



Planning Commission Meeting

AGENDA

Tuesday, May 21, 2024
6:00 PM
215 N. Broad St. - City Hall

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF AGENDA**
- IV. **MINUTES OF PREVIOUS MEETING**
 1. Minutes from Previous Meeting - March 19, 2024
- V. **REPORT FROM CODE ENFORCEMENT OFFICER**
- VI. **OLD BUSINESS**
- VII. **NEW BUSINESS**
 1. Request for De-annexation - 0 Hwy 78
 2. Request for Variance - 802 N. Broad St. - Minimum Public Road Frontage
- VIII. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—March 19, 2024—DRAFT**

Present: Rosalind Parks, Randy Camp, Mike Eckles, Shauna Mathias, Nate Treadaway (by phone)

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant

Visitors: Richard Diegel, Sarah White, Jeremy White, Ralph Corona, Taylor Anderson

Call to Order by Chairman Eckles at 6:00 pm.

Motion to Approve the Agenda

Motion Camp. Second Parks.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the February 20, 2024 minutes.

Motion to approve

Motion Mathias. Second Parks.
Motion carried

Code Report: None

Old Business:

The First Item of Old Business is Certificate of Appropriateness Case #2940, a request for site development for a dog kennel at 511 N. Broad St. Th application was originally tabled at the February 20, 2024 meeting. The applicants Richard Diegel and Sarah White spoke in favor of the project. Chairman Eckles opened the public meeting for questions.

Commissioner Mathias: Will there be a fence around the whole property or just around the dog areas?

Diegel: Just around the dog runs

Commissioner Mathias: What kind of barriers will be in place? What kind of shrubs? How tall?

Diegel: We have not determined that yet; probably something like a Leland Cypris

Commissioner Mathias: How far would they be spaced out on the property?

Diegel: with enough space for room to grow; we are going to professionally landscape it and go with their recommendations; whatever is appropriate for the COA—sods, bushes, flowers

Commissioner Parks: What is the capacity?

Diegel: Up to 80 dogs but typically 10-20 with about 40-50 dogs during the holidays

Chairman Eckles: Anyone here to speak in opposition? None

Motion to approve

Motion Treadaway. Second Camp.
Motion Carried 3-2 (Mathias, Parks denied)

New Business:

The First Item of Business is a request for Preliminary Plat approval, case #2808 for Madison Ridge subdivision at 635 James Huff Rd. The subdivision will have 127 single family house lots with a minimum lot size of 10,000 sq ft and minimum dwelling size of 1500 sq ft. There will be two entrances to the subdivision. Staff recommends approval as submitted. Taylor Anderson with Blue Landworks, the design firm, spoke in favor of the project.

Chairman Eckles: How will traffic from the bypass effect this development?

Callender: There will be an increase volume of traffic but this development should not have too much of an impact. GDOT will likely have to adjust the timing of the signal.

Chairman Eckles: Anyone here to speak in opposition? None

Motion to approve

Motion Mathias. Second Camp.
Motion approved 3-1 (Parks denied)

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Mathias
Meeting adjourned; 6:12 pm



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

APPLICATION SUMMARY

DE-ANNEXATION CASE #: 3111

DATE: May 10, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Jose A. Lemus

PROPERTY OWNER: Jose Alexander Lemus

LOCATION: South side of US Hwy 78 (Parcel #C0750160A00)

ACREAGE: ±8.919

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Deannexation

REQUEST SUMMARY: The owner is petitioning for a deannexation of this property.

STAFF RECOMMENDATION: Staff recommends approval of this deannexation request.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: May 21, 2024

CITY COUNCIL: June 11, 2024

REQUEST SUMMARY

The applicant is requesting to deannex a ±8.919-acre property (Tax Parcel #C0750160A00) from the City. The ±8.919-acre tract is an undeveloped property located on the south side of US Hwy 78. The property was annexed into the City in May of 2006 and rezoned to PCD (Planned Commercial District). The property is part of a formerly proposed development zoned to PCD (Planned Commercial District) with a ±141.21-acre property located on the north side of US Hwy 78. At the time of rezoning, no uses or development plan was proposed for the subject property. The ±141.21-acre property zoned as part of the PCD project across US Hwy 78 has since been placed into a permanent conservation easement. The subject property is not currently connected to any City utilities. With the site currently being undeveloped, the deannexation does not result in the loss of existing economic development opportunities within the City. The Walton County Board of Commissioners approved a resolution consenting to the deannexation on April 2, 2024 as required by O.C.G.A Section 36-36-22.

STAFF RECOMMENDATION

Staff recommends the request to deannex the ±8.919-acre property, also known as Tax Parcel #C0750160A00, be granted as requested.



CITY OF MONROE
PETITION FOR
DEANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, THE UNDERSIGNED, AS OWNER OF ALL REAL PROPERTY OF THE DESCRIBED HEREIN, RESPECTFULLY REQUEST THAT THE CITY COUNCIL DEANNEX THIS TERRITORY OUT OF THE CITY OF MONROE, GEORGIA, AND REMOVE THIS TERRITORY FROM THE CITY BOUNDARIES.

TERRITORY TO BE DEANNEXED; IDENTIFICATION & DESCRIPTION
Property Address (or physical location): South side of US Hwy 78
Parcel #(s): C0750160A00
Acreage/Square Feet: 3.919. Council Districts: _____ / _____

PROPERTY OWNER INFORMATION
Property Owner: Jose A Lemus Phone #: 678-977-7813
Address: 566 Hoke • Kelly Mill Rd SE City: Loganville State: GA Zip: 30052

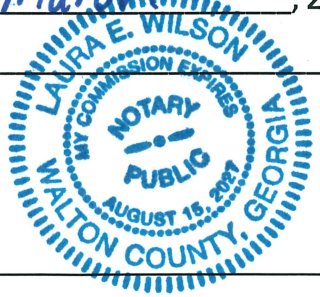
- REQUIRED SUBMITTAL ITEMS
- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed Petition for Deannexation | <input type="checkbox"/> Deed |
| <input checked="" type="checkbox"/> Typed Legal Description | <input checked="" type="checkbox"/> Proof of all property taxes paid in full |
| <input checked="" type="checkbox"/> Survey Plat | <input type="checkbox"/> Walton County resolution consenting to deannexation |

WHEREFORE, THE PETITIONERS PRAY THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, PURSUANT TO THE PROVISIONS OF THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, GEORGIA LAWS, DO BY PROPER ORDINANCE DEANNEX SAID PROPERTY ABOVE IN ORDER TO BE REMOVED FROM THE CITY LIMITS OF THE CITY OF MONROE, GEORGIA.

