



Planning & Zoning Meeting

AGENDA

Tuesday, October 19, 2021

5:30 PM

215 N Broad Street Monroe Ga 30655

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

1. Minutes from Previous Planning Commission Meeting - 9/21/2021

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

1. Request for Rezone 140 Blaine St from B-3 to PCD

2. Zoning Code Text Amendment #12

3. Request for COA for a Monument Sign at 620 Unisia Dr

4. Request for COA for a Convenience Store with Fuel Pumps - 1530 S. Broad St.

5. Request for COA for a Convenience Store at 511 N Broad St

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

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—September 21, 2021**

Present: Randy Camp, Chase Sisk, Rosalind Parks, Nate Treadaway

Absent: Mike Eckles

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

Visitors: Allyn Jones, Lee Rowell, Ray Cunliffe, Jim Sibley

Call to Order by Acting Chairman Camp at 5:36 pm.

Acting Chairman Camp asked for any changes, corrections or additions to the August 17, 2021 minutes.

Motion to approve minutes.

Motion Parks. Second Sisk
Motion carried unanimously

Acting Chairman Camp asked for a Code Officer Report.

Kelley: The agenda has to be amended to remove the Conditional Use Permit Application for 611 Davis St, the Rezone Application for 140 Blaine St, and the Zoning Code Text Amendment #12 because the Walton Tribune failed to advertise those zoning actions in compliance with the ZPL (Zoning Procedures Law). All three of those items will be readvertised and heard in October.

Motion Sisk. Second Parks.
Motion Carried

Old Business: None

New Business:

First Item of New Business: is Preliminary Plat Case #149, a request for preliminary plat approval for a single-family residential development at 935 McDaniel St named Mountain Creek Estates, encompassing 49.82 acres. This is a previously attempted development with a new developer and will be modified to meet current zoning and development requirements.

Code Department recommends approval subject to the corrections listed in the staff report (16 items, mostly administrative items).

Acting Chairman Camp entertained a motion.

Motion to approve with conditions listed

Motion Treadaway. Second Sisk.

Motion Carried

Second Item of New Business: is Preliminary Plat case #157, a request for preliminary plat approval of single-family residential development located at the southwest corner of Double Springs Church Road and Cedar Ridge Road named River Pointe, encompassing approximately 200 acres. The application was submitted by The Pacific Group LLC on behalf of the property owners, The Rowell Family Partnership and Jane Jay Still.

The Code Department recommends approval subject to the four corrections listed in the staff report.

Ray Cunliffe from The Pacific Group spoke in favor of the project. He noted all of the conditions listed in the staff report had been corrected and requested the Commission members vote for approval of the project.

Acting Chairman Camp asked for background on the project. Cunliffe replied the project is for 310 lots under the property’s current zoning of R1 for single family detached homes.

Treadaway: Is this a development that was started back in the 2000s?

Cunliffe: No, it is a raw property, undeveloped

Acting Chairman Camp: What is the price point for these homes?

Cunliffe: 350k-450k

Parks: How many homes per acre is the development?

Kelley: Approximately 1.5, meeting R1 standards

Acting Chairman Camp entertained a motion.

Motion to approve with conditions listed

Motion Treadaway. Second Sisk.

Motion Carried

Acting Chairman Camp entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Sisk

Meeting adjourned at 5:45pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-08-2021
Description: Rezone B-3 to PCD (Planned Commercial District) at 140 Blaine Street, City of Monroe Redevelopment project.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommends approval of this rezone request.

Background: This is a redevelopment project of a defunct shopping plaza by the City of Monroe to be executed per the Blain Street Master Plan. It currently houses the recently renovated Municipal Court and the Police Department.

Attachment(s): Staff Report, Application, zoning notification letter, Master Plan draft



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

APPLICATION SUMMARY

REZONE CASE #: 188

DATE: October 8, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: City of Monroe

PROPERTY OWNER: City of Monroe

LOCATION: North side of E Spring Street, east side of Blaine Street, south and west sides of Hammond Drive – 140 Blaine Street

ACREAGE: ±8.84

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: City of Monroe Police Station, shopping center and associated parking

ACTION REQUESTED: Rezone B-3 to PCD (Planned Commercial District)

REQUEST SUMMARY: The City of Monroe is rezoning property as part of the redevelopment of the old Walton Plaza shopping center.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 19, 2021

CITY COUNCIL: November 9, 2021

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff fully supports the rezoning and redevelopment of the subject property as a Planned Commercial District and recommends the rezoning be approved as presented in the Blaine Street Master Plan.



City of Monroe

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

REZONE PERMIT

PERMIT #:	188	DESCRIPTION:	REZONING 8.84 acres B-3 to PCD
JOB ADDRESS:	140 BLAINE ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	CITY OF MONROE	CONTRACTOR:	CITY OF MONROE
ADDRESS:	P.O. BOX 1249	ADDRESS:	P.O. BOX 1249
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP. USE VALUATION:	\$ 1.00	DATE ISSUED:	8/31/2021
SQ FT:	0.00	EXPIRATION:	2/27/2022
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF BATHROOMS	
		# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-02	COMM-OTHER REZONE/VARIANCE	\$ 0.00
FEE TOTAL		\$ 0.00
PAYMENTS		\$ 0.00
BALANCE		\$ 0.00


NOTES:

This application will be heard by the Planning Commission on 10/19/2021 at 5:30pm and by City Council on 10/12/2021 at 6:00pm. Both meetings will be held at City Hall located at 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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



(APPROVED BY)

10/11/2021

DATE



CODE DEPARTMENT

October 4, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning and Commission is scheduled for October 19, 2021 to consider an application for rezoning 8.84 acres located at 140 Blaine St Monroe, GA 30655. The property is currently zoned B-3 with a request to change the zoning classification to Planned Commercial District (PCD). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on October 3, 2021.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for 140 Blaine St will be as follows:

- Planning Commission—October 19, 2021 at 5:30pm
- City Council—November 16, 2021 at 6:00pm

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

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
Code Department Assistant

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 140 Blaine St to
be rezoned from B3 to PCD.**

