



## Planning and Zoning Meeting

### AGENDA

Tuesday, October 16, 2018

5:30 PM

215 N Broad Street, Monroe, GA 30655

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
  1. Minutes of Previous Meeting - September 6, 2018
  2. Minutes of Previous Meeting - September 18, 2018
- IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
  1. Request for COA - 242 Martin Luther King Jr Blvd
  2. Request for COA - 535 N Broad Street
  3. Request for Rezone - 215 Breedlove Drive
- VI. **RECOMMENDATIONS ON REQUESTS**
- VII. **OLD BUSINESS**
  1. Request for Variance - 409 Greenwood Drive
- VIII. **NEW BUSINESS**
- IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION  
MINUTES  
Called Meeting  
September 6, 2018**

**Present:** Mike Eckles, Kyle Harrison, David Butler, Randy Camp

**Absent:** Rosalind Parks

**Staff:** Patrick Kelley, Director of Code/Planning

**Visitors:** Michael Thompson, Rob Green, Brian Krawczyk

The meeting was called to order by Chairman Eckles at 5:30 pm.

Code Officer Report: None

Public Hearing opened at 5:31 pm

**The first item of business:** is for petition # 18-00306 for a Rezone at 203 Bold Springs Avenue. The applicant, Grace Fellowship Church Inc, is requesting to rezone from PRD to PCD. The property has 291.76 ft of road frontage on Bold Springs Avenue, 674.13 ft of road frontage on North Midland Avenue, 480.15 ft of road frontage on North Madison Avenue, and 317.54 ft of road frontage on East Marable Street. The property consists of 8 ac. The recommendation of the Code Dept is for Approval.

Chairman Eckles asked if anyone was present to speak to the petition.

Mr. Bob Green with Grace Fellowship Church spoke to the request. He stated they would like the recommendation for rezoning from PRD to PCD.

Eckles: asked if going from PRD to PCD gives better coverage for the church?

Kelley: as a PRD it only allows for adult assisted living or independent living. That is the only use that could be allowed under that original plan. So they've made their own plan and submitted here for a mixed use and why they are going for a planned commercial.

Eckles: asked for any questions. Harrison and Butler recused themselves due to attending church there. Eckles entertained a motion. Camp made the motion to approve. Eckles seconded. Motion passed unanimously. Recommendation to approve forwarded to the Council.

**The seconded item of business:** is for petition # 18-00310 for a variance at 416 S Broad Street. The applicant, Greg Thompson is requesting a variance of the front yard and side yard setbacks, maximum building height and to allow existing changeable copy sign to be relocated and attached to new brick ground monument sign.

Michael Thompson spoke to the request asking that the front yard and side yard setbacks be reduced to 0 feet each.

Eckles: asked about the side yard setback

Thompson: stated the side yard would be toward the Still house and not the Methodist church.

Eckles: so the old building is 0 ft right?

Kelley: stated the side yard is now 10 ft and they would be using that for mechanical and storage. It would be basically enclosing the current delivery driveway.

Harrison: The 0 on the front will be parking and the sidewalk café.

Thompson: yes

Kelley: parking will be on the side with no street front parking. The building will be all the way to the right of way line.

Chairman Eckles open the hearing for questions. Chairman Eckles entertained a motion. Harrison made the motion to approve. Butler seconded. Motion passed unanimously. Recommendation for approval forwarded to the Council.

Public Hearing closed at 5:36 pm

Old Business: none  
New Business: none

Chairman Eckles entertained a motion to adjourn. Camp made the motion. Butler seconded. Meeting adjourned at 5:37 pm.

**MONROE PLANNING COMMISSION  
MINUTES  
September 18, 2018**

**Present:** Kyle Harrison, Randy Camp, Rosalind Parks

**Absent:** Mike Eckles, David Butler

**Staff:** Patrick Kelley, Director of Code/Planning

**Visitors:** Charlie & Gail Yarberry, Hazel L. Prather, Paul Rosenthal, Tommy & Linda Aycock, Gerry & Dick Roberts, Donna Hester, Arthur & Jeannie Bowick, Ben York, Nancy Beadle, Danielle Green, Dan & Marsha Hodges, Becky Hardy, Mary Jean & John Sloan, Steve & Susan Brown, Chris Collin, Taylor McDaniel, Colin & Cheryl H. Greeley, Sandra Stacey, Vicki Jones, Elizabeth Towler, Phillip Hobbs, Mary Williams, Maggie Barton, Glenn Barton, Edith Weaver, Darnard Tulen, Kathleen DeMarr, Dr William A & Margaret Hartley, Jeanie Beach, Jo & John Thompson, Ron & Joylou Mullis, Teresa Tanner, Larry & Diane Jordan, Lisa, Steven, Nathan Purvis, Candace & Charles Coker, Marsha & Bruce Millians, Dolly DeProspero, Kim Gi Young, Michael Peters, Lindsey Hickman, William E Stacy, Sherlene Shiver, George Baker III, W. Beall.

**CALL TO ORDER – KYLE HARRISON**

Acting Chairman Harrison asked for any changes, corrections or additions to the August 6, 2018. Hearing none he entertained a motion. Parks made a motion to approve. Harrison seconded. Motion carried. Minutes Approved.

Acting Chairman Harrison asked for any changes, corrections or additions to the August 21, 2018. Hearing none he entertained a motion. Parks made a motion to approve. Camp seconded. Motion carried. Minutes Approved.

Code Officer Report: None

Public Hearing opened at 5:31 pm

**The first item of business:** is for petition # 18-00389 for a Rezone at 1190 West Spring Street. The applicants, Dan & Marsha Hodges are requesting to rezone from M1 to B3. The property has approximately 124.6 ft of road frontage on West Spring Street and approximately 263 ft of road frontage on Swanson Drive. The property consists of .736 ac. The recommendation of the Code Department is for Approval.

There were no public comments; Acting Chairman Harrison declared that portion of the meeting closed.

To approve rezone as submitted.

Motion by Camp. Seconded by Parks  
Passed unanimously

**The seconded item of business:** is for petition # 18-00406 for a Certificate of Appropriateness at 202 East Spring Street. The applicant, L R Burger is requesting a COA for renovation of building to convert to a restaurant.

Acting Chairman Harrison asked for a representative to speak to the request. Chris Collin, owner spoke to the request stating he was excited about bringing LR Burger to Monroe. He gave a short synopsis of what they plan to do to renovate the location.

Camp asked about traffic patterns and if it would work well for them.



Collin: yes

Harrison: what site improvements are being made.

Collin: the front will be a patio area. Resurfacing of the parking lot would also be added.

Motion to approve as submitted.

Motion by Camp, seconded by Parks  
Passed unanimously

**The third item of business:** is for petition # 18-00387 and 18-00388 for rezone.

Kelley: The applicant MUL Properties LLC is requesting rezone of properties from P/R1 to PRD at 318 Alcovy Street and 409 Greenwood Dr. The property has approximately 983.2 ft of road frontage on Alcovy Street and consists of 17 ac. The applicant proposes to repurpose the land and buildings of the old American Legion site to develop a planned residential development. This request includes a portion of the 409 Greenwood Dr. tract to be taken in to the PRD with the remainder to remain R1 with its current frontage on Greenwood Dr. The property has been utilized as an American Legion post for quite some time. The American Legion intends to relocate which presents a substantial opportunity to achieve the development of infill development near the town center that offers a variety of housing options and amenities.

Acting Chairman Harrison asked if there was a representative to speak to the request.

Paul Rosenthal of MUL Properties LLC, spoke to the request. He spoke in depth about the types of Residences included in the development. There will be 126 housing units. There will be amenities including a pool, fire pit, clubhouse, etc. Approximately 1/3 of the existing 8000 sq ft American Legion building will be renovated to be a clubhouse with meeting room, theater room, workout room, pool based bathrooms for the pool use. The other 1/2 to 2/3's of the space will be reserved for light commercial, hopefully having a restaurant in part of that portion. There will also be a few offices in the remaining part of the building. There will also be passive parks maintained by the HOA. He will be saving some of the historic sights on this property.

After some discussion and answered questions Acting Chairman Harrison entertained a motion. Camp motioned to approve. Parks seconded. Motioned passed unanimously. Recommendation goes to Council for approval.

**The fourth item of business:** Petition # 18-00386 for a variance of Article II, Section 700.1 table 11 of the Zoning Ordinance for lot width minimum. The request is for 409 Greenwood Drive. The applicant is MUL Properties, LLC. The property consists of a total of 1.852 acres. The property has a total of approximately 310.49 ft of road frontage on Greenwood Drive. Code Department recommends approval with conditions as proposed.

Kelley: The applicant wishes to construct 4 single family residences on 1.852 ac. The square footage of the parcel could potentially yield 5.76 units based on 14,000 sq ft minimum lot acres. The applicant requests a reduction of required street frontage from 100' to 77' to accommodate subdivision into 4 lots. This land is currently undeveloped land within the Pollack S/D. It is sub dividable and currently zoned R1. Current street frontage would permit three 100' street frontages.

Paul Rosenthal of MUL Properties spoke to the request. He gave a synopsis of the request. It is a single request for variance to reduce the width of the lots from 100' to 77' to be allowed 4 street frontages. He is including conditions to the variance to ensure that the homes built are quality in nature. 1. Minimum heated living space of 1,700 sq ft. 2. No vinyl of any type on the exterior; only wood, hardi-type siding, brick, stone, stucco, including all eaves and soffits. 3. Wood doors only on the exterior of the homes. 4. Two shared driveways for the 4 lots. 5. All garages will be located only in the 3<sup>rd</sup> layer of the lots (the 3<sup>rd</sup> layer is defined as that area a minimum of 20' behind the front edge of the principal building structure).

Opposed: Dr. William A Hartley, Teresa Tanner, Dick Roberts, Mary Williams, Arthur Bowick, Mike Peters, Gerry Roberts, Rob Mullis

Mr. Rosenthal offered to change the conditions to include 4 driveways, 1800 sq ft minimum houses, 25% of the fronts of the houses will be brick, no vinyl on the houses, all wood doors.

Acting Chairman Harrison entertained a motion. Parks moved to table until next month when the new conditions shall be presented in writing to the commission. Camp seconded. Motion carried. Petition tabled until October 16, 2018 meeting of the Planning Commission.

Public Hearing closed at 7:14 pm

Old Business: none  
New Business: none

Acting Chairman Harrison entertained a motion to adjourn. Camp made the motion. Parks seconded. Meeting adjourned at 7:15 pm.



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 10-07-18  
**Description:** COA application for new restaurant Tokyo II, 242 MLK Jr. Blvd.

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**Budget Account/Project Name:** NA

**Funding Source:** 2018 NA

**Budget Allocation:** NA  
**Budget Available:** NA  
**Requested Expense:** \$NA **Company of Purchase:** NA

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**Recommendation:**

*Denial of site design: Site design does not comply with CDO requirements regarding parking design or with GDOT requirements for street cut and entrance. No GDOT approval has been issued for the proposed entrance. There are no provisions shown for storm water detention and the maximum impervious surface exceeds allowable percentages. 95% shown 60% allowed.*

*Approve Building and aesthetic design only.*

**Background:** This property is currently unimproved and does not have available sewer service.

**Attachment(s):** See below

# CERTIFICATE OF APPROPRIATENESS



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00385	08/16/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	242 Martin Luther King Jr Blvd Monroe, GA 30655	USEZONE	B3	FLOODZONE	Yes
			PIN	M0001-002-242		
	CONTRACTOR	INARCH LLC	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK			
		3351 NORTH BERKELEY LAKE Rd Ste 110 Duluth GA 30096	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	HOHWAN, LLC, 404 932 4466	PROJECTID#	242Martin Luther King Jr Blvd-180816-1		
	242 MARTIN LUTHER KING JR Blvd Monroe GA 30655	EXPIRATIONDATE:	02/12/2019			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR COA FOR NEW RESTUARANT - P&Z MTG 9/18/18 @ 5:30 PM 215 N BROAD STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

905 - Certificate of Appropriateness

### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLEFAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTALROOMS	

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

08/16/2018

Approved By

Date

8-16-18

## MANAGE YOUR PERMIT ONLINE

### WEBADDRESS

<http://BuildingDepartment.com/project>

### PERMIT NUMBER

18-00385

### PERMIT PIN

56847



## REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 44 through 58 of the Zoning Ordinance.

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE PLANNING COMMISSION

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

DATE: 08/16/2018

APPLICANT: GIYOUNG KIM / inarch, LLC

APPLICANT'S ADDRESS: 3351 NORTH BERKELEY LAKE ROAD SUITE 110  
DULWTH, GA 30096

TELEPHONE NUMBER: 404.514.3412

PROPERTY OWNER: HOHWAN, LLC / MIKYUNG PYUN

OWNER'S ADDRESS: 242 MARTIN LUTHER KING JR.  
MONROE, GA 30655

TELEPHONE NUMBER: 404.932.4466

PROJECT ADDRESS: 242 MLK JR. BLVD  
MONROE, GA 30655

Brief description of project: NEW BUILDING CONSTRUCTION FOR  
JAPANESE HIBACHI RESTAURANT

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

DEFINITIONS:

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

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



5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

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

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

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

  
Applicant

Date: 08/16/2018

Effective July 1, 2014





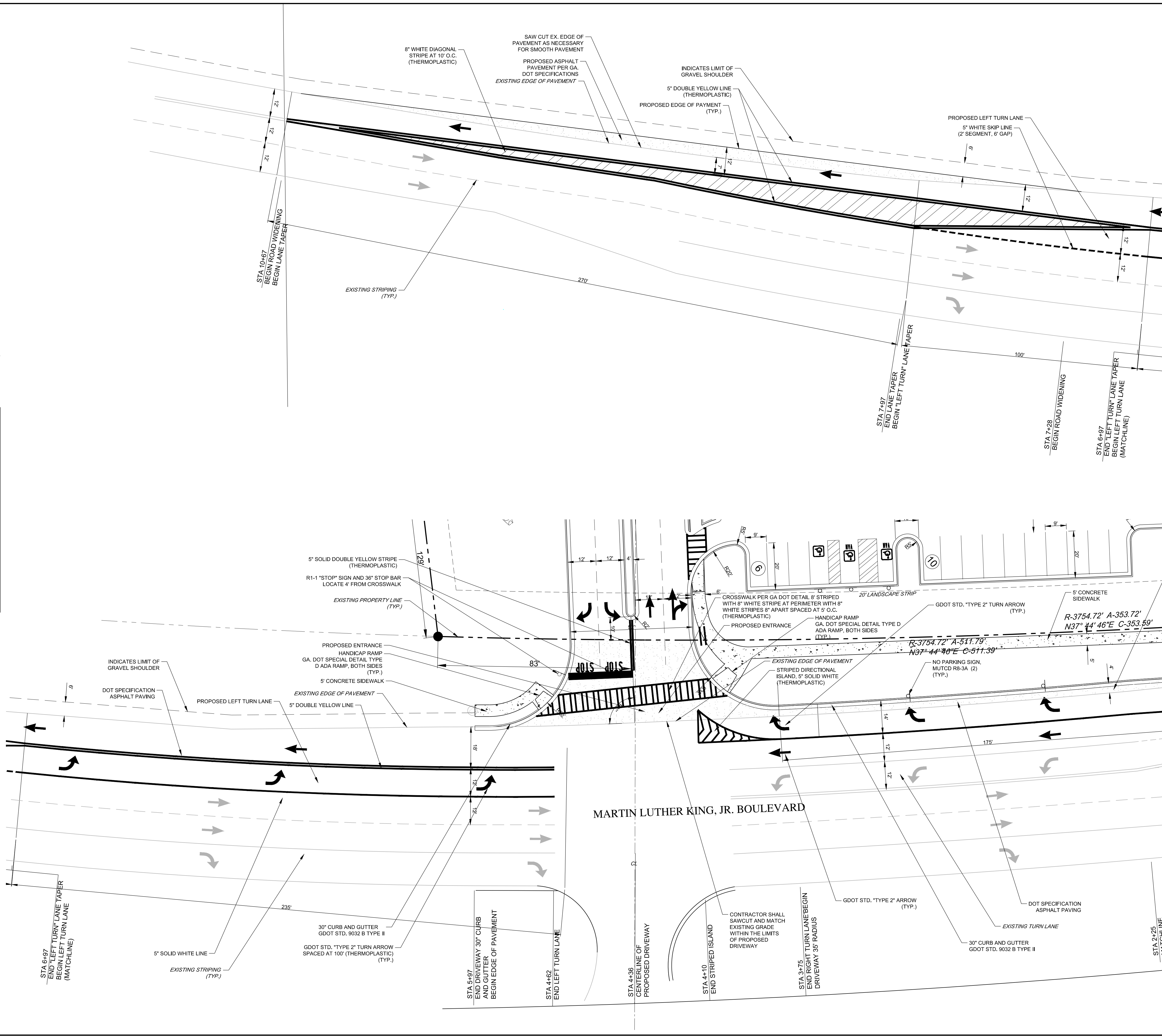
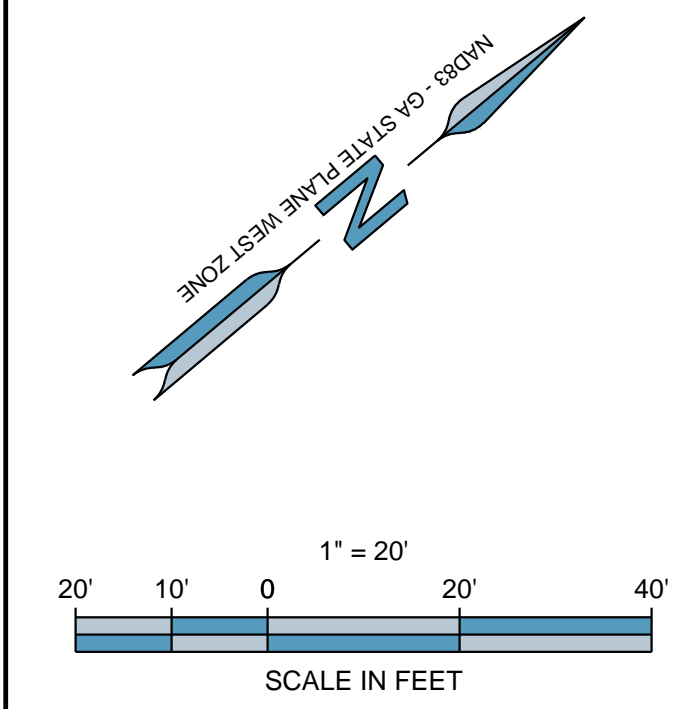


**GENERAL NOTES:**

- 1) THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO, BE COMPLETED BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.
- 2) THE FOLLOWING WILL NOT BE ALLOWED ON THE DOT RIGHT-OF-WAY: (1) DIVERSION OF ADDITIONAL DRAINAGE AREA ONTO THE RIGHT-OF-WAY, OR INCREASE IN THE CFS OF CURRENT VOLUMES OF WATER. (2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATION. (3) HEADWALLS, (4) SIGNS, DISPLAY DEVICES, AND OTHER STRUCTURES WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM. (5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.
- 3) ALL EXISTING UTILITIES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION/DECELERATION LANES SHALL BE RELOCATED BEFORE FINAL GRADING OR PAVING AND AT NO COST TO THE DOT, OR AN APPROVED RETENTION LETTER FROM THE UTILITY OWNER.
- 4) CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 391-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- 5) APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND REGRASS TO DOT SPECIFICATIONS ALL RIGHT-OF-WAY THAT IS DISTURBED DURING WORK AUTHORIZED HEREIN.
- 6) THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND OR SIGNS AS SHOWN ON THE APPROVED PLAN, OR CURRENT M.U.T.C.D. GUIDELINES.
- 7) ALL CURBED ISLANDS SHALL BE FILLED TO THE TOP OF CURB WITH TOP SOIL AND GRASSED. NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.)
- 8) REQUIRED PAVEMENT SPECIFICATIONS:  
 1 1/2 INCHES 9.5 MM SUPERPAVE  
 2 INCHES 19 MM SUPERPAVE  
 3 INCHES 25 MM SUPERPAVE  
 12 INCHES GRADED AGGREGATE BASE
- 9) THIS PERMIT IS APPROVED SUBJECT TO THE REVISIONS AND COMMENTS SHOWN IN RED ON THE ATTACHED PLAN COPY AND SHALL REMAIN DEPENDENT UPON COMPLIANCE WITH THESE.
- 10) NO WORK WILL BE ACCOMPLISHED UNDER THIS PERMIT WITHIN THE CONSTRUCTION LIMITS OF ANY DOT PROJECT WITHOUT WRITTEN PRIOR APPROVAL OF THE PRIME CONTRACTOR.
- 11) THE MAINTENANCE OF THE DRIVEWAY FROM THE NORMAL EDGE OF PAVEMENT IS THE RESPONSIBILITY OF THE PERMITTEE.
- 12) OVERLAY SHALL BE AS DIRECTED BY GDOT PERMIT INSPECTOR.
- 13) ALL SIDEWALKS, CROSSWALKS AND RAMPS SHALL MEET ADA STANDARDS GDOT DETAILS.
- 14) SIDEWALK TO SLOPE TOWARDS ROAD AT NO GREATER THAN 2% SLOPE
- 15) ALL STRIPING WITHIN GA. DOT RIGHT OF WAY TO BE THERMOPLASTIC
- 16) IF DRIVEWAY APRON IS TO BE CONCRETE, THEN GA. DOT CROSSWALK STRIPING WILL REQUIRE PRE-FORMED 1.5" BLACK CONTRAST

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	DOT SPECIFICATION ASPHALT OVERLAY
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION

**SPEED LIMIT IS 45 MPH**



ENGINEER:  
**FORESITE** group  
 Foresite Group, Inc.  
 3740 Davinci Ct.  
 Suite 100  
 Peachtree Corners, GA 30092  
 www.fg-inc.net  
 770.368.1399  
 770.368.1944

DEVELOPER:  
 IN-ARCH  
 6050 PEACHTREE PKWY, SUITE 240-213  
 NORCROSS, GA 30092  
 (404) 514-3412  
 CONTACT: GI YOUNG KIM

PROJECT:  
**TOKYO 2 SUSHI & HIBACHI**  
 M.L.K. JR. BLVD (GA HWY 138)  
 MONROE, GA 30655  
 LANDLOT 005, DISTRICT 03  
 PARCEL # M002001B00

SEAL:

REVISIONS	DATE

PROJECT MANAGER: JFS  
 DRAWING BY: LTR  
 JURISDICTION: CITY OF MONROE  
 DATE: 2018-09-11  
 SCALE: 1" = 20'  
 TITLE:

**DOT SITE & PAVING PLAN**  
 SHEET NUMBER:  
**C-1.1**  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION  
 JOB/FILE NUMBER: 1120.005

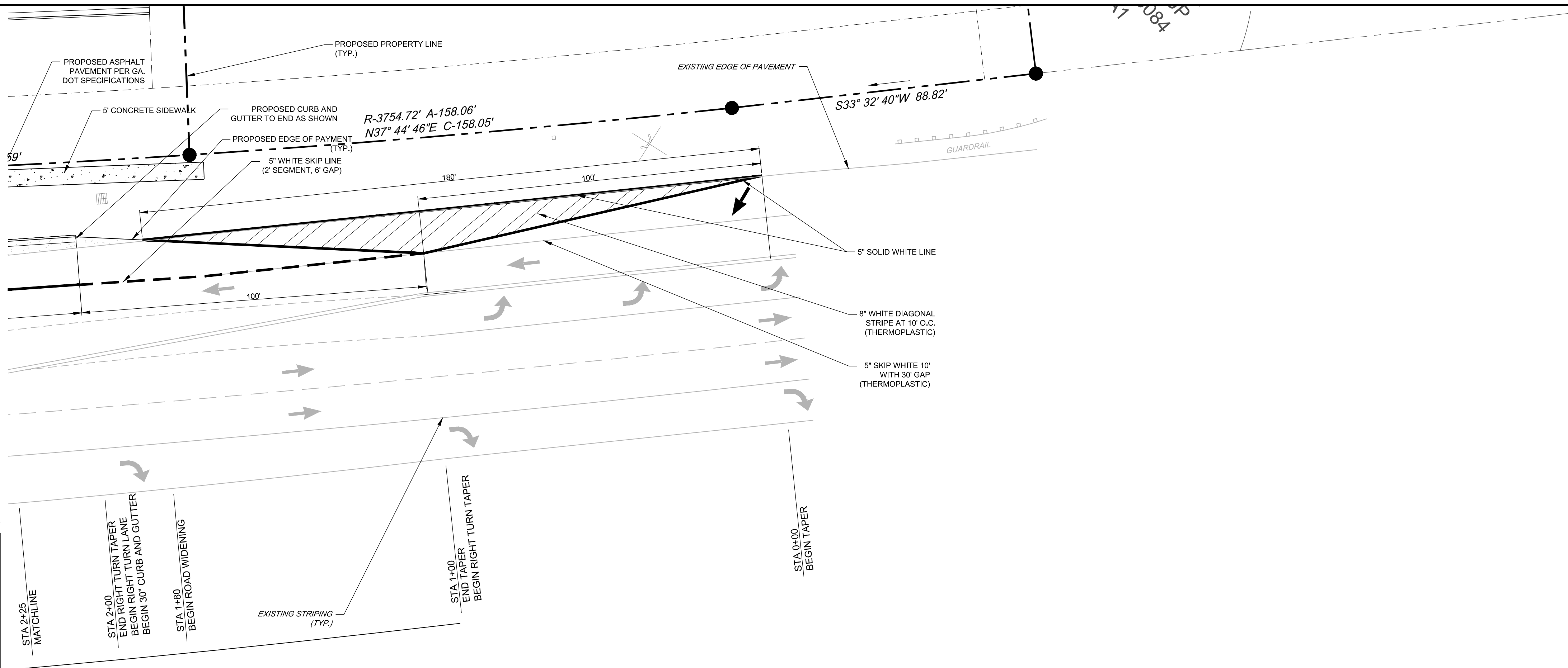
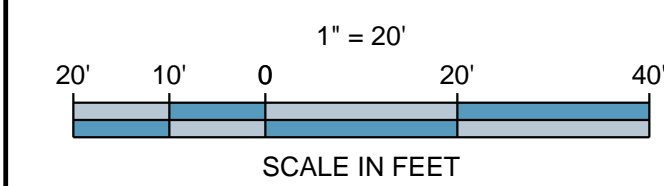
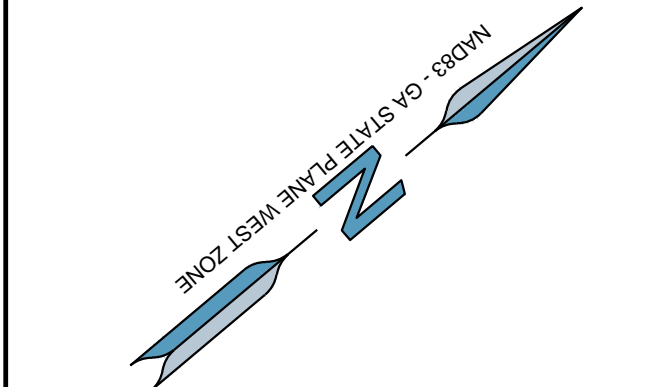


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LEGEND	
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	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	DOT SPECIFICATION ASPHALT OVERLAY
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION

**SPEED LIMIT IS 45 MPH**



ENGINEER:  
**FORESITE group**  
 Foresite Group, Inc.  
 3740 Davinci Ct.  
 Suite 100  
 Peachtree Corners, GA 30092  
 www.fg-inc.net  
 770.368.1399  
 770.368.1944

DEVELOPER:  
 IN-ARCH  
 6050 PEACHTREE PKWY, SUITE 240-213  
 NORCROSS, GA 30092  
 (404) 514-3412  
 CONTACT: GI YOUNG KIM

PROJECT:  
**TOKYO 2 SUSHI & HIBACHI**  
 M.L.K. JR. BLVD (GA HWY 138)  
 MONROE, GA 30655  
 LANDLOT 005, DISTRICT 03  
 PARCEL # M0020001B00.