SIGNATURE: _____ DATE: 2-29-2024

NOTARY PUBLIC: Laura E Wilson LAURA E WILSON
SWORN TO AND SUBSCRIBED BEFORE THIS 1st DAY OF March, 20 24

NOTARY SIGNATURE: Laura E Wilson
DATE: 3-1-24 SEAL: _____



WALTON COUNTY, GEORGIA
RESOLUTION NUMBER 2024-05

A RESOLUTION
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY

A Resolution Consenting to the Deannexation of
Certain Real Property from the City of Monroe, Georgia

WHEREAS, the owners of the property described and identified on Exhibit "A" attached hereto and by this reference made a part hereof, have requested that said property be deannexed from the City of Monroe, Georgia; and

WHEREAS, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and

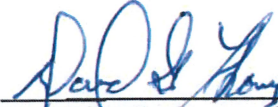
WHEREAS, O.C.G.A. Section 36-36-22 requires that the governing authority of Walton County consent to this proposed deannexation of property; and

WHEREAS, the deannexation of this property is in the best interest of Walton County, Georgia.

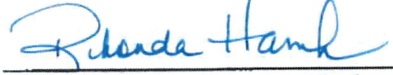
WHEREAS, the Walton County Board of Commissioners has adopted zoning regulations pertaining to all properties lying within unincorporated Walton County;

NOW THEREFORE, BE IT RESOLVED that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit "A" attached hereto, from the City of Monroe, Georgia subject to a zoning classification being established.

Adopted this 2nd day of April, 2024.



David G. Thompson, Chairman
Walton County Board of Commissioners

Attest: 

Rhonda Hawk, County Clerk
Walton County, Georgia



[COUNTY SEAL]

Exhibit "A"

Legal Description of the Property

All that tract or parcel of land lying and being in Land Lots 10 and 11 of the 4th District of Walton County, Georgia, being Tract#2 having 9.052 acres, more or less, as shown on a plat of survey entitled "Survey for: Equitable Partners II, LLC Fairfield Financial Services and Lawyers Title Insurance Corporation", dated October 5, 2005, prepared by Brewer & Dudley, LLC, certified by John F. Brewer, III, Georgia RLS No. 2905, filed at Plat Book 99, Page 33, of the Walton County, Georgia, Superior Court Records; said plat of survey and the record thereof being incorporated herein for a more metes and bounds description of the property conveyed.

This is the same property described in Warranty Deed from Alcovy River Station, LLC to True Life Ministries, Inc., dated September 12, 2013, recorded September 16, 2013, at Deed Book 3585, Page 443, Walton County, Georgia records.

Subject Property Address: 0 Highway 78, Monroe, GA 30655
Parcel ID: C0750160A00

DE-ANNEXATION APPLICATION

I HEREBY REQUEST THE MAYOR AND COUNCIL OF THE CITY OF Monroe TO DE-ANNEX THE PROPERTY DESCRIBED BELOW IN THIS APPLICATION

PLEASE LIST THE APPLICANT NAME REQUESTING DE-ANNEXATION

APPLICANT NAME: Jose A Lemus

APPLICANT ADDRESS: 566 Hoke o Kelly Mill Rd SE 1

CITY, STATE & ZIP: Loganville GA 30052

TELEPHONE NUMBER: 678-977-7813

PROPOSED PROPERTY TO BE DE-ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE DE-ANNEXED: Hwy 78 Monroe

(2) SUBDIVISION OF THE PROPERTY TO BE DE-ANNEXED: _____

(3) LOT(S) NUMBER OF THE PROPERTY TO BE DE-ANNEXED: 1

(4) FUTURE INTENDED USE OF THE PROPERTY TO BE DE-ANNEXED: Construction Business/Landscaping

- PRESENT ZONING CLASSIFICATION Commercial Small tract
- PROPOSED AMOUNT OF ACREAGE TO BE DE-ANNEXED 8.919 Acres
- TAX MAP NUMBER/PARCEL NUMBER C0750160A00
- HOUSING UNITS

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF REGISTERED VOTERS NA
- (2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS OF VOTING AGE, IF DIFFERENT NUMBER THAN SHOWN IN NUMBER (1) NA
- (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD. NA
- (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD. NA
- (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF HOUSING UNITS. NA
- (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.

<input type="checkbox"/> NA CAUCASIAN	<input type="checkbox"/> NA LATINO
<input type="checkbox"/> NA AFRICAN AMERICAN	<input type="checkbox"/> NA OTHER
- (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH NA

SIGNATURE OF APPLICANT [Signature]

DATE 2-26-2024

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached De-Annexation Application, which proposes to amend the Official Zoning Map of Walton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

8.919 Acres of HWY 78 Monroe CO750160A00

Describe parcel or parcels and nature of interest and percentage of interest

Construction/Landscaping 100% of Property

I hereby appoint Jose A Lemus
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached de-annexation application.

[Signature]
(Officer's Name)

Sworn to and subscribed
Before me, this 1th day
of MARCH, 2024

[Signature]
Notary Public

(Seal)



Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lots 10 and 11 of the 4th District of Walton County, Georgia, being Tract #2 having 9.062 acres, more or less, as shown on a plat of survey entitled "Survey for: Equitable Partners II, LLC Fairfield Financial Services and Lawyers Title Insurance Corporation", dated October 5, 2005, prepared for Brewer & Dudley, LLC, certified by John F. Brewer, III, Georgia RLS No. 2905, filed at Plat Book 99, Page 33, of the Walton County, Georgia, Superior Court Records; said plat of survey and the record thereof being incorporated herein for a more metes and bounds description of the property conveyed.

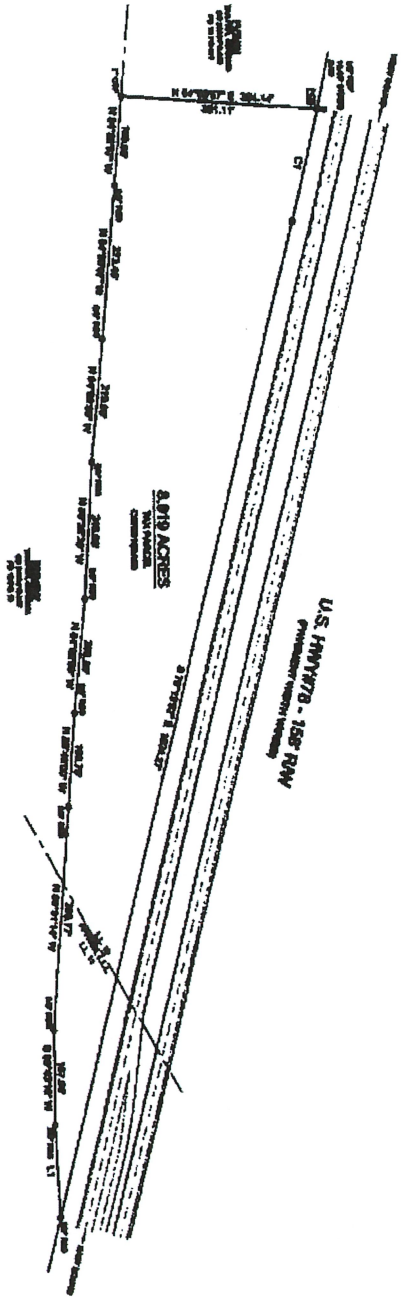
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Subject Property Address: 0 Highway 78, Monroe, GA 30655
Parcel ID: C0750160A00

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE U.S. ARMY CORP. OF ENGINEERS AND ARE 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 PERMISSION IN WRITING FROM THE DISTRICT ENGINEER, WASHINGTON, D.C.

