



Planning Commission Meeting

AGENDA

Tuesday, January 21, 2025

6:00 PM

215 N Broad St - City Hall

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **APPROVAL OF AGENDA**
 - IV. **MINUTES OF PREVIOUS MEETING**
 1. November 19, 2024 Minutes
 - V. **REPORT FROM CODE ENFORCEMENT OFFICER**
 - VI. **OLD BUSINESS**
 - VII. **NEW BUSINESS**
 1. De-annexation 0 Hwy 78
 - VIII. **ADJOURNMENT**

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

Present: Shauna Mathias, Kim Jolly, Randy Camp, Rosalind Parks

Absent: Mike Eckles

Staff: Brad Callender—City Planner
Laura Wilson—City Clerk

Visitors: Lori Volk

Call to Order by Acting Chairman Camp at 6:00 pm.

Motion to Approve the Agenda

Motion Mathias. Second Parks.
Motion carried

Acting Chairman Camp asked for any changes, corrections or additions to the October 15, 2024 minutes.
Motion to approve

Motion Mathias. Second Jolly.
Motion carried

Code Report—Brad Callender: The Code amendments from October meeting went to the November City Council meeting with no changes.

Old Business: None

New Business:

The First Item of Business is Preliminary Plat approval #3503 at 707 S. Madison Ave for 5 lots known as the Carson Pointe development. This exact preliminary plat was previously approved in October 2023. Three lots front onto Norris St, one on the private access drive, and an existing residence that fronts on S. Madison Ave. Staff recommends approval without conditions. Lori Volk spoke in favor of the project. The renewal is need to continue permitting the land disturbance permit. The project is exempt from the moratorium.

Acting Chairman Camp: Anyone here to speak against the application? No

Motion to approve

Motion Mathias. Second Jolly.
Motion approved

Chairman Eckles entertained a motion to adjourn.
Motion to adjourn

Motion Mathias. Second Parks
Meeting adjourned; 6:36 pm



**Planning
City of Monroe, Georgia**

DE-ANNEXATION STAFF REPORT

APPLICATION SUMMARY

DE-ANNEXATION CASE #: 3602

DATE: January 14, 2025

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: MFT Land Investments, LLC

PROPERTY OWNER: MFT Land Investments, LLC

LOCATION: North side of US Hwy 78 (Parcel #C0750160, western bank of the Alcovy River)

ACREAGE: ±141.212

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: De-annexation

REQUEST SUMMARY: The owner is petitioning for a de-annexation of this property.

STAFF RECOMMENDATION: Staff recommends approval of this de-annexation request.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: January 21, 2025

CITY COUNCIL: February 11, 2025

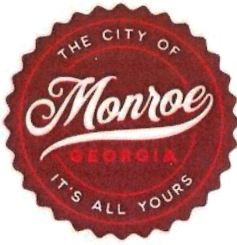
REQUEST SUMMARY

The applicant is requesting to de-annex a ±141.212-acre property (Tax Parcel #C0750160) from the City. The ±141.212-acre tract is an undeveloped property located on the north side of US Hwy 78 on the far western edge of the City along the western bank of the Alcovy River. The property was annexed into the City in May of 2006 and rezoned to PCD (Planned Commercial District). The property formerly included a ±8.919-acre property located on the south side of US Hwy 78, which was de-annexed by the City Council on June 11, 2024. Since being annexed into the City, there have been no plans to develop the property beyond the original rezoning plan. The ±141.21-acre property was placed into a permanent conservation easement prohibiting any ability to develop the property as currently zoned. The subject property is not currently accessed by or connected to any City utilities. With the site currently being undeveloped, the de-annexation does not result in the loss of any economic development opportunities for the City. The Walton County Board of Commissioners approved a resolution consenting to the de-annexation on November 5, 2024 as required by O.C.G.A Section 36-36-22.

STAFF RECOMMENDATION

Staff recommends the request to de-annex the ±141.212-acre property, also known as Tax Parcel #C0750160, be granted as requested.