REVISIONS	DATE

PROJECT MANAGER: JFS  
 DRAWING BY: LTR  
 JURISDICTION: CITY OF MONROE  
 DATE: 2018-09-11  
 SCALE: 1" = 20'  
 TITLE:

**DOT SITE & PAVING PLAN**  
 SHEET NUMBER:  
**C 1.2**  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION  
 JOB/FILE NUMBER: 1120.005



**GENERAL NOTES:**

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

**SITE NOTES:**

- 1) TRACT IS ZONED: B3 (COMMERCIAL)
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN CITY OF MONROE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GEORGIA DOT DISTRICT 1 SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) MAXIMUM CUT OR FILL SLOPE=2H:1V
- 12) CITY OF MONROE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 13) 24 HOUR CONTACT: GI YOUNG KIM, 404-614-3412
- 14) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- 15) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

N/F  
MFT LAND INVESTMENTS LLC  
PO BOX 2655.  
LOGANVILLE, GA 30052  
ZONED: B3

N/F  
MFT LAND INVESTMENTS LLC  
PO BOX 2655.  
LOGANVILLE, GA 30052  
ZONED: B3

N/F  
WTH II LLC C/O THE  
STALLINGS GROUP  
TUCKER, GA 30084  
ZONED: A1

**LEGEND**

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- DOT SPECIFICATION ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- HEAVY DUTY CONCRETE PAVING
- PROPERTY LINE
- PARKING COUNT
- SPILL CURB
- TRAFFIC SIGN
- PAINTED TRAFFIC ARROWS
- TRAFFIC FLOW LANE DESIGNATION
- VEHICLE STACKING POSITION

**SITE DATA**

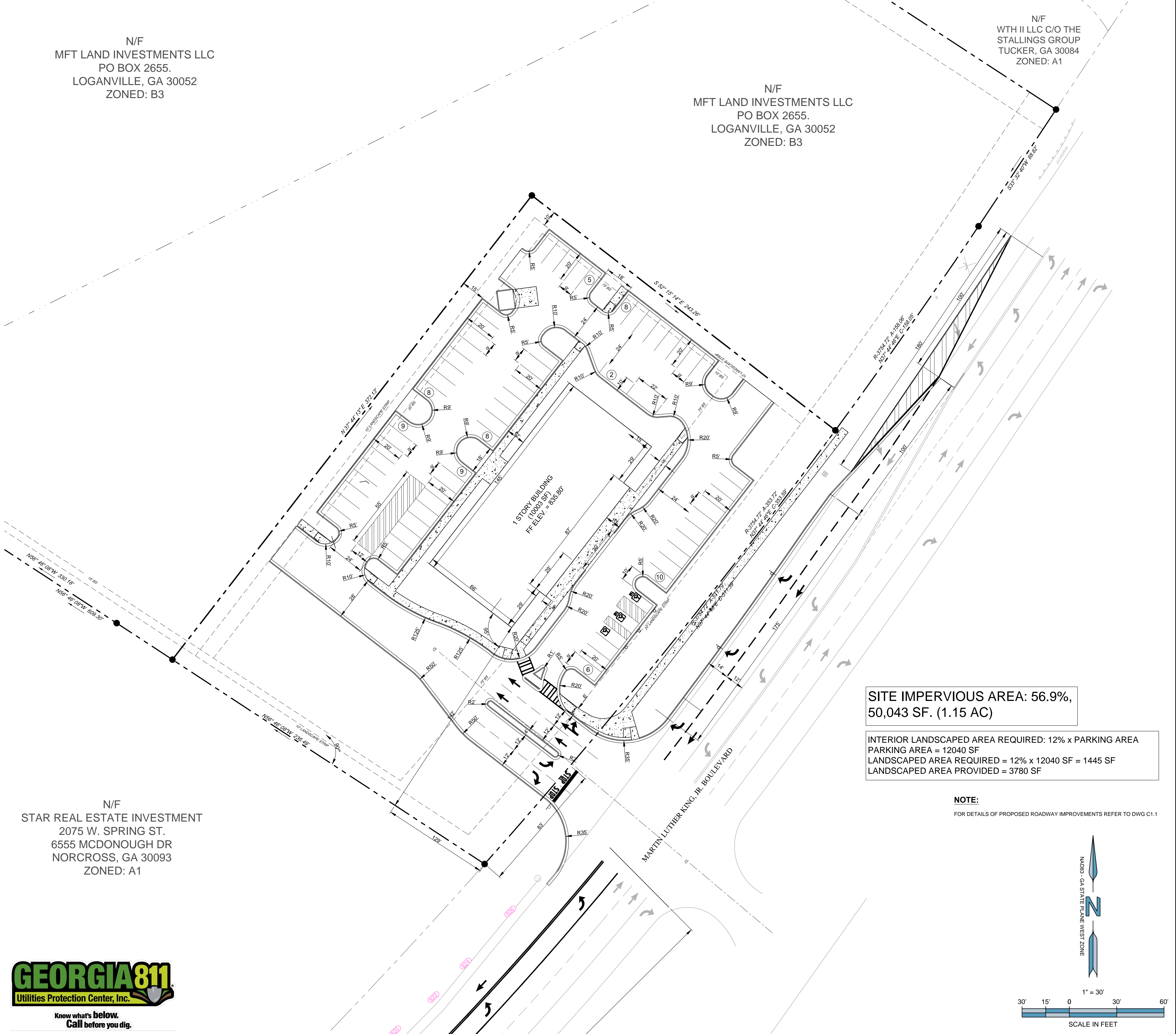
ZONING:	B3 (COMMERCIAL)
OVERLAY DISTRICT:	N/A
FUTURE LAND USE DESIGNATION:	B3 (COMMERCIAL)
PARCEL IDENTIFICATION NUMBER:	M0020001B00
TOTAL SITE AREA:	8.412 AC.
PROJECT SITE AREA:	2.017 AC.
DISTURBED AREA:	2.01 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%):	2.017 AC. (100.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):	1.917 AC. (95.0%)
PERVIOUS SURFACE AREA PROPOSED (%):	0.100 AC. (5.0%)
OPEN SPACE AREA REQUIRED (%):	0.000 AC. (0.0%)
OPEN SPACE AREA PROPOSED (%):	0.000 AC. (0.0%)

LANDSCAPE STRIP -	FRONT 1:	20 FT
	FRONT 2:	N/A FT
	SIDE:	N/A
BUILDING SETBACK -	FRONT 1:	75 FT
	FRONT 2:	N/A FT
	SIDE:	15 FT
LANDSCAPE BUFFER -	FRONT:	40 FT
	SIDE:	N/A
	REAR:	N/A

BUILDING FLOOR AREA:	TOTAL GROUND:	10,003 S.F.
	CANOPIES & OVERHANGS:	0 S.F.
	RESTAURANT:	8020 S.F.
	RETAIL:	1983 S.F.

PARKING RATIO REQUIRED -	RESTAURANT	1 SPACE / 600 S.F.
	RETAIL	1 SPACE / 5 SEATS
		1 SPACE/500 S.F.
		1 SPACE/EMPLOYEE
PARKING REQUIRED:		62 SPACES
PARKING PROVIDED:		62 SPACES
ACCESSIBLE PARKING REQUIRED:		3 SPACES
ACCESSIBLE PARKING PROVIDED:		3 SPACES
OFF-STREET LOADING REQUIRED:		1 SPACE (12X65')
OFF-STREET LOADING PROVIDED:		1 SPACE (12X65')

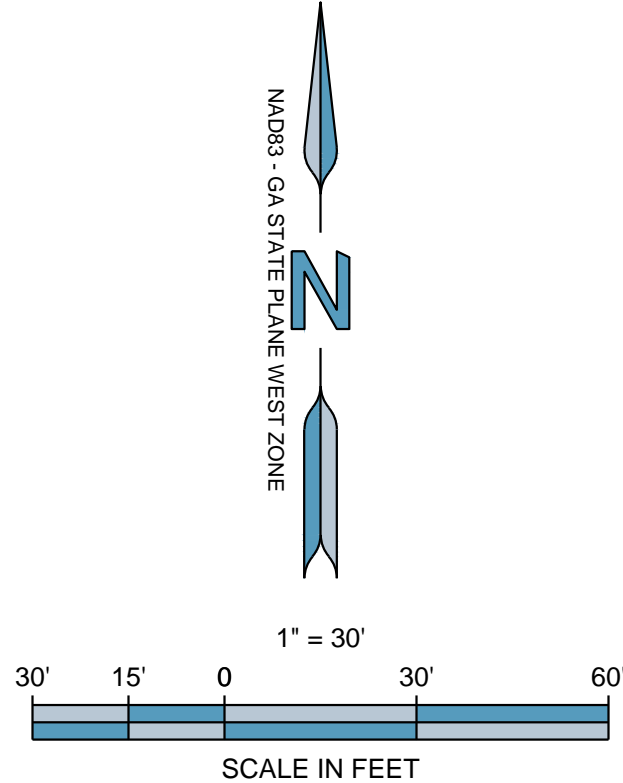
N/F  
STAR REAL ESTATE INVESTMENT  
2075 W. SPRING ST.  
6555 MCDONOUGH DR  
NORCROSS, GA 30093  
ZONED: A1



**SITE IMPERVIOUS AREA: 56.9%,  
50,043 SF. (1.15 AC)**

**INTERIOR LANDSCAPED AREA REQUIRED: 12% x PARKING AREA  
PARKING AREA = 12040 SF  
LANDSCAPED AREA REQUIRED = 12% x 12040 SF = 1445 SF  
LANDSCAPED AREA PROVIDED = 3780 SF**

**NOTE:**  
FOR DETAILS OF PROPOSED ROADWAY IMPROVEMENTS REFER TO DWG C1.1



ENGINEER:  
**FORESITE** group  
w | www.fg-inc.net  
o | 770.368.1399  
f | 770.368.1944  
Foresite Group, Inc.  
3740 Davinci Ct.  
Suite 100  
Peachtree Corners, GA 30092

DEVELOPER:  
  
IN-ARCH  
6050 PEACHTREE PKWY, SUITE 240-213  
NORCROSS, GA 30092  
(404) 514-3412  
CONTACT: GI YOUNG KIM

PROJECT:  
**TOKYO 2 SUSHI & HIBACHI**  
  
M.L.K. JR. BLVD (GA HWY 138)  
MONROE, GA 30655  
LANDLOT 005, DISTRICT 03  
PARCEL # M0020001B00

SEAL:  
  
REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT MANAGER: JPS  
DRAWING BY: LTR  
JURISDICTION: CITY OF MONROE  
DATE: 2018-08-29  
SCALE: 1" = 30'  
TITLE:

**SITE & PAVING PLAN**  
SHEET NUMBER: **C-1**  
COMMENTS: NOT RELEASED FOR CONSTRUCTION  
JOB/FILE NUMBER: 1120.005



**GENERAL LANDSCAPE NOTES:**

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH SAMPLE IS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS TO BE REPLACED AT CONTRACTOR'S OWN EXPENSE IF LAID PRIOR TO APPROVAL.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM.

**PLANTING TABLE - PARKING LOT**

SYMBOL	NUMBER	MIN. SIZE	SCIENTIFIC NAME	COMMON NAME
	6	3" CAL	QUERCUS PHELLOS	WILLOW OAK
	6	3" CAL	QUERCUS PALUSTRIS	PIN OAK

**PLANTING TABLE - 10' LANDSCAPE BUFFER (REAR)**

SYMBOL	NUMBER	MIN. SIZE	SCIENTIFIC NAME	COMMON NAME
	15	3" CAL	QUERCUS PHELLOS	WILLOW OAK
	68	3 GAL	-	NEEDLE POINT HOLLY

**PLANTING TABLE - 10' LANDSCAPE BUFFER (EAST)**

SYMBOL	NUMBER	MIN. SIZE	SCIENTIFIC NAME	COMMON NAME
	9	8"-10" TALL	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY
	45	3 GAL	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY

**PLANTING TABLE - 10' LANDSCAPE BUFFER (WEST)**

SYMBOL	NUMBER	MIN. SIZE	SCIENTIFIC NAME	COMMON NAME
	9	8"-10" TALL	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY
	42	3 GAL	-	NEEDLE POINT HOLLY

**PLANTING TABLE - 20' LANDSCAPE BUFFER (FRONT)**

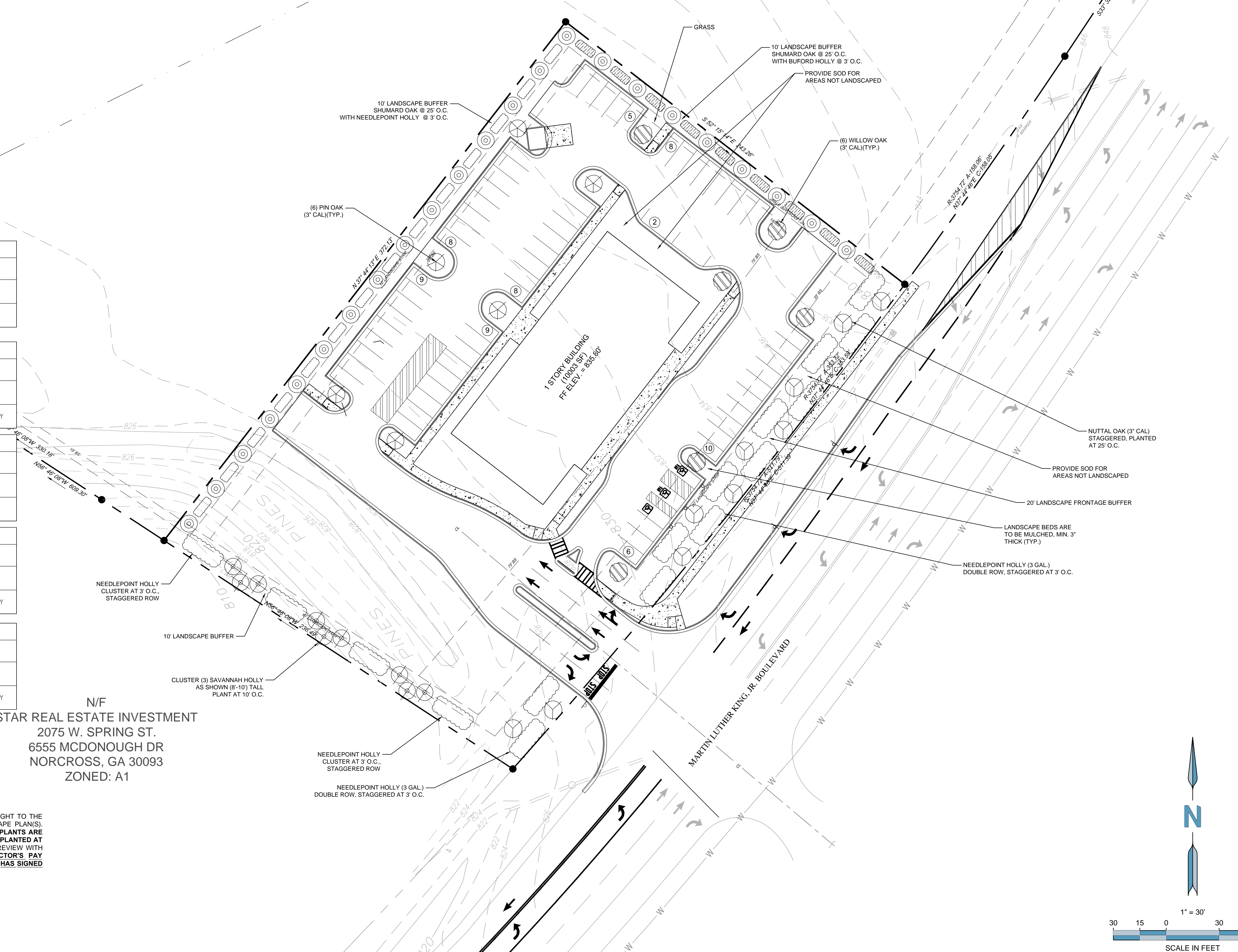
SYMBOL	NUMBER	MIN. SIZE	SCIENTIFIC NAME	COMMON NAME
	12	3" CAL	QUERCUS NUTTALLI	NUTTALL OAK
	114	3 GAL	-	NEEDLE POINT HOLLY