THIS PLAN IS THE PROPERTY OF THE U.S. ARMY CORP. OF ENGINEERS AND 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 PERMISSION IN WRITING FROM THE DISTRICT ENGINEER, WASHINGTON, D.C.

Professional Engineer Seal for J. W. Smith, State of Virginia, License No. 12345, dated 10/15/88.



DATE: 10/15/88
 DRAWN BY: J. W. SMITH
 CHECKED BY: J. W. SMITH
 PROJECT NO.: 12345

LEGEND

- 1. Proposed Right-of-Way
- 2. Proposed Right-of-Way
- 3. Proposed Right-of-Way
- 4. Proposed Right-of-Way
- 5. Proposed Right-of-Way
- 6. Proposed Right-of-Way
- 7. Proposed Right-of-Way
- 8. Proposed Right-of-Way
- 9. Proposed Right-of-Way
- 10. Proposed Right-of-Way
- 11. Proposed Right-of-Way
- 12. Proposed Right-of-Way
- 13. Proposed Right-of-Way
- 14. Proposed Right-of-Way
- 15. Proposed Right-of-Way
- 16. Proposed Right-of-Way
- 17. Proposed Right-of-Way
- 18. Proposed Right-of-Way
- 19. Proposed Right-of-Way
- 20. Proposed Right-of-Way

PROPOSED RIGHT-OF-WAY

Width (ft)	Area (Ac)
158'	3.75
158'	3.75

DEED PREPARED BY:
Jason McCart
McCart Law Firm, LLC
2195 Pace Street, Suite E
Covington, GA 30014

AFTER RECORDING RETURN TO:
Jason McCart
McCart Law Firm, LLC
2195 Pace Street, Suite E
Covington, GA 30014

SUBJECT PROPERTY:
0 HWY 78
Monroe, GA 30655
Tax Parcel ID: C0750160A00

MLF File #: 2023-1135

BK:5269 PG:292-293
Filed and Recorded
Apr-03-2023 02:28 PM
DOC# 2023 - 003235
Real Estate Transfer Tax
Paid: \$ 225.00
1472023001271
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 9248201397

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF NEWTON

This indenture made this 31st day of March, 2023 between True Life Ministries, Inc., as party or parties of the first part, hereinafter called Grantor, and Jose Alexander Lemus, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF BY REFERENCE

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

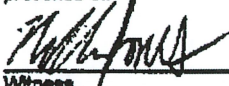

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor.

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

True Life Ministries, Inc. a Corporation
By:  (SEAL)
Samuel Head, Jr., Chairman and CEO

Signed, sealed and delivered this 31st day of March, 2023 in the presence of:


Witness

Notary Public

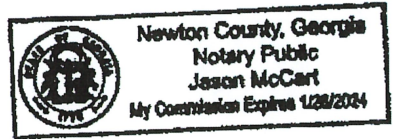


Exhibit "A"
Legal Description

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Subject Property Address: 0 Highway 78, Monroe, GA 30655
Parcel ID: C0750160A00

2023 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON

WALTON CO. TAX COMM.
303 S. HAMMOND DRIVE
SUITE 100
MONROE, GA. 30655

BILL NUMB. 2023 41843
ACCT NUMB. 627645 010
TAXPAYER TRUE LIFE MINISTRIES INC
MAP NUMBER C 75 160 A
LEGAL DESC TR#2 9.05AC
LOCATION HWY 78
CURRENT YEAR TAXES NO TAX DUE

PAYMENT DUE NO TAX DUE
ON OR BEFORE NOVEMBER 15, 2023

If paying by check or money order,
please include your tax bill number.

TRUE LIFE MINISTRIES INC 41843PT
P O BOX 482
SOCIAL CIRCLE GA 30025

WALTON CO. TAX COMM. 2023
303 S. HAMMOND DRIVE CO. PT.
SUITE 100 41843
MONROE, GA. 30655

Please return this portion of your bill with your payment

2023 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL		FAIR MARKET VALUE
2023	041843	627645 010	1	TR#2 9.05AC	C 75	160 A	456,100
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY		182440		182440	.0104130	554.25	1,899.75
SCHOOL		182440		182440	.0166930		3,045.47
SCH BOND		182440		182440	.0013900		253.59
MONROE		182440		182440	.0064670	807.11	1,179.84
OTHR CHRGS							55.81
						TOTAL SCHOOL TAXES	3,299.06
						TOTAL COUNTY T	1,899.75
						TOTAL CITY T	1,179.84
							-6,434.46

PAYMENTS

THIS YEAR TAX NO TAX DUE

TOTAL TAX DUE NO TAX DUE

TRUE LIFE MINISTRIES INC
P O BOX 482
SOCIAL CIRCLE GA 30025

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY
WALTON CO. TAX COMM.
303 S. HAMMOND DRIVE
SUITE 100
MONROE, GA. 30655

PAYMENT MUST BE MADE ON OR BEFORE
NOVEMBER 15, 2023
YOUR CANCELLED CHECK IS YOUR RECEIPT

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2024 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 303 S. HAMMOND DRIVE (770)267-1352. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2024 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 303 S. HAMMOND DRIVE and/or (770)267-1352.