3602



**CITY OF MONROE
PETITION FOR
DEANNEXATION**

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

TERRITORY TO BE DEANNEXED; IDENTIFICATION & DESCRIPTION
Property Address (or physical location): Highway 78 at Alcovy River
Parcel #(s): C0750160
Acreage/Square Feet: 141.21 Council Districts: District 1

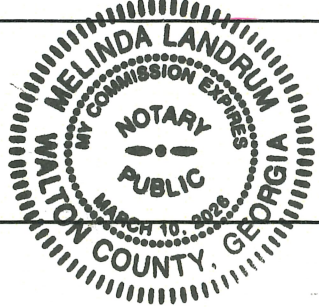
PROPERTY OWNER INFORMATION
Property Owner: MFT Land Investments LLC Phone #: 770-715-2800
Address: 574 Conyers Road, Suite 200 City: Loganville State: GA Zip: 30052

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

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

SIGNATURE: [Signature] DATE: 9-27-2024

NOTARY PUBLIC: Melinda Landrum
SWORN TO AND SUBSCRIBED BEFORE THIS 27th DAY OF September, 2024
NOTARY SIGNATURE: [Signature]
DATE: 9/27/2024 SEAL:



After Recording Return To:
McMichael & Gray, P.C.
170 Bankers Blvd, 100-A
Monroe, GA 30655

Order No.: LOG-230158-PUR

Property Appraiser's Parcel I.D. Number:
C0750-00000-160-000

**THIS DOCUMENT HAS BEEN
E-RECORDED AT**
BOOK 5275 PAGE 47-48
COUNTY WALTON STATE GA
DATE 3/2/2023 TIME: 10 29 A.M.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 23rd day of February, 2023, between

Blue Eagle Land Investments, LLC, a Georgia Limited Liability Company

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

**MFT Land Investments, LLC
, a Georgia Limited Liability Company**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 7, 8, 10 and 11 of the 3rd and 4th District of Walton County, Georgia, having 141.212 acres, more or less, as shown on that plat or survey prepared for Equitable Partners, II, LLC, Fairfield Financial Services, Inc. and Lawyers Title Insurance Corporation by Brewer and Dudley, L.L.C., John F. Brewer, III, G.R.L.S. No.2905, (Job No. 05177) dated October 5, 2005, and revised December 29, 2005, recorded in Plat Book 99, Page 33, which is incorporated herein by reference for a more complete description of the subject property, and described as follows: To locate the true point of beginning, begin at the intersection of the northern right of way line of U.S. Highway 78 and the eastern right of way line of Rowe Road, thence easterly along the westerly right of way line of U.S. Highway 78 a distance of 1.418.87 feet to a one-half inch (1/2") rebar set, said rebar being located at the southeastern corner of property now or formerly owned by Baker Street Limited Partnership and Wallace E. Miller Family Property, which marks the Point of Beginning, thence North 00 degrees 04 minutes 57 seconds West 1,500.91 feet to a one-half inch (1/2") rebar found at the southwest corner of Lot 63 of Alcovy River Landing; thence North 80 degrees 20 minutes 03 seconds East 2,009.90 feet to a point designed "Point A" in the center of the Alcovy River; thence from "Point A" following the centerline of Alcovy River the following courses and distances: South 51 degrees 57 minutes 13 seconds East 643.22 feet to a point; thence South 34 degrees 14 minutes 49 seconds East 94.48 feet to a point; thence South 39 degrees 36 minutes 12 seconds East 171.61 feet to a point; thence South 64 degrees 47 minutes 59 seconds East 28.40 feet to a point; thence South 42 degrees 18 minutes 37 seconds East 176.84 feet to a point; thence South 28 degrees 45 minutes 03 seconds East 252.0 feet to a point; thence South 23 degrees 07 minutes 20 seconds East 212.05 feet to a point; thence South 25 degrees 53 minutes 19 seconds East 522.98 feet to a point; thence South 16 degrees 02 minutes 19 seconds East 52.11 feet to a point; thence South 25 degrees 13 minutes 31 seconds East 159.36 feet to a point; thence South 20 degrees 22 minutes 23 seconds East 134.21 feet to a point; thence South 17 degrees 33 minutes 25 seconds East

71.29 feet to a point; thence South 14 degrees 12 minutes 02 seconds East 72.50 feet to a point; thence South 09 degrees 57 minutes 53 seconds West 136.31 feet to a point; thence 01 degree 04 minutes 14 seconds West 110.83 feet to a point; thence South 57 degrees 30 minutes 30 seconds West 29.56 feet to a point; thence South 38 degrees 17 minutes 06 seconds West 321.72 feet to a corrugated metal designated as "Point B" on the above-referenced survey, which "Point B" is located on the northeastern right of way of U.S. Highway 78; thence along the northeastern right of way line of U.S. Highway 78 (having a 158 foot right of way) North 76 degrees 07 minutes 19 seconds West 2.871.72 feet to a point; thence continuing along the northwestern right of way line of U.S. Highway 78 and following the curvature thereof an arc distance of 69.27 feet, said arc being subtended by a chord having a bearing of North 75 degrees 49 minutes 00 seconds West 69.27 feet to a point; thence North 14 degrees 11 minutes 14 seconds East 25.28 feet to a point; thence North 77 degrees 58 minutes 58 seconds West 25.09 feet to a point; thence South 14 degrees 05 minutes 03 seconds West 24.50 to a point located on the northeastern right of way line of Highway U.S. 78; thence continuing along the northeastern right of way line of U.S. Highway 78 and following the curvature thereof an arc distance of 271.17 feet to the true point of beginning, said arc being subtended by a chord bearing North 77 degrees 42 minutes 36 seconds West a distance of 271.14 feet.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor. **IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Blue Eagle Land Investments, LLC