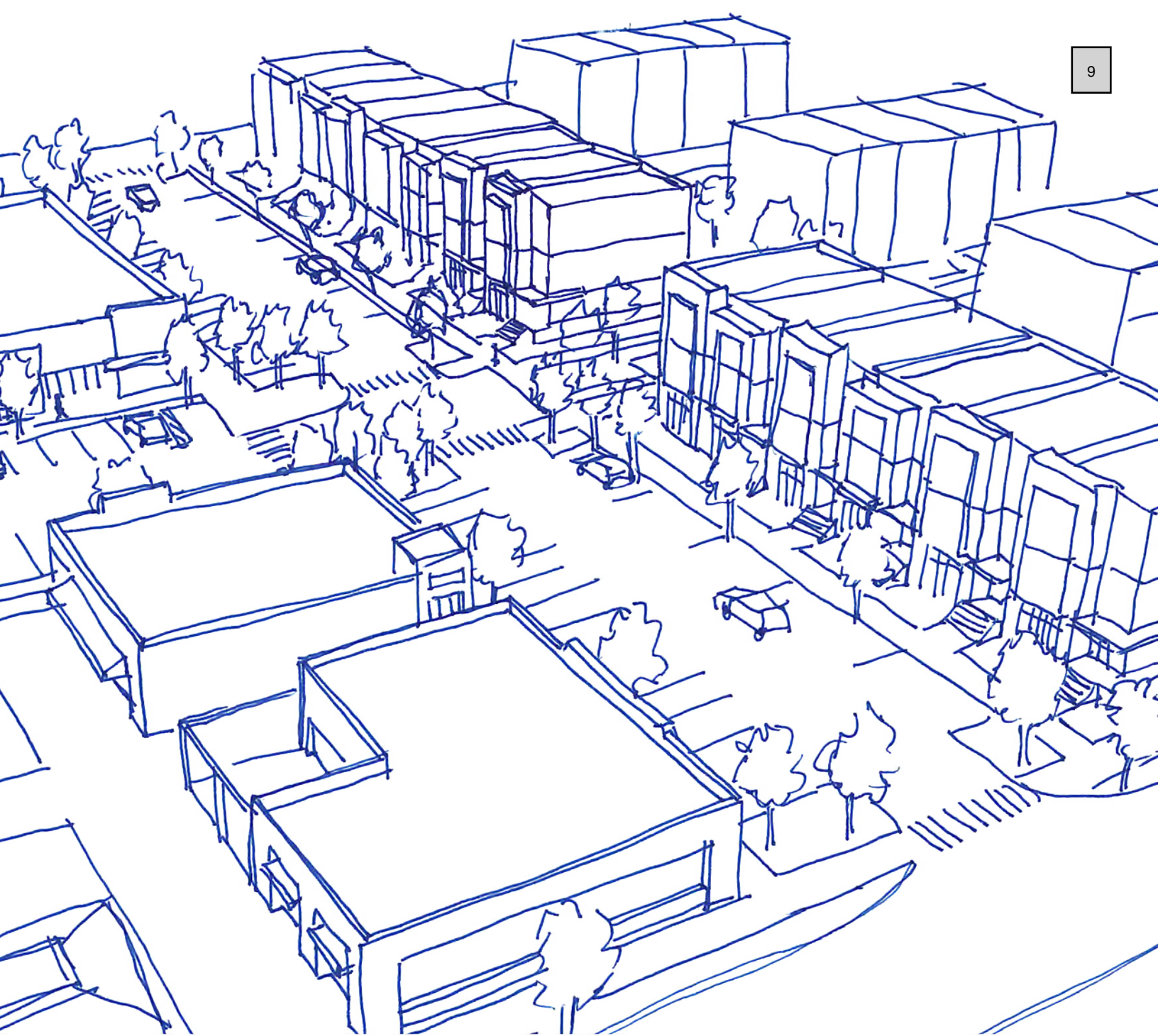
**A public hearing will be held before
the Monroe Planning Commission at
City Hall Auditorium at
215 N. Broad Street on October 19, 2021
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 140 Blaine St to
be rezoned from B3 to PCD.**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on November 9, 2021
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 3, 2021



BLAINE

STATION

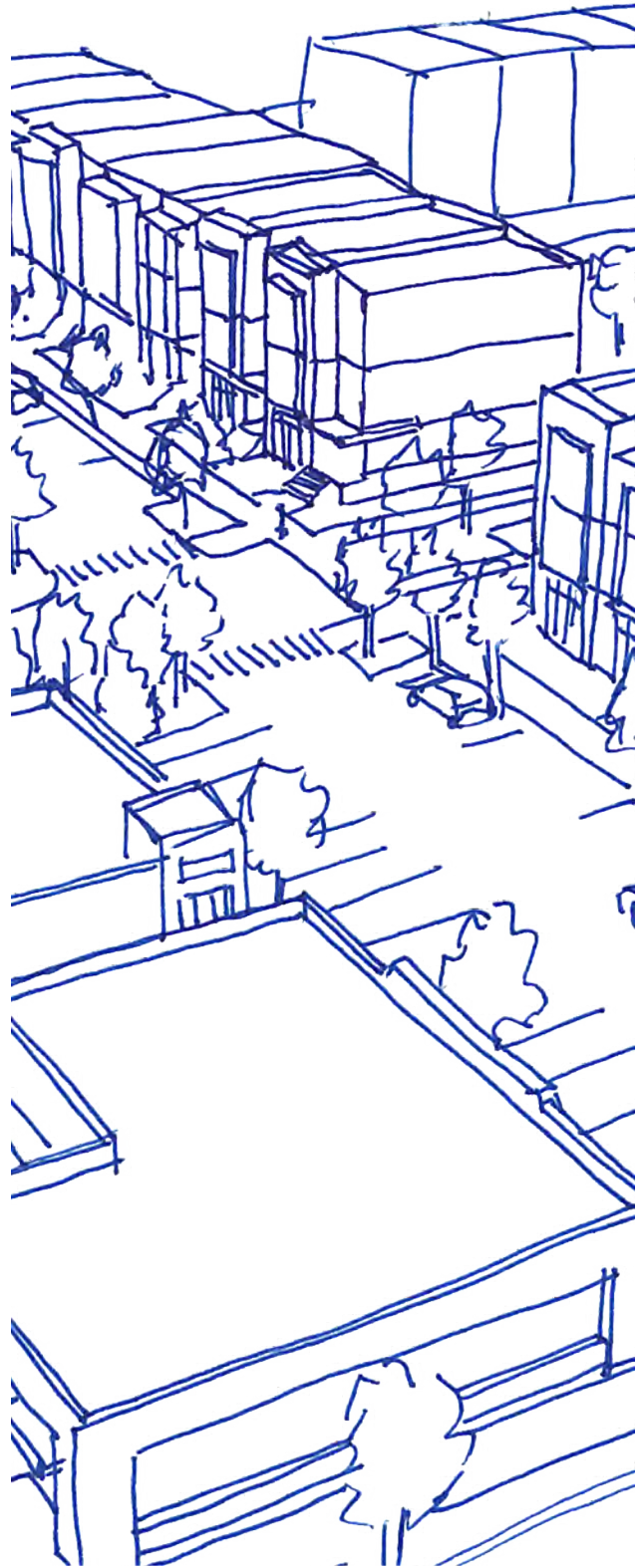
MASTER PLAN

OCTOBER X, 2021

DRAFT FOR REVIEW ONLY



LORD
AECK
SARGENT



City of Monroe Project Team

Logan Propes, City Administrator

Chris Bailey, Assistant City Administrator

Sadie Krawczyk, Economic Development Director

Brad Callender, AICP CNU-A, City Planner

Lord Aeck Sargent

Robert Begle, Principal Urban Designer

Travis Ridenbaugh, Mixed-use architect

Julia Doolittle, Urban Designer and Landscape Designer

- 1** CHAPTER 1: Context + Overview
- 2** CHAPTER 2: Development Concept
- 3** CHAPTER 3: Development Controls
- 4** CHAPTER 4: Streetscape Standards
- 5** CHAPTER 5: Design Features