LOCAL OPTION SALES TAX CREDIT:
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:
Mill rate required to produce local budget 24.342
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 7.462
Actual mill rate set by local officials 16.880

Walton County, GA

Parcel Number C0750160A00
Location Address HWY 78
Legal Description TR#2 9.05AC
 (Note: Not to be used on legal documents)
Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning PCD
Tax District Monroe (District 01)
Millage Rate 39.382
Acres 9.05
Neighborhood 09094-HWY 78 MAJOR (09094)
Homestead Exemption No (50)
Lot/District 10 / 4

[View Map](#)

Owner

LEMUS JOSE ALEXANDER
 567 HOKE OKELLEY MILL RD SE
 LOGANVILLE, GA 30052

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	09094-AC+HWY 78 MAJOR	Acres	394,218	0	0	9.05	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/31/2023	5289 292	099 033	\$225,000	Land Market - Vacant	TRUE LIFE MINISTRIES INC	LEMUS JOSE ALEXANDER
9/12/2013	3585 443	099 033	\$194,618	Land Market - Vacant	ALCOVY RIVER STATION LLC	TRUE LIFE MINISTRIES INC
9/27/2011	3295 329	099 033	\$30,300	NO USE PURCHASE FROM BANK (VACANT)	STATE BANK AND TRUST COMPANY	ALCOVY RIVER STATION LLC
3/30/2011	3283 192	018 075	\$0	Unqualified - Vacant	SECURITY BANK OF BIBB	STATE BANK AND TRUST COMPANY
12/4/2007	2839 499	018 075	\$0	Unqualified - Vacant	EQUITABLE PARTNERS II	SECURITY BANK OF BIBB
2/3/2006	2414 158	018 075	\$384,700	Land Market - Vacant	HUGHES LADYE ARNOLD &	EQUITABLE PARTNERS II
12/27/2004	2109 158	018 075	\$0	Unqualified - Vacant	ARNOLD JOHN R ESTATE	ARNOLD BETTE RUSSELL

Valuation

	2023	2022	2021	2020
Previous Value	\$456,100	\$244,300	\$244,300	\$244,300
Land Value	\$456,100	\$456,100	\$244,300	\$244,300
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$456,100	\$456,100	\$244,300	\$244,300

No data available for the following modules: Rural Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein. Its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/1/2024, 9:15:30 AM

Contact Us



DEED PREPARED BY:
Jason McCart
McCart Law Firm, LLC
2195 Pace Street, Suite E
Covington, GA 30014

AFTER RECORDING RETURN TO:
Jason McCart
McCart Law Firm, LLC
2195 Pace Street, Suite E
Covington, GA 30014

SUBJECT PROPERTY:
0 HWY 78
Monroe, GA 30655
Tax Parcel ID: C0750160A00

MLF File #: 2023-1135

BK:5289 PG:292-293

Filed and Recorded
Apr-03-2023 02:28 PM
DOC# 2023 - 003235
Real Estate Transfer Tax
Paid: \$ 225.00
1472023001271
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 9246201397

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF NEWTON

This indenture made this 31st day of March, 2023 between True Life Ministries, Inc., as party or parties of the first part, hereinafter called Grantor, and Jose Alexander Lemus, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

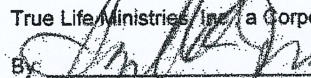
SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF BY REFERENCE

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

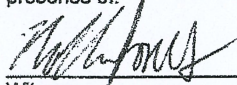
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

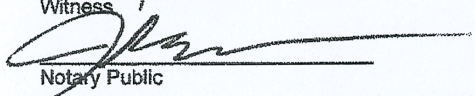
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor.

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

True Life Ministries, Inc. a Corporation
By  (SEAL)
Samuel Head, Jr., Chairman and CEO

Signed, sealed and delivered this 31st day of March, 2023 in the presence of:



Witness


Notary Public


 Newton County, Georgia
Notary Public
Jason McCart
My Commission Expires 1/28/2024



Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lots 10 and 11 of the 4th District of Walton County, Georgia, being Tract #2 having 9.052 acres, more or less, as shown on a plat of survey entitled "Survey for: Equitable Partners II, LLC Fairfield Financial Services and Lawyers Title Insurance Corporation", dated October 5, 2005, prepared for Brewer & Dudley, LLC, certified by John F. Brewer, III, Georgia RLS No. 2905, filed at Plat Book 99, Page 33, of the Walton County, Georgia, Superior Court Records; said plat of survey and the record thereof being incorporated herein for a more metes and bounds description of the property conveyed.

This is the same property described in Warranty Deed from Alcovy River Station, LLC to True Life Ministries, Inc., dated September 12, 2013, recorded September 16, 2013, at Deed Book 3585, Page 443, Walton County, Georgia records.

Subject Property Address: 0 Highway 78, Monroe, GA 30655
Parcel ID: C0750160A00

2023 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON

WALTON CO. TAX COMM.
303 S. HAMMOND DRIVE
SUITE 100
MONROE, GA. 30655

BILL NUMB. 2023 41843
ACCT NUMB. 627645 010
TAXPAYER TRUE LIFE MINISTRIES INC
MAP NUMBER C 75 160 A
LEGAL DESC TR#2 9.05AC
LOCATION HWY 78
CURRENT YEAR TAXES NO TAX DUE

If paying by check or money order,
please include your tax bill number.

PAYMENT DUE NO TAX DUE
ON OR BEFORE NOVEMBER 15, 2023

TRUE LIFE MINISTRIES INC 41843PT
P O BOX 482
SOCIAL CIRCLE GA 30025

WALTON CO. TAX COMM. 2023
303 S. HAMMOND DRIVE CO.PT.
SUITE 100 41843
MONROE, GA. 30655

Please return this portion of your bill with your payment

2023 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL		FAIR MARKET VALUE
2023	041843	627645 010	1	TR#2 9.05AC	C 75	160 A	456,100
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY		182440		182440	.0104130	554.25	1,899.75
SCHOOL		182440		182440	.0166930		3,045.47
SCH BOND		182440		182440	.0013900		253.59
MONROE		182440		182440	.0064670	807.11	1,179.84
OTHR CHRGS							55.81
TOTAL SCHOOL TAXES							3,299.06
TOTAL COUNTY T							1,899.75
TOTAL CITY T							1,179.84

PAYMENTS

-6,434.46

THIS YEAR TAX NO TAX DUE

TRUE LIFE MINISTRIES INC
P O BOX 482
SOCIAL CIRCLE GA 30025

~~NO TAX DUE~~ NO TAX DUE
CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY
WALTON CO. TAX COMM.
303 S. HAMMOND DRIVE
SUITE 100
MONROE, GA. 30655

PAYMENT MUST BE MADE ON OR BEFORE
NOVEMBER 15, 2023
YOUR CANCELLED CHECK IS YOUR RECEIPT

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2024 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 303 S. HAMMOND DRIVE (770)267-1352. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2024 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 303 S. HAMMOND DRIVE and/or (770)267-1352.

LOCAL OPTION SALES TAX CREDIT:
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:	
Mill rate required to produce local budget	24.342
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year	7.462
Actual mill rate set by local officials	16.880



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

APPLICATION SUMMARY

VARIANCE CASE #: 3112

DATE: May 10, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Janakraja Inc.

PROPERTY OWNER: Janakraja Inc.

