, new loading dock, and landscape on March 15, 2022 at 5:30pm in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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



(APPROVED BY)

2/1/22
DATE

NOTICE TO THE PUBLIC
CITY OF MONROE

The City of Monroe has received a request for a Certificate of Appropriateness for exterior changes at 600 S. Broad St. A public hearing will be held before the Monroe Planning Commission on March 15, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 5:30 P.M. All those having an interest should be present.

Please run on the
following date:

February 27, 2022



Certificate of Appropriateness Application

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

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 600 S Broad St Suite C-100 Parcel # _____

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: Pleasant Valley Assets, LLC

Address: 120 2nd St #101, Monroe, GA 30655

Telephone Number: 678 520 8718 Email Address: whit@georgia reclaimed.com



Applicant:	<u>owner</u>
Address:	
Telephone Number:	Email Address:

Estimated cost of project: \$100,000

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- Written description of the project
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.

P. Whit
Signature of Applicant

1-13-2022
Date

Laura Wilson

From: Whit Holder <whit@georgiareclaimed.com>
Sent: Friday, January 14, 2022 10:54 AM
To: Laura Wilson
Subject: COA applications for HPC and P&Z for Walton Mill exterior improvements
Attachments: Stubbed Attachments.htm

This message's contents have been archived by the Barracuda Message Archiver.
[2022_01_12 Walton Mill - Exterior Improvements COA Docs.pdf](#) (2.7M)
[Walton Mill Site Plan copy for COA applications.pdf](#) (163.7K)

Laura,
My architect Eric Bethany spoke with you this week regarding submissions for COA's for Walton Mill exterior improvements we are planning.

Please find attached the application materials for both the HPC and Planning Commision meetings.

I will also be bringing hard copies by the code office today with the application fees.

Please include this written description in the agenda packets:

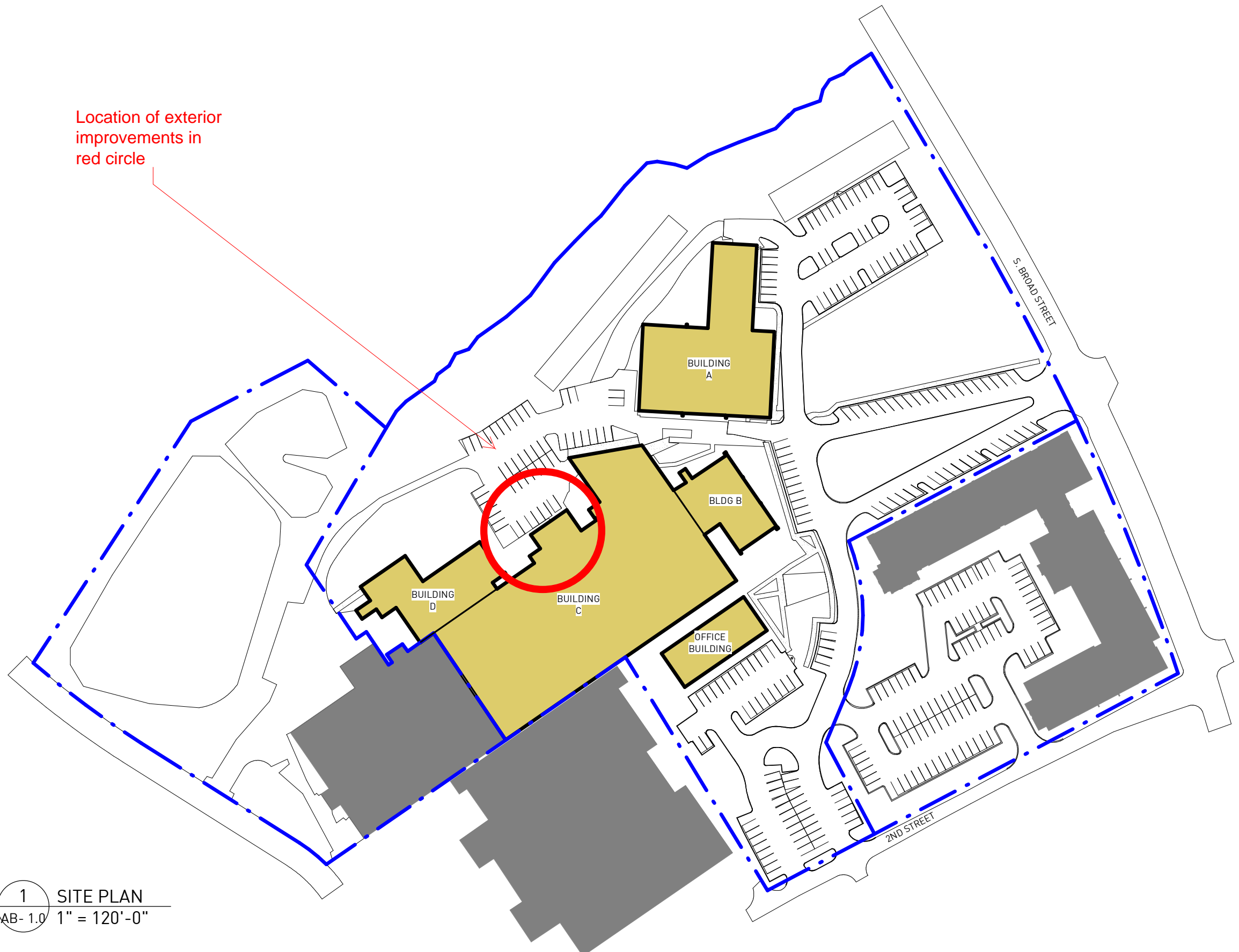
"We would like to make some exterior improvements to our property. The area of the improvements becomes visible when you drive around Building A (the old cotton warehouses with Jagged Edge Salon on the end) and enter the smokestack parking lot. The improvements include new steps and landing, new opening to access basement level, new windows to match historic windows, new steel awnings above existing openings, new loading dock with canopy, and a planting strip along the edge of the building. These improvements will not detract from the historic nature of the building, and will improve aesthetics as well as access to the large basement area below the antique mall."

Thank you,

Whit

Whit Holder

Location of exterior improvements in red circle



BUILDING AREAS

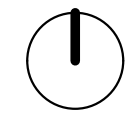
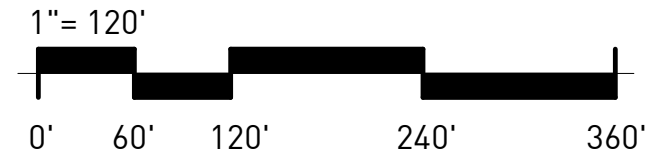
BUILDING A	
FIRST FLOOR:	19,441 SF
SECOND FLOOR:	2,855 SF
TOTAL AREA:	22,296 SF
BUILDING B	
FIRST FLOOR:	6,182 SF
SECOND FLOOR:	2,014 SF
TOTAL AREA:	8,196 SF
BUILDING C	
FIRST FLOOR:	48,916 SF
SECOND FLOOR:	51,284 SF
THIRD FLOOR:	6,969 SF
TOTAL AREA:	107,169 SF
BUILDING D	
FIRST FLOOR:	8,072 SF
SECOND FLOOR:	3,464 SF
THIRD FLOOR:	3,464 SF
TOTAL AREA:	15,000 SF
OFFICE BUILDING	
FIRST FLOOR:	5,097 SF
SECOND FLOOR:	4,926 SF
TOTAL AREA:	10,024 SF
TOTAL DEVELOPMENT:	162,685 SF

- NOTE:**
- BUILDING SF TOTALS INCLUDE UTILITY SPACES
 - ALL SF CALCULATIONS FROM INTERIOR FACE OF EXTERIOR WALLS
 - CALCULATIONS DO NOT INCLUDE EXTERIOR PATIO OR LOAD DOCK SPACES

1 SITE PLAN
 AB-1.0 1" = 120'-0"

SITE PLAN
 AB-1.0
 02/10/21

WALTON MILL
 600 S. BROAD ST
 MONROE, GA 30655



WALTON MILL EXTERIOR IMPROVEMENTS

PROJECT INFORMATION

THIS PROJECT CONSISTS OF EXTERIOR IMPROVEMENTS TO PORTIONS OF THE EXISTING WALTON MILL BUILDING. PROPOSED IMPROVEMENTS ARE LIMITED TO THE NORTHWEST FACADE (FACING THE NORTH/REAR PARKING LOT) AND ARE NOT VISIBLE FROM A PUBLIC WAY. IMPROVEMENTS CONSIST OF A NEW LOADING DOCK WITH CANOPY, NEW CONCRETE STAIRS TO LOADING DOCKS, NEW EXTERIOR WINDOWS, NEW LANDSCAPING, AND LIMITED RE-STRIPING OF EXISTING PARKING LOT. UPPER RUN OF EXISTING FIRE ESCAPE STAIRS LEADING TO UNOCCUPIED BUILDING WILL BE REMOVED.

PROJECT DIRECTORY

OWNER:
PLEASANT VALLEY ASSETS LLC
120 2ND ST, SUITE 101
MONROE, GA 30655

CONTACT: WHIT HOLDER
PHONE: 678.635.3590
EMAIL: whit@georgiareclaimed.com

CONTRACTOR:
TBD

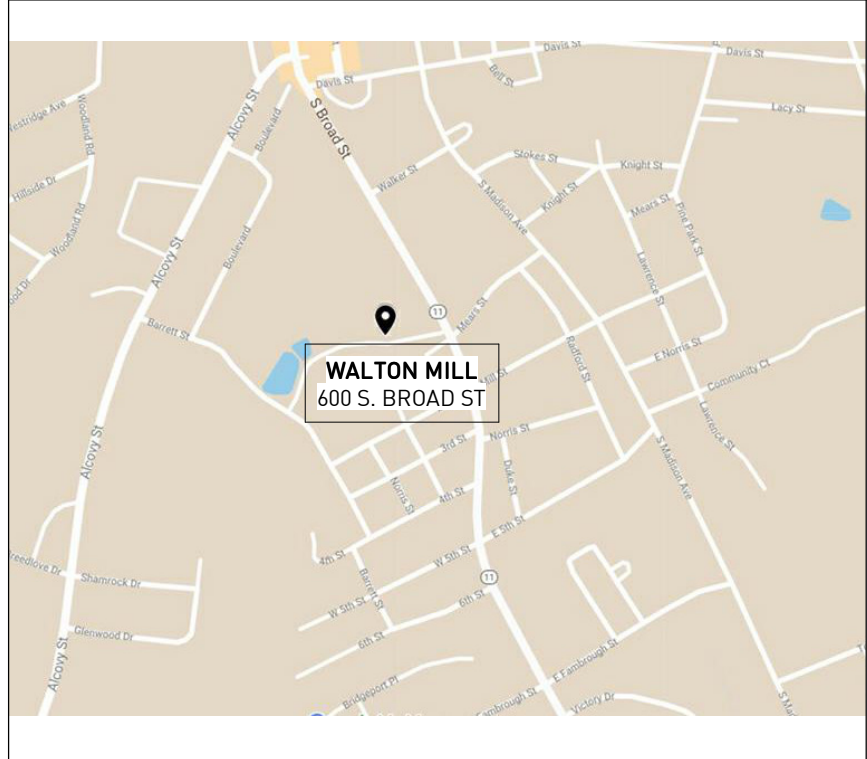
ARCHITECT:
KRONBERG URBANISTS + ARCHITECTS, LLC
887 WYLIE ST SE
ATLANTA, GA 30316

CONTACT: ERIC KRONBERG
PHONE: 404.653.0553 ext. 701
EMAIL: ekronberg@kronbergua.com

DRAWING LOG

SHT#	DESCRIPTION	COA 12.17.2021
EXTERIOR DESIGN		
SD-0.0	TITLE SHEET	X
SD-0.1	EXISTING CONDITIONS	X
SD-1.0	SITE PLAN	X
SD-3.1	EXISTING ELEVATION	X
SD-3.2	PROPOSED ELEVATION	X

LOCATION MAP



WALTON MILL
600 S. BROAD STREET
MONROE, GA 30655

Mark	Date	Description
	12.17.21	COA DRAWINGS

Project ID	1805
Drawn By	ERW
Checked By	CTD

Sheet Title

TITLE SHEET

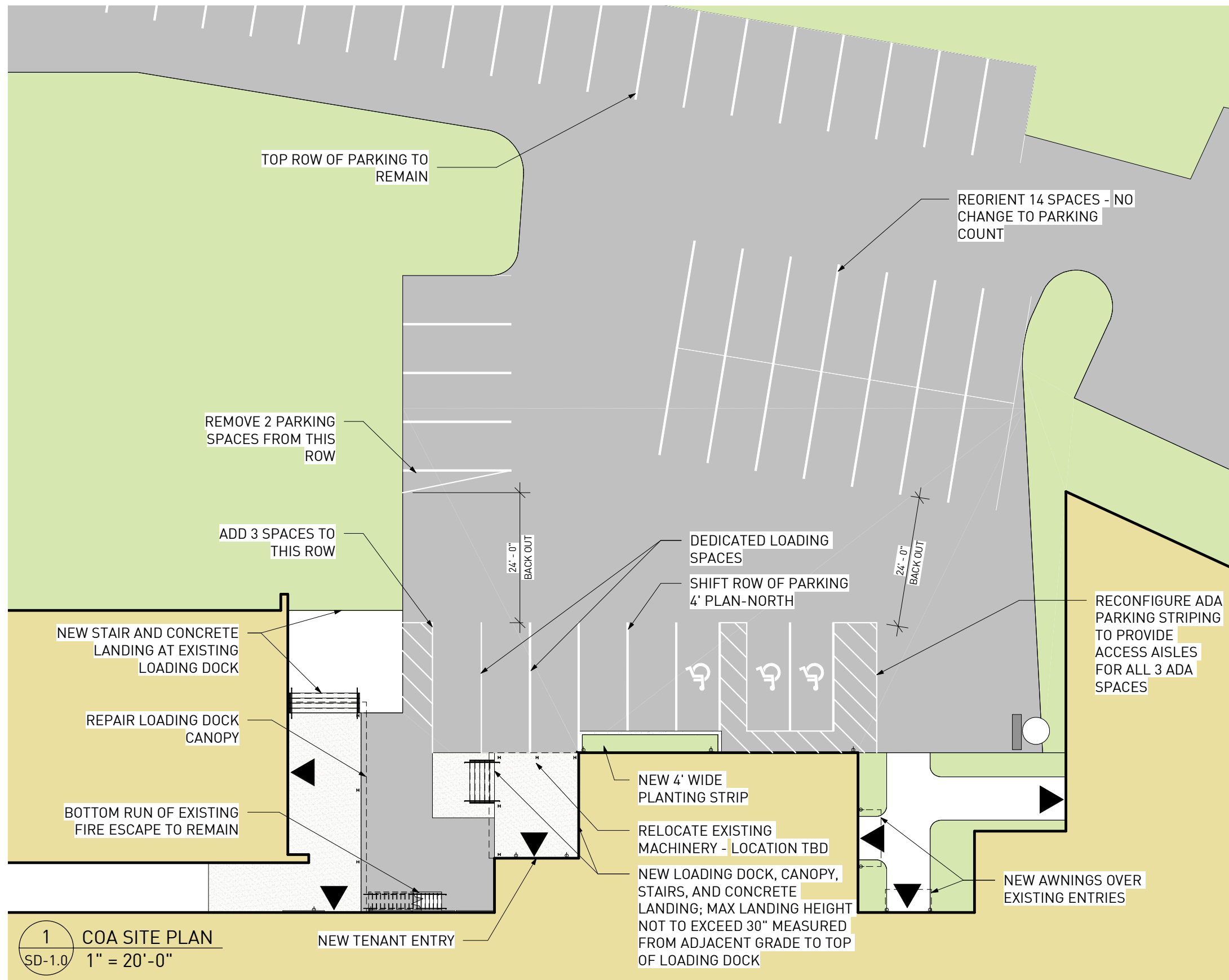
Drawing No.
SD-0.0



EXISTING
CONDITIONS
SD-0.1
12/17/21

WALTON MILL
600 S. BROAD STREET
MONROE, GA 30655

 **KRONBERG
URBANISTS
ARCHITECTS**



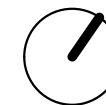
SITE PLAN LEGEND

- BUILDING
- EXISTING PAVING
- SIDEWALK
- LANDSCAPE
- BUILDING ENTRY

1 COA SITE PLAN
SD-1.0 1" = 20'-0"

SITE PLAN
SD-1.0
12/17/21

WALTON MILL
600 S. BROAD STREET
MONROE, GA 30655



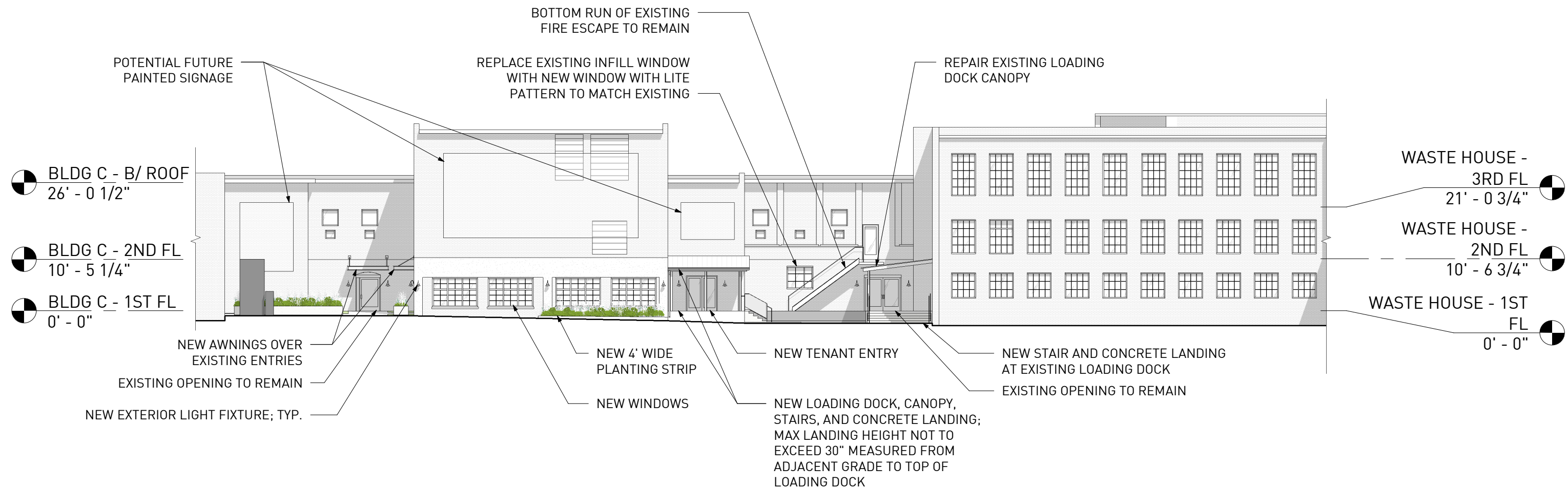


1 EXISTING NORTH ELEVATION
SD-3.1 1" = 20'-0"

EXISTING
ELEVATION
SD-3.1
12/17/21

WALTON MILL
600 S. BROAD STREET
MONROE, GA 30655





1 PROPOSED NORTH ELEVATION
SD-3.2 1" = 20'-0"

PROPOSED
ELEVATION
SD-3.2
12/17/21

WALTON MILL
600 S. BROAD STREET
MONROE, GA 30655





To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 03-04-2022
Subject: CERTIFICATE OF APPROPRIATENESS CASE #: 705, APPLICANT: BRR Architecture Inc.,
 PROPERTY OWNER: Wal Mart Real Estate Business Trust, 2050 W Spring Street

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

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

Description: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for building expansion, exterior modifications, additional signage, and modifications to the existing parking lot of Wal Mart.

Background: This is an existing mercantile business location which is undergoing some updating and expansion. The signage proposed is within the limits imposed by a 2003 Signage variance still in effect and it has been made clear that new signage will have to comply with current sign regulations and that any signage in the future which may exceed the in-place variance will have to receive a new variance and COA approval.

Attachment(s): Staff report, application and supporting documentation.



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 705

DATE: March 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: BRR Architecture Inc

PROPERTY OWNER: Wal Mart Real Estate Business Trust

LOCATION: North side of W Spring Street and the west side of Hwy 138 – 2050 W Spring Street

ACREAGE: ±25.40

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Large scale retail building with ancillary uses and parking

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for building expansion, exterior modifications, signage modifications, and parking lot modifications.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 15, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for building expansion, exterior modifications, additional signage, and modifications to the existing parking lot of Wal Mart. The proposed building expansion is to accommodate an enlarged “pick-up” staging area on the southwest corner of the building. Exterior modifications include cleaning and repainting the exterior façade. Signage is proposed to undergo “like-for-like” replacements of existing signs and the addition of two new signs. Existing parking near the proposed building expansion will be modified to accommodate a larger volume of customer “pick-up” spaces.