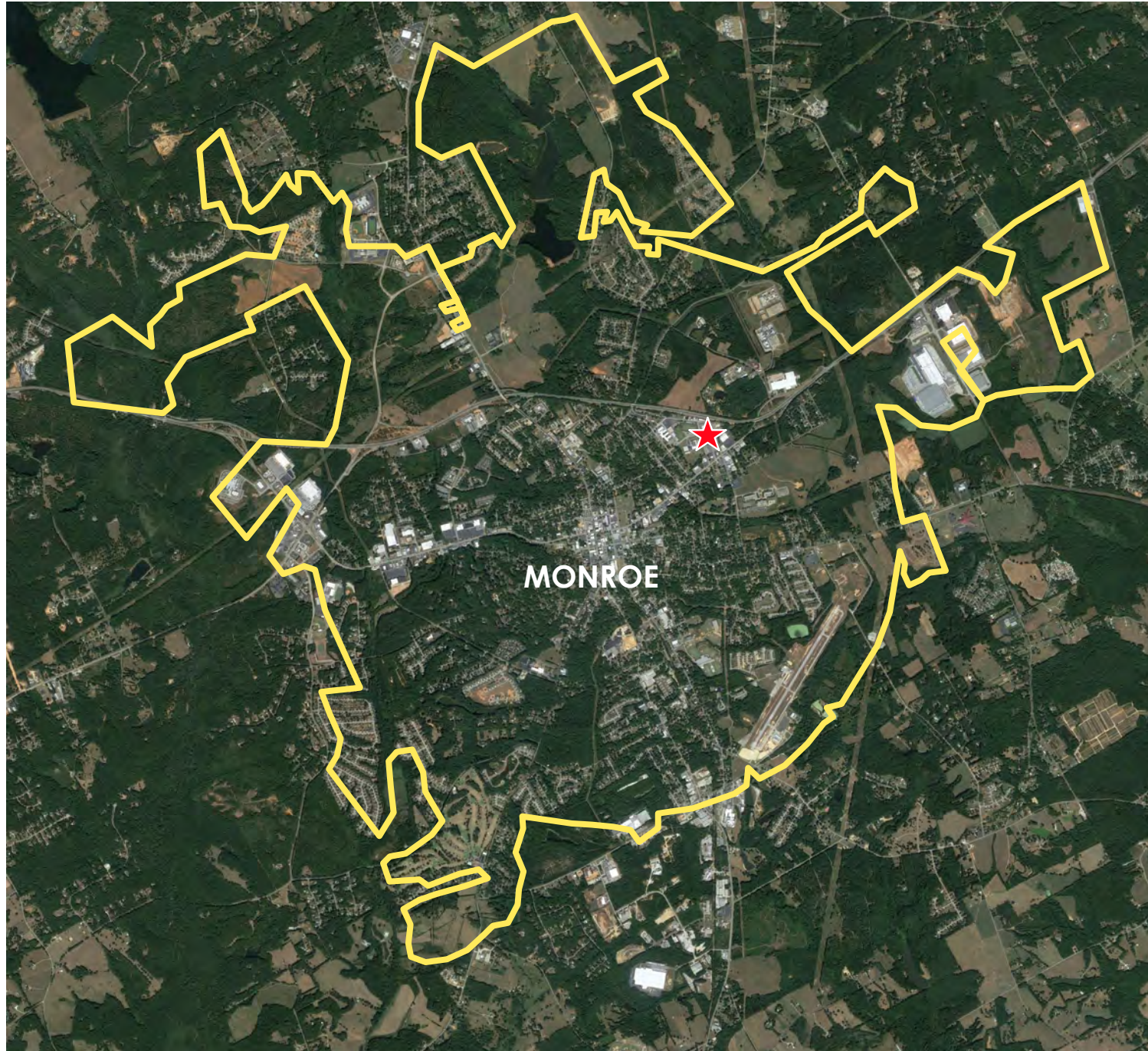
PROJECT OVERVIEW

This Blaine Station Master Plan is a development study of 140 Blaine Street, located on the east side of Monroe, Ga. As a city-owned property, the future development of this site can be proactively dictated in a manner that sets a tone for new compatible development on the east side and throughout the City as a whole. This study is intended to convey a vision of a walkable, mixed-use district that serves as a destination. The vision includes stand-alone retail, restaurants and other commercial in small format settings. Commercial uses are supplemented with small public shared open space and adjacent residential development. The open spaces are intended to be flexible in layout and design so as to accommodate a wide variety of programmed and ad-hoc events on a daily, weekly and/or yearly basis.

This report is divided into several sections including: Context, Development Concept, Development Controls, Streetscape Standards and Design Features. The Development Controls section is intended to be formally regulated through the use of site-specific Planned Unit Development zoning. The Design Features are intended to provide a guide for the desired character of the district but are not regulatory.

1 CHAPTER 1
CONTEXT + OVERVIEW

CONTEXT

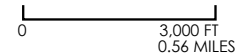


KEY

- ★ Site- 140 Blaine St
- City of Monroe

SITE DISTANCE TO:

- Bethlehem 9.9 miles
- Walnut Grove 10.6 miles
- Social Circle 11.1 miles
- Loganville 12.6 miles
- Winder 14.5 miles
- Snellville 20.5 miles
- Covington 20.8 miles
- Athens 25.7 miles



EAST MONROE

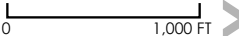


KEY PLAN

- Site- 140 Blaine St
- ★ Points of Interest

SITE DISTANCE TO:

- Downtown Monroe 1.0 mile



EXISTING SITE



The current site is underutilized consisting of mainly vacant building space and surface parking. The north portion of the existing building has recently been renovated and will house the City of Monroe police department, municipal court, and utility/infrastructure. The remainder of the existing building is vacant and in need of repairs and renovations.

In the effort to limit the amount of parking developed on-site and to avoid creating large surface parking lots, individual agreements could be negotiated with adjacent property owners to provide off-peak shared parking, particularly during Court hours/days and evenings/weekends where parking will be in high demand.



View of Existing Building Looking North



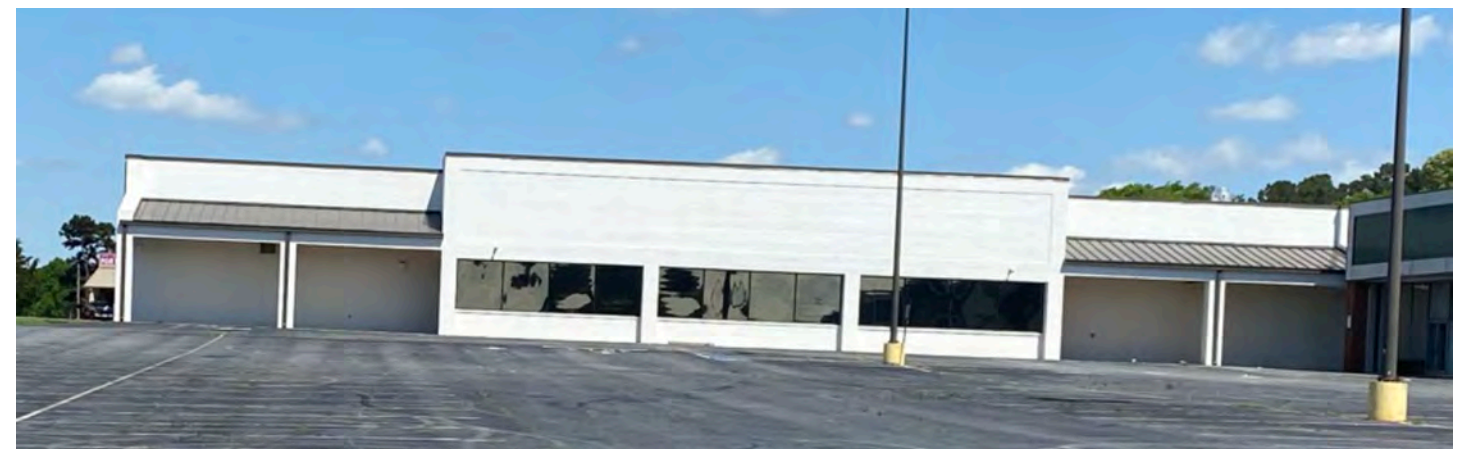
View of Existing Surface Parking Lot Looking South