N/F  
MFT LAND INVESTMENTS LLC  
PO BOX 2655.  
LOGANVILLE, GA 30052  
ZONED: B3

N/F  
MFT LAND INVESTMENTS LLC  
PO BOX 2655.  
LOGANVILLE, GA 30052  
ZONED: B3

N/F  
WITH II LLC C/O THE  
STALLINGS GROUP  
TUCKER, GA 30084  
ZONED: A1

N/F  
STAR REAL ESTATE INVESTMENT  
2075 W. SPRING ST.  
6555 MCDONOUGH DR  
NORCROSS, GA 30093  
ZONED: A1



**CRITICAL NOTE:**  
LANDSCAPE PLAN INDICATES DIAGRAMMATIC LOCATIONS ONLY. PLANTS ARE TO BE BROUGHT TO THE SITE AND SET IN GENERAL LOCATION, (NOT INSTALLED), AS INDICATED ON THE LANDSCAPE PLAN(S). LANDSCAPE ARCHITECT TO APPROVE PLANT LAYOUT PRIOR TO ACTUAL INSTALLATION. IF PLANTS ARE INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S REVIEW, ALL PLANTS WILL HAVE TO BE REPLANTED AT NO ADDITIONAL COSTS TO THE OWNER. CONTRACTOR TO COORDINATE SCHEDULE FOR REVIEW WITH LANDSCAPE ARCHITECT (48 HOUR NOTICE MINIMUM). NO PORTION OF THE CONTRACTOR'S PAY APPLICATION WILL BE APPROVED FOR LANDSCAPING UNTIL THE LANDSCAPE ARCHITECT HAS SIGNED OFF ON THE PLANT INSTALLATION.



ENGINEER:  
**FORESITE group**  
www.fg-inc.net  
770.368.1399  
770.368.1944  
Foresite Group, Inc.  
3740 Davinci Ct.  
Suite 100  
Peachtree Corners, GA 30092

DEVELOPER:  
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6050 PEACHTREE PKWY, SUITE 240-213  
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(404) 514-3412  
CONTACT: GI YOUNG KIM

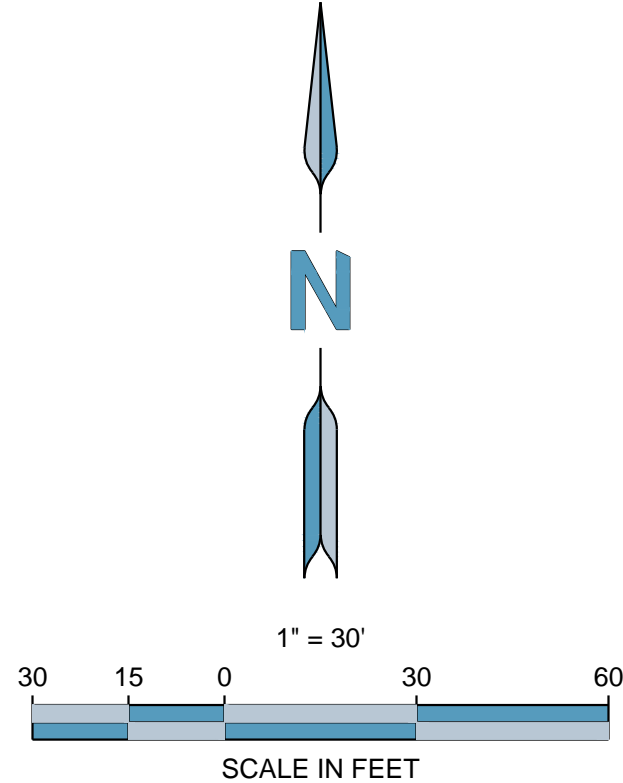
PROJECT:  
**TOKYO 2 SUSHI & HIBACHI**  
M.L.K. JR. BLVD (GA HWY 138)  
MONROE, GA 30655  
LANDLOT 005, DISTRICT 03

SEAL:

REVISIONS	DATE

PROJECT MANAGER: JPS  
DRAWING BY: LTR  
JURISDICTION: CITY OF MONROE  
DATE: 2018-08-29  
SCALE: 1" = 30'  
TITLE:

LANDSCAPE PLAN  
SHEET NUMBER:  
**L-1**  
COMMENTS: NOT RELEASED FOR CONSTRUCTION  
JOB/FILE NUMBER: 1120.005





**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on October 16, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for a new restaurant. COA is for 242 Martin Luther King Jr Blvd.**

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

**Please run on the following date:**

**September 30, 2018**



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 09-27-18  
**Description:** 535 N. Broad St. COA for Exterior changes

---

**Budget Account/Project Name:** NA

**Funding Source:** 2018 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** *Approval*

**Background:** Long standing building which is in need of some upgrades and maintenance.

**Attachment(s):** Submittals attached.

# CERTIFICATE OF APPROPRIATENESS



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00429	09/14/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS

LOCATION **535 N Broad St**  
**Monroe, GA 30655**

USEZONE **B3**  
 PIN **M0005-020-000** FLOODZONE **Yes**

CONTRACTOR  
**Xue Jin Wang**

SUBDIVISION **CORRIDOR OVERLAY DISTRICT**

535 N Broad St  
 Monroe GA 30655

LOT  
 BLOCK **0**

OWNER **Xue Jin Wang (770 267 4440)**

UTILITIES...  
 Electric  
 Sewer  
 Gas

PROJECTID# **535NBroadSt-180914-1**

EXPIRATIONDATE: **03/13/2019**

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

**REQUEST FOR COA FOR EXTERIOR CHANGES - P&Z MEETING 10/16/18 @ 5:30 PM - 215 N BROAD STREET**

### NATURE OF WORK

**Other**

### CENSUS REPORT CODE

**905 - Certificate of Appropriateness**

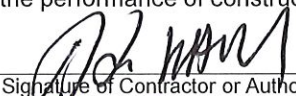
### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLE FAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTAL ROOMS	


## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

  
 Signature of Contractor or Authorized Agent

**9-14-18**  
 Date

  
 Approved By

**9-14-18**  
 Date

## MANAGE YOUR PERMIT ONLINE

### WEB ADDRESS

<http://BuildingDepartment.com/project>

### PERMIT NUMBER

**18-00429**

### PERMIT PIN

**57000**



## REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 44 through 58 of the Zoning Ordinance.

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE PLANNING COMMISSION

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

DATE: 09/14/18

APPLICANT: Xue Jin Wang

APPLICANT'S ADDRESS: 535 N. Broad St.  
Monroe, GA 30655

TELEPHONE NUMBER: 770-267-4440

PROPERTY OWNER: Xue Jin Wang

OWNER'S ADDRESS: 535 N. Broad St.  
Monroe, GA 30655

TELEPHONE NUMBER: 770-267-4440

PROJECT ADDRESS: 535 N. Broad St.  
Monroe, GA 30655

Brief description of project: Repair and Renew Exterior  
of the building. Front door and windows Replace.  
Replace Front and side Awning. Repair upper part  
of building Siding.

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

#### DEFINITIONS:

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

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



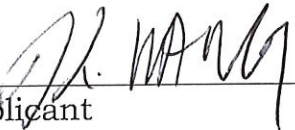
5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

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

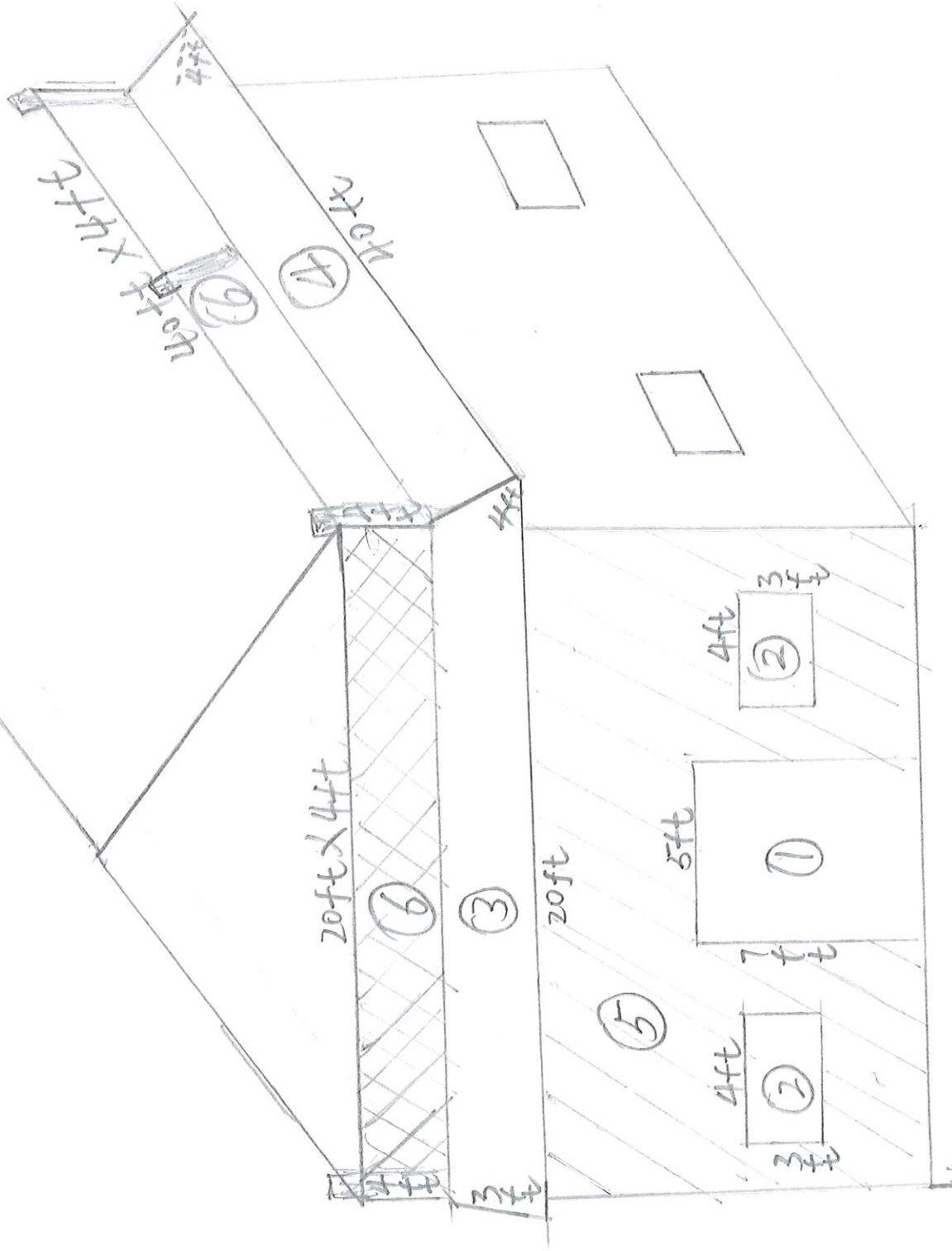
“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar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

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

  
Applicant

Date: 09/14/18

Effective July 1, 2014



- ①: 5x7, Black aluminium alloy glass storefront door
- ②: 3x4, aluminium alloy window
- ③: 3x4x20 awning
- ④: 3x4x40 awning
- ⑤: 20x12, Ceramic
- ⑥: 20x4, Fiber Cement board siding
- ⑦: 4x4 Fiber Cement board siding

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on October 16, 2018 before the Planning & Zoning Commission, at 5:30 P. M. COA is for 535 N Broad Street.**

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

**Please run on the following date:**

**September 30, 2018**



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 09-27-18  
**Description:** 215 Breedlove Dr. Rezone from R1,B3 & M1 to B3

---

**Budget Account/Project Name:** NA

**Funding Source:** 2018 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** *Approval*

**Background:** The majority of this undeveloped property has had a split zoning comprised of M1 and B3. The applicant has acquired the adjoining property which is zoned R1 to the creek line. They wish to rezone the entire resulting parcel to B3 in order to make it congruous throughout, to eliminate M1 zoning in an inappropriate location and to allow development of the site for an approved use in B3 zoning.

**Attachment(s):** Submittals attached.

September 14, 2018

**Petition Number:** 18-00430  
**Applicant:** Mill Point Properties, LLC  
**Location:** 215 Breedlove Drive  
**Proposed Zoning:** B3  
**Existing Zoning:** R1, B3, & M1  
**Acreage:** Total acreage 4.38 AC  
**Proposed Use:** Commercial Self Storage

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Mill Point Properties, LLC request a rezone for property located at 215 Breedlove Drive. The project has 175.10 ft of road frontage on Breedlove Drive. The property consists of 4.38 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned R1, M1 & B3
- (c) The requested zoning classification is B3
- (d) The requested zoning will permit a use that ~~is~~ is not suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning ~~will~~ will not adversely affect the existing and adjacent property.
- (f) The subject property ~~does~~ does not have restricted economic use as currently zoned.
- (g) The change of zoning ~~will~~ will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Residential.