PROPOSED PROJECT SUMMARY:

- Site Modifications – Wal Mart
 - Expansion and modifications include:
 - ±5,069 Sf Expansion for Pick-Up
 - Cleaning and repainting of exterior facade

- Replace existing signs with new sign replacements
- Install 2 new signs
- Modify the existing parking lot to accommodate additional Pick-Up locations

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 contains an existing large scale retail building and associated parking. No change to the overall layout will occur as part of the request. The proposed building modification will occupy an existing concrete surface and parking area.

643A.2 – Architecture:

The proposed building expansion will have the same exterior façade material as the existing building with split-faced and smooth CMU. The applicant proposes to clean and repaint the existing exterior façade of the building as part of this request.

643A.3 – Pavement:

The modifications to the existing parking lot include the removal of spaces near the building to accommodate the building expansion and modifying existing spaces as designated for Pick-Up customers.

643A.4 – Landscaping:

There are no modifications proposed to the existing landscaping on the site.

643A.5 – Signs:

The existing signage on the site is governed by a sign variance that was approved on October 7, 2003. The applicant proposes to replace a number of signs with “like-for-like” changes. There are two new signs proposed which do not appear to be conflict with the sign variance governing the site. Any additional signage beyond what is proposed in this request will likely require a new sign variance to be considered for the site.

643A.6 – Illumination:

There are no changes to proposed to the illumination of the site in this request.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to allow for building expansion, exterior modifications, sign replacements, and parking lot modifications to the existing Walton Mill site as submitted without conditions.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	705	DESCRIPTION:	COA-PLANNING & ZONING
JOB ADDRESS:	2050 W SPRING ST	LOT #:	
PARCEL ID:	M0010021	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	BRR Architecture Inc	CONTRACTOR:	BRR Architecture Inc
ADDRESS:	600 Chestnut St	ADDRESS:	600 Chestnut St
CITY, STATE ZIP:	Philadelphia PA 19106	CITY, STATE ZIP:	Philadelphia PA 19106
PHONE:	215-254-3968	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	2/21/2022
VALUATION:	\$ 0.00	EXPIRATION:	8/20/2022
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
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

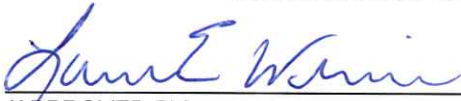
NOTES:

This request for a COA for an addition and signage will be heard by the Planning Commission on March 15, 2022 at 5:30pm in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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


 (APPROVED BY)


 DATE



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

Receipt Number: R00351300

22

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 2/21/2022 12:56:22 PM

Transaction Code: BP - Building Projects Payment

Name: BRR Architecture Inc \$100.00

Total Balance Due: \$100.00

Payment Method: Check Payn Reference:

Amount: \$100.00

Total Payment Received: \$100.00

Change: \$0.00

NOTICE TO THE PUBLIC
CITY OF MONROE

The City of Monroe has received a request for a Certificate of Appropriateness for an addition and signage at 2050 W. Spring St. A public hearing will be held before the Monroe Planning Commission on March 15, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 5:30 P.M. All those having an interest should be present.

Please run on the following date:

February 27, 2022



Certificate of Appropriateness Application

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

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 2050 W SPRING ST, MONROE, GA 30655 Parcel # M001000000021000

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: WAL-MART R. E. BUS. TRUST

Address: 702 S.W. Eighth Street Bentonville, AR 72712

Telephone Number: _____ Email Address: _____

Applicant: BRR Architecture, Inc. - Alexandra Belo	
Address: 600 Chestnut St, Suite 630, Philadelphia, PA 19106	
Telephone Number: (215) 254 - 3968	Email Address: Alexandra.belo@brrarch.com

Estimated cost of project: \$1,500,000.00

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- Written description of the project
- Owner authorization statement, if applicant is not the property owner

Under separate cover Application Fee \$100

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.

Alexandra Belo February 11, 2022
 Signature of Applicant Date



February 11 2022

City of Monroe, GA
Planning and Development Department
215 N Broad St
Monroe, GA 30655

Attention: Laura Wilson

Re: **Project Narrative**
Walmart SPBR Remodel – Store no. 780-239
2050 W SPRING ST
MONROE, GA 30655
BRR Project no.: 96546100

Laura:

In reference to the scope of work for the Walmart remodel project located at 2050 W. Spring Street, Monroe, GA 30655, please see below for a detailed project narrative outlining the impacted area(s) of construction:

- **5,069 SF expansion**
- **Exterior surfaces:** clean, prep and paint
- **Signage:** install/replace exterior signs as noted, pickup sign location
- **Interior walls:** clean, prep and paint
- **Flooring:** remove vct and pvc flooring, stain as noted
- **Roof:** remove skylights over produce area, add rcu's and rtu. New expansion roof
- **Online pickup:** building expansion and add cooler/freezer
- **Photo lab:** relocate and add monitors
- **Pharmacy:** paint and clean as noted
- **Entry vestibule:** clean and paint
- **Moneycenter:** remodel, clean and paint, install fixtures as noted
- **Auto center:** paint and clean as noted
- **Breakroom:** paint and clean as noted
- **Grocery:** remodel and relocate refrigerated cases as noted
- **Rear office:** revised rear office to add mother's room and storage.
- **Restrooms:** replace trash can as noted
- **Front end:** revise front cashwrap and register layout

Should you have any questions or require anything additional, please do not hesitate to contact our office.

Sincerely,

Alexandra Belo, Permit Coordinator
Alexandra.belo@brrarch.com

www.brrarch.com

700 SE 5th Street, Suite 104, Bentonville, AR 72712 MAIN 479.286.2900

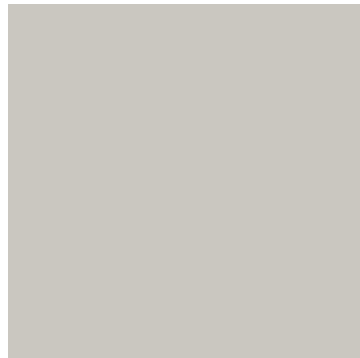
Kansas City – Bentonville – Phoenix – San Francisco – Philadelphia – Atlanta – Austin – Seattle – Miami – Los Angeles – Chicago











P134E Paint
Light Grey



P135E Paint
Medium Grey



P49E Paint
Dark Grey



P76U Paint
Walmart Blue
Urethane-Like



Walmart | Proposed Exterior Building Paint

MONROE, GA #00780-239 2050 W SPRING ST

STIPULATION FOR REUSE
THIS DRAWING IS INTENDED FOR THE USE OF THE CLIENT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT.

CONSULTANTS

Walmart
MONROE, GA
2050 W SPRING ST
STORE NO. 00760-239
96646100 | PHOTO: T75 SC

ISSUE BLOCK

NO.	DESCRIPTION	DATE
1	PR1	02/08/22

CHECKED BY: GS
DRAWN BY: IB
PROTO CYCLE: 10/29/21
DOCUMENT DATE: 01/11/22



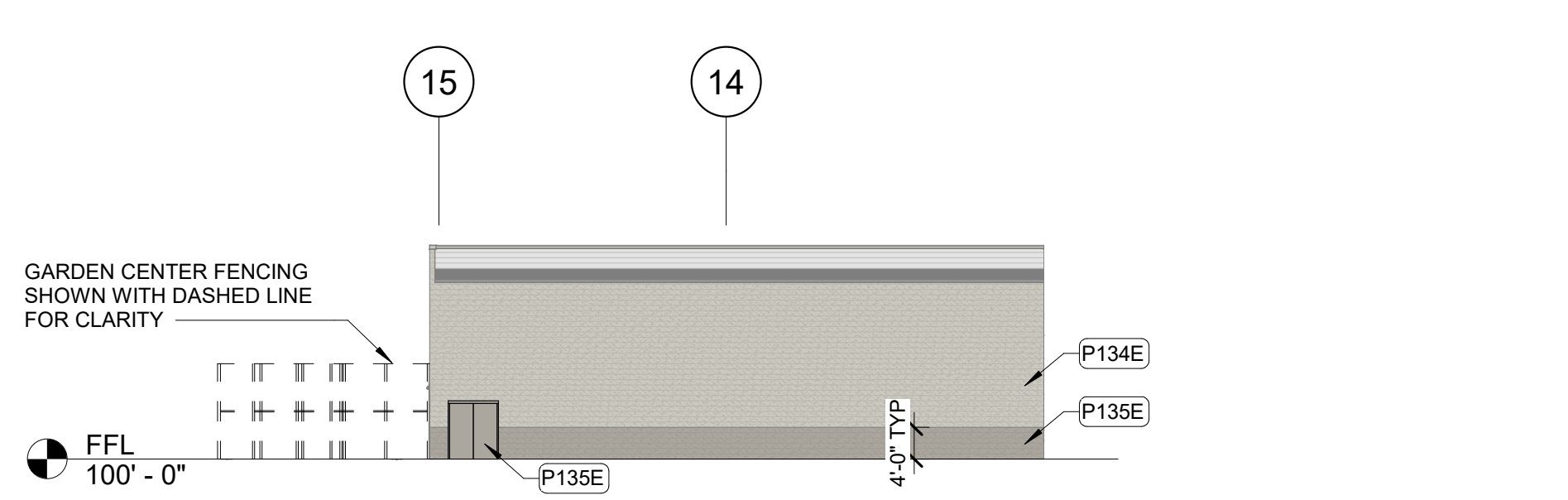
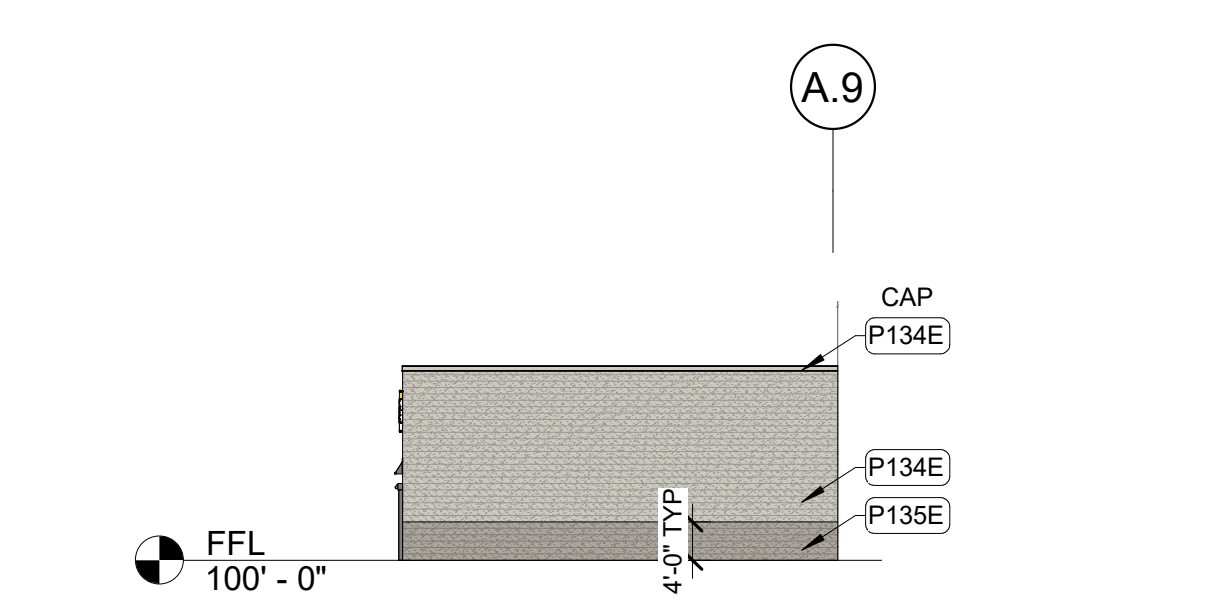
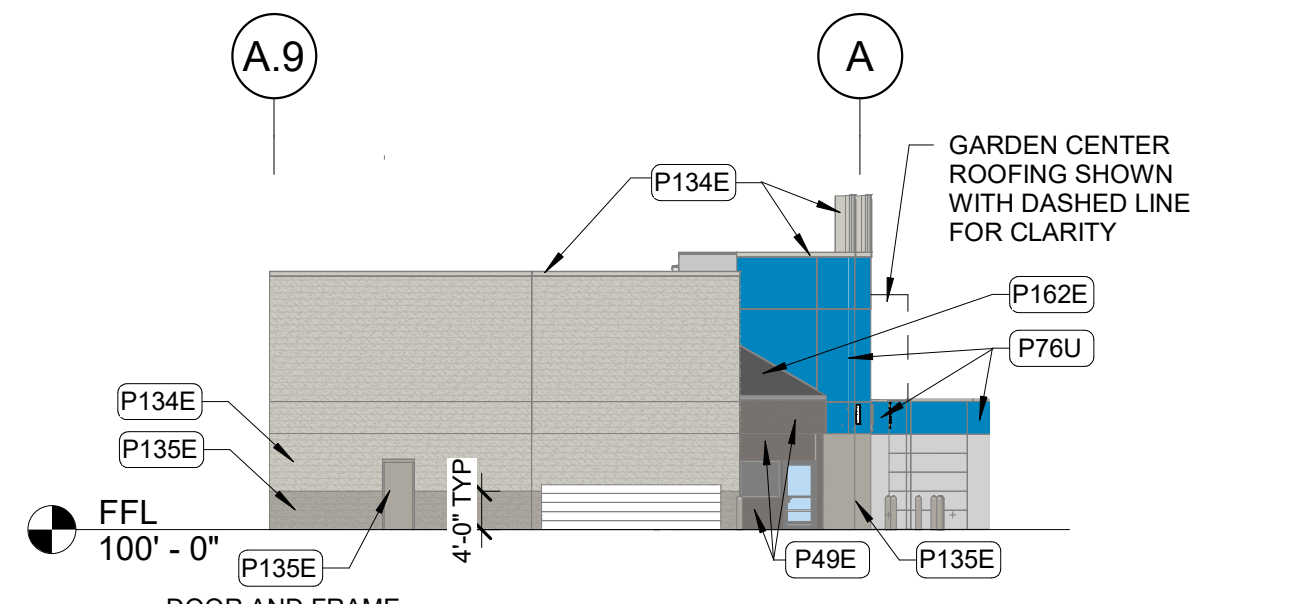
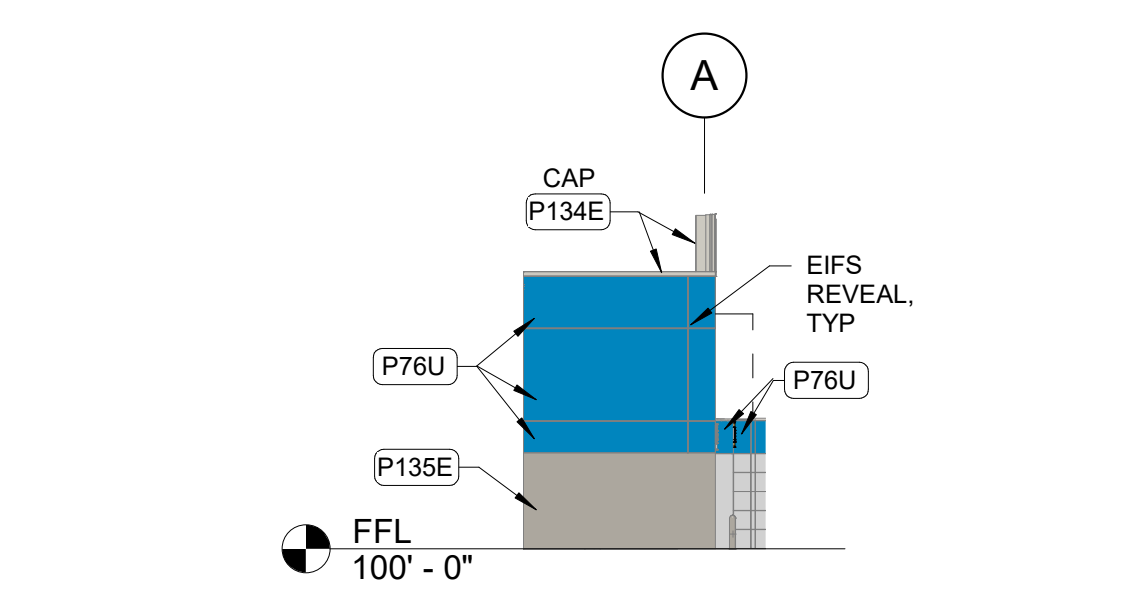
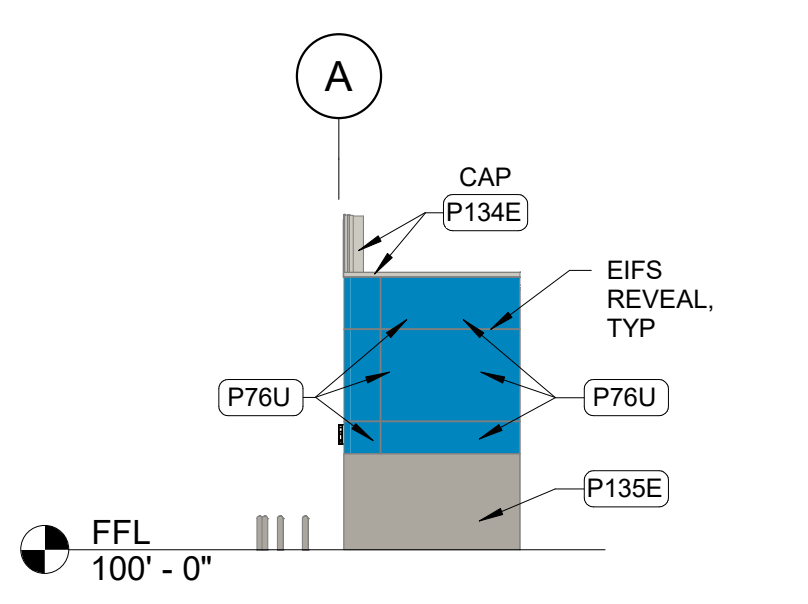
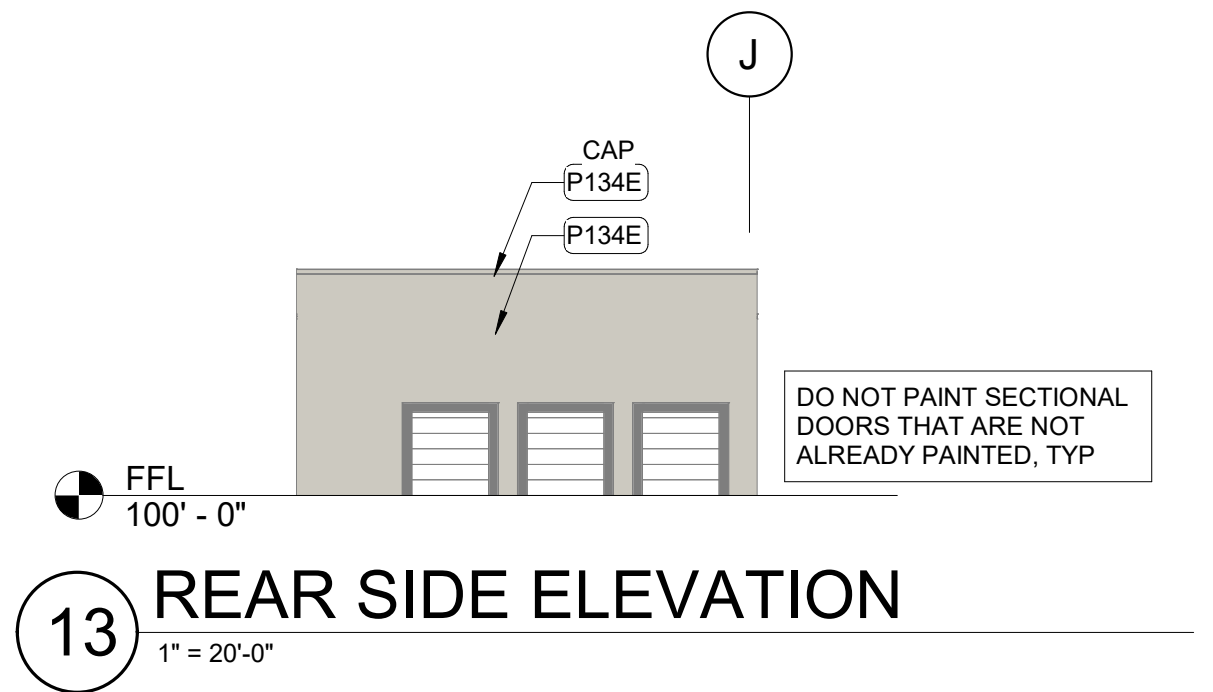
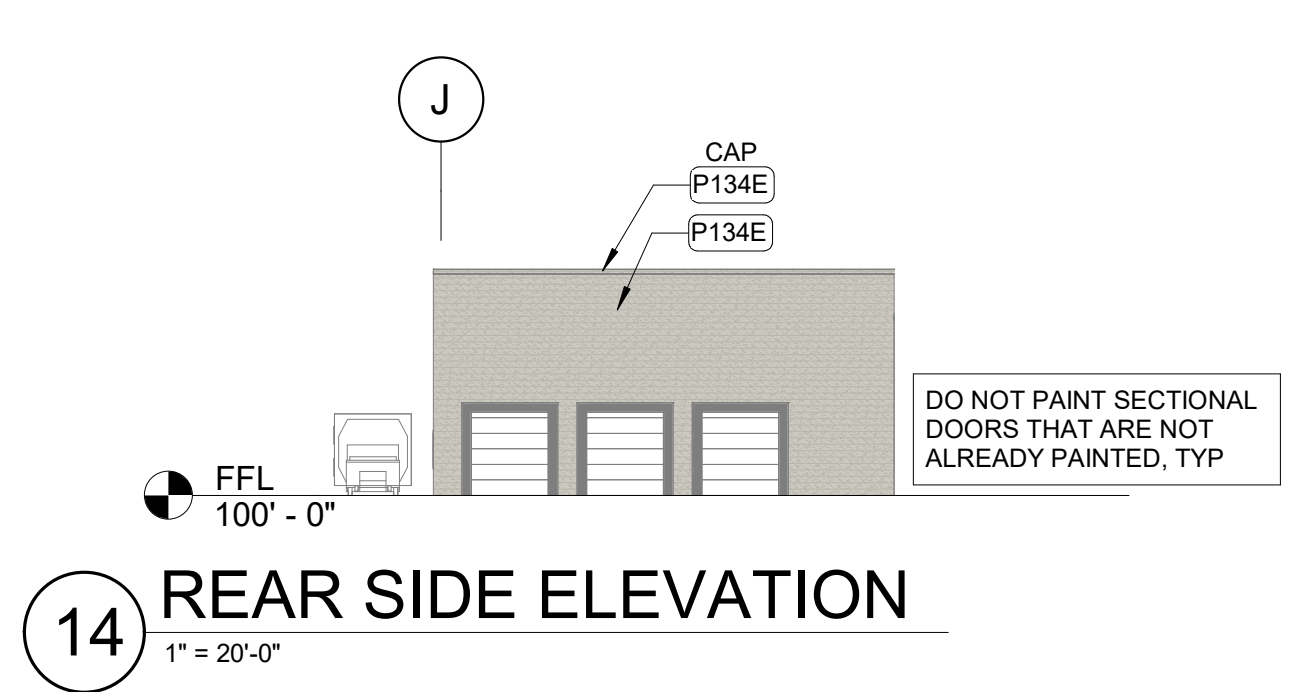
EXTERIOR ELEVATIONS