View of Rear Side of Existing Building



View of Neighboring Development Behind the North End of the Existing Building



View of Renovated City of Monroe Building

2 CHAPTER 2
DEVELOPMENT
CONCEPT

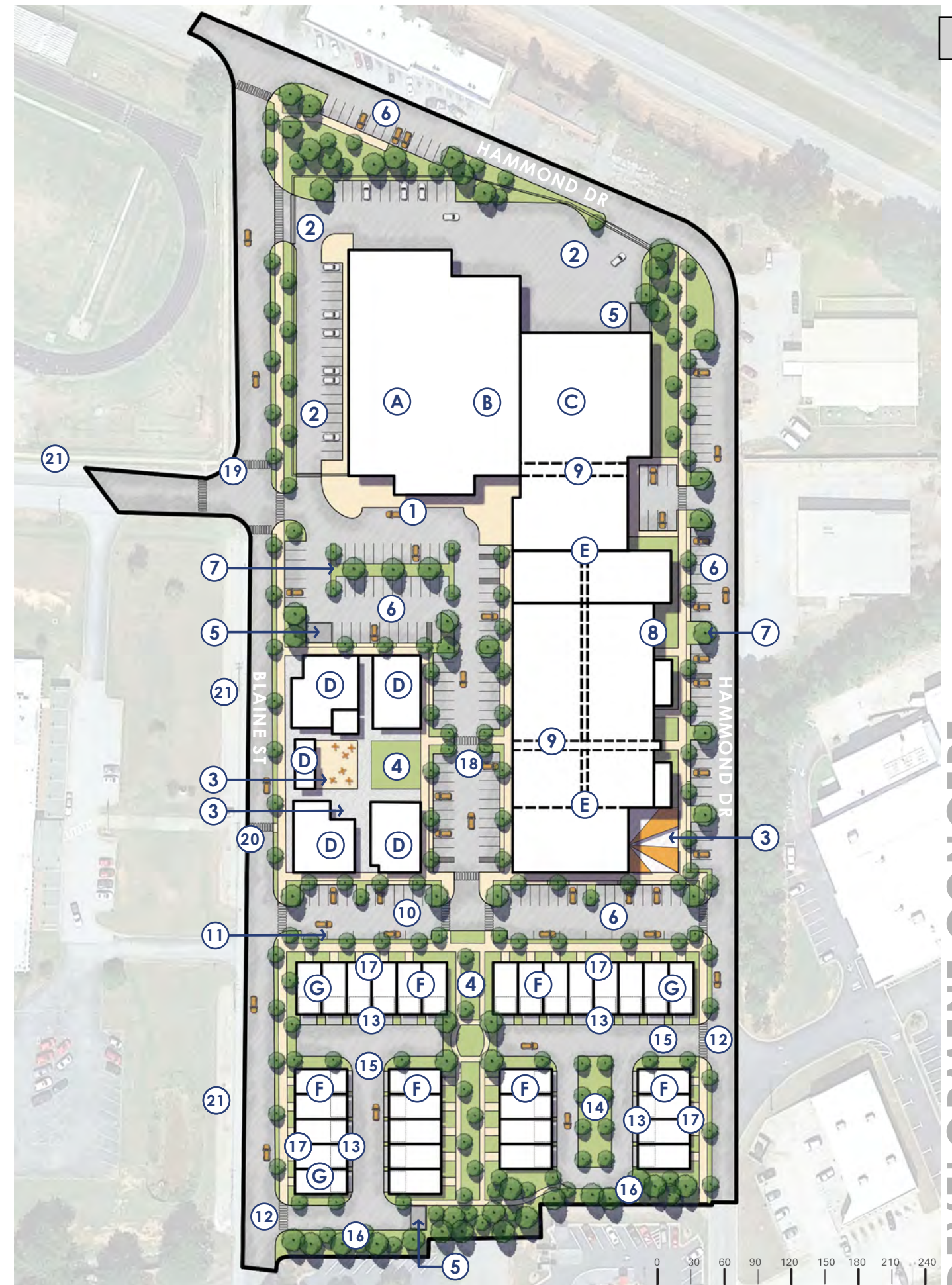
DEVELOPMENT CONCEPT PLAN

BUILDING USES

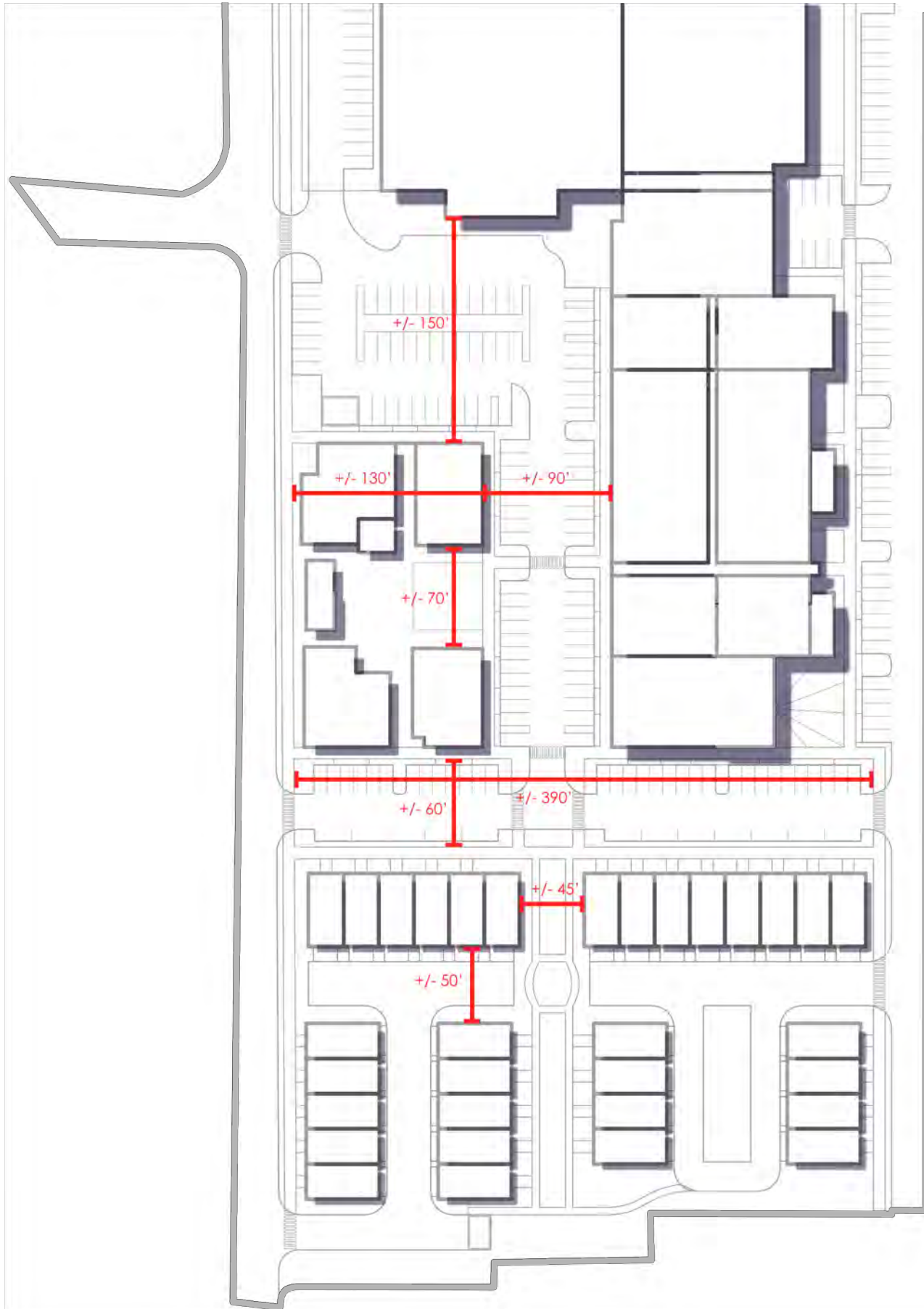
- (A) Existing City of Monroe Police
- (B) Existing City of Monroe Municipal Court
- (C) Existing City of Monroe Utility/ Infrastructure
- (D) New Commercial/Retail/ Mixed-Use
- (E) Commercial Rehab of Existing Building
- (F) Residential (Rear-Loaded Parking Underneath)
- (G) Potential Live-Work Units