Recommended conditions:



# RE-ZONING REQUEST ALL TYPES



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00430	09/14/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	215 Breedlove Dr Monroe, GA 30655	USEZONE	B3/M1	FLOODZONE
			PIN	M0007-027-000	
			SUBDIVISION		
	CONTRACTOR	MILL POINT PROPERTIES, LLC	LOT		
			BLOCK	0	
			UTILITIES...		
	1152 Rowe Rd Monroe GA 30655		Electric		
			Sewer		
			Gas		
OWNER	MILL POINT PROPERTIES, LLC,				
	1152 Rowe Rd Monroe GA 30655	PROJECTID#	215BreedloveDr-1809 14-1		
		EXPIRATIONDATE:	11/30/2018		

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR REZONE FROM R1, B3 & M1  
 TO B3 - P&Z MTG 10/16/18 @ 5:30 PM -  
 COUNCIL MTG 11/13/18 @ 6:00 PM - 215 N  
 BROAD STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

875 - \* Re-Zoning Request

### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLE FAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTAL ROOMS	

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

*Debbie Adkinson*

Approved By

Date

9-14-18

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00430

PERMIT PIN

57003

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION Breedlove drive Monroe, GA adjacent to 215 Breedlove dr  
COUNCIL DISTRICT 1  
MAPNUMBER 7  
PARCEL NUMBER A Portion of M0070027
- II. PRESENT ZONING R1, B3 & M1 REQUESTED ZONING B3
- III. ACREAGE 1.88 - 4.38 PROPOSED USE Self Storage
- IV. OWNER OF RECORD PP Property Management LLC  
ADDRESS 426 W. Highland Ave Monroe, GA 30655  
PHONE NUMBER 404 819 2520

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

V. ANALYSIS:

- 1. A description of all existing uses and zoning of nearby property  
Adjacent to B3 & M1 zoned property. Across the creek there is vacant residential land
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification  
Property is really unusable for residential land. Having a large portion of flood area and being adjacent to a shopping center
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification  
\$ 30,000
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification  
\$ 30,000
- 5. A description of the suitability of the subject property under the existing zoning classification  
Not suitable for residential use due to flood area and topography.
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property  
It will only help the yield of project that will be completed on the adjacent tract which is already zoned M1 & B3.

7. A description of any existing use of property including a description of all structures presently occupying the property None, vacant land
8. The length of time the property has been vacant or unused as currently zoned 50+ years
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification working with land planner to incorporate this tract with adjoining tract known as 215 Breedlove dr.

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

**LEGAL DESCRIPTION OF PROPERTY**

\* See next page



## Legal Description

All that 1.880 acres tract or parcel of land in Land Lot 30 of the 3<sup>d</sup> Land District of Walton County Georgia and being more particularly described as follows:

Commencing at a ½" rebar at the intersection of the northerly 60' right of way of McDaniel Street and the easterly 100' right of way of Breedlove Drive and running thence N 62°50'58" W a distance of 1,041.79' to a ½ inch open top, thence 451.58' along the arc of a 1445.63' radius curve to the right, said curve being subtended by a chord of N 48°21'26"W a distance of 449.74' to a ½" rebar, said ½" rebar being the **True Point of Beginning** thence 147.60' along the arc of a 1445.63' radius curve to the right, said curve being subtended by a chord of N 36°29'00"W a distance of 147.53' to a ½" rebar, thence leaving the aforesaid right of way N 60°23'41"E a distance of 694.75' to a ½" rebar, thence S 15°06'23"E a distance of 54.04' to a point in a creek, thence along said creek S 39°57'38"W a distance of 35.52' to a point, thence S 36°56'00"E a distance of 72.79' to a point, thence S 46°07'23"W a distance of 125.88' to a point, thence S 67°19'06"W a distance of 8.81' to a point, thence S 57°22'45"W a distance of 433.35' to a ½" rebar on the easterly 100' right of way of Breedlove Drive and the **True Point of Beginning**.

Said tract is more particularly shown as Tract 1B on a Boundary Survey for Nathan Purvis, dated 6/9/18, prepared by Alcovy Surveying & Engineering, Inc.

Rezoning/Annexation Application  
Page Three (3)

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

Owner of property (signature) *Nathan*  
Address 426 W. Highland Ave Monroe, GA 30655  
Phone Number 404-519-2520

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

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

*Susan Sykes* (Notary Public) 9-7-18 (Date)

My Commission Expires 9-8-18





Rezoning/Annexation Application  
Page five (5)

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

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

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

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- \_\_\_yes\_\_\_no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

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

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







Pa 115  
Bk 13

**SURVEYOR CERTIFICATION**

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

*Ronald Calvin Smith*  
Ronal Calvin Smith, Ga. R.L.S. no. 2921

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

*Ronald Calvin Smith* 6 AUG 18  
CITY OF MONROE CODE DEPARTMENT DATE:

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

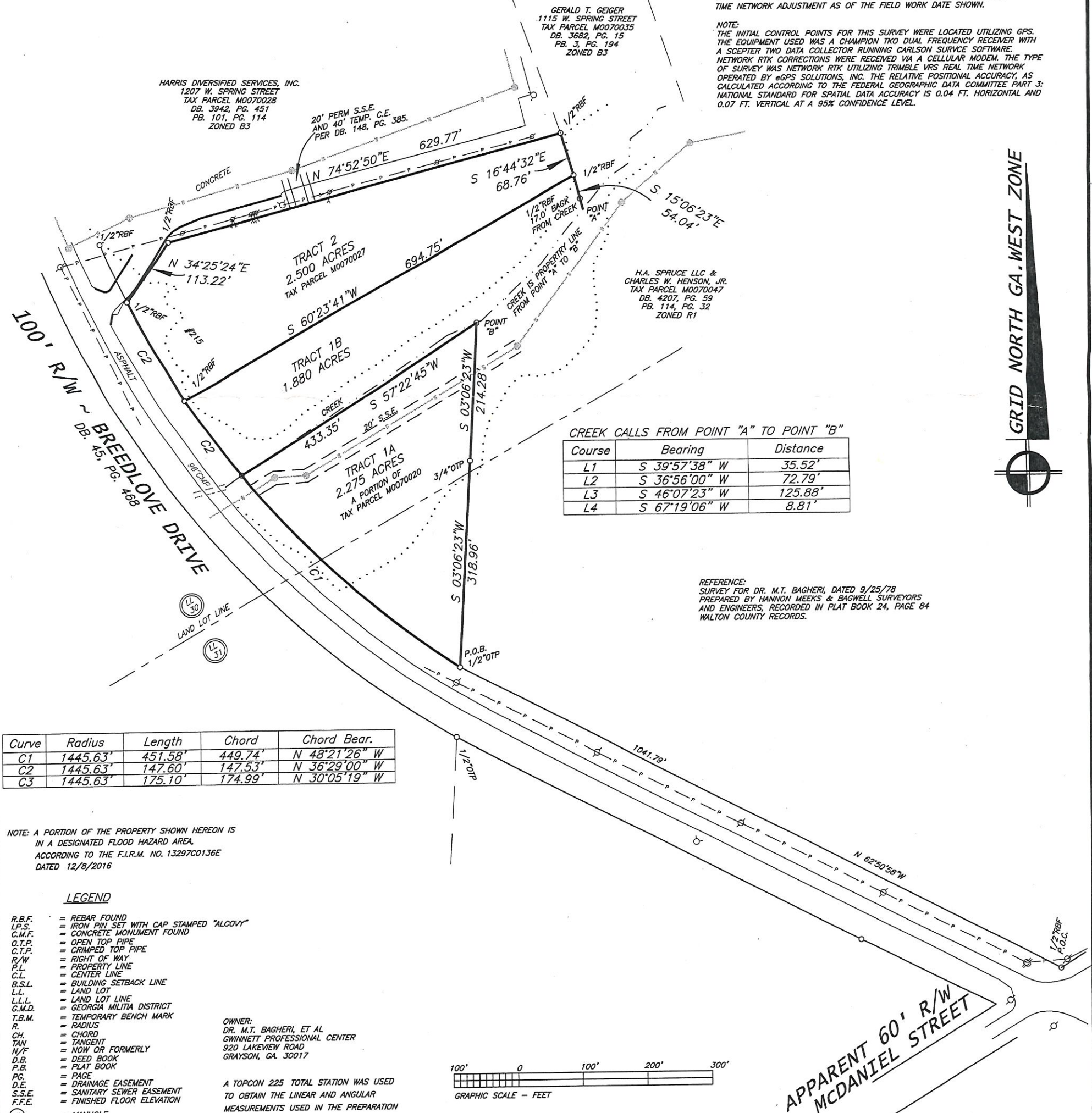
NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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

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

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

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



CREEK CALLS FROM POINT "A" TO POINT "B"

Course	Bearing	Distance
L1	S 39°57'38" W	35.52'
L2	S 36°56'00" W	72.79'
L3	S 46°07'23" W	125.88'
L4	S 67°19'06" W	8.81'

REFERENCE: SURVEY FOR DR. M.T. BAGHERI, DATED 9/25/78 PREPARED BY HANNON MEEKS & BAGWELL SURVEYORS AND ENGINEERS, RECORDED IN PLAT BOOK 24, PAGE 84 WALTON COUNTY RECORDS.

Curve	Radius	Length	Chord	Chord Bear.
C1	1445.63'	451.58'	449.74'	N 48°21'26" W
C2	1445.63'	147.60'	147.53'	N 36°29'00" W
C3	1445.63'	175.10'	174.99'	N 30°05'19" W

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0136E DATED 12/8/2016

**LEGEND**

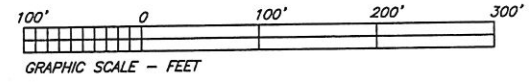
- R.B.F. = REBAR FOUND
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- C.M.F. = CONCRETE MONUMENT FOUND
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- (V) = VALVE
- (W) = WELL
- (D) = DEED OR PLAT CALL
- (P.C.) = POINT OF COMMENCEMENT
- (P.O.B.) = POINT OF BEGINNING

OWNER: DR. M.T. BAGHERI, ET AL  
GWINNETT PROFESSIONAL CENTER  
920 LAKEVIEW ROAD  
GRAYSON, GA. 30017

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 56,827 FEET AND AN ANGULAR ERROR OF 07" 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 257,775 FEET.



REVISION NO 1 - 8/16/2018 - REVISED TO DIVIDE TRACT 1 AND CREATE TRACTS 1A & 1B.

BOUNDARY SURVEY FOR:

**NATHAN PURVIS**  
IN THE CITY OF MONROE

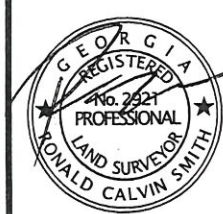
FIELD WORK DATE: 6/6/18 DATE OF PLAT PREPARATION: 6/9/18

LAND LOT(S) 30 & 31 3rd DISTRICT WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 37'