COLOR LEGEND	
P5E	SAFETY YELLOW
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P81E	BLACK
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY

DEMOLITION NOTES	
1.	REMOVE EXTERIOR WALMART SIGNS. COORDINATE REMOVAL WITH WALMART CM AND TENANT PRIOR TO BEGINNING WORK. DELIVER REMOVED TENANT SIGNS TO TENANT.
2.	REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.
3.	NOT USED.
4.	NOT USED.
5.	NOT USED.
6.	NOT USED.
7.	NOT USED.
8.	NOT USED.
9.	NOT USED.
10.	NOT USED.
11.	NOT USED.
12.	NOT USED.
13.	NOT USED.
14.	NOT USED.
15.	NOT USED.
16.	NOT USED.

SHEET NOTES

- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
- RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
- NOT USED.
- PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
- IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNO.
- PAINT ANY NEW ROOFTOP GAS PIPING P5E WHERE EXTERIOR WALL IS BEING PAINTED. GAS PIPE ALONG SIDE WALL TO GRADE SHOULD MATCH ADJACENT BUILDING. DO NOT PAINT METER OR VALVES.
- IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
- NOT USED.
- PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
- NOT USED.
- DO NOT PAINT LED WALL PACK HOUSINGS.
- PAINT GARDEN CENTER STEEL DOORS AND FRAMES P81E.
- NOT USED.
- DO NOT PAINT QUIK BRICK STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS.
- NOT USED.



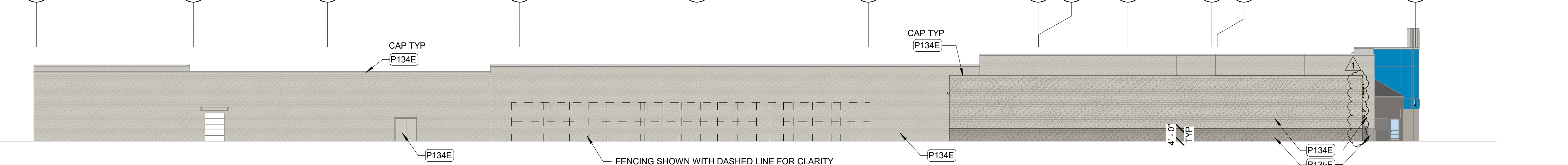
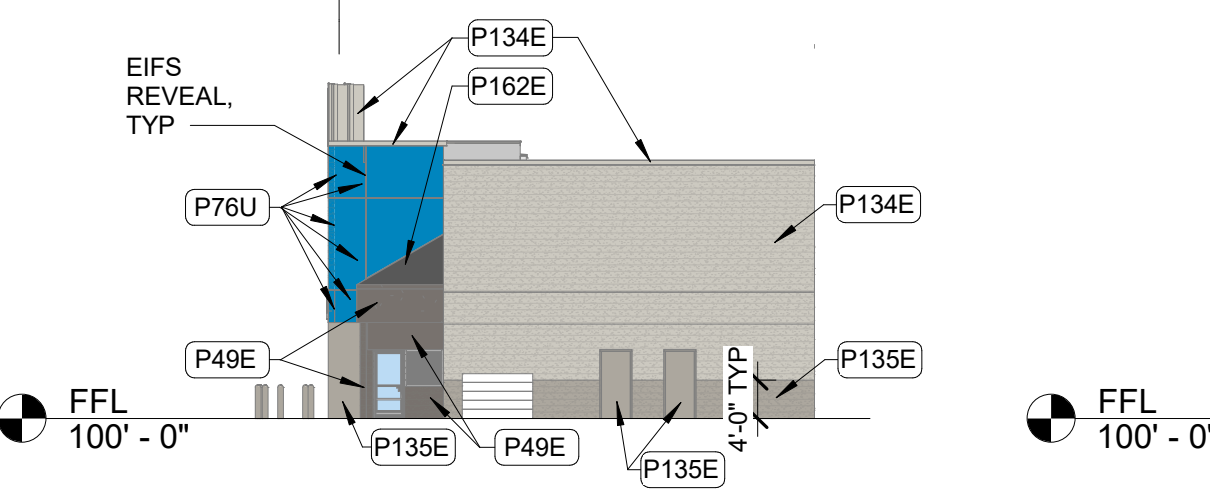
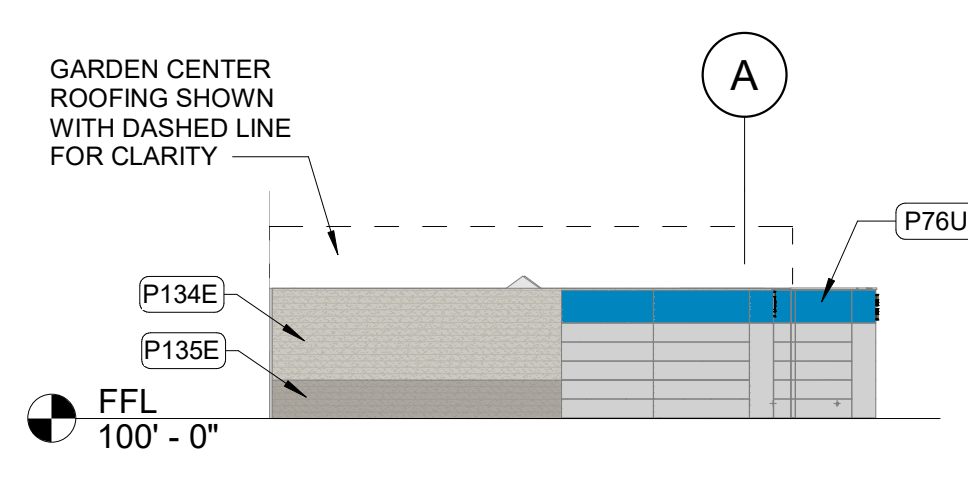
12 VESTIBULE SIDE ELEVATION
1" = 20'-0"

11 VESTIBULE SIDE ELEVATION
1" = 20'-0"

10 VESTIBULE SIDE ELEVATION
1" = 20'-0"

9 PICKUP SIDE ELEVATION
1" = 20'-0"

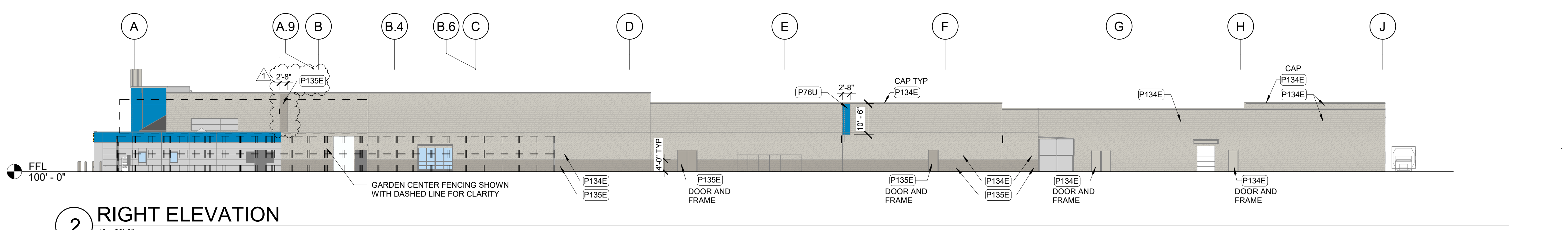
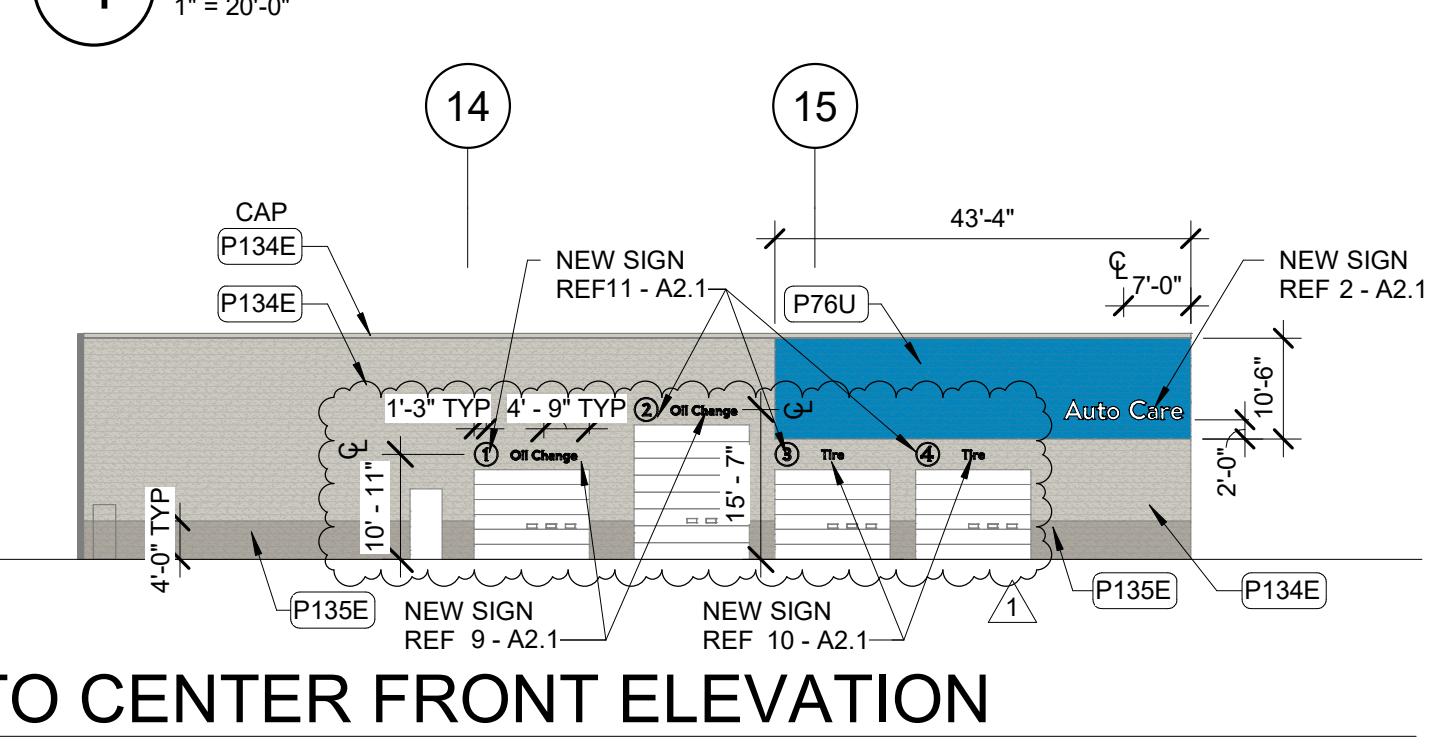
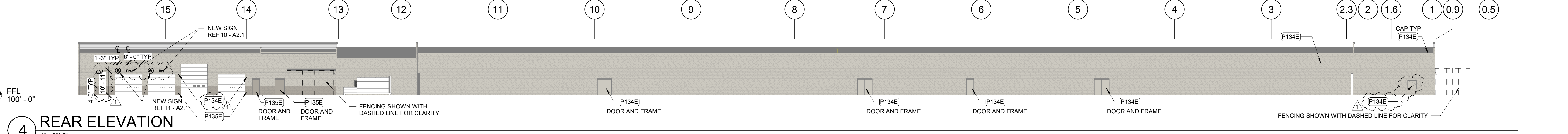
8 SEASONAL SHOP REAR ELEVATION
1" = 20'-0"



7 HEALTH SIDE ELEVATION
1" = 20'-0"

6 VESTIBULE SIDE ELEVATION
1" = 20'-0"

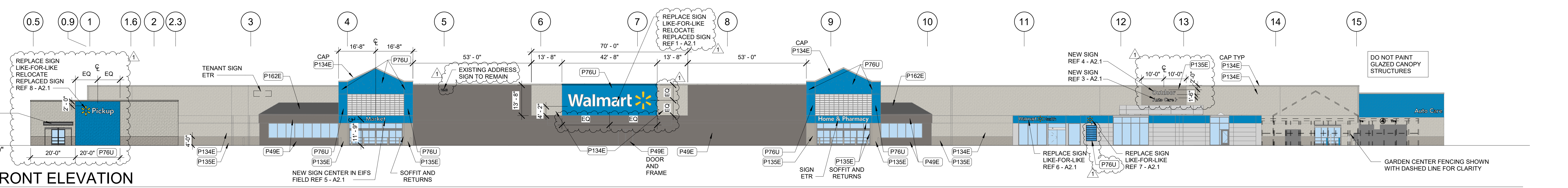
5 LEFT ELEVATION
1" = 20'-0"



4 REAR ELEVATION
1" = 20'-0"

3 AUTO CENTER FRONT ELEVATION
1" = 20'-0"

2 RIGHT ELEVATION
1" = 20'-0"



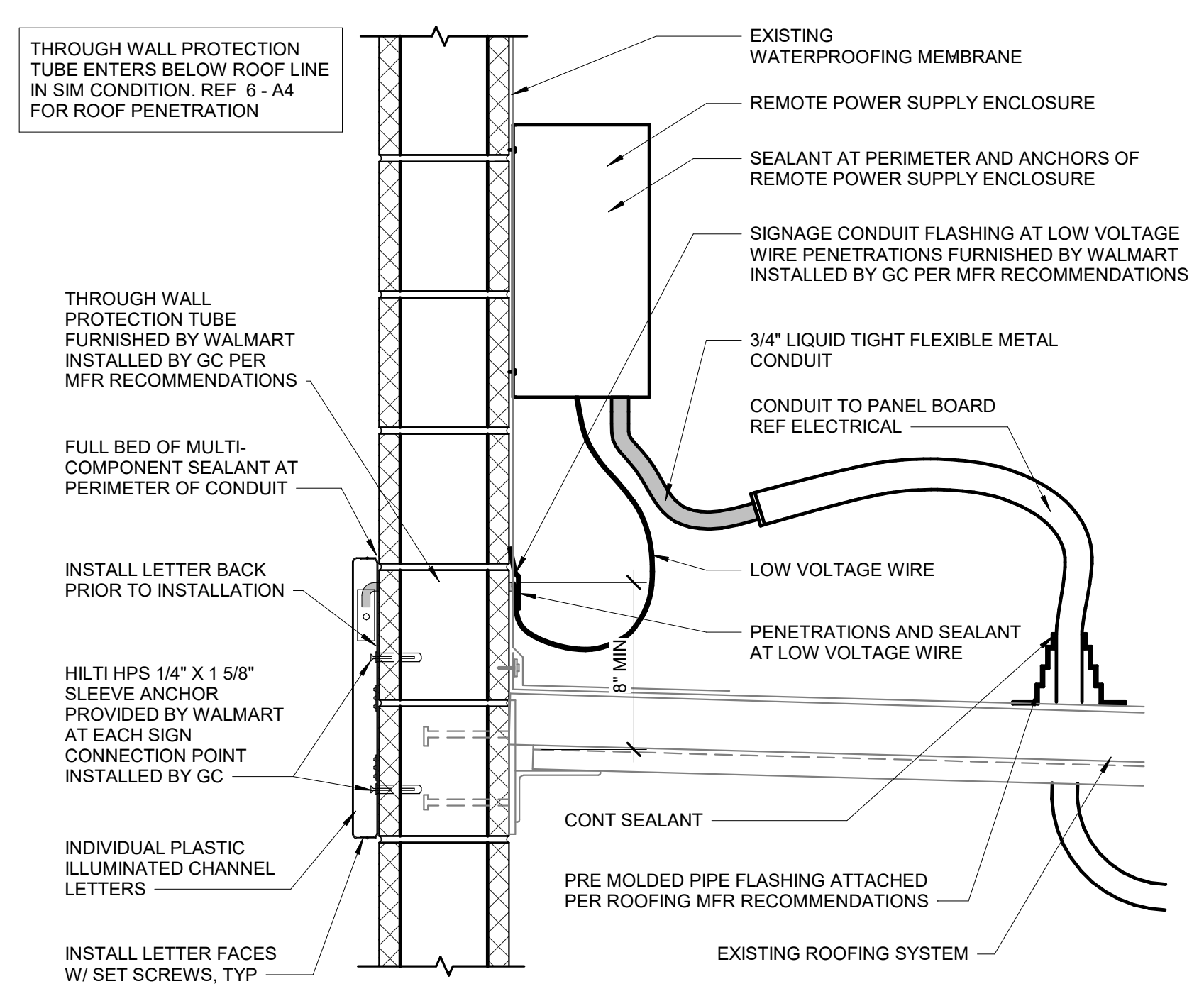
1 FRONT ELEVATION
1" = 20'-0"