DESIGN ELEMENTS

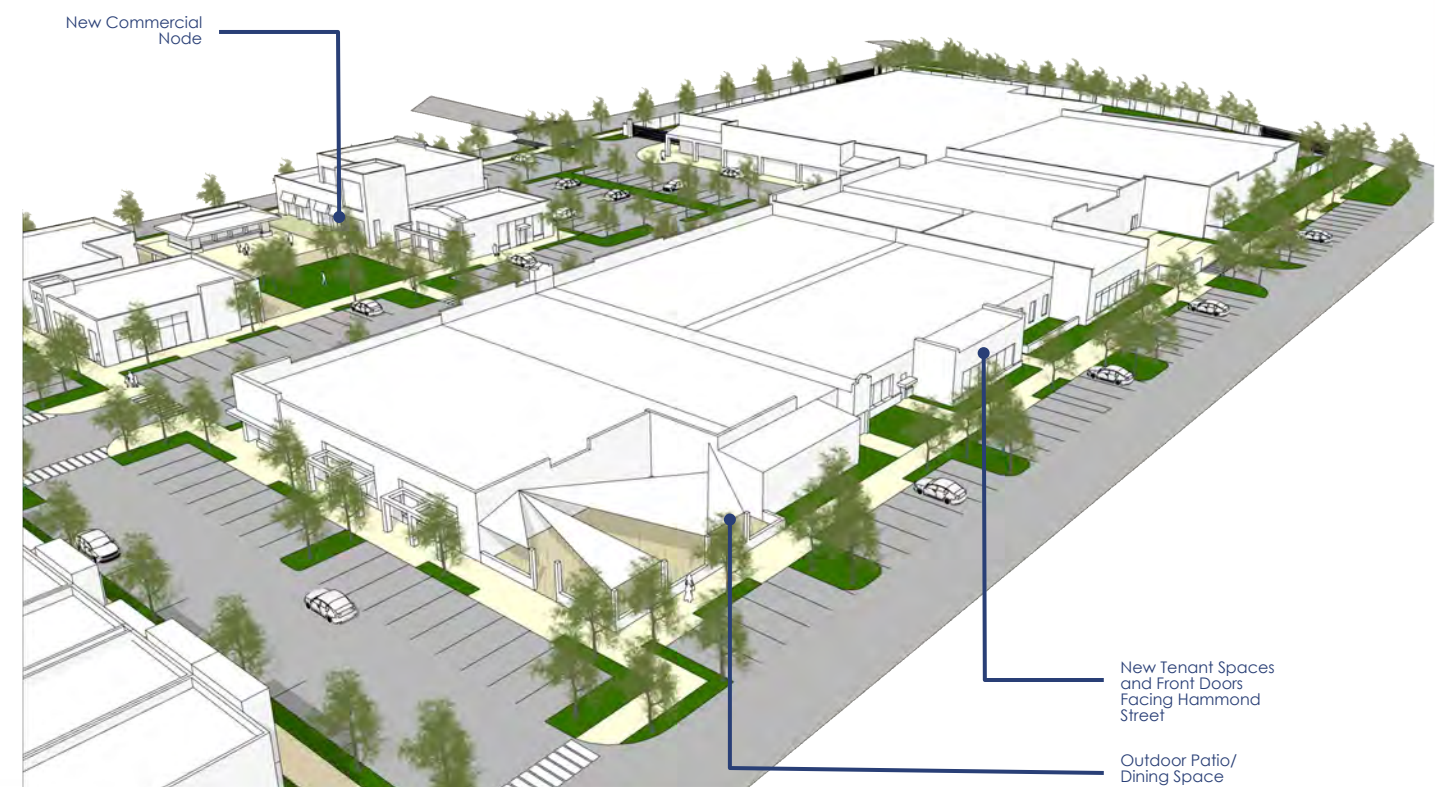
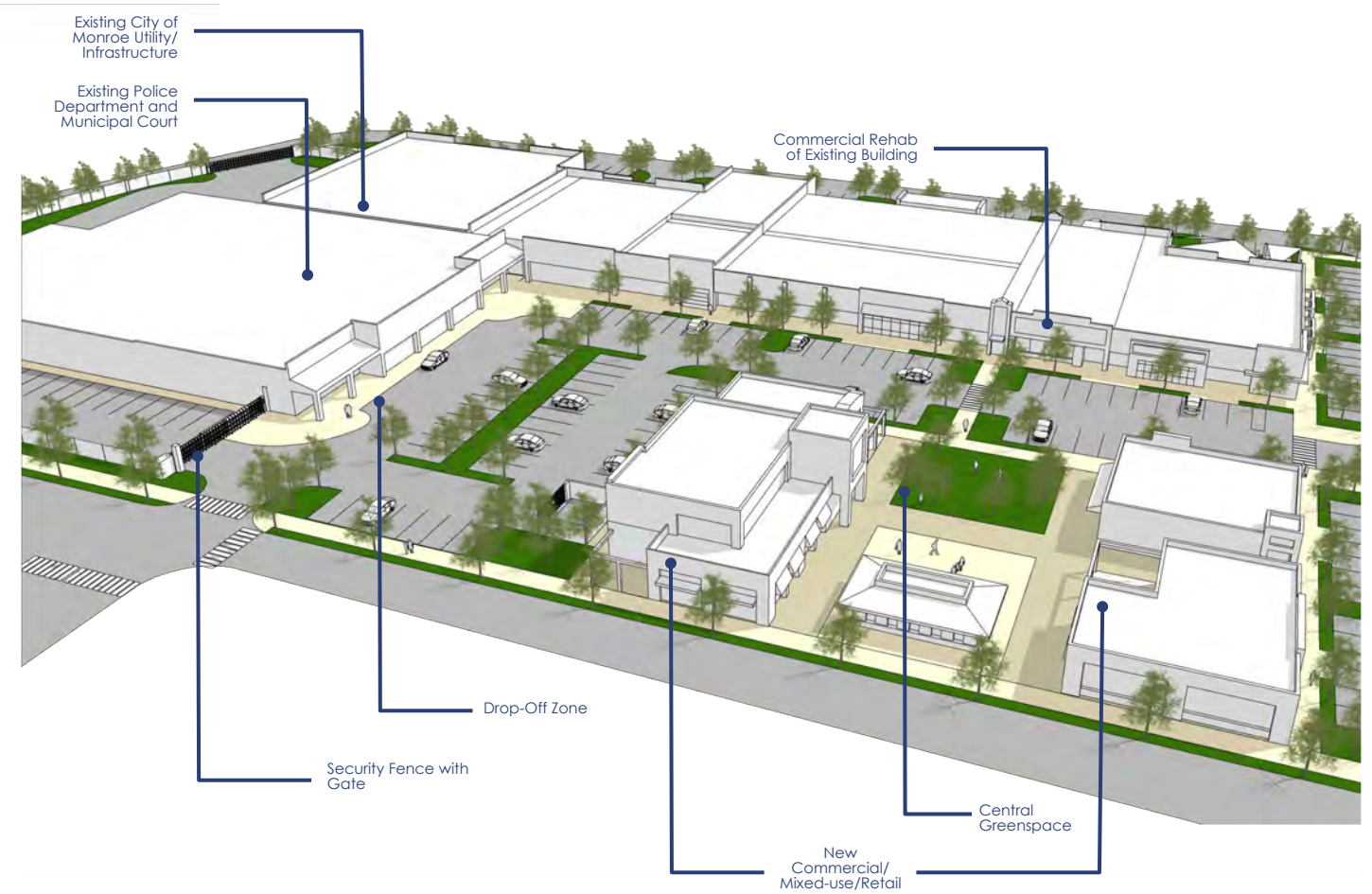
- (1) Ride Share Drop-off Lane
- (2) Gated Service Area (No Public Access)
- (3) Potential Outdoor Dining Location
- (4) Shared Open Space
- (5) Potential Dumpster Location
- (6) New Head in Public Parking (Typ.)
- (7) Landscape Islands (Typ.)
- (8) Subdivide Existing Building to Create Tenant Spaces/Front Doors Oriented to Hammond Street
- (9) New Internal Service Corridor (location may vary)
- (10) New Cross Street- Connects Hammond St. And Blaine St.
- (11) Parallel Parking on South Side of New Street
- (12) Residential Parking Access From Hammond St. And Blaine St. Only
- (13) Rear-Loaded Tuck-Under/ Garage Parking
- (14) Potential Location for Stormwater Management
- (15) Rear Access Alley for Residential Units Only
- (16) 10' Landscape Buffer
- (17) Stoops/ Front Doors of Residential Units (buildings must follow this orientation)
- (18) Mid-Block Pedestrian Connections (locations may vary)
- (19) New Pedestrian Crosswalks on Blaine St
- (20) Existing Mid-Block Crossing
- (21) Existing On-Street Parking