[Handwritten Signature]

By: *[Handwritten Signature]* (Seal)
Ned Butler, Sole Member

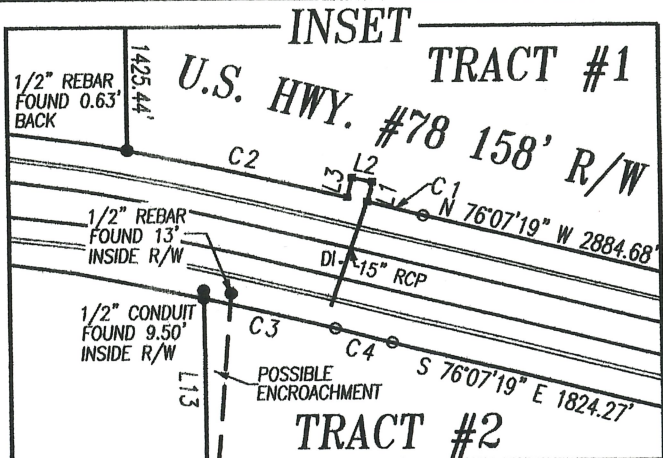
Unofficial Witness

[Handwritten Signature]

Notary Public

My Commission Expires: 12-01-25
[Notary Seal]



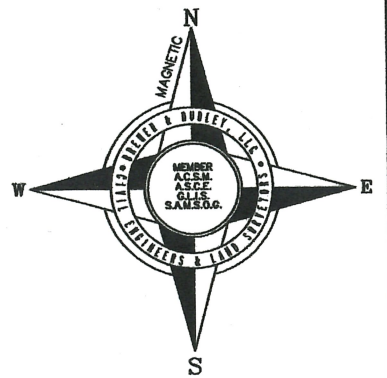


EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY.

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

NUMBER	DIRECTION	DISTANCE
L1	N 14°11'14" E	25.28'
L2	N 77°58'58" W	25.09'
L3	S 14°05'03" W	24.50'
L4	S 86°50'00" W	167.28'
L5	S 89°49'48" W	167.00'
L6	N 85°24'41" W	399.77'
L7	N 85°39'27" W	166.75'
L8	N 83°42'29" W	203.89'
L9	N 86°25'57" W	245.08'
L10	N 83°56'17" W	219.00'
L11	N 84°43'34" W	273.40'
L12	N 84°46'24" W	160.93'
L13	N 00°18'54" W	356.35'
L14	N 88°46'39" W	183.75'



I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0100B EFFECTIVE DATE: 2/16/1990.

- REF. P.B. #86 PG. #159...
- REF. D.B. #1070 PG. #430...
- REF. D.B. #785 PG. #400...
- REF. D.B. #2109 PG. #160, P.B. #18 PG. #75...
- REF. D.B. #698 PG. #51, P.B. #12 PG. #10...
- REF. D.B. #264 PG. #388, P.B. #18 PG. #277...
- REF. D.B. #1032 PG. #388, P.B. #66 PG. #30...
- REF. D.B. #1007 PG. #57, P.B. #72 PG. #110...
- REF. D.B. #807 PG. #11, P.B. #70 PG. #131...
- REF. D.B. #2109 PG. #158, P.B. #18 PG. #75...
- REF. D.B. #2109 PG. #160, P.B. #18 PG. #75...