2/7/2022 10:02:38 AM
C:\pvt\emp\jfrank\monroe_ga_172_2_01.dwg | User: jfrank

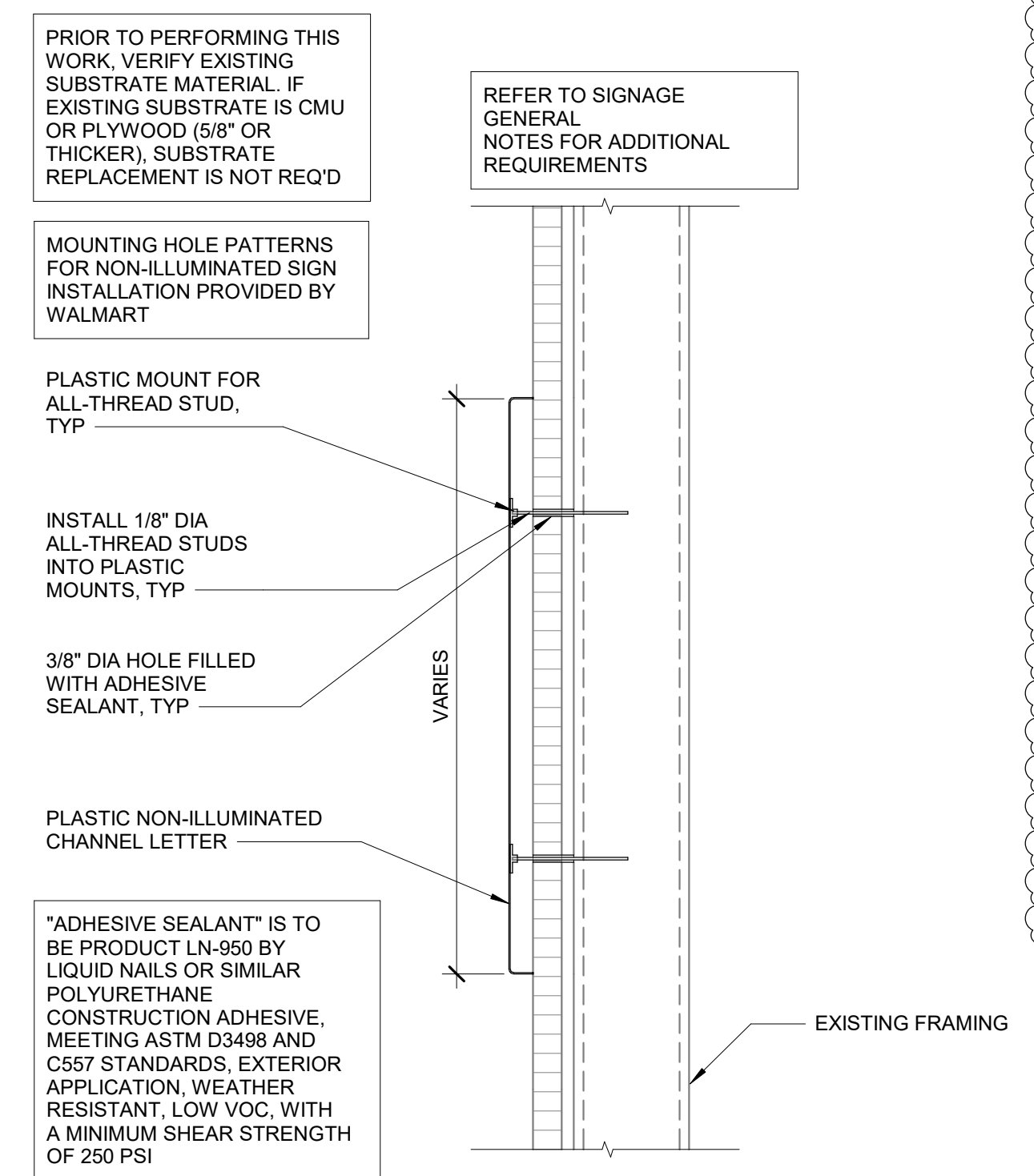
EXISTING SIGNAGE SCHEDULE							NEW SIGNAGE SCHEDULE						
SIGNAGE	QTY	LIGHTED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)	SIGNAGE	QTY	LIGHTED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
FRONT SIGNAGE							FRONT SIGNAGE						
WALMART	1	LED	WHITE	5'-6"			WALMART	1	LED	WHITE	5'-6"		
SPARK	1	LED	YELLOW	8'-0"	298.00 SF	298.00 SF	SPARK	1	LED	YELLOW	8'-0"	298.00 SF	298.00 SF
HOME & PHARMACY	1	N/A	WHITE	2'-0"	61.85 SF	61.85 SF	HOME AND PHARMACY (ETR)	1	N/A	WHITE	2'-0"	61.85 SF	61.85 SF
GROCERY	1	N/A	WHITE	2'-0"	25.63 SF	25.63 SF	MARKET	1	N/A	WHITE	2'-0"	17.71 SF	17.71 SF
PICKUP	1	LED	WHITE	2'-8"			PICKUP	1	LED	WHITE	2'-8"		
SPARK	1	LED	YELLOW	4'-4"	66.76 SF	66.76 SF	SPARK	1	LED	YELLOW	4'-4"	66.76 SF	66.76 SF
LAWN & GARDEN	1	N/A	WHITE	2'-0"	37.34 SF	37.34 SF	OUTDOOR	1	N/A	WHITE	2'-0"	20.50 SF	20.50 SF
AUTO CENTER W/ ARROW	1	N/A	WHITE	2'-0"	19.47 SF	19.47 SF	AUTO CARE W/ARROW	1	N/A	WHITE	1'-0"	16.25 SF	16.25 SF
VISION	1	N/A	WHITE	1'-0"	3.75 SF	3.75 SF							
TOTAL FRONT SIGNAGE	9					512.80 SF	TOTAL FRONT SIGNAGE	7					481.07 SF
MEDICAL CLINIC SIGNAGE							MEDICAL CLINIC SIGNAGE						
SPARK	1	LED	YELLOW	2'-8"	6.44 SF	6.44 SF	SPARK	1	LED	YELLOW	2'-8"	6.44 SF	6.44 SF
WALMART HEALTH	1	LED	WHITE	2'-8"			WALMART HEALTH	1	LED	WHITE	2'-8"		
SPARK	1	LED	YELLOW	2'-8"	44.60 SF	44.60 SF	SPARK	1	LED	YELLOW	2'-8"	44.60 SF	44.60 SF
TOTAL MEDICAL CLINIC SIGNAGE	3					51.04 SF	TOTAL MEDICAL CLINIC SIGNAGE	3					51.04 SF
AUTO CENTER SIGNAGE							AUTO CENTER SIGNAGE						
AUTO CENTER	1	N/A	WHITE	1'-6"	31.47 SF	31.47 SF	AUTO CARE	1	N/A	WHITE	2'-0"	24.65 SF	24.65 SF
TIRE	2	N/A	WHITE	1'-0"	2.38 SF	4.76 SF	TIRE	4	N/A	BLACK	1'-0"	2.33 SF	9.32 SF
LUBE	1	N/A	WHITE	1'-0"	3.13 SF	3.13 SF	OIL CHANGE	2	N/A	BLACK	1'-0"	6.92 SF	13.84 SF
							AUTO CARE NUMBERS	6	N/A	BLACK	2'-8"	4.12 SF	24.72 SF
TOTAL AUTO CENTER	4					39.36 SF	TOTAL AUTO CENTER SIGNAGE	13					72.93 SF
TOTAL BUILDING SIGNAGE	15					589.49 SF	TOTAL BUILDING SIGNAGE	23					604.64 SF

- SIGNAGE GENERAL NOTES**
- SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY GC. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ONSITE. THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND NEW SIGNAGE WILL BE INSTALLED PER PLANS.
 - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED.
 - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').
 - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
 - GENERAL CONTRACTOR RESPONSIBILITIES
 - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 0125. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
 - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED ID LOGO SIGNS.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "spark" SIGNAGE. EXISTING (B) BOXES FROM "WALMART" SIGNAGE MAY BE REUSED.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN. REFER TO ELECTRICAL.
 - INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
 - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
 - REMOVE ALL LIT ID LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS. UNLESS NOTED OTHERWISE.
 - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
 - INSTALL SIGNAGE PER DETAILS.

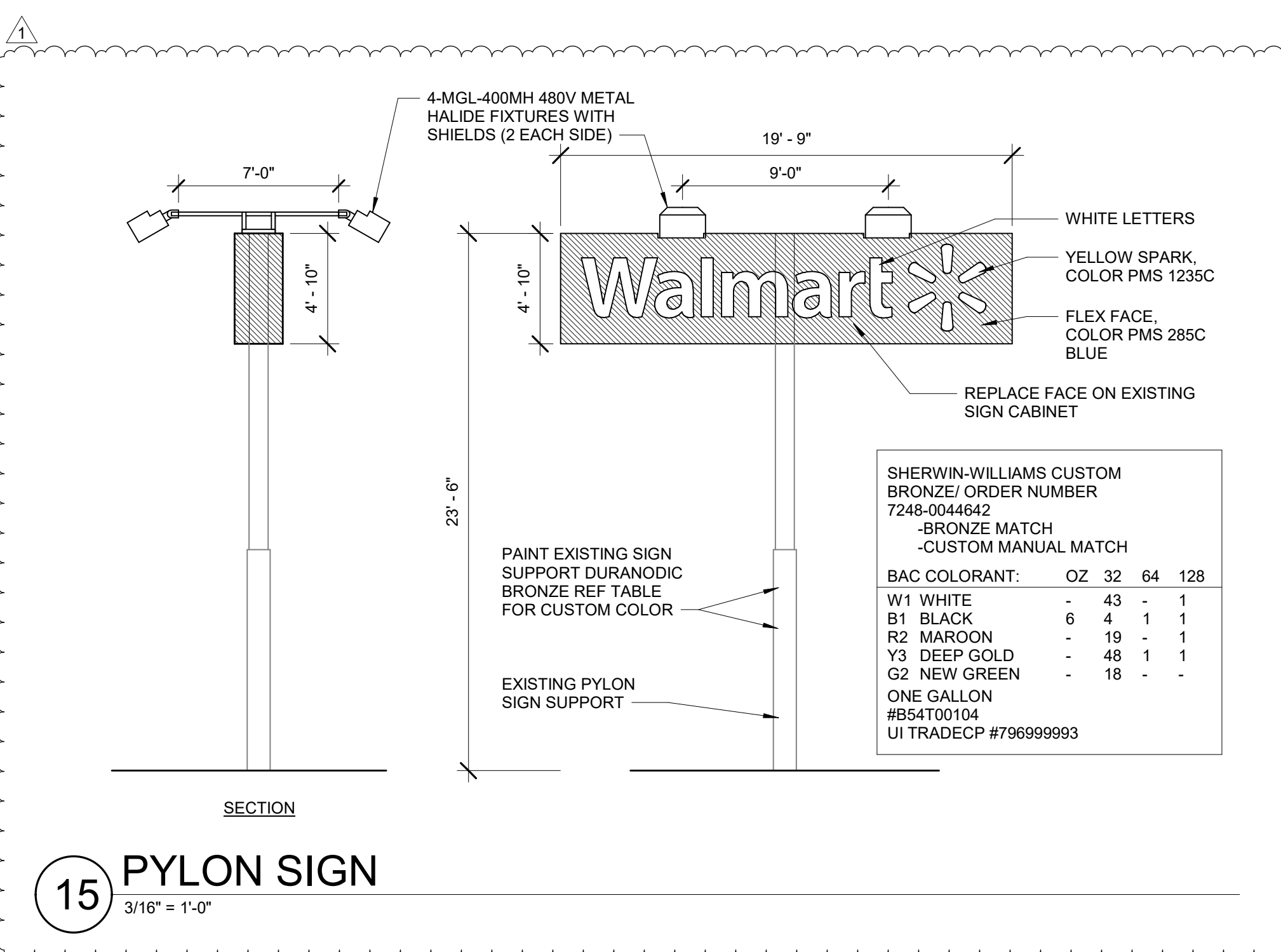
STIPULATION FOR REUSE
THIS SIGNAGE WAS DESIGNED FOR REUSE AND IS NOT TO BE REUSED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY REUSE OF THIS SIGNAGE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR REUSE OF THIS SIGNAGE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR REUSE OF THIS SIGNAGE.



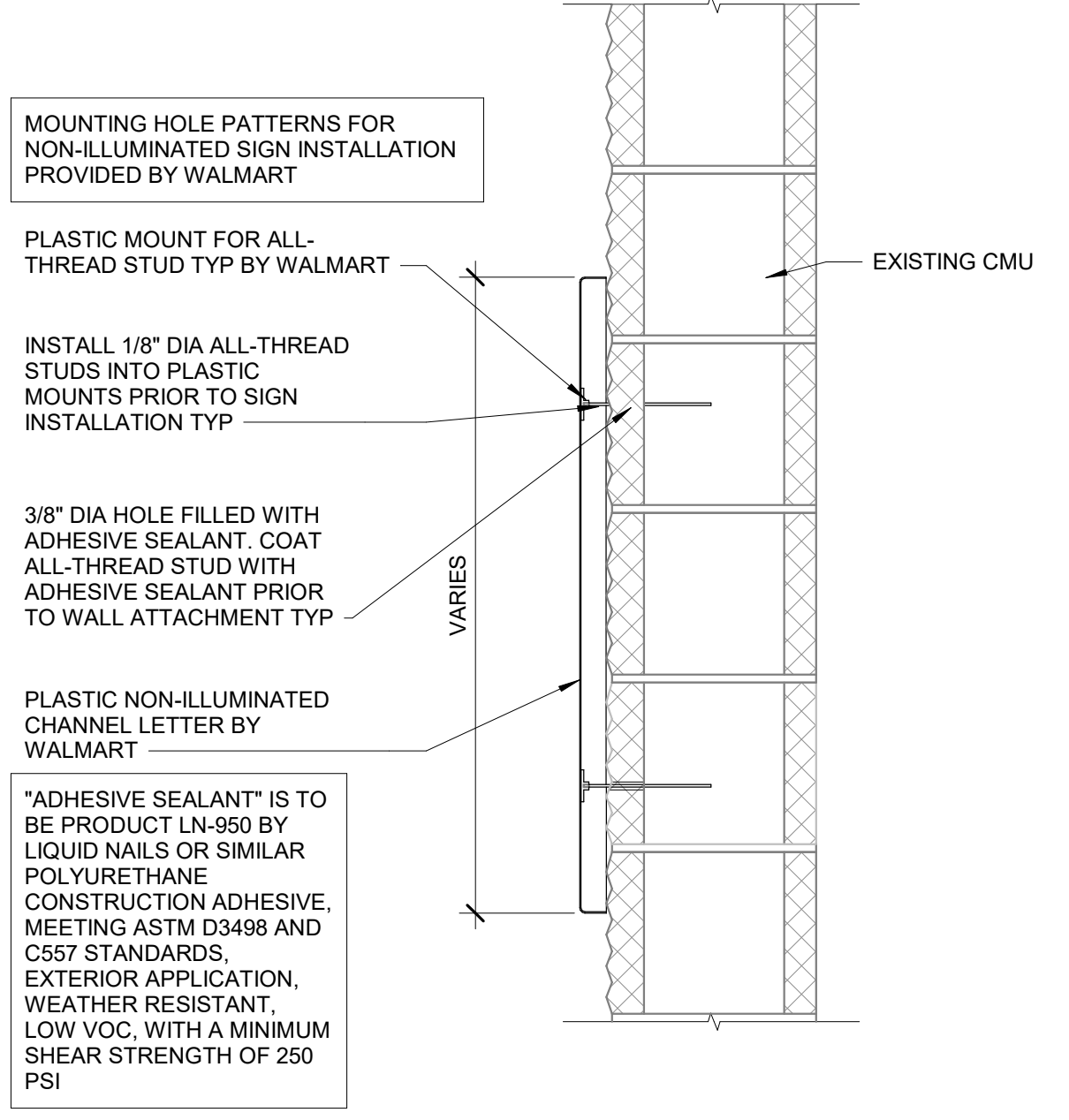
13 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"



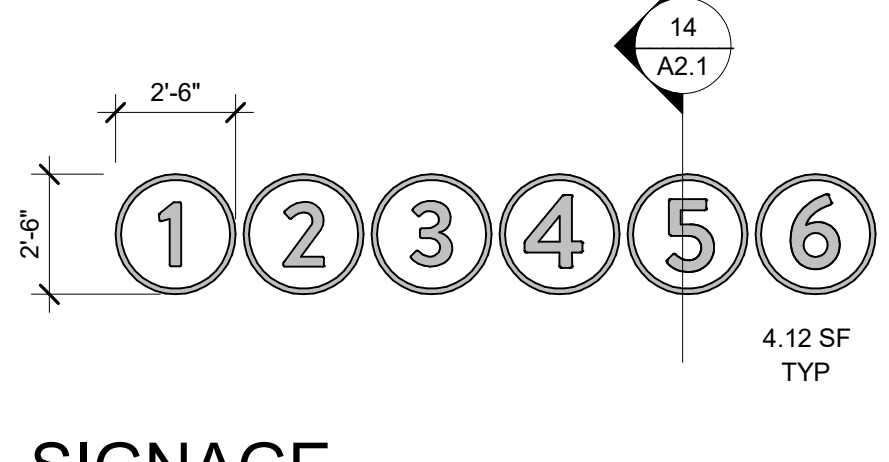
12 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL
1 1/2" = 1'-0"



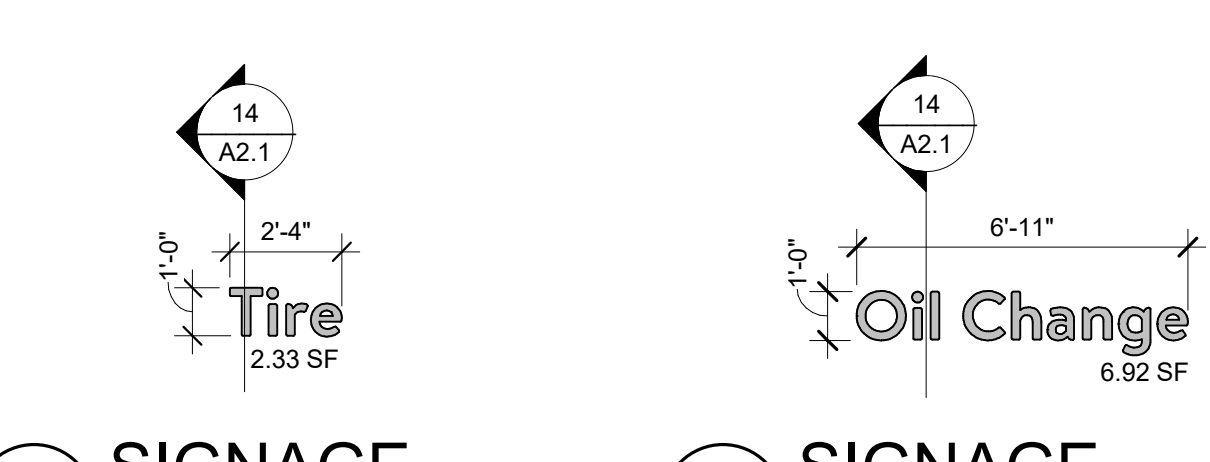
15 PYLON SIGN
3/16" = 1'-0"



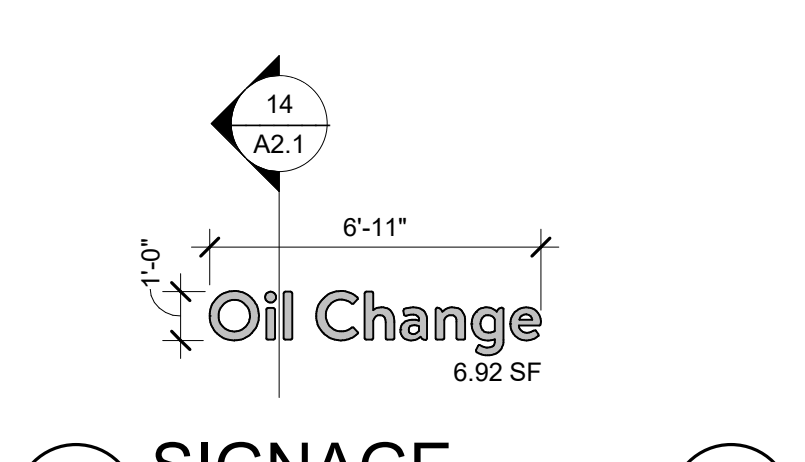
14 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"



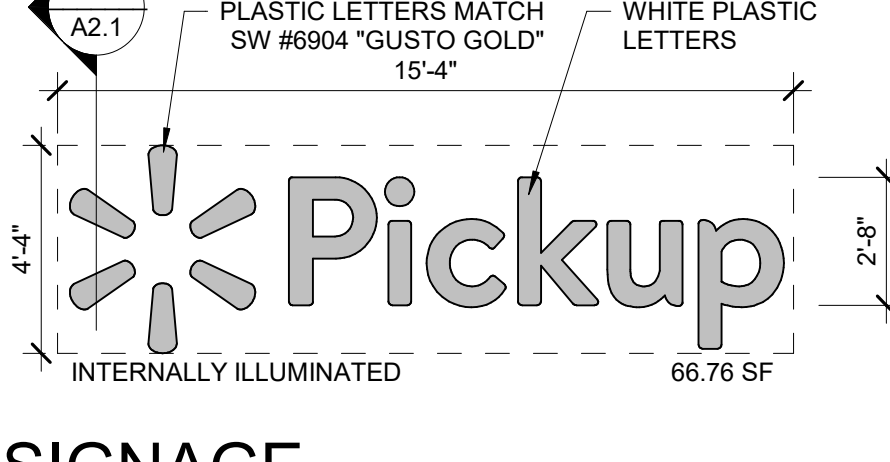
11 SIGNAGE
1/4" = 1'-0"