LOCATION: East side of North Broad Street (via unnamed private access drive) – 802 N Broad Street

ACREAGE: ±4.861

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Hotel and commercial building with parking

ACTION REQUESTED: The owner is requesting a variance for this property to allow a subdivision with the resulting lots not meeting the minimum required lot frontage on a public street.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: May 21, 2024

CITY COUNCIL: June 11, 2024

REQUEST SUMMARY

VARIANCE REQUEST SUMMARY:

The applicant is requesting approval of a variance in order to subdivide an existing commercial property without the minimum required lot frontage on a public road. The subject property is zoned B-3. Section 700.2 – Table 11 requires a B-3 zoned property to have a minimum 100-foot frontage on a public street. The applicant proposes to subdivide the subject property into 2 lots. The property is currently accessed from N. Broad Street via private access drive on the adjacent property. The private access drive connects to the intersection at N. Broad Street and Monroe Pavilion. The proposed lots will front upon the private access drive.

PROPOSED PROJECT SUMMARY:

- Variance – From Section 700.2 – Table 11; Minimum 100-foot required lot frontage for a B-3 zoned property
 - Existing Land Use – Hotel and Commercial Building
 - Existing Property - ±4.861 acres
 - Existing Zoning – B-3; Minimum required lot frontage is 100-feet

- Proposed Lots – 2; ±3.262 acres and ±1.599 acres
 - The hotel and commercial building will be located on separate, individual lots
 - Resulting lots will front on an existing private access drive currently serving the subject property

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR VARIANCE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1430.6 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography:** The size, shape, and topography of the site are not the basis for this variance request.
- (2) **Whether the literal application of this Ordinance would create an unnecessary hardship:** No hardship is created through a literal application of the Zoning Ordinance. The subject property does not have the minimum required road frontage to allow for subdivision of the property into two compliant lots with the minimum required road frontage. Constructing a public street to the subject property would require the permission of the adjacent owner. In this case, constructing a public street without any other purpose other than to allow the subdividing of the subject property would be impractical and potentially not in the City’s best interest.
- (3) **Whether the variance would not cause substantial detriment to the public good or impair the purposes or intent of this Ordinance:** If approved, this variance could impair the current purposes and intent of requiring properties subdivided in the City to have the required minimum amount of road frontage as required by the underlying zoning district. However, there are no other circumstances in the City where commercially zoned property has been randomly subdivided inside other properties without the required minimum road frontage. There is a private access drive serving the subject property. The private access drive is connected to N. Broad Street at the intersection with the Monroe Pavilion. It is reasonable to assume that if the private access drive is ever developed as part of a larger development on the adjacent property, the private access drive could be reconstructed to be dedicated to the City as a public street. It can be assumed if the adjacent property is ever developed, the most likely location of a public street extending from N. Broad Street would be the current location of the existing private access drive. With this in mind, allowing the property to be subdivided should not be a detriment to the public good or impair the purposes or intent of the Zoning Ordinance.
- (4) **Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district:** The standard the applicant is requesting the variance from in Section 700.2 is to insure there will be safe and adequate access to commercial properties City wide. With the property already being accessed only by a private access drive for nearly 40 years, there does not appear to be any special privilege conveyed by the granting of the variance request. The subject property was created without City approval in 1993. If there are attempts in the City to develop other properties in this manner, it would not be allowed under the current standards in the Zoning Ordinance.
- (5) **Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant:** The special circumstances surrounding this request represent the

proposed intent by the applicant and not the result of any previous actions taken by the applicant. As previously stated, the subject property was created in 1993 without City approval.

- (6) Whether the variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district:** The proposed use and structures in this request are permitted by right in the underlying B-3 zoning district.
- (7) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe:** The applicant is not requesting a rezone of this property with this request.
- (8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure:** The existing hotel and commercial building were constructed on the property in 1988. At the time of their construction, the subject property had yet to be created. The hotel and the businesses which have occupied the commercial building over the years have done so as a tandem, with the owner of the hotel leasing the commercial building for the most part over the years. The commercial building has been unoccupied now for some time. The ability to separate the hotel from the commercial building onto separate fee simple properties could improve the economic viability of the commercial building by eliminating the need for the hotel operator to act as a landlord with the responsibilities for maintenance and upkeep as a burden.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested variance to allow for the subdivision of property in the B-3 zoning district without the required minimum lot frontage.



City of Monroe

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

VARIANCE REQUEST PERMIT

PERMIT #:	3112	DESCRIPTION:	VARIANCE REQUEST
JOB ADDRESS:	802 N BROAD	LOT #:	
PARCEL ID:	M0050039	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	JANAKRAJA INC	CONTRACTOR:	JANAKRAJA INC
ADDRESS:	409 JAMES HUFF RD	PHONE:	
CITY, STATE ZIP:	MONROE GA 30656	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	4/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	10/02/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

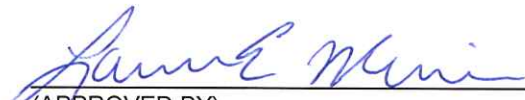
FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 250.00
FEE TOTAL		\$ 250.00
PAYMENTS		\$ - 250.00
BALANCE		\$ 0.00

NOTES:

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)

5/10/24
DATE



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

Receipt Number: R00633677

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 4/5/2024 4:26:18 PM

24

Transaction Code: BP - Building Projects Payment

Name: JANAKRAJA INC \$250.00

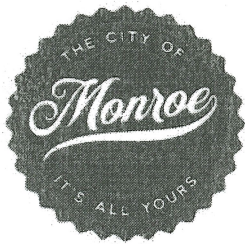
Total Balance Due: \$250.00

Payment Method: Check Payn Reference: 7142

Amount: \$250.00

Total Payment Received: \$250.00

Change: \$0.00



CITY OF MONROE VARIANCE APPLICATION

3112

VARIANCE REQUEST LOCATION & DESCRIPTION

Address: 802 North Broad st, Monroe, GA 30656

Parcel #: M0050039 Council Districts: 1 / 7

Zoning: B3 Acreage/Square Feet: 4.861 ACRES

Stated Purpose of Variance Request (Provide ordinance reference): a variance from
Section 700.2 – Table 11 – Commercial Zoning District Dimensional Requirements:
Minimum Lot Frontage for a B-3 zoned property (100 Ft.)

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: JANAKRAJA INC Phone #: 7062064119

Address: 409 JAMES HUFF RD City: MONROE State: GA Zip: 30656

Applicant (if different than owner): _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

VARIANCE INFORMATION

Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)): _____
state the variance is being requested to subdivide the property into two tracts.

Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)): EXISTING STRUCTURE AS A CLOSED RESTAURANT (tract2)
MAIN ADJACENT LOT IS THE HOTEL (tract 1)

Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)): variance is being requested from Section 700.2 – Table 11
in order to subdivide property without public road frontage on a private access drive.