2205 HWY. 81 S., LOGANVILLE, GA. 30052  
Phone 770-466-4002 - LSF #000759

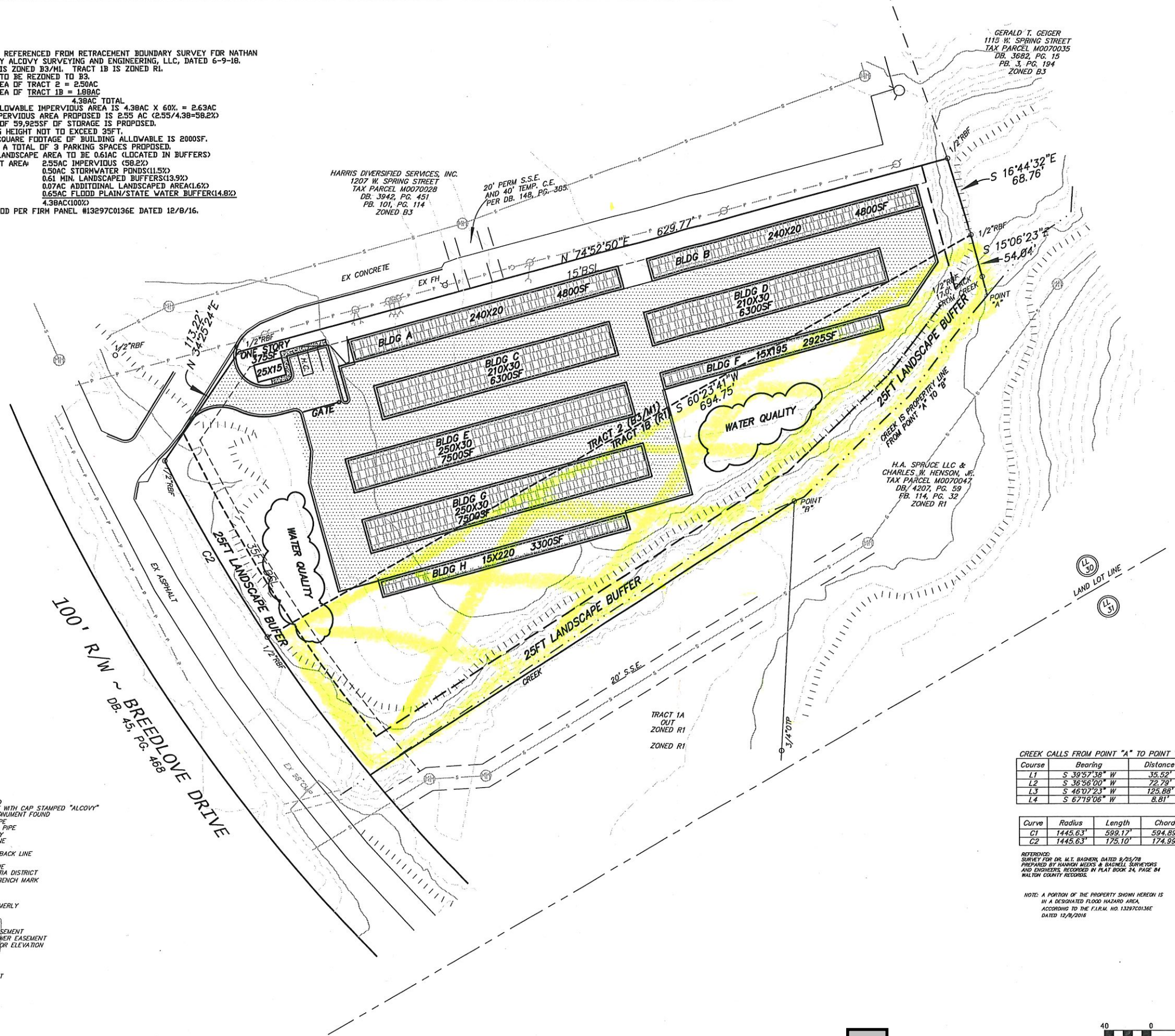
JOB NO. 16





**GENERAL NOTES:**

- BOUNDARY REFERENCED FROM RETRACEMENT BOUNDARY SURVEY FOR NATHAN PURVIS BY ALDOVY SURVEYING AND ENGINEERING, LLC, DATED 6-9-18.
- TRACT 2 IS ZONED B3/ML. TRACT 1B IS ZONED R1.
- TRACT A TO BE REZONED TO B3.
- TOTAL AREA OF TRACT 2 = 2.50AC  
TOTAL AREA OF TRACT 1B = 1.88AC  
4.38AC TOTAL
- TOTAL ALLOWABLE IMPERVIOUS AREA IS 4.38AC X 60% = 2.63AC  
TOTAL IMPERVIOUS AREA PROPOSED IS 2.55 AC (2.55/4.38=58.2%)  
A TOTAL OF 59,925SF OF STORAGE IS PROPOSED.
- BUILDING HEIGHT NOT TO EXCEED 35FT
- MINIMUM SQUARE FOOTAGE OF BUILDING ALLOWABLE IS 2000SF.
- THERE IS A TOTAL OF 3 PARKING SPACES PROPOSED.
- MINIMUM LANDSCAPE AREA TO BE 0.61AC (LOCATED IN BUFFERS)
- TOTAL LOT AREA: 2.55AC IMPERVIOUS (58.2%)  
0.50AC STORMWATER PONDS(11.5%)  
0.61 MIN. LANDSCAPED BUFFERS(13.9%)  
0.07AC ADDITIONAL LANDSCAPED AREA(1.6%)  
0.65AC FLOOD PLAIN/STATE WATER BUFFER(14.8%)  
4.38AC(100%)
- FEMA FLOOD PER FIRM PANEL #13297C0136E DATED 12/8/16.



GERALD T. GEIGER  
1115 W. SPRING STREET  
TAX PARCEL M0070035  
DB. 3682, PG. 15  
PB. 3, PG. 194  
ZONED B3

HARRIS DIVERSIFIED SERVICES, INC.  
1207 W. SPRING STREET  
TAX PARCEL M0070028  
DB. 3842, PG. 451  
PB. 101, PG. 114  
ZONED B3

H.A. SPRUCE LLC &  
CHARLES W. HENSON, JR.  
TAX PARCEL M0070047  
DB. 4207, PG. 59  
PB. 114, PG. 32  
ZONED R1

CREEK CALLS FROM POINT "A" TO POINT "B"

Course	Bearing	Distance
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L2	S 36°56'00" W	72.79'
L3	S 46°07'23" W	125.88'
L4	S 67°19'06" W	8.81'

Curve	Radius	Length	Chord	Chord Bear.
C1	1445.63'	598.17'	594.89'	N 45°25'56" W
C2	1445.63'	175.10'	174.99'	N 30°05'19" W

REFERENCE:  
SURVEY FOR DR. M.T. BACHER, DATED 9/25/78  
PREPARED BY HANCOCK MEYER & BARNETT SURVEYORS  
AND ENGINEERS, RECORDED IN PLAT BOOK 24, PAGE 84  
WALTON COUNTY RECORDS.

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO. 13297C0136E  
DATED 12/8/2016

- LEGEND**
- R.B.F. = REBAR FOUND
  - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOV"
  - C.M.F. = CONCRETE MONUMENT FOUND
  - O.T.P. = OPEN TOP PIPE
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  - P.O.B. = POINT OF BEGINNING

REVISION:	
DATE:	

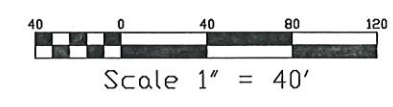
ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, INCLUDING UTILITY LOCATIONS, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE PROPERTY. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA, DA. 404/255-5000. THROUGHOUT GEORGIA, DA. 800/782-4411.

CONTACT: MATTHEW SULLINS  
SULLINS ENGINEERING, LLC.  
302 WEST MAY ST.  
WINNER, GA 30680  
PHONE: (678) 687-6219

REZONE CONCEPT PLAT for  
**BREEDLOVE STORAGE**  
WALTON COUNTY, GEORGIA  
CITY OF MONROE  
LL 30/31 ~ DIST 3RD



9/13/18  
SHEET 1





**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 215 Breedlove Drive to  
be rezoned from B3, M1 & R1 to B3  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on October 16, 2018  
at 5:30 P.M. All those having an  
interest should be present to voice  
their interest.**

**A petition has been filed with the  
City of Monroe requesting the  
property at 215 Breedlove Drive to  
be rezoned from B3, M1 & R1 to B3  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on November 13, 2018  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**September 30, 2018**



**To:** City Council / Planning Commission  
**From:** Patrick Kelley  
**Department:** Code Department  
**Date:** 08-29-18  
**Subject:** 409 Greenwood Dr. / Variance of R1 Minimum Street frontage.

---

**Budget Account/Project Name:** NA

**Funding Source:** NA

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00

**Company of Purchase:**

---

**Description:** *The applicant wishes to construct 4 Single family residences on 1.852 Ac. The square footage of the parcel could potentially yield 5.76 units based on 14,000 Sq. Ft minimum lot ares.. The applicant request a reduction of required street frontage from 100' to 77' to accommodate subdivision into 4 lots.*

**Background:** This land is currently undeveloped land within the Pollack S/D. It is sub dividable and currently zoned R1. Current street frontage would permit 3- 100' street frontages.

**Attachment(s):**

See Below

August 17, 2018

**Petition Number: 18-00386**  
**Applicant: MUL Properties LLC**  
**Location: 409 Greenwood Drive**  
**Existing Zoning: R1**  
**Acreage: 1.852 ac**  
**Proposed Use: Residential**

**CODE ENFORCEMENT STAFF RECOMMENDATION**

- Approve
- Deny
- Approve with recommended conditions

1. The applicant, MUL Properties, LLC, request a variance of Article VII, Sect 700.1 table 11 of the Zoning Ordinance for lot width minimum. The request is for 409 Greenwood Drive. The property consists of a total of 1.852 acres. The property has a total of approximately 310.49 ft of road frontage on Greenwood Drive. Code Department recommends Approval.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any: None
3. The literal application of this ordinance does not create an unnecessary hardship.
4. The variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does confer upon the property of the applicant a special privilege denied to other properties in the district.
6. The special circumstances surrounding the request for the variances are the result of acts by the applicant.
7. 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.
8. The zoning proposal is not consistent with the construction and design standards and design criteria adopted by the City of Monroe.
9. The variance is not the minimum variance that will make possible an economically viable use of the land, building, or structure.

Please Note:

Conditions as proposed.



# ZONING VARIANCE REQUEST



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

PERMITNUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00386	08/17/2018	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	409 Greenwood Dr Monroe, GA 30655	USEZONE	R1	FLOODZONE	No
			PIN	M0018-005-000		
			SUBDIVISION			
	CONTRACTOR	MUL Properties LLC	LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Carol S Dew ()  Monroe GA 30655	PROJECTID#	409GreenwoodDr-180 817-1		
		EXPIRATIONDATE:	10/31/2018			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR VARIANCE- P&Z MTG  
 9/18/18 @ 5:30 PM - COUNCIL MTG 10/9/18  
 @ 6:00 PM 215 N BROAD STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

880 - \* Zoning Variance Request

### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLEFAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTALROOMS	

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

8/17/18

Approved By

Date

8-17-18

## MANAGE YOUR PERMIT ONLINE

### WEBADDRESS

<http://BuildingDepartment.com/project>

### PERMITNUMBER

18-00386

### PERMITPIN

56850

42



Variance/Conditional Use Application

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

Meeting of: 9/18 (P/Z) & 10/9 (Council)

*Your representative must be present at the meeting*

Street address 0 Greenwood Road Council District 4 / 8 Map and Parcel # M18/5  
Zoning R-1 Acreage 1.852 acres Proposed Use 4 SFR Lots Road Frontage 310.49 ft. / on  
Greenwood Road (street or streets)

Applicant  
Name MUL Properties, LLC  
Address P.O. Box 1588, Monroe  
Phone # 770-267-2503

Owner  
Name Carol S. Dew  
Address P.O. Box 788, Monroe  
Phone # 770-267-9700

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:  
See Exhibit "A", Item #1

State relationship of structure and/or use to existing structures and uses on adjacent lots;  
See Exhibit "A", Item #2

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):  
See Exhibit "A", Item #3

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:  
See Exhibit "A", Item #4

State the particular hardship that would result from strict application of this Ordinance:  
See Exhibit "A", Item #5

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  Date: 8/17/18  
*m.m.*

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

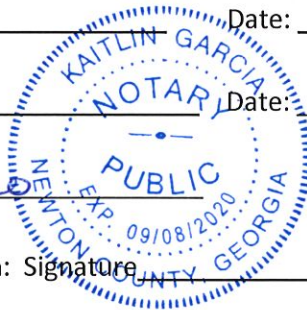
**\*Property owners signature if not the applicant**

Signature Carol A. Deew Date: 8-16-18

Kaitlin Garcia Date: 8/16/18

Notary Public

Commission Expires: 09/08/2020



I hereby withdraw the above application: Signature \_\_\_\_\_ Date \_\_\_\_\_



**The City of Monroe**  
**Variance/Conditional Use Application**  
**MUL Properties, LLC**  
**P.O. Box 1588, Monroe, Georgia 30655**

**Exhibit "A"**

**Item #1:**

Proposal calls for 4 single family residential lots to be subdivided on the 1.852 acre portion of Parcel M18/5 that fronts Greenwood Road. The lots will remain R-1 for Single Family Residential Detached homes. The lots will comply with all current zoning and code requirements. The only variance requested is that the lot width minimum of 100' be reduced to 77' to allow for the parcel to be split into 4 single family lots.

**Item #2:**

The proposed single family residences to be built will be in keeping with the quiet residential nature of the area immediately surrounding the parcel. The parcel is completely surrounded by detached single family residential homes in the Pollock Subdivision area of Greenwood Road, Plantation Drive, et al.

**Item #3:**

The request for the lot width reduction complies with the standards of the City of Monroe Zoning Ordinance, meeting many of the standards outlined in Section 1430.6(1)-(8). Specifically the standards in that section of the zoning ordinance that are relevant to this parcel are as follows:

1. The extraordinary and exceptional condition of this parcel is the creek to the rear of the property. The large required buffers limit a lot of the property being able to be used for building purposes.
2. This variance will not create a substantial detriment to the surrounding neighbors, especially given the added conditions that we are willing to place on the property outlined below. The homes will be in keeping with or of better quality than the other homes found throughout the Pollock Subdivision.
3. The requested variance is not the result of any act of the applicant.
4. The request is consistent with the design standards of in-fill home lots in downtown Monroe and the design standards generally adopted by the City.
5. This is the minimum variance needed to make this project economically viable for the applicant.



**Item #4:**

The variance will allow for 4 single family residences to be built on 4 new lots, all of which are much larger lots than the minimum R-1 size. The only variance reduction requested is to narrow the width of the lots from 100' to 77'. The 4 lots will share only 2 driveways to cut down on curb cuts along Greenwood Road. Additionally, the applicant is willing to add the following additional conditions to the variance to ensure that the homes built are quality in nature and in keeping with the Pollock Subdivision community:

1. Minimum heated living space of 1,700 sq ft.
2. No vinyl of any type on the exterior; only wood, hardi-type siding, brick, stone, stucco, including all eaves and soffits.
3. Wood doors only on the exterior of the homes.
4. Two Shared driveways for the 4 lots.
5. All garages will be located only in the 3<sup>rd</sup> layer of the lots (the 3<sup>rd</sup> layer is defined as that area a minimum of 20' behind the front edge of the principal building structure).

**Item #5:**

If the variance is not granted, the hardship will result in the applicant not being able to ensure better quality built homes on the sites because the financial yield of the project will be significantly less.

2-1



Deed Doc: WD  
Recorded 02/23/2005 03:17PM  
Georgia Transfer Tax Paid : \$80.00

WARRANTY DEED

KATHY K. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 02149 Pg 0378-0379

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made the 22<sup>nd</sup> day of February in the year Two Thousand Five, between **GREGORY P. THOMPSON** of the County of WALTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CAROL S. DEW** 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 dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said grantee,

See Exhibit "A"

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 Grantees 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 Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

*Lisa J. Reynolds* (Unofficial Witness)      *Gregory P. Thompson* (Seal)  
GREGORY P. THOMPSON Grantor

*Kathy K. Trost* (Seal)  
Notary Public



3/7/2006

**EXHIBIT "A"****Tract 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3<sup>rd</sup> District, being designated as Tract One containing 1.885 acres as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

**Tract 2:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3<sup>rd</sup> District, being designated as Tract Two containing 0.887 acres as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

**Tract 3:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3<sup>rd</sup> District, being designated as that certain tract of land known as Sherwood Road - Not Open (0.331 acres) as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

This tract was deeded to Grantor pursuant to a Resolution of the City Council of the City of Monroe, Georgia dated August 3, 2004.