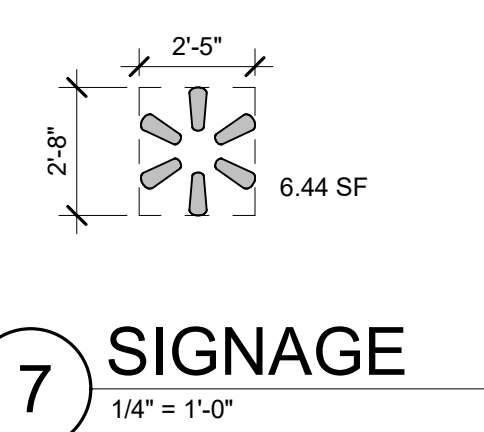
10 SIGNAGE
1/4" = 1'-0"



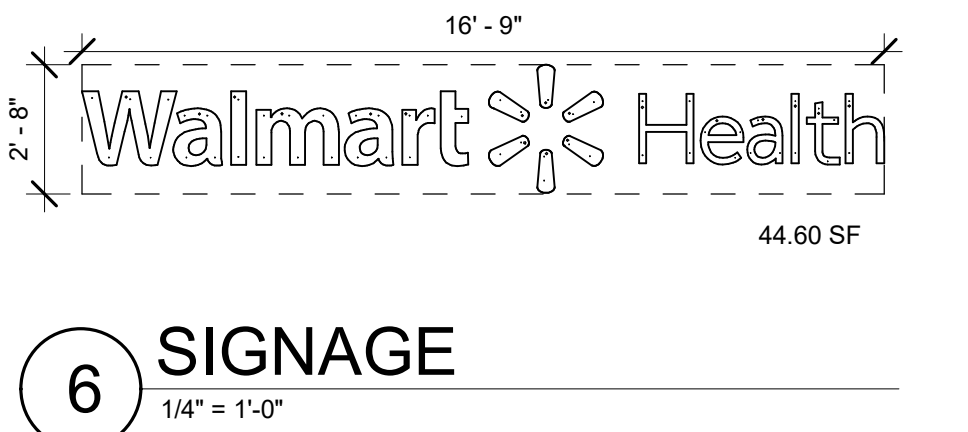
9 SIGNAGE
1/4" = 1'-0"



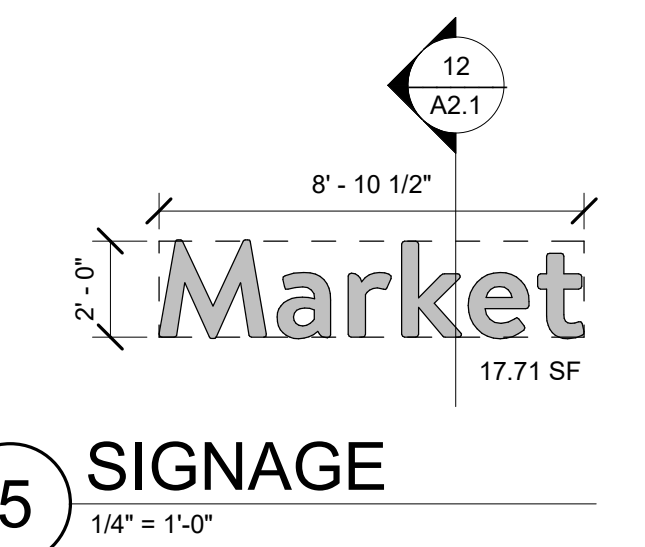
8 SIGNAGE
1/4" = 1'-0"



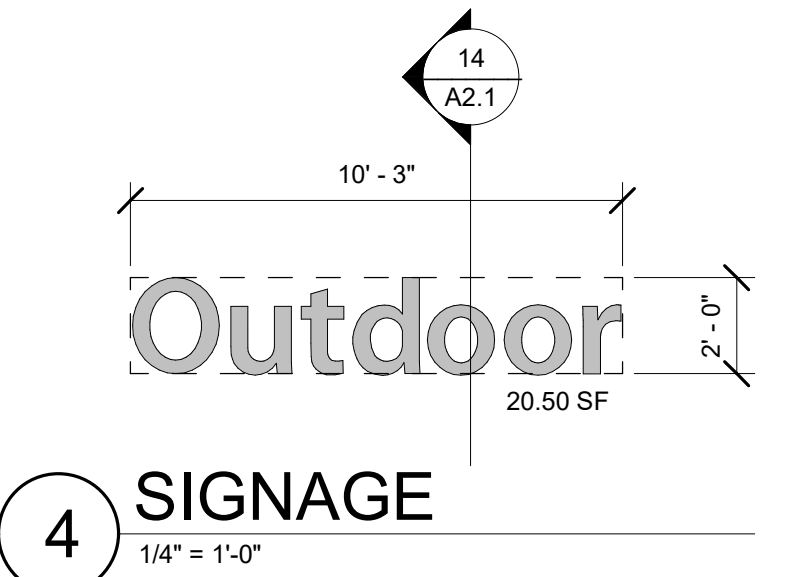
7 SIGNAGE
1/4" = 1'-0"



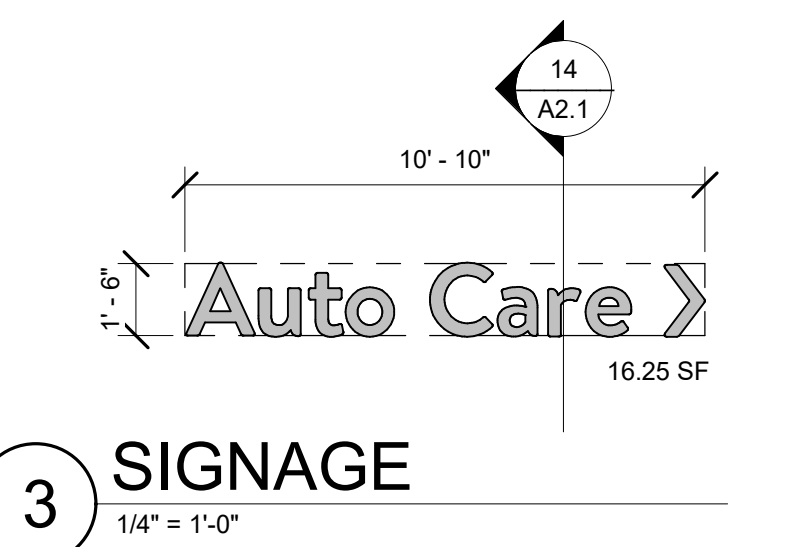
6 SIGNAGE
1/4" = 1'-0"



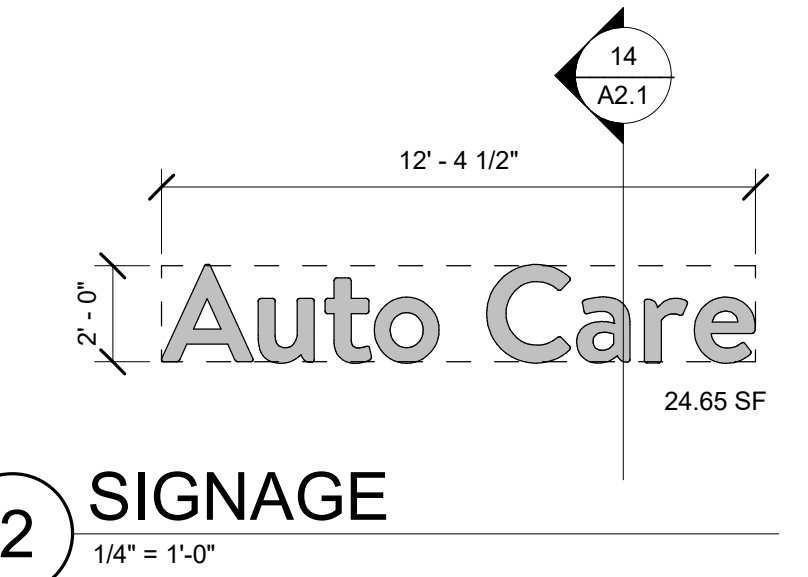
5 SIGNAGE
1/4" = 1'-0"



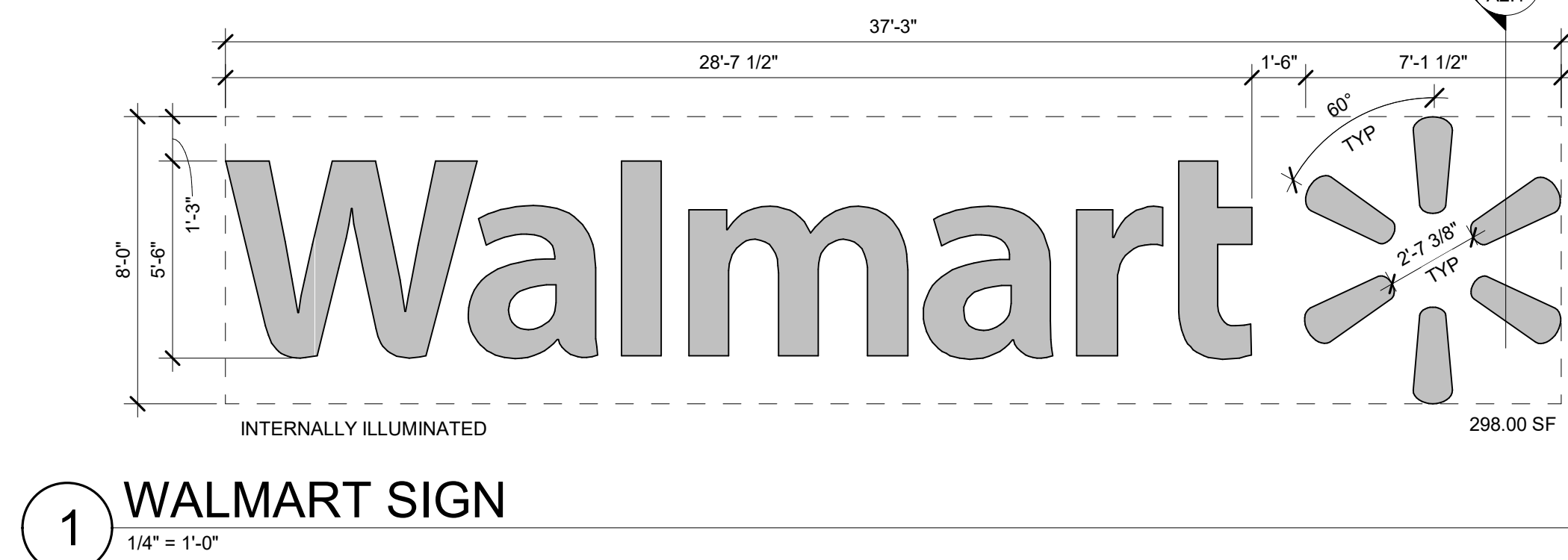
4 SIGNAGE
1/4" = 1'-0"



3 SIGNAGE
1/4" = 1'-0"



2 SIGNAGE
1/4" = 1'-0"



1 WALMART SIGN
1/4" = 1'-0"

Walmart
MONROE, GA
2050 W SPRING ST
STORE NO. 00760-239
96546100 | PHOTO: 175 SC

ISSUE BLOCK

1	PR1	02/08/22

CHECKED BY: GS
DRAWN BY: IB
PROTO CYCLE: 10/29/21
DOCUMENT DATE: 01/11/22



EXTERIOR DETAILS AND SIGNAGE



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 03-04-2022
Subject: CONDITIONAL USE CASE #: 707, Applicant:Hamid Shekarbakht, Owner: Navid Saghar ,
 700 Breedlove Drive

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

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

Recommendation: Staff recommends approval of this Conditional Use request with conditions.

1. The site and office building shall be renovated in substantial compliance with the representations and descriptions provided in the application. Site improvements and building renovations shall be subject to final review and approval by the Code Enforcement Office.
2. The developer shall reduce the number of designated parking spaces on the site to a total of 11 spaces. The existing driveways and parking shall be repaired and improved to include additional landscaping, curbed planting strips, and end-of-row landscape planters.

Description: The applicant is requesting approval of a Conditional Use in order to allow for the conversion of an existing office building into apartments. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing office building on the site was constructed with 4 office units in 1983. Apartment buildings are permitted in the P zoning district as a Conditional Use, which is the basis for this request.

Background: P (Professional/Office/Institutional District), Office building with parking and accessory structures. The owner is petitioning for Conditional Use approval on this property in order to allow for a conversion from offices to apartments.

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



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 707

DATE: March 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Hamid Shekarbakht

PROPERTY OWNER: Navid Saghar

LOCATION: South side of Breedlove Drive – 700 Breedlove Drive

ACREAGE: ±1.42

EXISTING ZONING: P (Professional/Office/Institutional District)

EXISTING LAND USE: Office building with parking and accessory structures

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow for a conversion from offices to apartments.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request with conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 15, 2022

CITY COUNCIL: April 12, 2022

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow for the conversion of an existing office building into apartments. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing office building on the site was constructed with 4 office units in 1983. Apartment buildings are permitted in the P zoning district as a Conditional Use, which is the basis for this request.

PROPOSED PROJECT SUMMARY:

- Land Use Conversion – Office Building into Apartments
 - Site Area – ±1.42 Acres
 - Existing Building Floor Area – ±6,080 Sf
 - Total # of Proposed Units – 6

- Units will be ±1,000 Sf, 2 bedroom-2 bath open concept design living spaces with main entrance at the rear of the unit
- Exterior building improvements include painted brick, added windows, gables over entry doors and roof cupolas

STAFF ANALYSIS

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

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The existing office building was constructed in 1983. Adjacent properties also contain office buildings that were constructed in the 1980’s. The neighborhood has remained mostly unchanged for a number of years with the exception of the development of a single-family residential neighborhood south of the site and an apartment community northwest of the site. Allowing the conversion of the existing building from offices to apartments should not negatively affect the neighborhood surrounding the site.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Apartment Buildings in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The Future Land Use Map designates this and other properties along Breedlove Drive as Commercial. With apartments being permitted on commercially zoned properties as conditional uses, the intent of the Future Land Use Map is maintained. With existing apartments near the site, the conversion of office to apartments can be considered compatible with adjacent development patterns.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Rezoning the property to allow for apartments is possible, but not necessary. Apartment buildings are permitted in the P and B zoning districts as Conditional Uses.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** The conversion of the existing office building to apartments will not be injurious to other properties in the vicinity of the site and will not negatively impact property values on adjacent properties. The applicant proposes to upgrade the exterior of the existing building with various improvements described above that will likely have a positive impact on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site currently has a one-way entrance and one-way exit off Breedlove Drive. The site is over parked for a 6-unit apartment building with ±36 existing spaces. Only 9 parking spaces would be required under Section 520 of the Zoning Ordinance, with 11 being the 120% maximum allowed without a variance. The designated parking spaces behind the building could be removed and no longer

designated as parking to meet the 120% maximum allowed parking requirement. Parking directly adjacent to the building could also be enhanced with curbed planting strips and end-of-row landscape planters. Staff has added a condition at the end of this report to address this issue.

- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing office building. The conversion from offices to apartments should not have any impact on the City’s abilities to continue to provide public services and utilities.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The primary uses surrounding this site are existing office buildings. The conversion of offices to apartments on this site could be considered a downgrade to potential impacts on adjacent properties.
- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** Converting the existing office building to apartments will not result in increased congestion, noise, or traffic hazards to the surrounding neighborhood. By downgrading the use to apartments, the potential for increased congestion, noise, and traffic hazards will be reduced.
- (10) **Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Converting the existing office building to apartments would not have a negative domino effect on surrounding properties. Granting this request could potentially influence a positive trend of redevelopment from offices to apartments on neighboring properties.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use, subject to the following conditions:

- 1. The site and office building shall be renovated in substantial compliance with the representations and descriptions provided in the application. Site improvements and building renovations shall be subject to final review and approval by the Code Enforcement Office.
- 2. The developer shall reduce the number of designated parking spaces on the site to a total of 11 spaces. The existing driveways and parking shall be repaired and improved to include additional landscaping, curbed planting strips, and end-of-row landscape planters.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	707	DESCRIPTION:	CONDITIONAL USE
JOB ADDRESS:	700 BREEDLOVE DR	LOT #:	
PARCEL ID:	M0070209A00	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	Hamid Shekarbakht	CONTRACTOR:	Hamid Shekarbakht
ADDRESS:	601 Belle Meade	ADDRESS:	601 Belle Meade
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:	470-783-0276	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	2/21/2022
VALUATION:	\$ 0.00	EXPIRATION:	8/20/2022
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-09	CONDITIONAL USE PERMIT	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

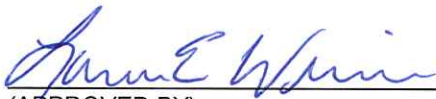
NOTES:

This request for a Conditional Use for independent living apartments at 700 Breedlove Dr will be heard by the Planning Commission on March 15, 2021 at 5:30pm in the Council Chambers 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)

2/21/22
DATE

NOTICE TO THE PUBLIC
CITY OF MONROE

A petition has been filed with the
City of Monroe requesting
the property at 700 Breedlove Dr
to be considered for a Conditional Use
to allow an Apartment Building in a P Zoning.
A public hearing will be held before
the Monroe Planning Commission in the
Council Chambers at City Hall at 215
N. Broad St. at 5:30 P.M on March 15, 2022.
All those having an interest should be present.

A petition has been filed with the
City of Monroe requesting
the property at 700 Breedlove Dr
to be considered for a Conditional Use
to allow an Apartment Building in a P Zoning.
A public hearing will be held before
the Mayor and City Council in the
Council Chambers at City Hall at 215
N. Broad St. at 6:00 P.M on April 12, 2022.
All those having an interest should be present.

PLEASE RUN ON THE
FOLLOWING DATE:

February 27, 2022

Variance/Conditional Use Application

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

Meeting of: _____

Your representative must be present at the meeting

Street address 700 Breedlove Drive, Monroe Council District 3rd / District Map and Parcel # _____
 Zoning Commercial Acreage 1.46 Proposed Use Independent living apartments Road Frontage 246.99 ft. / on
700 Breedlove Drive (street or streets)

Applicant
 Name Hamid Shekarbakht
 Address 601 Belle Meade Road, Monroe
 Phone # 470-783-0276

Owner
 Name Dr. Saghar Navid
 Address 601 Belle Meade Road, Monroe
 Phone # 770-823-0322

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Gated modern & affordable independent living apartment community, Total of six (6) 1000 sq/ft apartment with 12 occupants & maximum of 12 vehicles.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
700 Breedlove property is an stand alone building with its own parking spaces and entrance & exit righaways.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Most of the building suites have been vacant for over a year and so far we've not had any inquiries.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
The existing structural dimensonal foot print is not changing, building has ample amount of parking spaces in the back with entering and exit righaways. Front lawn and back wooded lot will be totally landscaped.

State the particular hardship that would result from strict application of this Ordinance:
Building will stay vacant, keep deterioting and eventually we might have to default on the loan.

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature *[Handwritten Signature]* Date: 2/10/2022

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

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

Signature *[Handwritten Signature]*

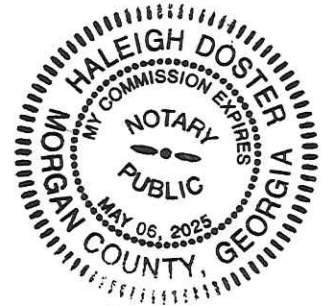
Date: 2/10/2022

[Handwritten Signature]

Date: 2/10/2022

Notary Public

Commission Expires: May 6, 2025



I hereby withdraw the above application: Signature _____ Date _____

RECEIVED
#707

February 10, 2022

Address: 700 Breedlove Drive, Monroe, Georgia 30655

Subject: Modern and affordable independent living apartments

To the City of Monroe, Planning and Zoning Commission

700 Breedlove Drive property was constructed in the 1980's, building has been on the leasing market for over a year, so far, we've not had any inquiry about the property. Therefore, due to lack of activities in business rental market segment, we're purposing to convert the property to a gated 6-suite modern and affordable 55 years and above independent living apartments.

Due to the age of the building, most of suites are not suitable for current medical or most other business market segments.