VARIANCE INFORMATION CONT.

Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)): Track 1 (3.262 acres) and track 2 (1.599 acres)

the variance is being requested because the property has not public road frontage.

Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)): The application of the

Zoning Ordinance would not permit the subdivision of the property.

If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))

REQUIRED SUBMITTAL ITEMS

- Completed Application
- Deed
- Fee (see Fee Schedule)
- Proof of all property taxes paid in full
- Survey Plat
- COA or HPC approval
- Site Plan; Drawn to Scale
- Other information as required by Code Enforcement

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

SIGNATURE:  DATE: 4/4/24

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20_____

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

BK:124 PG:110-110
 Filed and Recorded
 Feb-10-2023 02:35 PM
 DOC# 2023 - 000046
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 9566767899

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

CITY OF MONROE, GEORGIA

SIGNED: _____

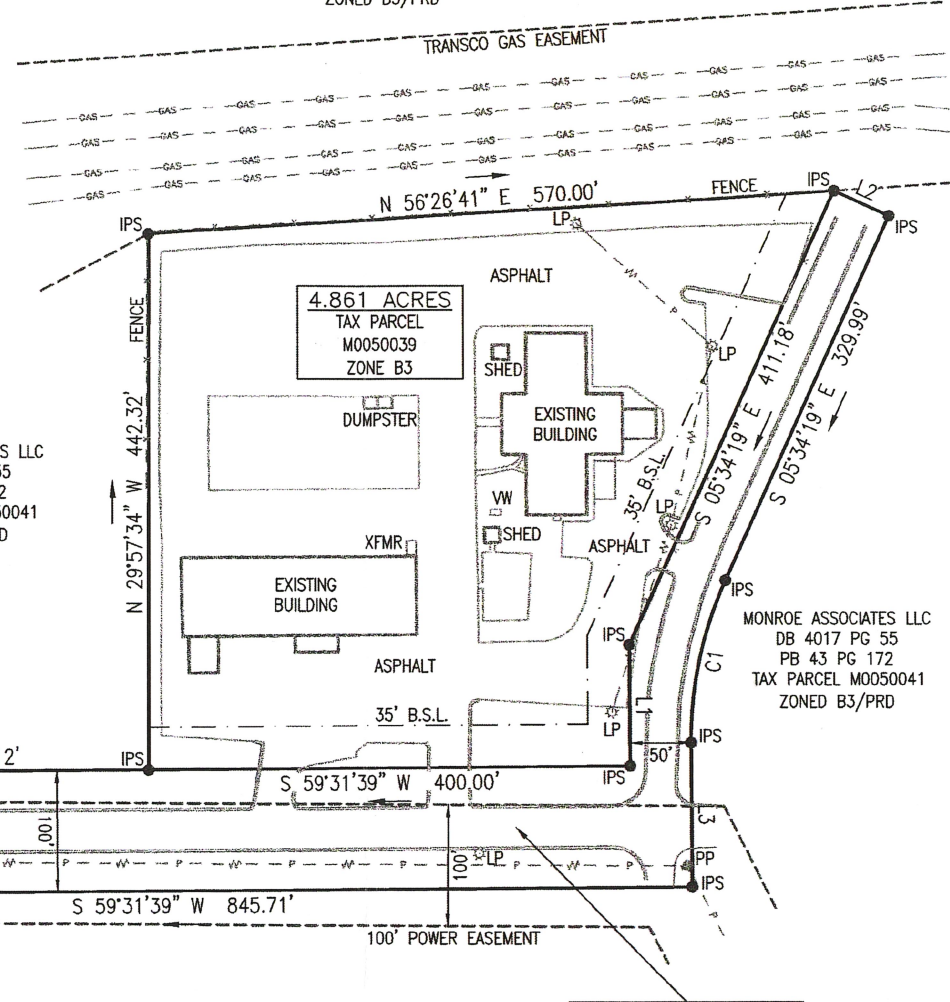
DATE: _____

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

CURVE CHART				
CURVE #	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 18°01'19" E	317.72'	138.08'	136.99'

LINE CHART		
LINE #	BEARING	DISTANCE
L1	S 30°28'19" E	100.00'
L2	N 84°25'41" E	50.00'
L3	S 30°28'19" E	118.80'
L4	N 29°34'02" W	100.00'

MONROE ASSOCIATES LLC
 DB 4017 PG 55
 PB 43 PG 172
 TAX PARCEL M0050041
 ZONED B3/PRD



MONROE ASSOCIATES LLC
 DB 4017 PG 55
 PB 43 PG 172
 TAX PARCEL M0050041
 ZONED B3/PRD

MONROE ASSOCIATES LLC
 DB 4017 PG 55
 PB 43 PG 172
 TAX PARCEL M0050041
 ZONED B3/PRD

MONROE ASSOCIATES LLC
 DB 4017 PG 55
 PB 43 PG 172
 TAX PARCEL M0050041
 ZONED B3/PRD

INGRESS / EGRESS
 EASEMENT
 2.522 ACRES

- SURVEY LEGEND**
- B.S.L. - BUILDING SETBACK LINE
 - CMP - CORRUGATED METAL PIPE
 - DB - DEED BOOK
 - DE - DRAINAGE EASEMENT
 - DIP - DUCTILE IRON PIPE
 - FDC - FIRE DEPARTMENT CONNECTION
 - FES - FLARED END SECTION (STORM)
 - FTE - FINISHED FLOOR ELEVATION
 - GI - GRATE INLET
 - HDPE - HIGH DENSITY POLYETHYLENE
 - IE - INVERT ELEVATION
 - OCS - OUTLET CONTROL STRUCTURE
 - PB - PLAT BOOK
 - PTP - POWER TELEPHONE POLE
 - RCP - REINFORCED CONCRETE PIPE
 - SSE - SANITARY SEWER EASEMENT
 - CMF - CONCRETE MONUMENT FOUND
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (5/8" REBAR)
 - OTP - OPEN TOP PIPE
 - POC - POINT OF COMMENCEMENT
 - R/W - RIGHT-OF-WAY
 - TPOB - TRUE POINT OF BEGINNING
 - VW - WATER VAULT
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER
 - CMF - CONCRETE MONUMENT FOUND
 - ELEVATION BENCHMARK
 - DELTA (SURVEY CONTROL)
 - AIR CONDITIONING UNIT
 - CB - CATCHBASIN
 - CO - CLEANOUT
 - FO - FIBER OPTIC (MARKER)
 - FH - FIRE HYDRANT
 - GSV - GAS VALVE
 - GM - GAS METER
 - GM - GAS MARKER
 - GUY WIRE/ANCHOR
 - HW - HEADWALL
 - JB - JUNCTION BOX
 - LP - LIGHTPOLE
 - MH - MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - TPED - TELEPHONE PEDESTAL
 - WI - WEIR INLET
 - WM - WATER METER
 - WV - WATER VALVE
 - PP - UTILITY POLE
 - TRANSMISSION UTILITY POLE
 - XFMR - POWER TRANSFORMER
 - FENCE LINE
 - OVERHEAD UTILITY
 - OVERHEAD POWER
 - UNDERGROUND POWER
 - OVERHEAD TELEPHONE
 - UNDERGROUND TELEPHONE
 - TRAFFIC UTILITY
 - FIBER-OPTIC
 - NATURAL GAS
 - FLOODPLAIN
 - SANITARY SEWER
 - SEWER FORCEMAIN
 - SANITARY SEWER SERVICE
 - WATERLINE