CONCEPT DIMENSIONS

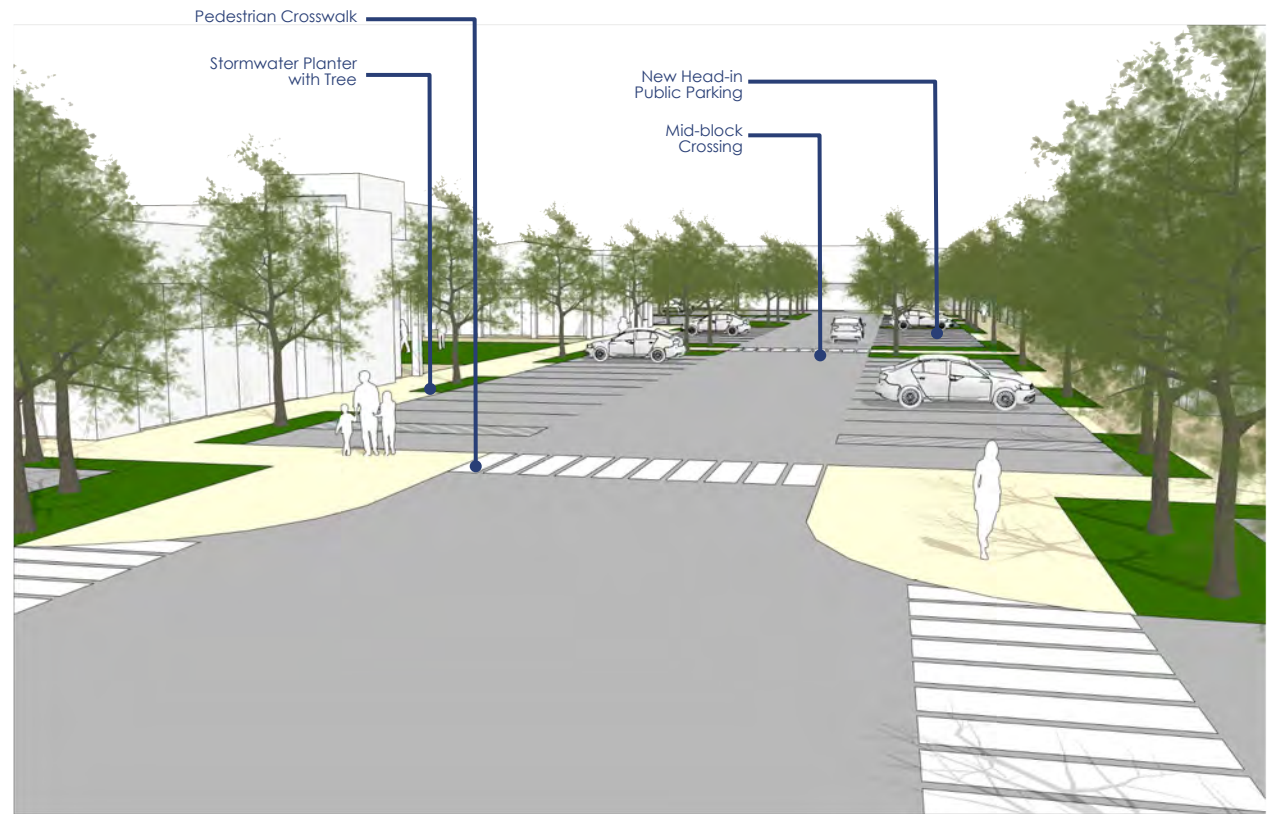


3D SITE MODEL



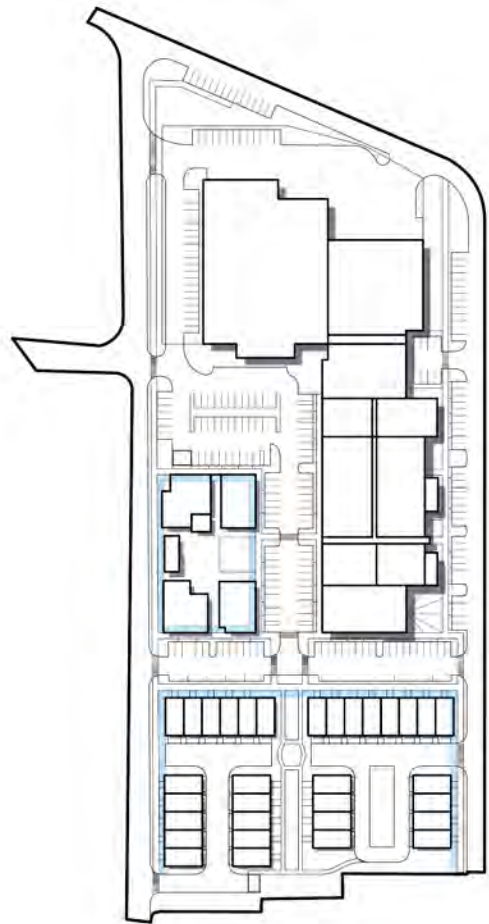
Development Concept is conceptual only, is not engineered and is not intended to convey specific architecture.

DEVELOPMENT CONCEPT



DEVELOPMENT CONCEPT

3 CHAPTER 3
DEVELOPMENT
CONTROLS



BUILD-TO-ZONE

- 0-10' zone adjacent to all primary sidewalks
- Building facade must be within this zone



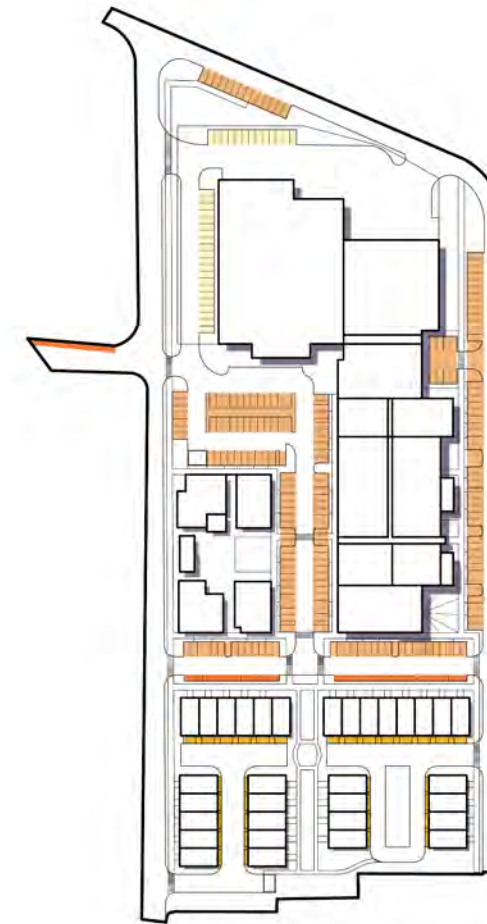
SIDEWALKS

- Primary sidewalks (does not include secondary and residential area sidewalks)
- All primary sidewalks should be a minimum of 8'