The change proposal consists of new look internally & externally, with an updated landscaping for front and back. Each suite will have 1000 sq/ft large 2-bedroom, 2-bath, open concept design living spaces, with the main entrance at the back of the building with two designated parking spots. Our goal is to convert the back wooded lot to a seating (flower & vegetable) garden for the tenants.

At the present time building is an eye sore to the neighborhood, by revamping the building, we hope we can make it more pleasing for our neighbors and the clients.

If you have any questions, please feel free to contact us.

Sincerely,



Dr. Saghar Navid



EXISTING BUILDING FACADE



PROPOSED BUILDING FACADE

22051

700 BREEDLOVE DR.
MONROE, GA 30655

amt
ENGINEERS
ARCHITECTS
PLANNERS

Armentrout • Matheny • Thurmond

OAKBROOK CORPORATE
CAMPUS
330 RESEARCH DRIVE,
SUITE A240
ATHENS, GEORGIA,
USA 30605-2760
PHONE: (706) 548.
8211
FAX: (706) 548.
1814
www.amtathens.com

DESIGNED:
DRAWN:
CHECKED:
APPROVED:

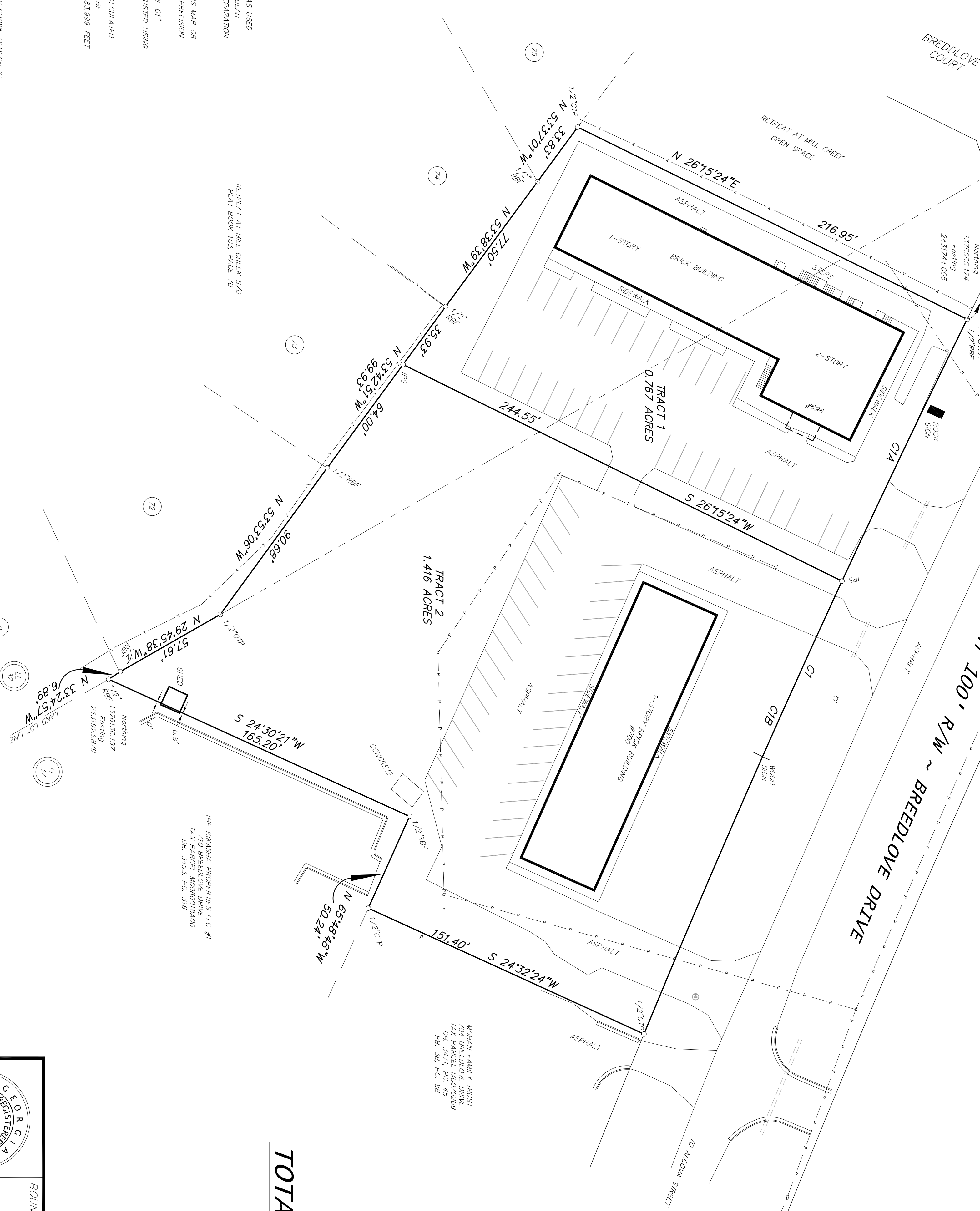
COPYRIGHT
THIS DRAWING IS THE PROPERTY OF
ARMENTROUT MATHENY THURMOND AND IS
COPY RIGHT PROTECTED. UNAUTHORIZED
USE OF ANY KIND INCLUDING USE ON OTHER
DRAWINGS OR FOR ANY OTHER PURPOSES
MUST BE AUTHORIZED IN WRITING BY
ARMENTROUT MATHENY THURMOND.

ARMENTROUT MATHENY THURMOND
1814
700 BREEDLOVE DRIVE
MONROE, GA 30655
PHONE: (706) 548-8211
FAX: (706) 548-1814
WWW.AMTATHENS.COM

LEGEND

- 1.P.C. = IRON PIN FOUND
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT LINE
- C.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- T.A.N. = TANGENT
- M.O.R. = MONUMENT OR FORMERLY
- P.B. = PLAT BOOK
- P.A.C. = PLAT AREA CALCULATION
- S.S.E. = SANITARY SEWER ESTIMATED
- S.F.F. = FINISHED FLOOR ELEVATION
- M.H. = MANHOLE
- D.I. = DRAIN INLET
- H. = FIRE HYDRANT
- L.P. = LIGHT POLE
- P.P. = POWER POLE
- F.L. = FENCE LINE
- W.L. = WATER LINE
- O.S.L. = GAS LINE
- W. = WALLE
- M. = WELL
- (DISTANCE) = BEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

TOTAL FRONTAGE			
Curve	Radius	Length	Chord
C1	5844.09'	391.99'	391.91'
C2	5844.10'	246.99'	246.97'
C3	5844.10'	246.99'	246.97'
TRACT FRONTAGE			
Curve	Radius	Length	Chord
C1A	5844.09'	145.00'	145.00'
C1B	5844.10'	246.99'	246.97'
C2	5844.10'	246.99'	246.97'
C3	5844.10'	246.99'	246.97'



TOTAL AREA = 2.183 ACRES

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 149,415 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 183,999 FEET.

OWNER:
PORQUEZ
P.O. BOX 191
MORNING, CA 30655

REFERENCE:
1) SURVEY FOR KIKASHA PROPERTIES, L.L.C., DATED 8/22/97
PREPARED BY RON HENR & ASSOCIATES, INC.

2) SURVEY FOR DR. JOSE H. PORQUEZ, DATED 1/3/84
PREPARED BY HENR & ASSOCIATES, RECORDED IN PLAT
BOOK 58, PAGE 19, WALTON COUNTY RECORDS.
3) SURVEY FOR PALDANI MOHAM, M.D., DATED 8/2/85
PREPARED BY HENR & ASSOCIATES, RECORDED IN PLAT
BOOK 58, PAGE 88, WALTON COUNTY RECORDS.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS
IN DESIGNATED COOD HAZARD AREA,
AS SHOWN ON THE PLAT, NO 1323700138D
DATED 07/19/2009

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS
SURVEYING DATA. THE PLAT IS BASED UPON THE
TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.
NOTE:
SOUTH CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS.
THE EQUIPMENT USED WAS CHAMBERLAIN TWO DUAL FREQUENCY RECEIVER WITH
A SCOPER TWO DATA COLLECTOR RUNNING CARLSON SURVEY SOFTWARE.
NETWORK RIN CORRECTIONS WERE RECEIVED VIA A CELLULAR MOBILE. THE TIME
OPERATED BY AGES SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY AS
CALCULATED ACCORDING TO THE FEDERAL GEODETIC DATA COMMITTEE PART 3.
NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND
0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.



BOUNDARY SURVEY FOR:

JOSE H. PORQUEZ

IN THE CITY OF MORNING

DATE OF PLAT PREPARATION: 2/26/16

3rd DISTRICT

MALTON COUNTY, GEORGIA

SCALE: 1" = 30'

ALCOVY SURVEYING AND ENGINEERING, INC.

2205 HWY. 81 S., LOGANVILLE, GA. 30053

PHONE 770-466-4002 - LSF #0000759

JOB NO. 16-023

THE KIKASHA PROPERTIES, L.L.C. #1

710 BREDDLOVE DRIVE

TRACT ONE, PARCEL

DB: 3453, PG. 316

MORAN FAMILY TRUST

TAX PARCEL: 460270209

DB: 3471, PG. 45

FB: 38, PG. 88

SEAL: REGISTERED PROFESSIONAL SURVEYOR

RONALD CALVIN HINS

No. 2921

THIS PLAT AND THE SURVEY IT WAS PREPARED BY ARE
IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR
PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER
180-7 OF THE RULES OF THE GEORGIA BOARD
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
SURVEYORS. THE SURVEY WAS PERFORMED IN
ACCORDANCE WITH THE RULES OF THE GEORGIA BOARD
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
SURVEYORS. AUTHORITY O.C.G.A. SECS. 14-6-67,
43-15-4, 43-15-6, 43-15-19, 43-15-22.

03-04-2022



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 03-04-2022
Subject: PRELIMINARY PLAT CASE #: 706, Development Authority of Walton County, Piedmont Regional Industrial Park

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

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

Recommendation:

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

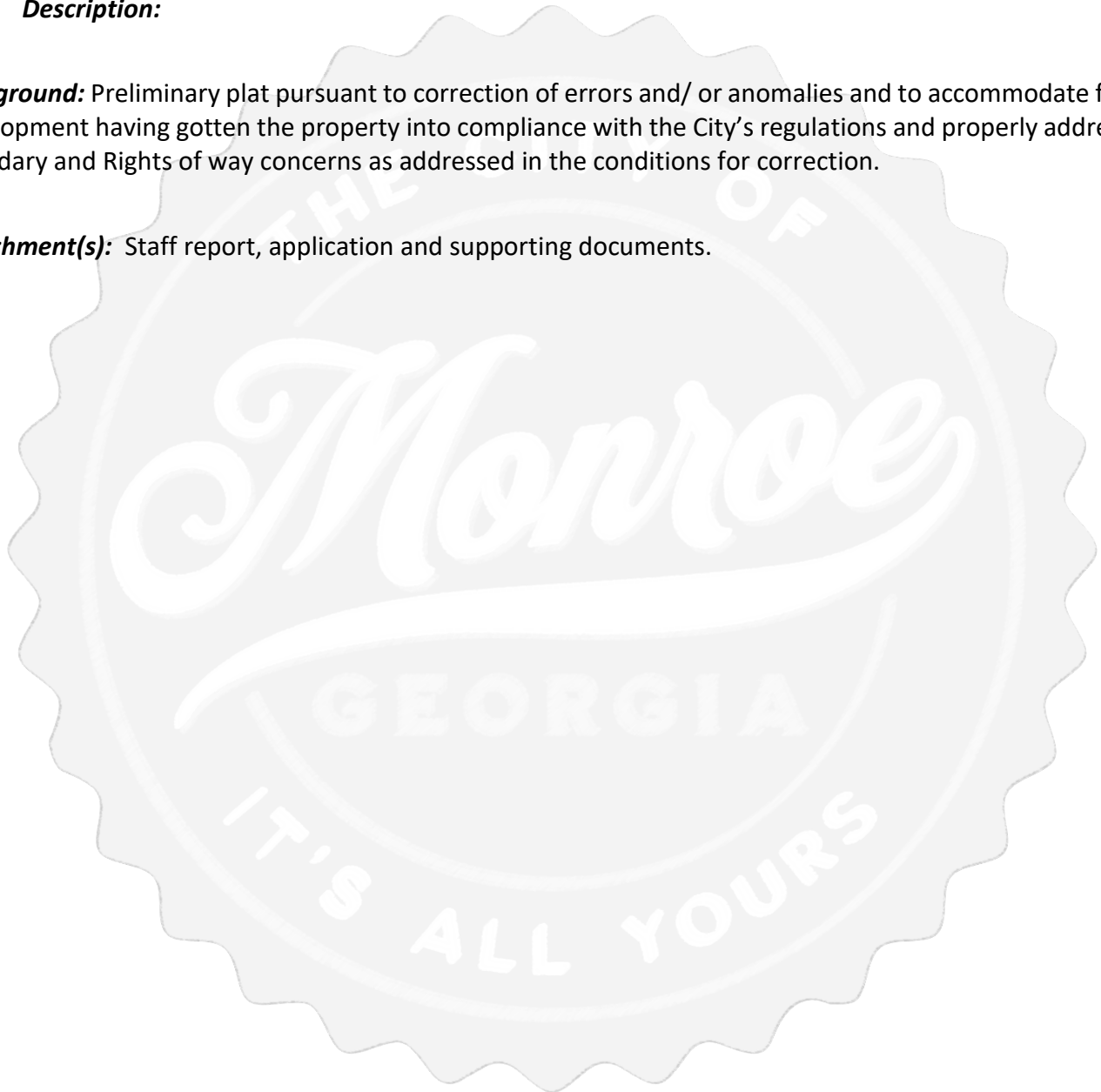
1. On the title block of each page, remove "Draft" from the title block. Revise "Final Plat (For Platting Only)" to read "Preliminary Plat". Revise the name of the development from "Development Authority of Walton County" to read "Piedmont Regional Industrial Park. (7.2.4 & 7.2.4(a))
2. Revise each lot to show the setbacks for the M-1 zoning district: Front-100', Side-50', Rear-75'. Revise the Property Information Summary to include the building setback information. (7.2.4(g))
3. Provide easements around the existing storm water pond on Tract 3. (7.2.4(h))
4. Revise the new extension of Piedmont Parkway to have an 80' right-of-way. The right-of-way for the existing portion of Piedmont Parkway has an 80' right-of-way from Hwy 83 to the former turn-around location. (7.2.4(g))
5. There is a remnant portion of Tract 3 proposed east of the Piedmont Parkway extension to US Hwy 78. This remnant portion of Tract 3 cannot be created as an individual tract per Section 400 of the Zoning Ordinance. The remnant portion does not meet the minimum lot size required for the M-1 zoning district. This fee simple portion of Tract 3 being created east of the Piedmont Parkway right-of-way should either: (1) be incorporated into the right-of-way or (2) be de-annexed so the City Limit boundary now becomes the eastern boundary of the right-of-way up to the point the City Limit boundary traverses the right-of-way near US Hwy 78. (7.2.4(i))
6. Per the previous comment, clearly demarcate the City Limit Boundary on the border of Tract 3 and where the City boundary traverses the proposed extension of Piedmont Parkway. Provide the acreage of the remnant tract. (7.2.4(i) & 7.2.4(l))

7. Provide a table showing all lots with boundary descriptions and each lot size. (7.2.4(k))
8. In the Property Info, state the largest and smallest lot size. (7.2.4(l))
9. Provide topography on the site with contours no greater than two (2) feet. (7.2.4(q))
10. Show the location of existing wetlands on the site. (7.2.4(t))
11. On the Cover Sheet, remove the Owner's Certification and Declaration signature block, Surveyor's Certificate block, Certificate of Approval by the Code Enforcement Office block, Surveyor Certification block, and Certificate of Approval for Recording. (7.2.4(x-aa))
12. Add the signature blocks for Preliminary Plats as outlined on the Preliminary Plat checklist for the Owner's Authorization Statement, Certificate of Approval by the Code Enforcement Office, Certificate of Approval by Planning Commission, and Certificate of Approval by the Mayor and Council. (7.2.4(x-aa))

1. Description:

Background: Preliminary plat pursuant to correction of errors and/ or anomalies and to accommodate future development having gotten the property into compliance with the City's regulations and properly addressing boundary and Rights of way concerns as addressed in the conditions for correction.

Attachment(s): Staff report, application and supporting documents.





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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 706

DATE: March 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: Development Authority of Walton County

PROPERTY OWNER: Development Authority of Walton County

DESIGN CONSULTANT: Precision Planning

LOCATION: South side of US Hwy 78, Piedmont Parkway, west side of Jim Daws Road, and north side of Snows Mill Road (Piedmont Regional Industrial Park)

ACREAGE: ±319.048

EXISTING ZONING: M-1 (Light Industrial / Manufacturing District)

EXISTING LAND USE: Undeveloped with graded sites and a public street (one site under construction)

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

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 15, 2022

CITY COUNCIL: April 12, 2022

PRELIMINARY PLAT REVIEW SUMMARY

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

1. On the title block of each page, remove “Draft” from the title block. Revise “Final Plat (For Platting Only)” to read “Preliminary Plat”. Revise the name of the development from “Development Authority of Walton County” to read “Piedmont Regional Industrial Park. (7.2.4 & 7.2.4(a))
2. Revise each lot to show the setbacks for the M-1 zoning district: Front-100’, Side-50’, Rear-75’. Revise the Property Information Summary to include the building setback information. (7.2.4(g))
3. Provide easements around the existing storm water pond on Tract 3. (7.2.4(h))

4. Revise the new extension of Piedmont Parkway to have an 80' right-of-way. The right-of-way for the existing portion of Piedmont Parkway has an 80' right-of-way from Hwy 83 to the former turn-around location. (7.2.4(g))
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6. Per the previous comment, clearly demarcate the City Limit Boundary on the border of Tract 3 and where the City boundary traverses the proposed extension of Piedmont Parkway. Provide the acreage of the remnant tract. (7.2.4(j) & 7.2.4(l))
7. Provide a table showing all lots with boundary descriptions and each lot size. (7.2.4(k))
8. In the Property Info, state the largest and smallest lot size. (7.2.4(l))
9. Provide topography on the site with contours no greater than two (2) feet. (7.2.4(q))
10. Show the location of existing wetlands on the site. (7.2.4(t))
11. On the Cover Sheet, remove the Owner's Certification and Declaration signature block, Surveyor's Certificate block, Certificate of Approval by the Code Enforcement Office block, Surveyor Certification block, and Certificate of Approval for Recording. (7.2.4(x-aa))
12. Add the signature blocks for Preliminary Plats as outlined on the Preliminary Plat checklist for the Owner's Authorization Statement, Certificate of Approval by the Code Enforcement Office, Certificate of Approval by Planning Commission, and Certificate of Approval by the Mayor and Council. (7.2.4(x-aa))



City of Monroe

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

PRELIMINARY PLAT REVIEW PERMIT

PERMIT #:	706	DESCRIPTION:	PRELIMINARY PLAT 10 lots - Piedmont Regional Industrial Park
JOB ADDRESS:	0 US Hwy 78	LOT #:	
PARCEL ID:	M0280001D00	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	DEVELOPMENT AUTHORITY OF WALTON COUNTY	CONTRACTOR:	DEVELOPMENT AUTHORITY OF WALTO
ADDRESS:	132 E SPRING ST	ADDRESS:	132 E SPRING ST
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP.USE VALUATION:	\$ 0.00	DATE ISSUED:	2/21/2022
SQ FT:	0.00	EXPIRATION:	8/20/2022
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF BATHROOMS	
		# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

NOTES:

This request for a Preliminary Plat at 0 Hwy 78 (Piedmont Regional Industrial Park) will be heard by the Planning Commission on March 15, 2022 at 5:30pm in the Council Chambers at City Hall, 215 N Broad St. Monroe, GA 30655

NOTICE

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

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


 (APPROVED BY)


 DATE



CITY OF MONROE

PRELIMINARY PLAT APPLICATION

Project Name: Piedmont Regional Industrial Park

Project Location: Piedmont Parkway, US Hwy 78, Jim Daws Road & Snows Mill Road

Development Type: Industrial

Parcel #: M0280001-M0280003B Acreage: 319.048 Total Lots or Units: 10

Applicant: Development Authority of Walton County Phone #: 770-267-1069

Address: PO Box 89 City: Monroe State: GA Zip: 30655

Property Owner: Development Authority of Walton County Phone #: 770-267-1069

Address: PO Box 89 City: Monroe State: GA Zip: 30655

Developer: GG Georgia, LLC Phone #: _____

Address: 810 Humboldt Street City: Brooklyn State: NY Zip: 11222

Designer: Precision Planning, Inc. Phone #: 770-267-8800

Address: 802 East Spring Street City: Monroe State: GA Zip: 30655

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

SIGNATURE OF APPLICANT: *[Signature]* DATE: 2/18/2022

SIGNATURE OF OWNER: *[Signature]* DATE: 2/18/2022

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.