- LEGEND**
- LP.S. = IRON PIN SET (1/2" RE-BAR)
  - R.B.F. = RE-BAR FOUND
  - O.T.P. = OPEN TOP PIPE
  - C.T.P. = CRIMPED TOP PIPE
  - R/W = RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.L. = BUILDING LINE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - G.M.D. = GEORGIA MILITIA DISTRICT
  - P. = POWER POLE
  - P- = POWER LINE
  - F- = FENCE LINE
  - R. = RADIUS
  - CHD. = CHORD
  - N/F. = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - P.G. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.E. = SEWER EASEMENT
  - A.E. = ACCESS EASEMENT
  - F. = FIRE HYDRANT
  - M. = MANHOLE
  - C.B. = CATCH BASIN
  - F.F.E. = FINISHED FLOOR ELEVATION
  - > = DIRECTION OF SURFACE DRAINAGE

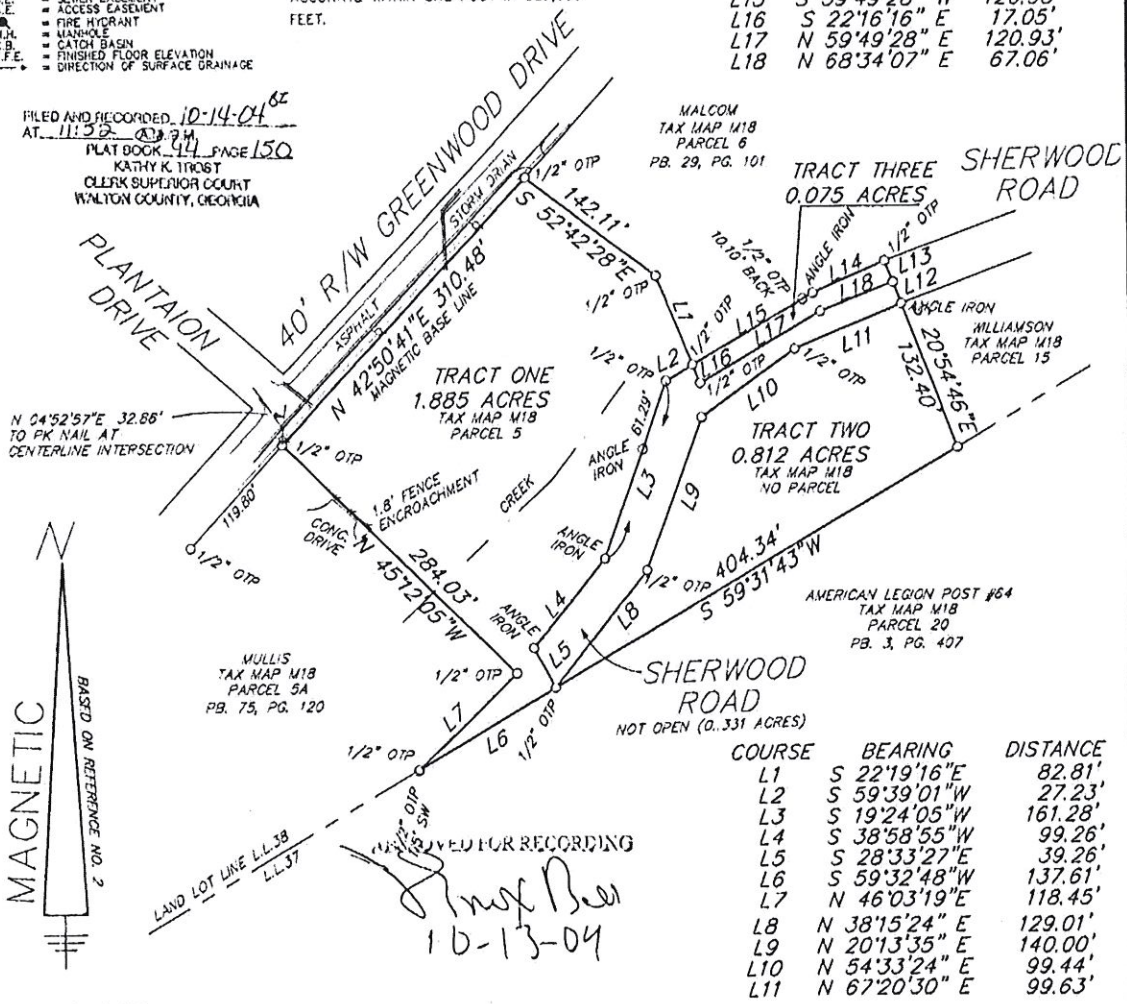
A TRIMBLE 5605 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,746 FEET AND AN ANGULAR ERROR OF 03" 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 222,696 FEET.

Course	Bearing	Distance
L12	N 21'03"58" W	19.63'
L13	N 21'03"58" W	19.63'
L14	S 66'22"24" W	67.48'
L15	S 59'49"28" W	120.93'
L16	S 22'16"16" E	17.05'
L17	N 59'49"28" E	120.93'
L18	N 68'34"07" E	67.06'

FILED AND RECORDED 10-14-04  
 AT 11:32 AM  
 PLAT BOOK 44 PAGE 150  
 KATHY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

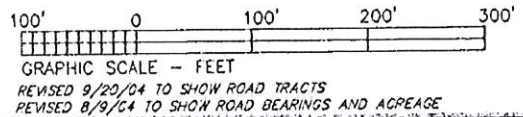


COURSE	BEARING	DISTANCE
L1	S 22'19"16" E	82.81'
L2	S 59'39"01" W	27.23'
L3	S 19'24"05" W	161.28'
L4	S 38'58"55" W	99.26'
L5	S 28'33"27" E	39.26'
L6	S 59'32"48" W	137.61'
L7	N 46'03"19" E	118.45'
L8	N 38'15"24" E	129.01'
L9	N 20'13"35" E	140.00'
L10	N 54'33"24" E	99.44'
L11	N 67'20"30" E	99.63'

- REFERENCES:**
- 1) PLAT OF SURVEY PREPARED FOR FLORENCE P. CARROLLTON, CONSTANCE P. ECKLES AND ELIZABETH P. BOSWELL, BY SATCHELOR AND ASSOCIATES, DATED 1/4/01, LAST REVISED 1/18/01.
  - 2) SURVEY FOR FLORENCE P. CARROLLTON, CONSTANCE P. ECKLES AND ELIZABETH P. BOSWELL, BY SIMS SURVEYING CO., DATED 9/8/97.

**2.772 ACRES TOTAL**

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C 0112 B DATED 2/18/90



BOUNDARY SURVEY FOR:  
**GREG THOMPSON & RENE THOMPSON**

LAND LOT: 38      DISTRICT: 3rd      COUNTY: WALTON  
 SCALE: 1" = 100'      DATE: 6/24/04      CITY: MONROE

ALCOVY SURVEYING COMPANY, INC.  
 P.O. BOX 506 MONROE, GA. 30655  
 770-207-6234

JOB NUMBER:  
 36-04



# 2017 Property Tax Statement

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

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

DEW CAROL S  
 P O BOX 788

MONROE, GA 30655

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2017-9930	11/15/2017	\$0.00	\$570.14	\$0.00	Paid 11/06/2017

Map: M0180-00000-005-000  
 Location: GREENWOOD DRIVE  
 Account No: 198600 010

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

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

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



Tax Payer: DEW CAROL S  
 Map Code: M0180-00000-005-000  
 Description: V/3.03AC  
 Location: GREENWOOD DRIVE  
 Bill No: 2017-9930

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$35,700.00	11/15/2017	08/10/2017			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	0.00	\$14,280.00	\$0.00	\$14,280.00	0.002003	\$28.60	\$0.00	\$28.60
CITY TAX	0.00	\$14,280.00	\$0.00	\$14,280.00	0.005418	\$134.13	-\$56.76	\$77.37
COUNTY	0.00	\$14,280.00	\$0.00	\$14,280.00	0.010905	\$189.73	-\$34.01	\$155.72
SCH BOND	0.00	\$14,280.00	\$0.00	\$14,280.00	0.0029	\$41.41	\$0.00	\$41.41
SCHOOL	0.00	\$14,280.00	\$0.00	\$14,280.00	0.0187	\$267.04	\$0.00	\$267.04
<b>TOTALS</b>					<b>0.039926</b>	<b>\$660.91</b>	<b>-\$90.77</b>	<b>\$570.14</b>

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

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

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

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

Current Due	\$570.14
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$570.14
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Paid Date	11/06/2017



Date: 8-14-18

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers electricity, natural gas, water, wastewater, cable television, telephone, and internet services.

The utilities checked below are available at Greenwood Drive in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV
- TELEPHONE
- INTERNET

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

Monica Simmons  
City of Monroe

## Legal Description

All that tract or parcel of land in Land Lot 37 and 38 of the 3<sup>rd</sup> Land District of Walton County Georgia and being more particularly described as follows:

Commencing at a mag nail in the center line intersection of Breedlove Drive and Alcovy Street and running thence N 04°33'15" E a distance of 560.85' to a ½ inch rebar set on the westerly 60 foot right of way of Alcovy Street, thence N 72°21'18"W a distance of 758.92' to a 4" stone with brass rod, thence N 72°21'18"W a distance of 396.78' to a 4" stone with brass road, thence N 59°28'37"E a distance of 61.66' to a ½" rebar, thence N 59°48'16"E a distance of 702.46' to a ½" rebar, thence N 46°19'59"E a distance of 119.91' to a ½" open top pipe, said ½" open top pipe being the **True Point of Beginning** thence N 44°58'06"W a distance of 284.01' to a ½" rebar on the easterly 40' right of way of Greenwood Drive, thence along the easterly 40' right of way of Greenwood Drive, N 43°08'36"E a distance of 310.49' to a ¾" rebar, thence leaving the easterly 40' right of way of Greenwood Drive, S 52°29'23"E a distance of 141.79' to a ½" open top pipe, thence S 22°04'00"E a distance of 99.84' to a ½" open top, thence S 33°01'12"W a distance of 296.52' to a ½ " open top pipe and the **True Point of Beginning**.

Said tract contains 1.853 acres and is more particularly shown as Tract 2 on a Boundary Survey for MUL Properties, LLC, dated 4/5/18, prepared by Alcovy Surveying & Engineering, Inc.



# GREENWOOD DRIVE LOTS

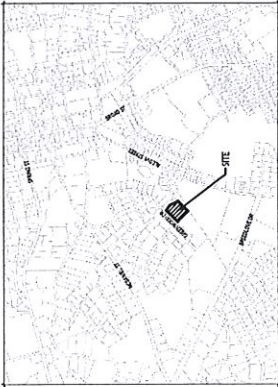
CITY OF MONROE, GEORGIA



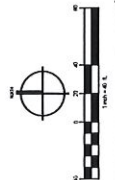
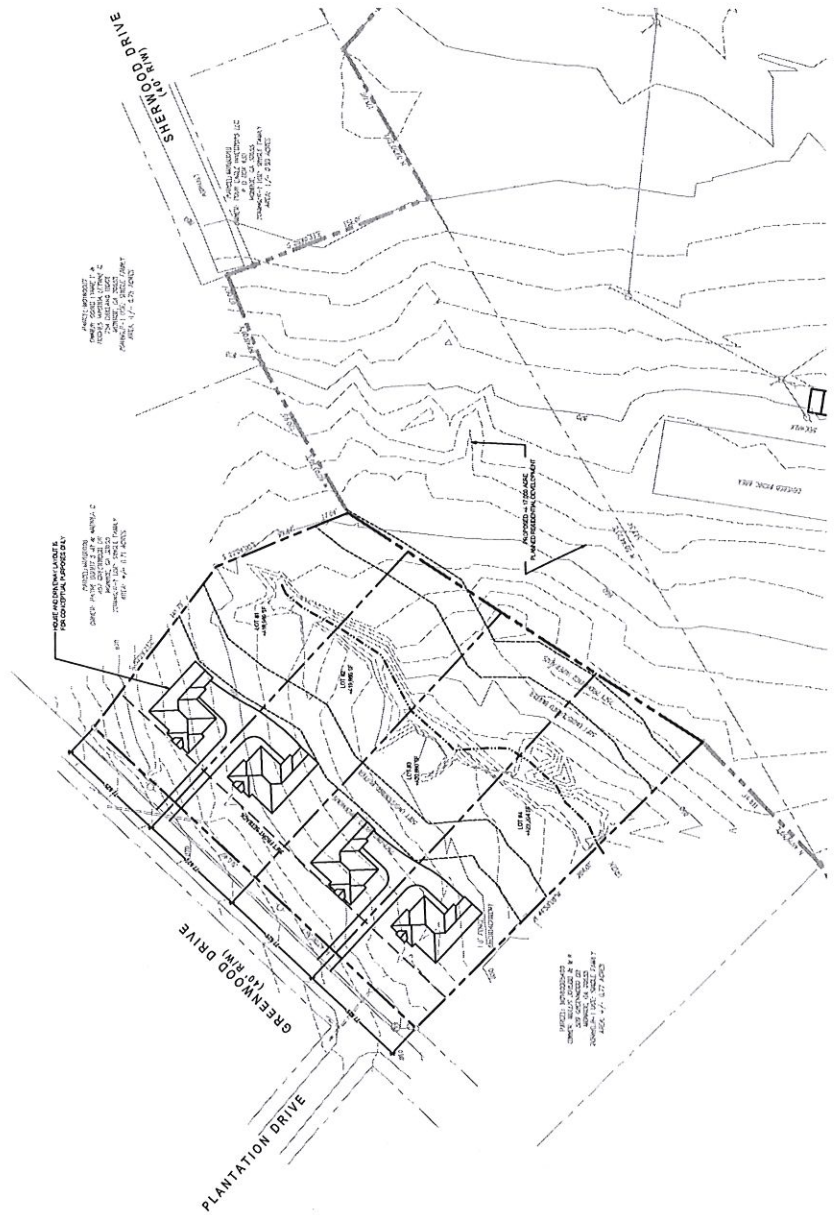
VARIANCE PLAN

SHEET NO. 18-3174  
 PROJECT NO. 18-3174  
 DATE: DISCUSSION

SHEET NO. VAR-1



- PROJECT DATA**
- 1. OWNER AND PAGES INFORMATION: TRACT 1, SECTION 24, PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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

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

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

**SURVEYOR CERTIFICATION**  
 As required by subsection (4) of O.C.G.A. section 15-8-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved 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 15-8-87.

Ronald Calvin Smith, Sr., R.L.S. No. 2921

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:  
 CITY OF MONROE CODE DEPARTMENT DATE

**REFERENCES:**  
 1) SURVEY FOR WALTON COUNTY HOSPITAL AUTHORITY, DATED 6/16/72, PREPARED BY BOB McLENDY AND ASSOCIATES, RECORDED IN PLAT BOOK 16, PAGE 281 WALTON COUNTY RECORDS.  
 2) BOUNDARY SURVEY FOR GREG THOMPSON & NEDE THOMPSON, DATED 6/24/04, PREPARED BY ALCOVY SURVEYING COMPANY, RECORDED IN PLAT BOOK 94, PAGE 196, WALTON COUNTY RECORDS.