GREENSPACE

- Required public shared open space areas

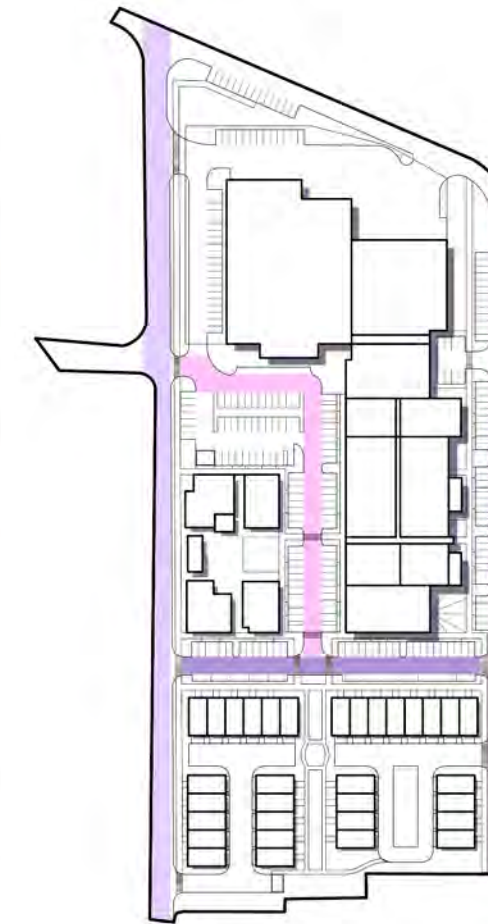


PARKING

- Parking limited to these areas
- Shared parking is encouraged (see page 8)

- Head-in Parking = 174
- Parallel Parking = 12
- Tuck-under Garage = 32
- Police Dept. Only = 34

*Edwards St provides 31 additional on-street parallel parking spaces



STREET TYPES

- See Chapter 4 for street type sections

Internal Streets

- Internal Type A
- Internal Type B
- Blaine
- Hammond

SUBAREA MAP

- SUB AREA 1:
Commercial Mixed Use
- SUB AREA 2:
Residential Mixed Use
- SUB AREA 3:
Commercial Reuse
- SUB AREA 4:
Public Services



SITE PLAN



DEVELOPMENT CONTROLS



	SUBAREA 1: COMMERCIAL MIXED-USE	SUBAREA 2: RESIDENTIAL MIXED-USE
New Commercial Development (gross area)	12,000 - 24,000 square feet	0 - 12,000 square feet Ground Floor Live-Work Only
New Residential Development	0 to 15 units Upper floors only	28 to 56 units
Building Height	1 to 2 floors Roof top decks allowed	2 to 3 floors Roof top decks allowed
Façade Length	0 to 85 feet	0 to 200 feet
Individual Tenant Size	0 to 10,000 square feet	0 to 600 square feet Ground Floor Live-Work Only
Build-To Zone	0 to 5 feet As measured behind sidewalk	0 to 10 feet As measured behind sidewalk
Shared Open Space	Open Space Zones per Site Plan 4,000 square feet minimum	Open Space Zones per Site Plan 4,000 square feet minimum
Parking	Parking Zones per Site Plan 1.0 - 1.5 spaces per residential unit	Parking Zones per Site Plan 1.0 - 2.0 spaces per residential unit Head-in off Hammond allowed

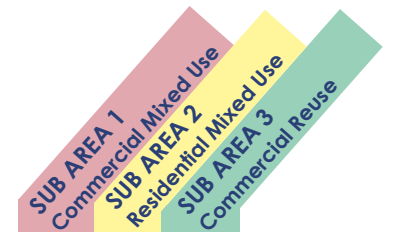
	SUBAREA 3: COMMERCIAL RE-USE	SUBAREA 4: CITY OF MONROE EXISTING
New Commercial Development (gross area)	N/A - rehab of existing	existing only
New Residential Development	N/A - No residential allowed	existing only
Building Height	N/A - rehab of existing	existing only
Façade Length	N/A - rehab of existing	existing only
Individual Tenant Size	0 to 10,000 square ft	existing only
Build-To Zone	N/A - rehab of existing	existing only
Shared Open Space	N/A - rehab of existing	existing only
Parking	Parking Zones per Site Plan Head-in off Hammond allowed	Parking Zones per Site Plan Private Parking for Police / City Services only

NOTES:

1. Areas are expressed in overall gross square footages
2. Build-To Zone is as measured behind sidewalks all Primary Sidewalks
3. Shared open space must be contiguous, consolidated and publicly accessible
4. Shared open space area calculation includes only space behind the back of Primary Sidewalks and does not include private dining patios
5. Minimum numbers in ranges represent a threshold requirement

6. No commercial parking is allowed in Subarea 2; Live Work and/or residential guest parking can be accommodated in parallel parking on Internal Type B
7. Live Work is defined as a business contained within a residential units and is owned and operated by the occupant of the same residential unit

PERMITTED USES BY SUBAREA



	SUB AREA 1 Commercial Mixed Use	SUB AREA 2 Residential Mixed Use	SUB AREA 3 Commercial Reuse	
ACCESSORY BUILDINGS AND USES:				
accessory apartments	X	C	X	
accessory dwelling units	X	C	X	
bed and breakfasts	X	C	C	
fuel dispensary, pump, island, and or canopy	X	X	X	
home occupations	X	P	X	
structures- general	X	C	C	
temporary structures	P	P	P	<i>Regulated under Section 1000.9 of the Zoning Ordinance.</i>
uses-general	X	C	C	
ADMINISTRATIVE AND INFORMATION SERVICE FACILITIES:				
administrative offices/processing center	P	X	P	
cell/telecommunications center	P	X	P	
data processing/ programming facilities	P	X	P	
ALCOHOL AND BEVERAGE STORES:				
beer and wine	P	X	P	
AMUSEMENTS AND ENTERTAINMENT:				
game center	P	P	P	
theaters, outdoor	P	P	X	
ANIMAL FACILITIES AND SERVICES:				
clinics and specialty service	P	P	P	<i>See development controls for tenant size limit</i>
animal/pet supply stores, retail	P	P	P	<i>See development controls for tenant size limit</i>
animal/pet supply stores	P	P	P	<i>See development controls for tenant size limit</i>
ANTIQUA, CURIO, AND COLLECTIBLE SHOPS				
antiqua, curio, and collectible shops	P	P	P	
APPAREL STORES, CLOTHING, AND ACCESSORIES				
bridal, vintage, consignment	P	P	P	
new	P	P	P	
secondhand and thrift	P	P	P	
show repair, service	P	P	P	
tailoring and/ or dressmaking service	P	P	P	

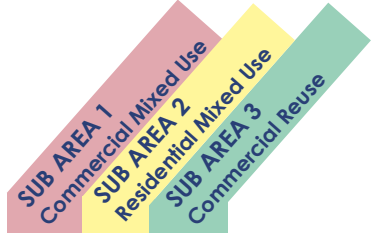
Any uses not specifically listed require a Conditional Use Permit.