BEARINGS & DISTANCES ALONG C OF ALCOY RIVER FROM Pt. A TO Pt. B

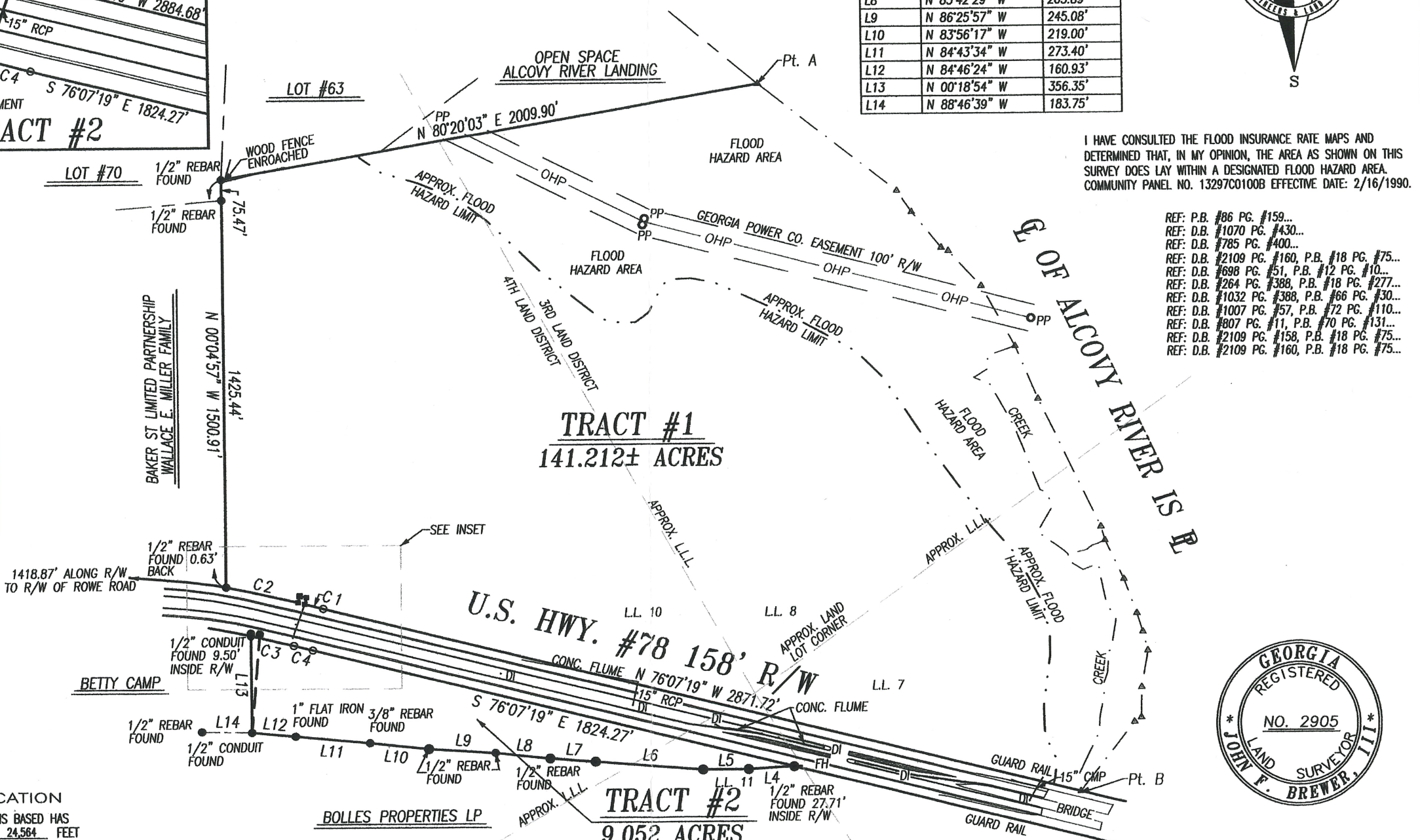
DIRECTION	DISTANCE
S 51°57'13" E	643.22'
S 34°14'49" E	94.48'
S 39°36'12" E	171.61'
S 64°47'59" E	28.40'
S 42°18'37" E	176.84'
S 28°45'03" E	252.01'
S 23°07'20" E	212.05'
S 25°53'19" E	522.98'
S 16°02'19" E	52.11'
S 25°13'31" E	159.36'
S 20°22'23" E	134.21'
S 17°33'25" E	71.29'
S 14°12'02" E	72.50'
S 09°57'53" W	136.31'
S 01°04'14" W	110.83'
S 57°30'30" W	29.56'
S 38°17'06" W	321.72'

- LEGEND:
- H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - LL - LAND LOT
 - LL.L. - LAND LOT LINE
 - C - CENTER LINE
 - M.H. - MANHOLE
 - F - FIRE HYDRANT
 - D.I. - DROP INLET
 - R/W MONUMENT - R/W MONUMENT
 - 1/2" REBAR SET UNLESS NOTED OTHERWISE - 1/2" REBAR SET UNLESS NOTED OTHERWISE
 - - - - - PROPERTY LINE

SURVEYORS CERTIFICATION

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,584 FEET AN AND ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
- THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 607,601 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
- ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 75°49'00" W	3588.84	69.27	69.27
C2	N 77°42'36" W	5408.82	271.17	271.14
C3	S 76°55'29" E	5250.82	162.58	162.58
C4	S 75°50'15" E	3430.84	71.06	71.06



TOTAL AREA = 150.264± ACRES

Scale: 1" = 400'



County: Walton

Land Lot's 7, 8, 10 & 11

District 3rd & 4th

Scale: 1"=400'

Date: 10/5/2005

TERRAMAX

SURVEY FOR:

These drawings remain the property of Brewer & Dudley and may not be reproduced without written permission.