THE COTTAGES OF MONROE LLC  
 801 BREEZLOVE DRIVE  
 TAX PARCEL M0180007  
 OR 1344, PG. 232  
 PG. 34, PG. 129  
 ZONED O4

MONROE IMA, INC.  
 700 BREEZLOVE DRIVE  
 TAX PARCEL M0070008  
 OR 1783, PG. 443  
 PG. 17, PG. 143  
 ZONED O4

- LEGEND**
- REBAR FOUND
  - CONCRETE FOUND
  - OPEN TOP PIPE
  - CONCRETE TOP PIPE
  - RIGHT OF WAY
  - CENTER LINE
  - BUILDING SETBACK LINE
  - LAND LOT LINE
  - LAND LOT LINE
  - GEORGIA HEALTH DISTRICT
  - TEMPORARY BEACH AVENUE
  - ROAD
  - DRAIN
  - MANHOLE
  - DRAIN INLET
  - FIRE HYDRANT
  - LIGHT POLE
  - POWER POLE
  - FENCE LINE
  - WATER LINE
  - GAS LINE
  - WELLS
  - WELL
  - DEED OR PLAT CALL
  - POINT OF COMMENCEMENT
  - POINT OF BEGINNING

A TOPCON 835 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

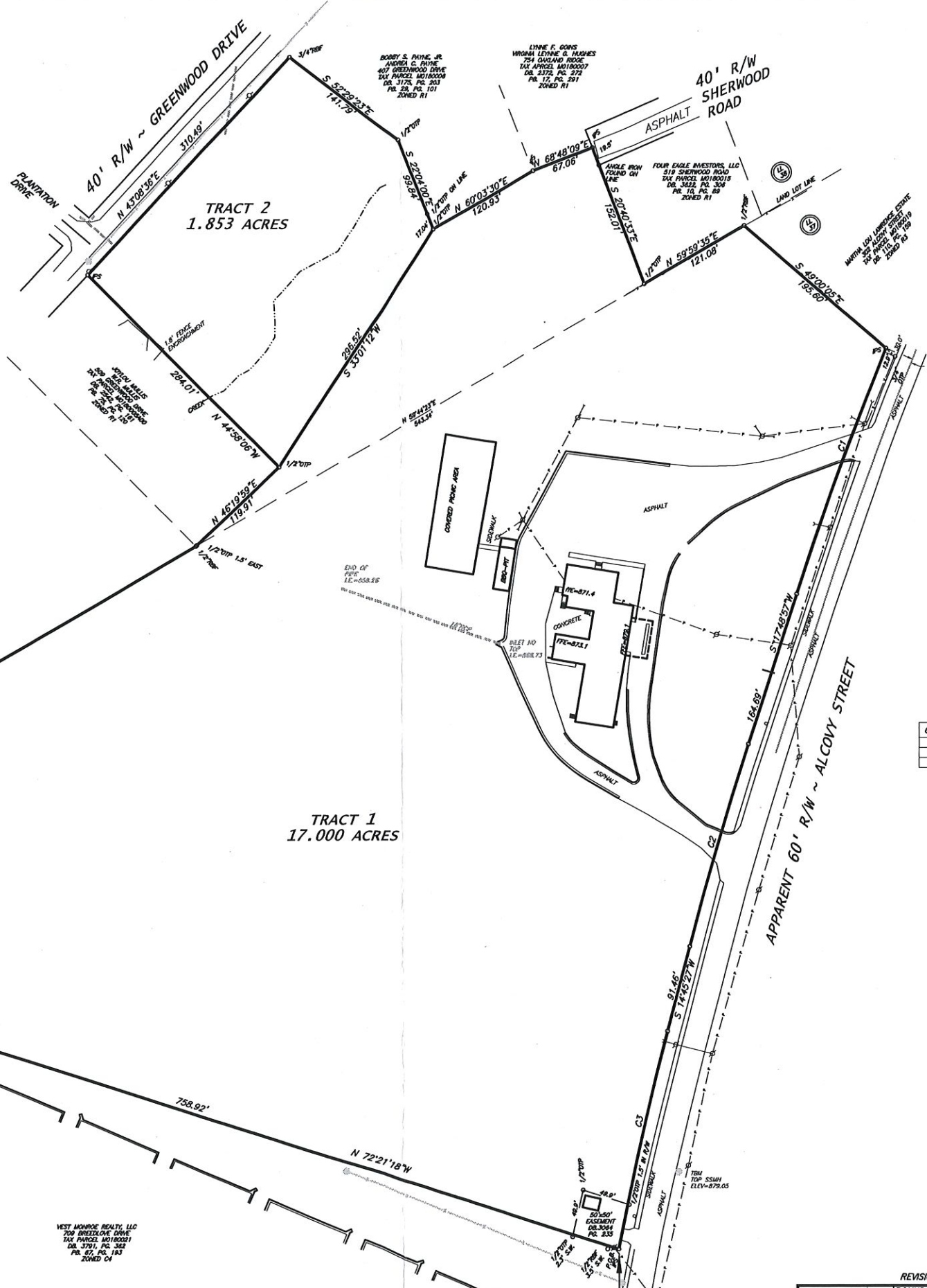
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,042 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 301,704 FEET.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE FIRM NO. 1329700137E DATED 12/04/2016

WEST MONROE REALTY, LLC  
 700 BREEZLOVE DRIVE  
 TAX PARCEL M0180001  
 OR 3791, PG. 342  
 PG. 87, PG. 143  
 ZONED O4

RICHARD P. ROBERTS  
 GERRY C. ROBERTS  
 543 GREENWOOD DRIVE  
 TAX PARCEL M0070172  
 OR 3094, PG. 454  
 PG. 30, PG. 118  
 ZONED R1

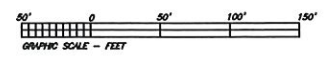


NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION T20 EQUIPMENT AND GPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: THE PATH CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION T20 DUAL FREQUENCY RECEIVER WITH A SCOUTER T20 DATA COLLECTOR RUNNING GARMIN SURVEY SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEODINAMIC 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.



Curve	Radius	Length	Chord	Chord Bear.
C1	3469.46'	273.22'	273.15'	S 20°04'19" W
C2	4047.34'	220.49'	220.47'	S 16°15'19" W
C3	3364.63'	233.34'	233.29'	S 12°46'15" W



REVISION NO. 1 - 8/14/2018 - REVISED TRACT LINE AND ACREAGE  
 BOUNDARY SURVEY FOR:

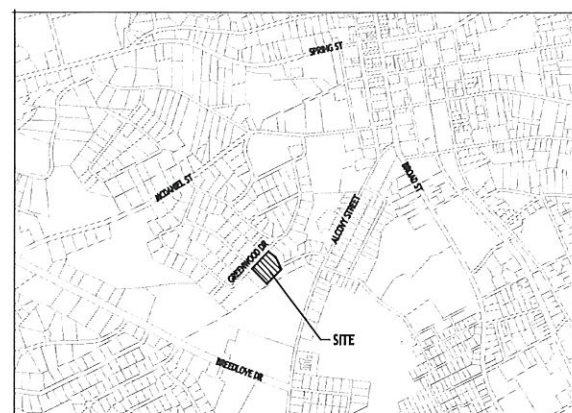
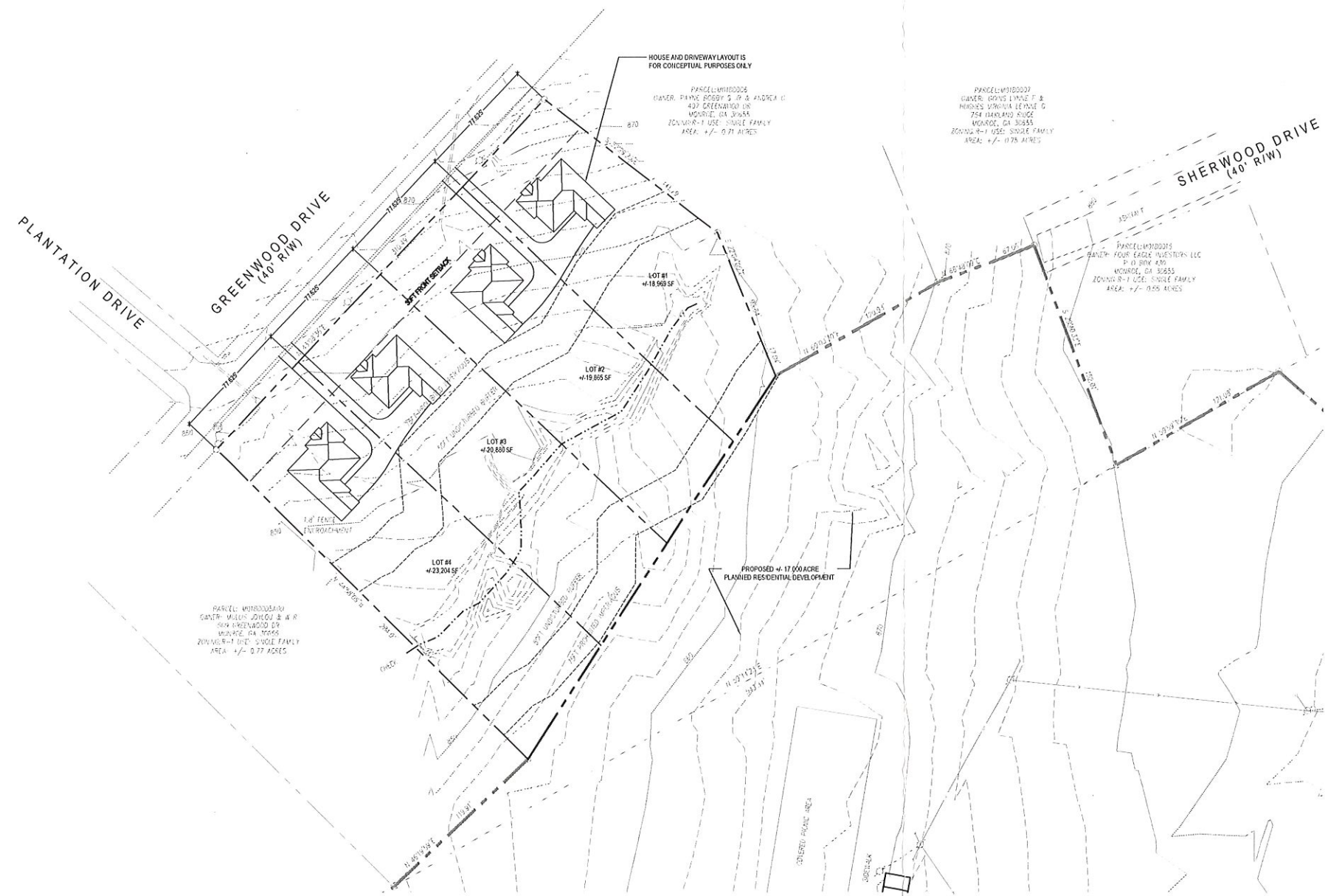


**MUL PROPERTIES, LLC**  
 TAX PARCELS M0180008 & M0180009, IN THE CITY OF MONROE

FIELD WORK DATE: 4/3/18 DATE OF PLAT PREPARATION: 4/5/18  
 LAND LOT(S) 37 & 38 3rd DISTRICT WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 50'  
 2105 HWY. 81 S., LOGANVILLE, GA. 30052  
 Phone 770-466-1001 - LSE #000752 JOB NO. 18-039





VICINITY MAP  
SCALE: N/A

**PROJECT DATA**

**1. OWNER AND PARCEL INFORMATION:**

TRACT 1: OWNER: DEW CAROL S, P O BOX 788, MONROE, GA 30655  
 TRACT 1: A PORTION OF PARCEL M0180005, GREENWOOD DRIVE, +/- 1.852 ACRES

DEVELOPER: MUL PROPERTIES, LLC, P.O. BOX 1588, MONROE, GA 30655, CONTACT: PAUL ROSENTHAL

**2. TOTAL PROJECT ACREAGE:** +/- 1.852 ACRES

**3. EXISTING ZONING:** TRACT 1: R-1 (LARGE LOT RESIDENTIAL)  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 TRACT 1: VACANT

**4. PROPOSED ZONING:** R-1 (NO CHANGE IN ZONING)  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

**5. WATER SUPPLY:** CITY OF MONROE  
 SEWERAGE DISPOSAL: CITY OF MONROE  
 GARBAGE COLLECTION & RECYCLING: CITY OF MONROE

**6. PROPOSED UTILITIES:** WATER, POWER, TELEPHONE, AND CABLE ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

**7. THIS PROJECT SHALL MEET ALL CITY OF MONROE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION.**

**8. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE ORDINANCES AND REGULATIONS.**

**9. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 13297C0136E & 13297C0137E DATED 12/03/16.**

**10. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 04/05/18.**

**DEVELOPMENT SUMMARY**

TOTAL PROJECT ACREAGE: 1.852 ACRES  
 SINGLE-FAMILY LOTS: 4  
 VARIANCE REQUEST: REDUCE MINIMUM LOT WIDTH AT MINIMUM BUILDING LINE FROM 100' MINIMUM TO 77' MINIMUM.

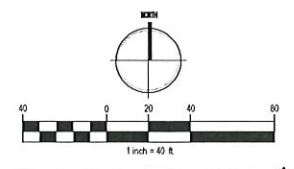
**SMITH PLANNING GROUP**  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 1022 TWELVE OAKS PLACE, STE 201  
 WATSONVILLE, GA 30777  
 (706) 789-9515  
 (706) 789-9595 FAX  
 www.smithplanninggroup.com

**GREENWOOD DRIVE LOTS**  
 CITY OF MONROE, GEORGIA

SEALS:

SHEET TITLE:  
**VARIANCE PLAN**

SHEET ISSUE: 08/17/18 PROJECT NO. 18-2374  
 NO. DATE DESCRIPTION





**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 409 Greenwood Drive. A public hearing will be held on September 18, 2018 before the Planning & Zoning Commission, at 5:30 P. M.**

**The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 409 Greenwood Drive. A public hearing will be held on October 9, 2018 before the Mayor and Council, at 6:00 pm.**

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

**Please run on the following date:**

**September 2, 2018**