RECEIVED
#704



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

Receipt Number: R00351313
 Cashier Name: LAURA WILSON
 Terminal Number: 34
 Receipt Date: 2/21/2022 1:33:35 PM

52

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

Name: DEVELOPMENT AUTHORITY C \$150.00
 Name: DEVELOPMENT AUTHORITY C \$150.00
 Total Balance Due: \$300.00

Payment Method: Check Payn Reference: 5270
 Payment Method: Check Payn Reference: 5266

Amount: \$150.00
 Amount: \$150.00

Total Payment Received: \$300.00
 Change: \$0.00

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 117 PAGE 82, WALTON COUNTY PUBLIC RECORDS.

LEGEND

Legend table with symbols and descriptions for various survey features like monuments, lines, and structures.

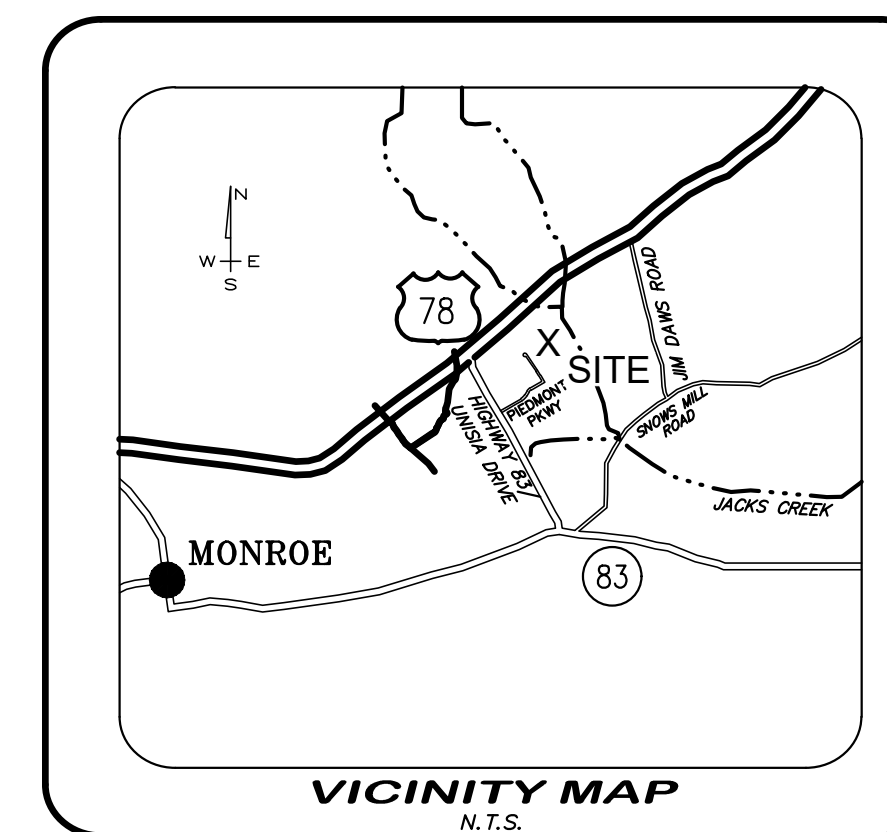
STORMWATER NOTES

- 1. THERE IS FLOODPLAIN ON THIS PROPERTY PER FIRM PANEL 13297C0135D & 13297C0145D, DATED MAY 15, 2009. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES.
2. THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY...
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
4. NO ASBUILT HYDRO STUDY PERFORMED AS PART OF THIS PLAT. POND DRAINAGE EASEMENTS ARE APPROXIMATE.

GENERAL NOTES:

- 1. WATER SERVICE PROVIDED BY THE CITY OF MONROE.
2. ALL LOTS SERVED BY THE CITY OF MONROE SANITARY SEWER.
3. THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE CURRENTLY IN EFFECT.
4. PROPERTY CORNERS MARKED BY A 1/2" REBAR WITH YELLOW PLASTIC CAP LABELED PPI PROPERTY CORNER LSF 313 SET AT PROPERTY CORNERS AS DENOTED IFS, UNLESS OTHERWISE NOTED.

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT WALTON COUNTY POLICY. CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.



OWNER: DEVELOPMENT AUTHORITY OF WALTON COUNTY, 400 TERRY BLVD, LAWRENCEVILLE, GEORGIA 30045
SURVEYOR: PRECISION PLANNING, INC., 400 TERRY BLVD, LAWRENCEVILLE, GEORGIA 30045

PROPERTY INFORMATION:

MONROE, GEORGIA 30655
TAX PARCELS: M0280001, M0280001B00, M0280001C00, M0280001D00, M0280001E00, M0280001F00, M0280001G00, M0280001H00

PLAT & DEED REFERENCES:

- 1) BOUNDARY SURVEY FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC., DATED 5/13/19.
2) BOUNDARY SURVEY FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY DILLS-JONES & ASSOCIATES, INC., DATED 8/20/07.
3) MINOR SUBDIVISION PLAT FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY PRECISION PLANNING, INC., DATED 12/8/19, RECORDED IN PLAT BOOK 117 PAGE 82, WALTON COUNTY PUBLIC RECORDS.
4) MINOR SUBDIVISION PLAT FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY PRECISION PLANNING, INC., DATED 9/30/20.
5) BOUNDARY SURVEY FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY PRECISION PLANNING, INC., DATED 10/2/19.
6) PROPERTY EXCHANGE AGREEMENT BETWEEN THE DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA AND MAGMAX HOLDINGS, LLC, SIGNED AND DATED MAY 5/10/21.
7) PROPERTY EXCHANGE AGREEMENT BETWEEN THE DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA AND RWDC INDUSTRIES, LLC, SIGNED AND DATED MAY 5/20/21.

OTHERS AS NOTED ON SURVEY.

THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJACENTS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:

- 1) ALL AREA INCLUDES EASEMENTS WITHIN.
2) 1/2" REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IFS, UNLESS OTHERWISE NOTED.
3) NO BUILDINGS OBSERVED WITHIN SUBJECT PROPERTY.
4) THE CERTIFICATION AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
5) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1084 (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TK0 GNSS ROVER, CONNECTED TO THE «GPS» GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 AND AN ANGULAR ERROR OF 1.5 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN:
TRACT ONE: 9,424,795 FEET
TRACT TWO: 2,212,748 FEET
TRACT THREE: 2,125,112 FEET
TRACT FOUR: 3,418,089 FEET
TRACT FIVE: 9,609,762 FEET
TRACT SIX: 4,568,583 FEET
TRACT SEVEN: 2,454,724 FEET
TRACT EIGHT: 2,729,480 FEET
TRACT NINE: 3,496,524 FEET
TRACT TEN: 1,758,000 FEET

HORIZONTAL & VERTICAL DATUM:

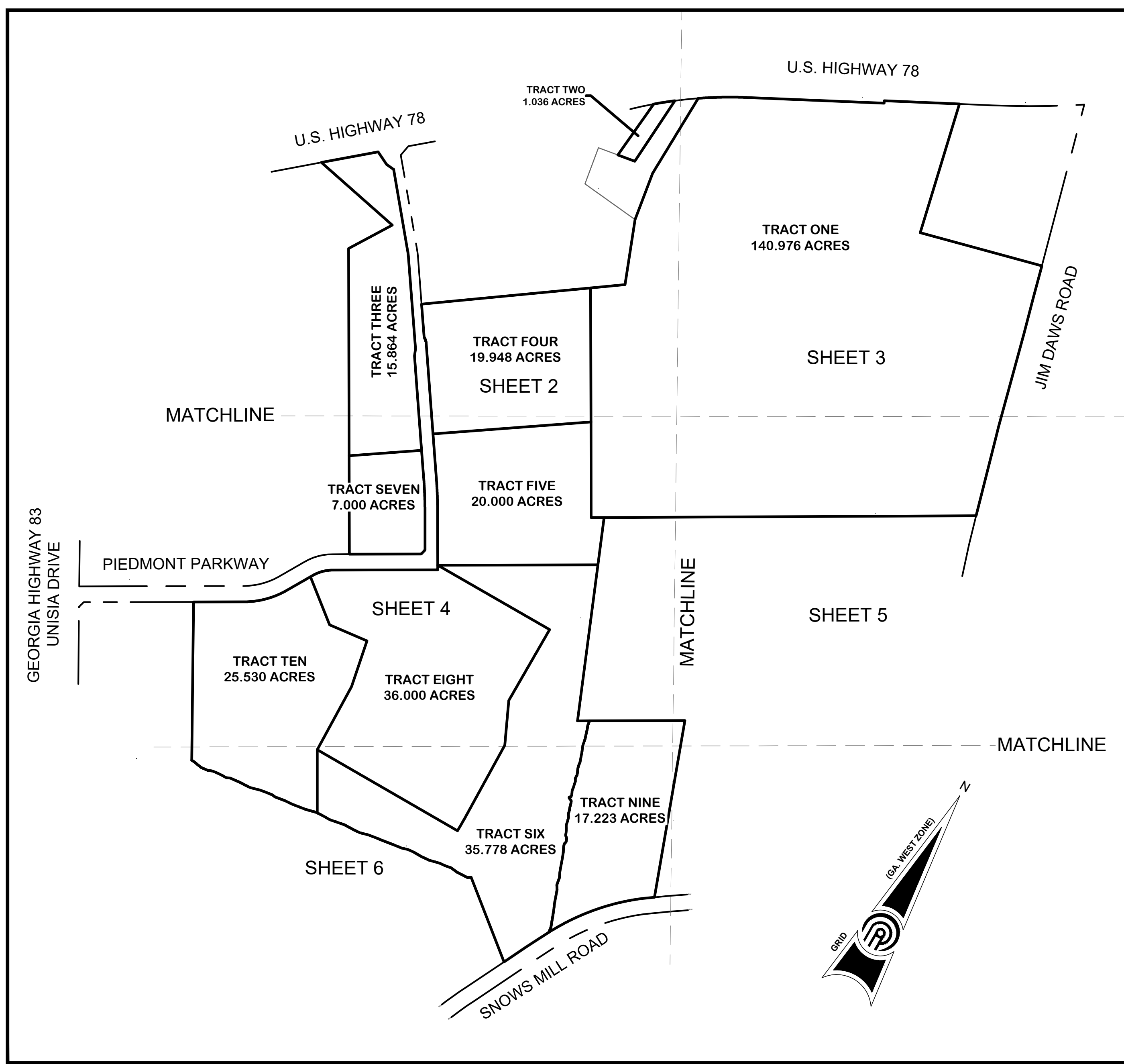
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (NAD83) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY «GPS SOLUTIONS».

FLOOD NOTE:

BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100-YEAR FLOOD HAZARD AREA PER FIRM PANELS 13297C0135D & 13297C0145D, DATED MAY 15, 2009.
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATIONS OR FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.
PROPOSED FLOOD INFORMATION SHOWN PER DEWBERRY STUDY UPPER OCNONE DRAFT FLOODPLAIN TO BE ACCEPTED BY FEMA.

AREA SUMMARY

TRACT ONE = 140.976 ACRES
TRACT TWO = 1.036 ACRES
TRACT THREE = 15.864 ACRES
TRACT FOUR = 19.948 ACRES
TRACT FIVE = 20.000 ACRES
TRACT SIX = 35.778 ACRES
TRACT SEVEN = 7.000 ACRES
TRACT EIGHT = 36.000 ACRES
TRACT NINE = 17.223 ACRES
TRACT TEN = 25.530 ACRES
TOTAL ACRES = 319.048 ACRES



SHEET INDEX (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF 1.5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 379,754 FEET, AND CONTAINS A TOTAL OF 319.048 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TK0 GNSS ROVER.

BY: DONALD E. JAMES, GEORGIA PLS 003450 DATE: 12/9/21

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE.
DATED THIS 12th DAY OF December, 2022.
BY: CODE ENFORCEMENT OFFICER

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BY: DONALD E. JAMES, GEORGIA PLS 003450 DATE: 12/9/21

CERTIFICATE OF APPROVAL FOR RECORDING:

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

CHAIRMAN OF CITY OF MONROE PLANNING COMMISSION DATE: 12/9/21

OWNERS CERTIFICATE AND DELARICATION:

(STATE OF GEORGIA) (THE CITY OF MONROE)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PURSUANT TO RULE 1804.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

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

DRAFT

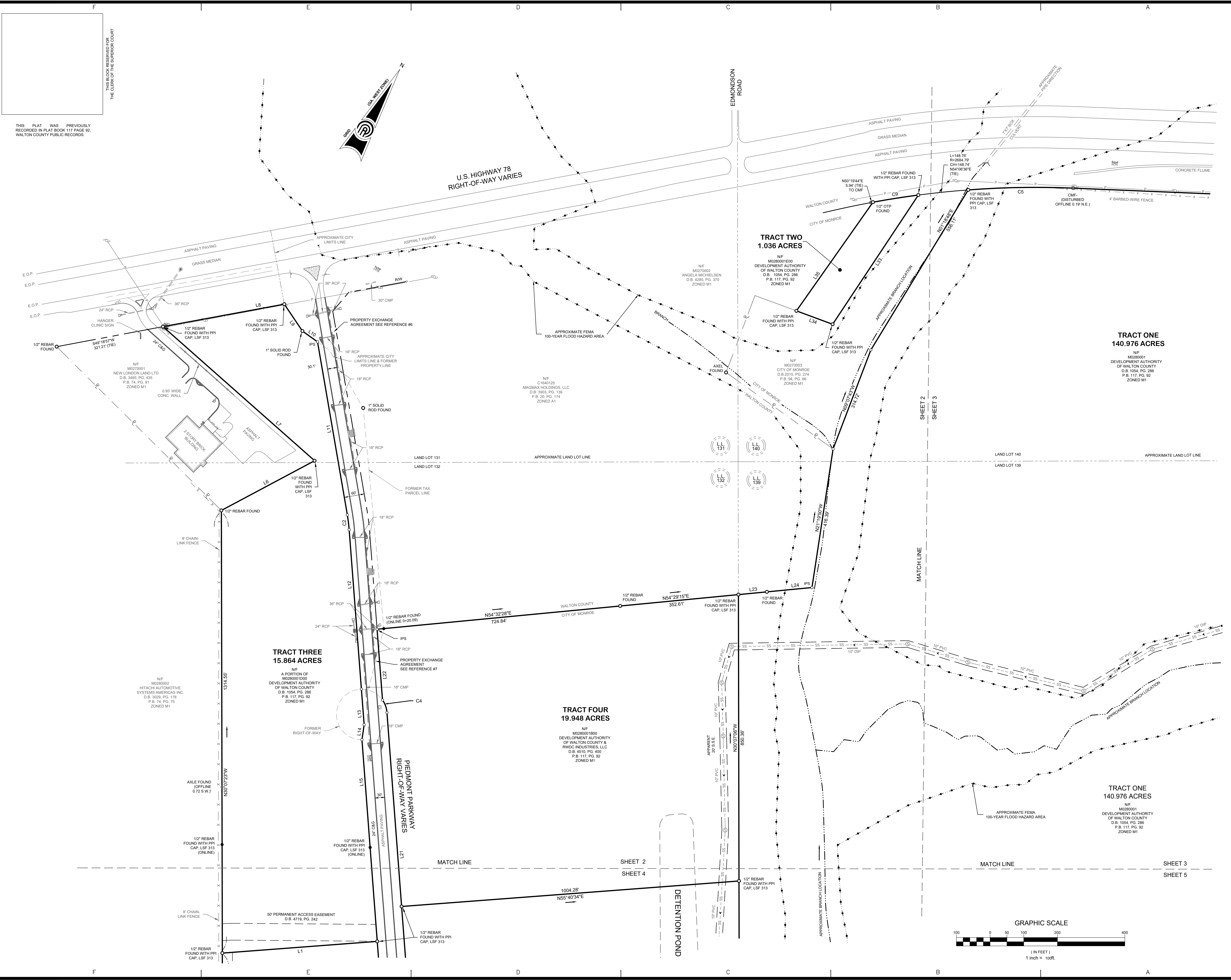
PRECISION Planning Inc.
planners • engineers • architects • surveyors

DEVELOPMENT AUTHORITY OF WALTON COUNTY

FINAL PLAT (FOR PLATTING ONLY)

Table with columns for DATE, NO. DESCRIPTION, and rows for 9/30/21 and 2/11/22.

12/9/21 DATE
E05312E PPI PROJECT NO.
1 OF 6



2/1/2022 3:01 PM FILE PATH: E:\SOPROD\AS131\UNISS\SS12E\UNISS SUBDIVISION PLAT - PROJECT LIBERTY - REV 1.DWG - CHAS FEETERS
 2/1/2022 3:01 PM
 THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
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DRAFT

PRECISION
 Planning Inc.
 planners • engineers • architects • surveyors
 Coastal Land Services Firm, COA # LSC000313
 400 Pike Boulevard, Lawrenceville, GA 30046
 770.338.8000 • www.ppi.us • info@ppi.us

DEVELOPMENT AUTHORITY OF WALTON COUNTY
 LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

FINAL PLAT (FOR PLATTING ONLY)		SHEET TITLE	
FIELD	BRP	DRAWN	CCP
		CHECKED	DEJ

RELEASE

2 OF 6

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DRAFT

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Cecil High Land Services Firm, COA # L55000313
400 Pike Boulevard, Lawrenceville, GA 30046
770.338.8000 • www.ppi.us • info@ppi.us

DEVELOPMENT AUTHORITY OF WALTON COUNTY
LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT,
CITY OF MONROE, WALTON COUNTY, GEORGIA

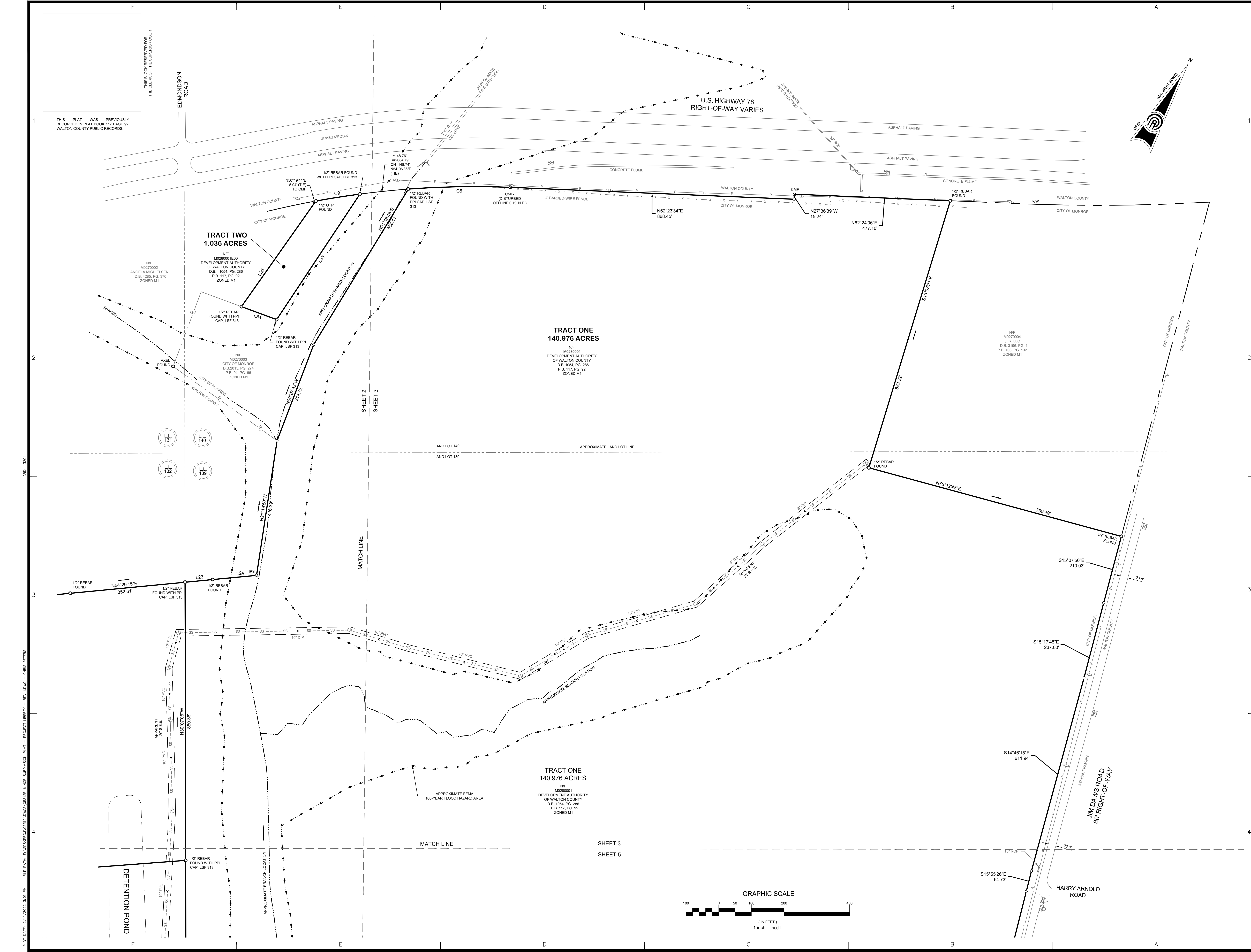
FINAL PLAT (FOR PLATTING ONLY)	
SHEET TITLE	
FIELD	DRAWN
BRP	CCP
CHECKED	DEJ

DATE	NO.	DESCRIPTION
8/30/21	1	SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE RW EXTENSION OF PIEDMONT
2/11/22	2	PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19
DATE

E05312E
PPI PROJECT NO.