NORTH BROAD STREET
 GA. HWY#11
 R/W VARIES
 (PAVEMENT VARIES)

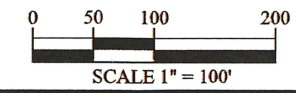
SURVEYOR'S CERTIFICATE
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS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

John F. Brewer, III
 JOHN F. BREWER, III PLS#2905

2/10/2023
 DATE

REFERENCES:
 DEED BOOK 463 PAGE 458
 PLAT BOOK 58 PAGE 69
 PLAT BY JOHN F. BREWER & ASSOC. FOR
 WALTON VENTURES, LLC DATED 8/19/2016.

OWNER OF RECORD:
 JANA KRAJA INC.
 802 NORTH BROAD STREET
 MONROE, GA 30655



SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 51,365 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 184,152 FEET BY MAP CHECK.

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

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA GS16 GNSS RTK RECEIVER.

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

FIELDWORK COMPLETED: 1/23/2023.

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

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

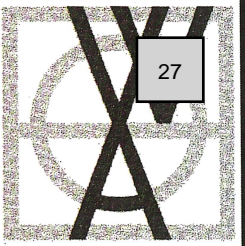
THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS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

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

THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.

SETBACKS:
 -FRONT: 35'
 -SIDE: 15'
 -REAR: 20'

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE HISTORICAL DISTRICT.



W&A ENGINEERING
 A Better Communities Collaborative Company
 ATHENS • ATLANTA • AUGUSTA
 BIRMINGHAM • NASHVILLE
 1002 South Broad Street
 Monroe, GA 30655
 770.267.4703
 INFO@WAENGINEERING.COM
 WWW.WAENGINEERING.COM



GA WEST, ZONE
 1002 NAD 83

RETRACEMENT SURVEY FOR:
JANA KRAJA INC.

LAND LOT 63, 3RD DISTRICT
 CITY OF MONROE,
 WALTON COUNTY, GEORGIA

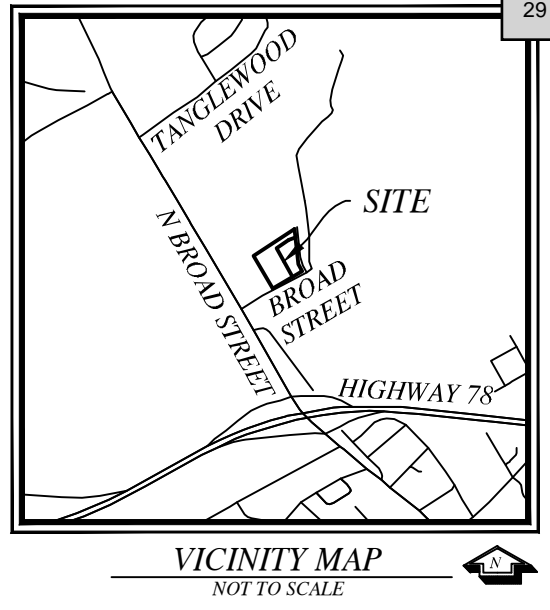
DATED: 2/10/2023



230015

STATEMENT OF PRIVATE COVENANTS
THIS PROPERTY MAY OR MAY NOT BE COVERED BY PRIVATE COVENANTS, NONE WERE PROVIDED TO SURVEYOR.

NOTE: 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, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.