Brewer & Dudley, L.L.C.

Civil Engineering
Land Surveying
Land Planning
Construction Management

107 Davis Street
Monroe, Georgia 30655
tel. (770) 267-4703
fax. (770) 267-8478

Revisions:

Date _____

Date _____

Job No. 05177

File No. _____

**WALTON COUNTY, GEORGIA
RESOLUTION NUMBER 2024-16**

**A RESOLUTION
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY**

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

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

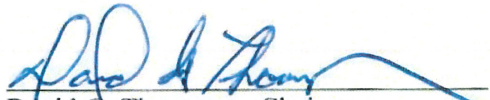
WHEREAS, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and


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

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

NOW THEREFORE, BE IT RESOLVED that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit "A" (C0750160) attached hereto, from the City of Monroe, Georgia. Subject property shall be annexed with a zoning classification of A1.

Adopted this 5th day of November, 2024.


David G. Thompson, Chairman
Walton County Board of Commissioners

Attest: 
Rhonda Hawk, County Clerk
Walton County, Georgia



After Recording Return To:
McMichael & Gray, P.C.
170 Bankers Blvd, 100-A
Monroe, GA 30655

Order No.: LOG-230158-PUR

Property Appraiser's Parcel I.D. Number:
C0750-00000-160-000

THIS DOCUMENT HAS BEEN
E-RECORDED AT
BOOK 5275 PAGE 47-48
COUNTY WALTON STATE GA
DATE 3/2/2023 TIME: 10 29 A.M.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 23rd day of February, 2023, between

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

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, a Georgia Limited Liability Company**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 7, 8, 10 and 11 of the 3rd and 4th District of Walton County, Georgia, having 141.212 acres, more or less, as shown on that plat or survey prepared for Equitable Partners, II, LLC, Fairfield Financial Services, Inc. and Lawyers Title Insurance Corporation by Brewer and Dudley, L.L.C., John F. Brewer, III, G.R.L.S. No.2905, (Job No. 05177) dated October 5, 2005, and revised December 29, 2005, recorded in Plat Book 99, Page 33, which is incorporated herein by reference for a more complete description of the subject property, and described as follows: To locate the true point of beginning, begin at the intersection of the northern right of way line of U.S. Highway 78 and the eastern right of way line of Rowe Road, thence easterly along the westerly right of way line of U.S. Highway 78 a distance of 1.418.87 feet to a one-half inch (1/2") rebar set, said rebar being located at the southeastern corner of property now or formerly owned by Baker Street Limited Partnership and Wallace E. Miller Family Property, which marks the Point of Beginning, thence North 00 degrees 04 minutes 57 seconds West 1,500.91 feet to a one-half inch (1/2") rebar found at the southwest corner of Lot 63 of Alcovy River Landing; thence North 80 degrees 20 minutes 03 seconds East 2,009.90 feet to a point designed "Point A" in the center of the Alcovy River; thence from "Point A" following the centerline of Alcovy River the following courses and distances: South 51 degrees 57 minutes 13 seconds East 643.22 feet to a point; thence South 34 degrees 14 minutes 49 seconds East 94.48 feet to a point; thence South 39 degrees 36 minutes 12 seconds East 171.61 feet to a point; thence South 64 degrees 47 minutes 59 seconds East 28.40 feet to a point; thence South 42 degrees 18 minutes 37 seconds East 176.84 feet to a point; thence South 28 degrees 45 minutes 03 seconds East 252.0 feet to a point; thence South 23 degrees 07 minutes 20 seconds East 212.05 feet to a point; thence South 25 degrees 53 minutes 19 seconds East 522.98 feet to a point; thence South 16 degrees 02 minutes 19 seconds East 52.11 feet to a point; thence South 25 degrees 13 minutes 31 seconds East 159.36 feet to a point; thence South 20 degrees 22 minutes 23 seconds East 134.21 feet to a point; thence South 17 degrees 33 minutes 25 seconds East

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AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor. **IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Blue Eagle Land Investments, LLC

[Signature]
Unofficial Witness

By: *[Signature]* (Seal)
Ned Butler, Sole Member

Margaret M Hudson
Notary Public

My Commission Expires: 12-01-25
[Notary Seal]