3 OF 6

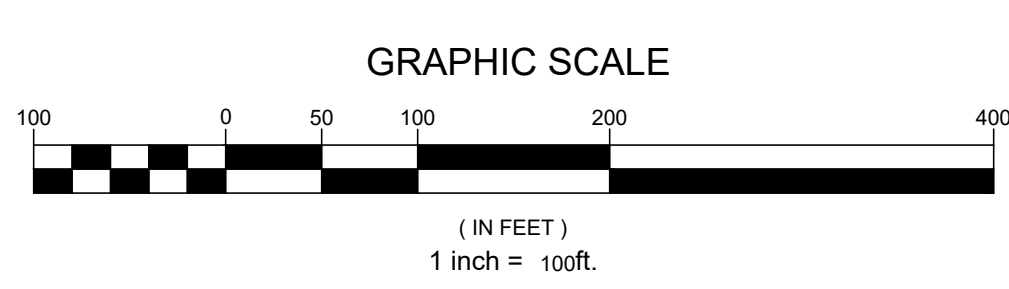


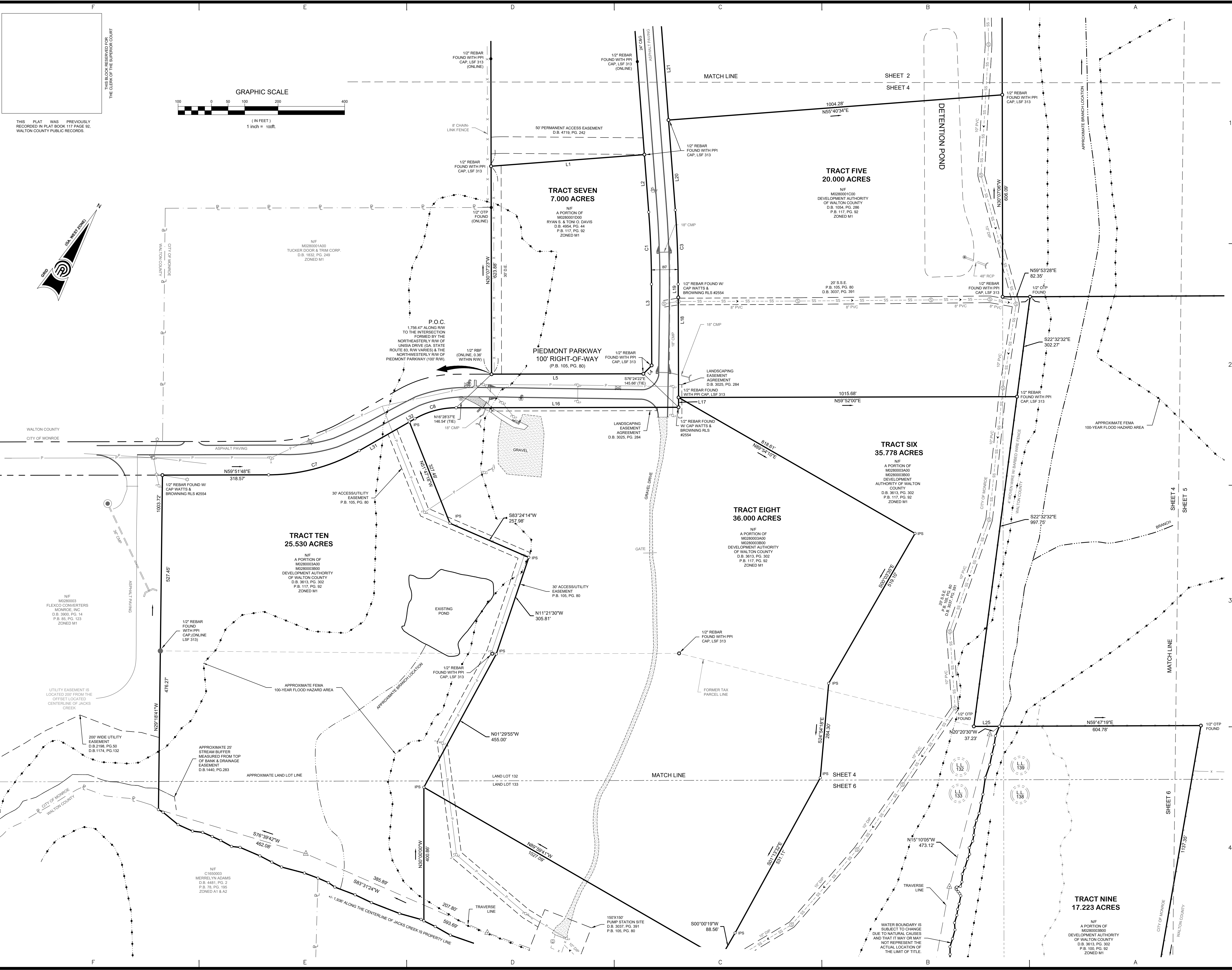
THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 117 PAGE 92, WALTON COUNTY PUBLIC RECORDS.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

030 - 15201

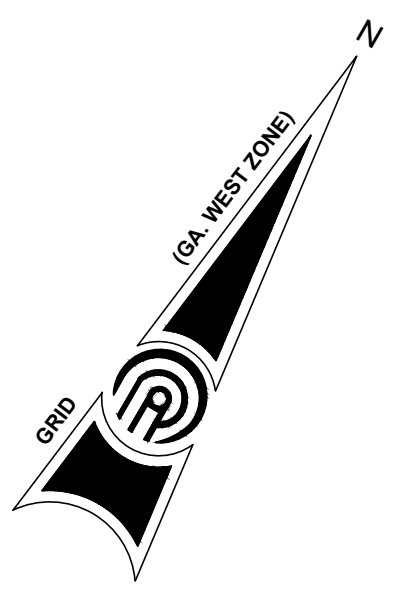
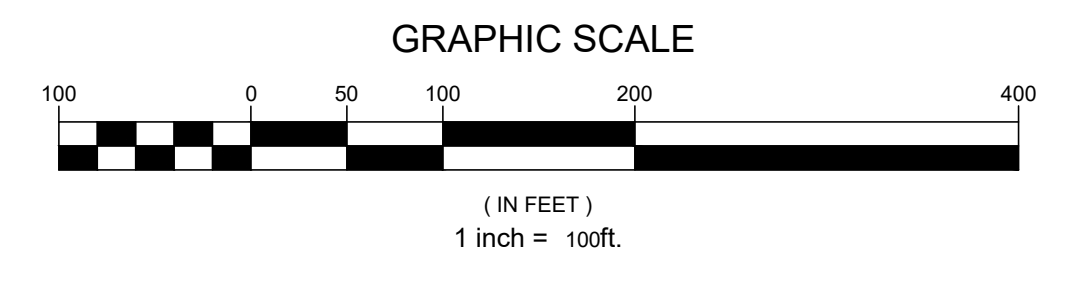
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THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 117 PAGE 92. WALTON COUNTY PUBLIC RECORDS.



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DRAFT

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 400 Pike Boulevard, Lawrenceville, GA 30046
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DEVELOPMENT AUTHORITY OF WALTON COUNTY
 LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

FINAL PLAT (FOR PLATTING ONLY)

SHEET TITLE		CHECKED	
FIELD	BRP	CCP	DEJ

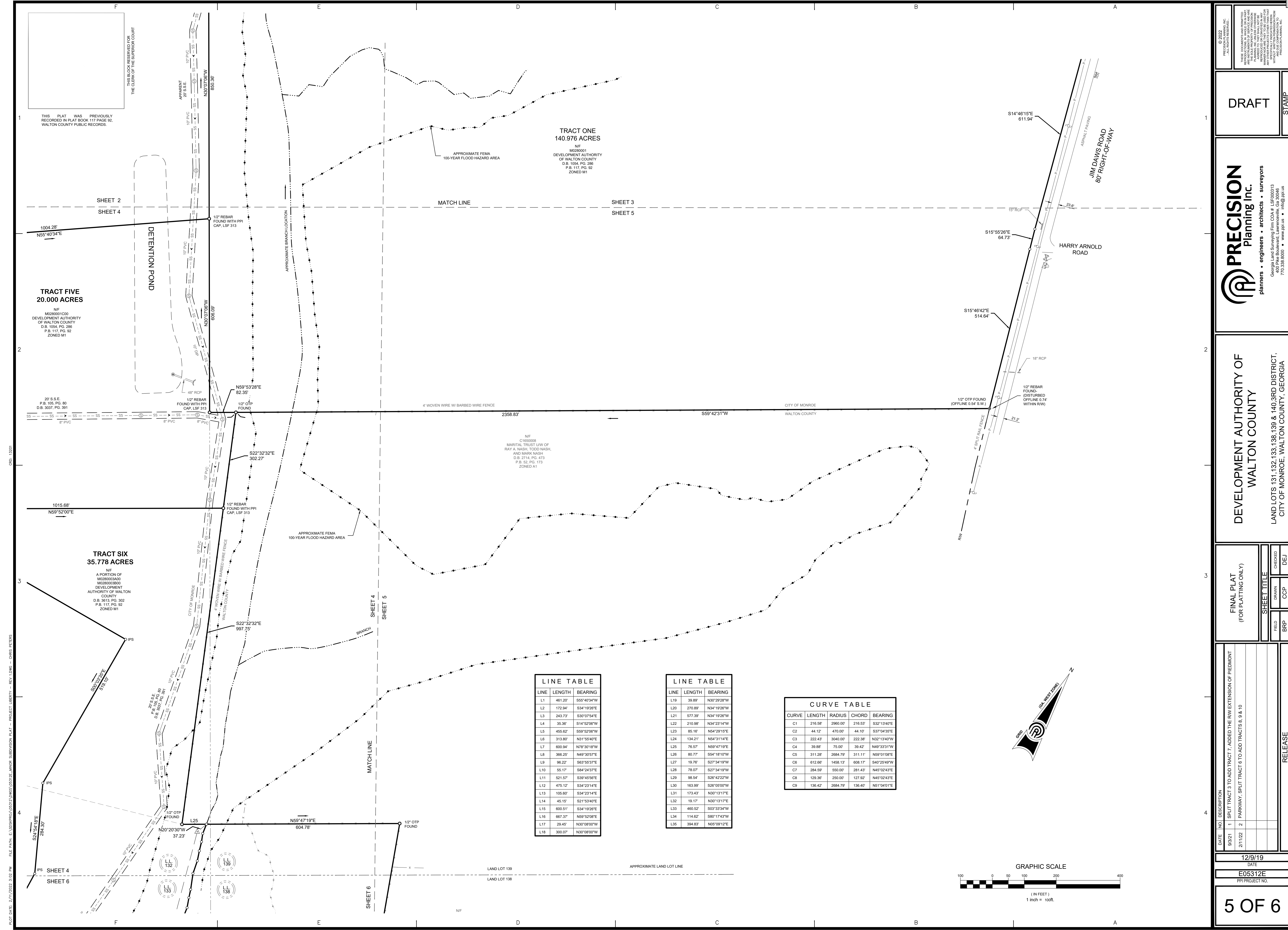
RELEASE

DATE	NO.	DESCRIPTION
9/29/21	1	SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE R/W EXTENSION OF PIEDMONT
2/11/22	2	PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19 DATE

E05312E PPI PROJECT NO.

4 OF 6



TRACT ONE
140.976 ACRES
NF
M0280001
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 1054, PG. 286
P.B. 117, PG. 92
ZONED M1

TRACT FIVE
20.000 ACRES
NF
M028000100
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 1054, PG. 286
P.B. 117, PG. 92
ZONED M1

TRACT SIX
35.778 ACRES
NF
A PORTION OF
M028000100
DEVELOPMENT
AUTHORITY OF WALTON
COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1

LINE TABLE

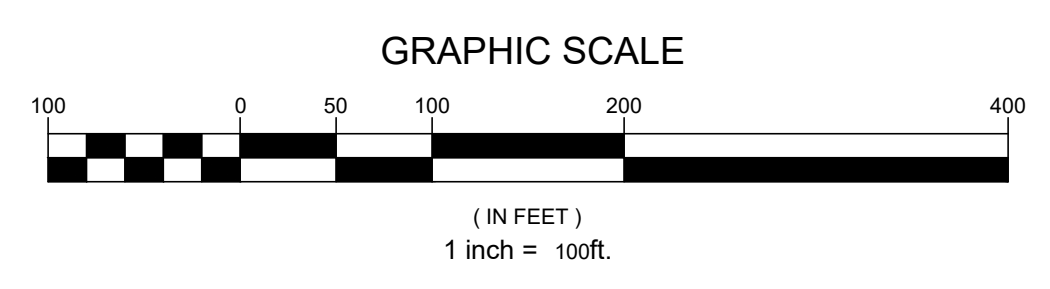
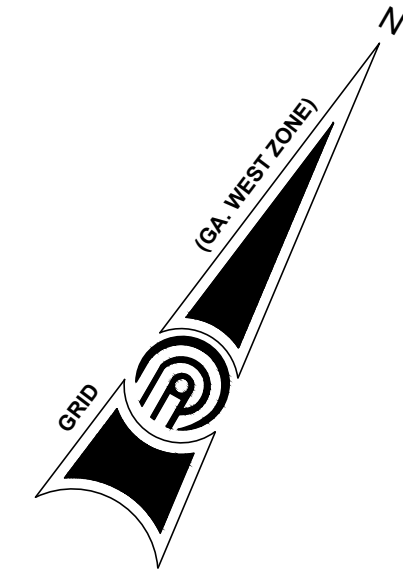
LINE	LENGTH	BEARING
L1	461.20	S55°40'34\"W
L2	172.94	S34°19'28\"E
L3	243.73	S30°07'54\"E
L4	35.36	S14°52'06\"W
L5	455.62	S59°52'06\"W
L6	313.80	N31°55'40\"E
L7	600.94	N78°30'18\"W
L8	366.25	N49°30'57\"E
L9	96.22	S63°55'37\"E
L10	55.17	S84°24'37\"E
L11	521.57	S39°45'56\"E
L12	475.12	S34°23'14\"E
L13	105.60	S34°23'14\"E
L14	45.15	S21°53'40\"E
L15	600.51	S34°19'28\"E
L16	667.37	N59°52'08\"E
L17	29.45	N30°08'00\"W
L18	300.07	N30°08'00\"W

LINE TABLE

LINE	LENGTH	BEARING
L19	39.89	N30°29'28\"W
L20	270.89	N34°19'28\"E
L21	577.39	N34°19'28\"E
L22	210.98	N34°23'14\"W
L23	85.16	N54°29'15\"E
L24	134.21	N54°31'14\"E
L25	76.57	N59°47'19\"E
L26	80.77	S54°18'10\"W
L27	19.76	S27°34'19\"W
L28	78.07	S27°34'19\"W
L29	98.54	S28°42'22\"W
L30	163.99	S28°09'00\"W
L31	173.43	N30°13'17\"E
L32	19.17	N30°13'17\"E
L33	460.52	S03°33'34\"W
L34	114.62	S80°17'43\"W
L35	394.83	N05°09'12\"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	216.58	2860.00'	216.53	S32°13'40\"E
C2	44.12	470.00'	44.10	S37°04'35\"E
C3	222.43	3040.00'	222.38	N32°13'40\"W
C4	39.88	75.00'	39.42	N49°33'31\"W
C5	311.28	2884.79'	311.11	N59°01'08\"E
C6	612.86	1458.13'	608.17	S40°25'49\"W
C7	284.59	550.00'	281.43	N45°02'43\"E
C8	129.38	250.00'	127.92	N45°02'43\"E
C9	136.42	2684.79'	136.40	N51°04'01\"E



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planners • engineers • architects • surveyors
Capehart Land Surveying Firm, COA # LSC000313
400 Pike Boulevard, Lawrenceville, GA 30046
770.338.8000 • www.ppi.us • info@ppi.us

DEVELOPMENT AUTHORITY OF WALTON COUNTY
LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

FINAL PLAT (FOR PLATTING ONLY)

SHEET TITLE		DRAWN	CHECKED
FIELD	BRP	CCP	DEJ

DATE NO. DESCRIPTION
8/9/21 1 SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE R/W EXTENSION OF PIEDMONT
2/11/22 2 PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19
DATE

E05312E
PPI PROJECT NO.

5 OF 6

RELEASE

2/11/2022 3:02 PM FILE PATH: E:\050000\05312\05312E.DWG SUBVISION PLAT - PROJECT LIBERTY - REV LANS - CHAS PETERS
 2/11/2022 3:02 PM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**TRACT TEN
25.530 ACRES**

NIF
A PORTION OF
M0280003A00
M0280003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1

THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 117 PAGE 92, WALTON COUNTY PUBLIC RECORDS.

**TRACT EIGHT
36.000 ACRES**

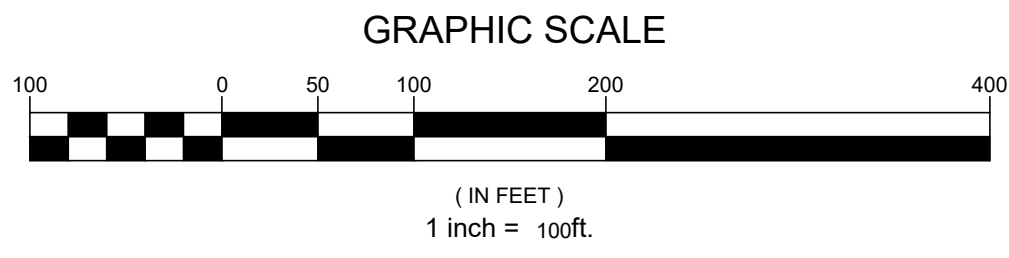
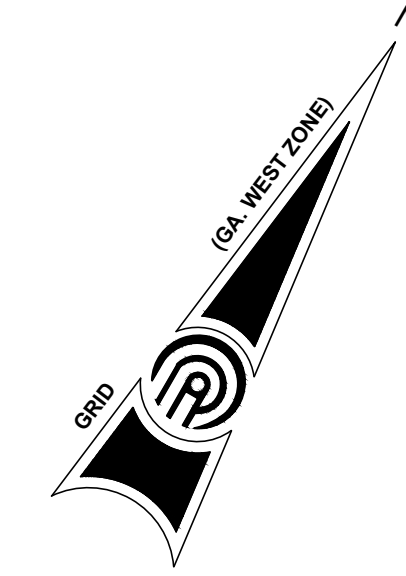
NIF
A PORTION OF
M0280003A00
M0280003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1

**TRACT NINE
17.223 ACRES**

NIF
A PORTION OF
M0280003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 100, PG. 92
ZONED M1

**TRACT SIX
35.778 ACRES**

NIF
A PORTION OF
M0280003A00
M0280003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1



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**DEVELOPMENT AUTHORITY OF
WALTON COUNTY**

LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT,
CITY OF MONROE, WALTON COUNTY, GEORGIA

**FINAL PLAT
(FOR PLATTING ONLY)**

SHEET TITLE		CHECKED	
FIELD	BRP	CCP	DEJ

DATE	NO.	DESCRIPTION
9/20/21	1	SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE RW EXTENSION OF PIEDMONT
2/11/22	2	PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19
DATE

E05312E
PPI PROJECT NO.

6 OF 6

0263 13201
PLOT DATE: 2/11/2022 1:02 PM
FILE PATH: E:\0509000\05310\053102\053102.dwg SUBMISSION PLAT - PROJECT LIBERTY - REV L100 - CHRIS PETERS