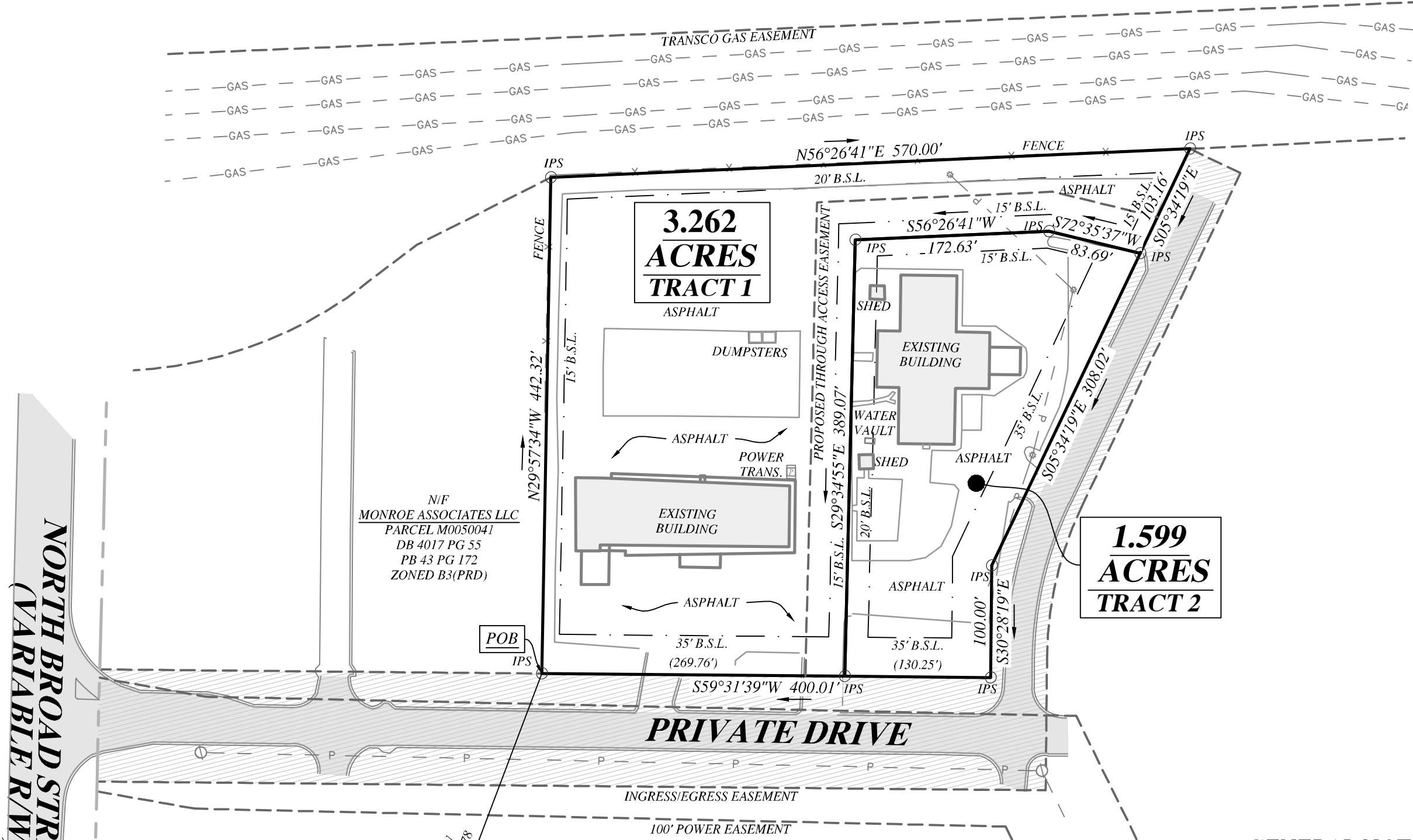
SPACE RESERVED FOR CLERK OF SUPERIOR COURT

THE PURPOSE OF THIS PLAT IS TO SHOW PARCEL M0050039 IN TWO TRACTS AS SHOWN

TRACT 1 - 3.262 ACRES
TRACT 2 - 1.599 ACRES

TOTAL - 4.861 ACRES

- SURVEY LEGEND**
- B.S.L. - BUILDING SETBACK LINE
 - CMP - CORRUGATED METAL PIPE
 - CMF - CONCRETE MONUMENT FOUND
 - DB - DEED BOOK
 - DE - DRAINAGE EASEMENT
 - DIP - DUCTILE IRON PIPE
 - FDC - FIRE DEPARTMENT CONNECTION
 - FES - FLARED END SECTION (STORM)
 - FFE - FINISHED FLOOR ELEVATION
 - GI - GRATE INLET
 - HDPE - HIGH DENSITY POLYETHYLENE
 - IE - INVERT ELEVATION
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (CAPPED 1/2" REBAR)
 - OCS - OUTLET CONTROL STRUCTURE
 - OTP - OPEN TOP PIPE
 - PB - PLAT BOOK
 - PTP - POWER TELEPHONE POLE
 - POC - POINT OF COMMENCEMENT
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - SSE - SANITARY SEWER EASEMENT
 - TPOB - TRUE POINT OF BEGINNING
 - TYP - TYPICAL
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER
 - CMF-CONCRETE MONUMENT FOUND
 - ELEVATION BENCHMARK
 - DELTA (SURVEY CONTROL)
 - AIR CONDITIONING UNIT
 - CB - CATCHBASIN
 - CO - CLEANOUT
 - FO - FIBER OPTIC (MARKER)
 - FH - FIRE HYDRANT
 - GAS VALVE
 - GAS METER
 - GAS MARKER
 - GUY WIRE/ANCHOR
 - HW - HEADWALL
 - JB - JUNCTION BOX
 - LP - LIGHTPOLE
 - MH - MANHOLE
 - SSMH-SANITARY SEWER MANHOLE
 - TPED - TELPHONE PEDESTAL
 - WI - WEIR INLET
 - WM - WATER METER
 - WV - WATER VALVE
 - UTILITY POLE
 - TRANSMISSION UTILITY POLE
 - TRANS - POWER TRANSFORMER
 - FENCE LINE
 - OVERHEAD UTILITY
 - OVERHEAD POWER
 - UNDERGROUND POWER
 - OVERHEAD TELEPHONE
 - UNDERGROUND TELEPHONE
 - TRAFFIC UTILITY
 - FIBER-OPTIC
 - NATURAL GAS
 - FLOODPLAIN
 - SANITARY SEWER
 - SEWER FORCEMAIN
 - SANITARY SEWER SERVICE
 - WATERLINE



REFERENCES
DB 5269 PG 277
PB 124 PG 110

UTILITY NOTE
SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

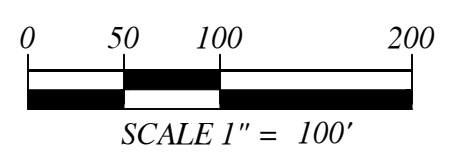
- GENERAL NOTES**
- FIELD SURVEY WAS COMPLETED ON 01/23/2023.
 - OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: JANAKRAJA INC, 409 JAMES HUFF RD, MONROE, GA 30656; PARCEL M0050039
 - TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
 - SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X". DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0136E WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 130227. CITY OF MONROE, GEORGIA.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
 - THIS SITE IS ZONED "B3" (HIGHWAY COMMERCIAL DISTRICT). PER CITY OF MONROE GEORGIA, ZONING ORDINANCE SECTION 300, TABLE 1, ACCESSED 03/28/2024.
 - NO VISIBLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
 - THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
 - SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
 - DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
 - THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

BUILDING SETBACKS:
(NO ZONING REPORT PROVIDED)
BUILDING SETBACKS ARE SHOWN PER CITY OF MONROE, GEORGIA, ZONING ORDINANCE, SECTION 700.2, TABLE 11, ACCESSED 03/28/2024.

THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE SHOWN PER THE SURVEYOR'S OPINION OF THE ABOVE REFERENCED SOURCE, AND THE SURVEYOR DOES NOT GUARANTEE OR CERTIFY THEIR LOCATION OR DIMENSION.

ZONING AND SETBACK REQUIREMENTS BASED ON CITY OF MONROE, GEORGIA, ZONING ORDINANCE, SECTION 700.2, TABLE 11 (B3 ZONING):

PRINCIPAL BUILDING SETBACKS: 35' FRONT | 15' SIDE | 20' REAR
NO MINIMUM LOT AREA
60% LOT COVERAGE MAX
100' MINIMUM LOT WIDTH
100' MINIMUM LOT FRONTAGE
35' MAXIMUM BUILDING HEIGHT
2,000 S.F. MINIMUM GROUND FLOOR AREA



W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

DATE	04/032024
REVISIONS	

VARIANCE CONCEPT PLAN FOR:

DARPAN PATEL

802 N BROAD STREET
MONROE, GA 30656
WALTON COUNTY
LAND LOT 63, 3RD DISTRICT

GA WEST, ZONE
1002 NAD 83

JOB NUMBER	240121
DRAFTED BY:	REH
CHECKED BY:	TD
SHEET 1 OF 1	