	SUB AREA 1 Commercial Mixed Use	SUB AREA 2 Residential Mixed Use	SUB AREA 3 Commercial Reuse	
ARTS, CRAFTS, AND HOBBIES:				
art studio	P	P	P	
craftsman studio	P	P	P	
AUDIO / VIDEO / COMPUTER EQUIPMENT:				
supply stores, rental, and repairs	P	P	P	
supply stores, retail	P	P	P	
BEAUTY SHOP / SERVICES:				
barber, hairdresser, and/or stylist shops	P	P	P	
beauty supply retail	P	P	P	
beauty /health supplies	P	P	P	
manicure establishment	P	P	P	
tanning centers	P	P	P	
BOOK, NEWS, MAGAZINE STORES, RETAIL				
book, news, magazine stores, retail	P	P	P	
BUILDING, CONSTRUCTION AND SPECIAL TRADE FACILITIES				
contractor and developer offices	P	P	P	<i>Architecture must be consistent with desired style.</i>
CATERING ESTABLISHMENTS, RETAIL, AND RENTAL				
catering establishments, retail, and rental	P	P	P	
CHILDCARE FACILITIES:				
child-care, center	X	X	C	<i>Defined in the Zoning Ordinance as 7 or more children</i>
child-care, home	X	C	X	<i>Defined in the Zoning Ordinance as 6 or less children</i>
CHURCHES:				
community	X	X	X	
megachurch	X	X	X	
neighborhood	P	X	P	
collection agency	X	X	P	<i>Only permitted on Hammond Drive.</i>
COMMUNITY ASSOCIATIONS/ CLUBS-CIVIC AND PRIVATE				
community associations/ clubs-civic and private	P	P	P	
CONFECTIONERY AND DESSERT SHOPS, RETAIL				
confectionery and dessert shops, retail	P	P	P	
COPY AND BLUEPRINT SHOPS				
copy and blueprint shops	P	P	P	

Any uses not specifically listed require a Conditional Use Permit.

PERMITTED USES BY SUBAREA



	SUB AREA 1 Commercial Mixed Use	SUB AREA 2 Residential Mixed Use	SUB AREA 3 Commercial Reuse	
DEPARTMENT / DISCOUNT DEPARTMENT STORES, RETAIL	P	P	P	See development controls for size limit.
DETECTIVE AGENCY	P	P	P	
DRUG STORES, RETAIL	P	P	P	
EDUCATIONAL FACILITIES				
schools private, public, parochial	X	C	C	See development controls for size limit.
school programs-day, pre-,post-	P	X	C	See development controls for size limit.
studios for work or teaching or fine arts	P	P	P	See development controls for size limit.
photography, music,drama,dance, martial arts	P	P	P	See development controls for size limit.
FABRIC AND NOTION SHOPS, RETAIL	P	P	P	
FINANCIAL INSTITUTIONS-BANKS, SAVINGS/LOANS				
with/without drive thru window	X	X	X	
automatic teller machine only	C	X	C	Only if integrated, not stand-alone
FLORIST AND PLANT SHOPS, RETAIL	P	P	P	
FUNERAL AND INTERMENT ESTABLISHMENTS				
storage and undertaking, mortuary, and/or funeral home	X	X	X	
GIFT,CARD, AND STATIONARY SHOPS, RETAIL	P	P	P	
GROCERS, RETAIL				
convenience food stores	P	P	P	See development controls for size limit.
delicatessens,bakery, specialty	P	P	P	
grocery markets	P	P	P	See development controls for size limit.
health food	P	P	P	
HEALTHCARE, SERVICE-DENTAL, MEDICAL, ETC.				
clinics (day service only)	X	X	C	
convalescent care, nursing, rest homes	X	X	X	
hospital and laboratories	X	X	X	
person care homes, family	X	C	X	
personal care homes, group	X	X	X	
congregate private offices	X	X	X	

Any uses not specifically listed require a Conditional Use Permit.



	SUB AREA 1 Commercial Mixed Use	SUB AREA 2 Residential Mixed Use	SUB AREA 3 Commercial Reuse	
INTERIOR DESIGN AND DECORATING ESTABLISHMENTS:				
china,clock, frame and/or rug shops	P	P	P	
retail floor covering, retail, and service	P	P	P	
furniture and furnishings stores	P	P	P	
retail hardware and paint stores	P	P	P	
retail kitchen supply stores, retail	P	P	P	
kitchen supply stores, rental	P	P	P	
linen and drapery, retail and service	P	P	P	
wallpaper, retail, and service	P	P	P	
JEWELRY STORES, RETAIL	P	P	P	
LAUNDRY AND/OR DRY CLEANING ESTABLISHMENTS:				
drop and pick up	X	X	X	
stations full-service	X	X	X	
self-service,public	X	X	X	
LAWN AND GARDEN ESTABLISHMENTS:				
supply and equipment, retail and rental	X	X	X	
greenhouse and plant nursery	X	X	X	
LODGING				
bed and breakfast inns	X	C	X	
hotels	X	X	X	
inns	C	C	X	
MERCANTILE AND DRY GOOD STORES, RETAIL	P	P	P	See development controls for size limit.
MEDIA FACILITIES, PRINT, AND ELECTRONIC:				
film and internet production offices	X	P	P	See development controls for size limit.
newspaper offices	X	P	P	See development controls for size limit.
publishing and printing establishments	X	X	X	
MOTOR VEHICLES AND EQUIPMENT:				
car wash, service, or self service	X	X	X	
fuel sales	X	X	X	
general service/ installation of parts/ access	X	X	X	
new or used, sales, and rental	X	X	X	
light duty trailer sales, new-accessory use	X	X	X	
parts/accessories	X	X	X	
sales tires, sales	X	X	X	
MUSICAL INSTRUMENT SHOP, RETAIL	P	P	P	

Any uses not specifically listed require a Conditional Use Permit.

DEVELOPMENT CONTROLS

PERMITTED USES BY SUBAREA

	SUB AREA 1 Commercial Mixed Use	SUB AREA 2 Residential Mixed Use	SUB AREA 3 Commercial Reuse
OFFICE PARKS:			
medical office parks	X	X	X
professional office parks	X	X	X
OFFICE SUPPLY STORES,RETAIL			
	P	P	P
OPTICAL SUPPLY STORES, RETAIL			
	P	P	P
PARKING, COMMERCIAL-PRIMARY USE:			
garages	X	X	X
lots	X	X	X
PARKS AND RECREATION:			
health/fitness center	P	P	P
gymnasium	X	X	X
neighborhood activity center-accessory use	X	P	P
parks, active	X	X	X
parks, passive	P	P	P
PHOTOGRAPHY:			
supply and processing stores, sales/service	P	P	P
PROFESSIONAL OFFICES			
	P	P	P
PUBLIC BUILDINGS			
government offices, libraries, museums	P	P	P
conventional hall, community center	P	P	P
RECREATIONAL EQUIPMENT STORES, REPAIR AND RENTAL			
	P	P	P
RECREATIONAL EQUIPMENT/SUPPLY STORES, RETAIL			
	P	P	P
RESIDENTIAL:			
accessory apartments	P	P	X
accessory dwellings	X	P	X
apartment buildings	X	P	X
apartment houses	X	P	X
lofts	P	P	X
single-family dwellings	X	X	X
townhomes	X	P	X
RESTAURANT:			
restaurant/café, grill, lunch counter	P	P	P

Any uses not specifically listed require a Conditional Use Permit.

	SUB AREA 1 Commercial Mixed Use	SUB AREA 2 Residential Mixed Use	SUB AREA 3 Commercial Reuse
SALES AND SERVICE FACILITIES:			
appliance stores (small and large), retail, rental, and/or repairs	P	P	P
equipment (small and large), servic, and rental	P	P	P
equipment (offcie), service, and rental	P	P	P
cleaning services janitorial/cleaning supplies	P	P	P
store,wholesale lawn and garden supply	P	P	P
TELECOMMUNICATIONS FACILITIES:			
mobile telephones/ paging, retail, and service	P	P	P
satellite dishes,retail	X	X	X
			Regulated under Section 1000.9 of the Zoning Ordinance.
TEMPORARY BUILDINGS			
	P	P	P
TOY, VARIETY, NOVELTY,AND DIME STORES, RETAIL			
	P	P	P
TRAVEL AGENCIES			
	P	P	P
UTILITY AND AREA SERVICE PROVIDER FACILITIES:			
police, ambulance	X	X	X
television stations	X	X	X
utility transformers, substations, and towers	X	X	X
parking, temporary event	P	P	P

NOTES:

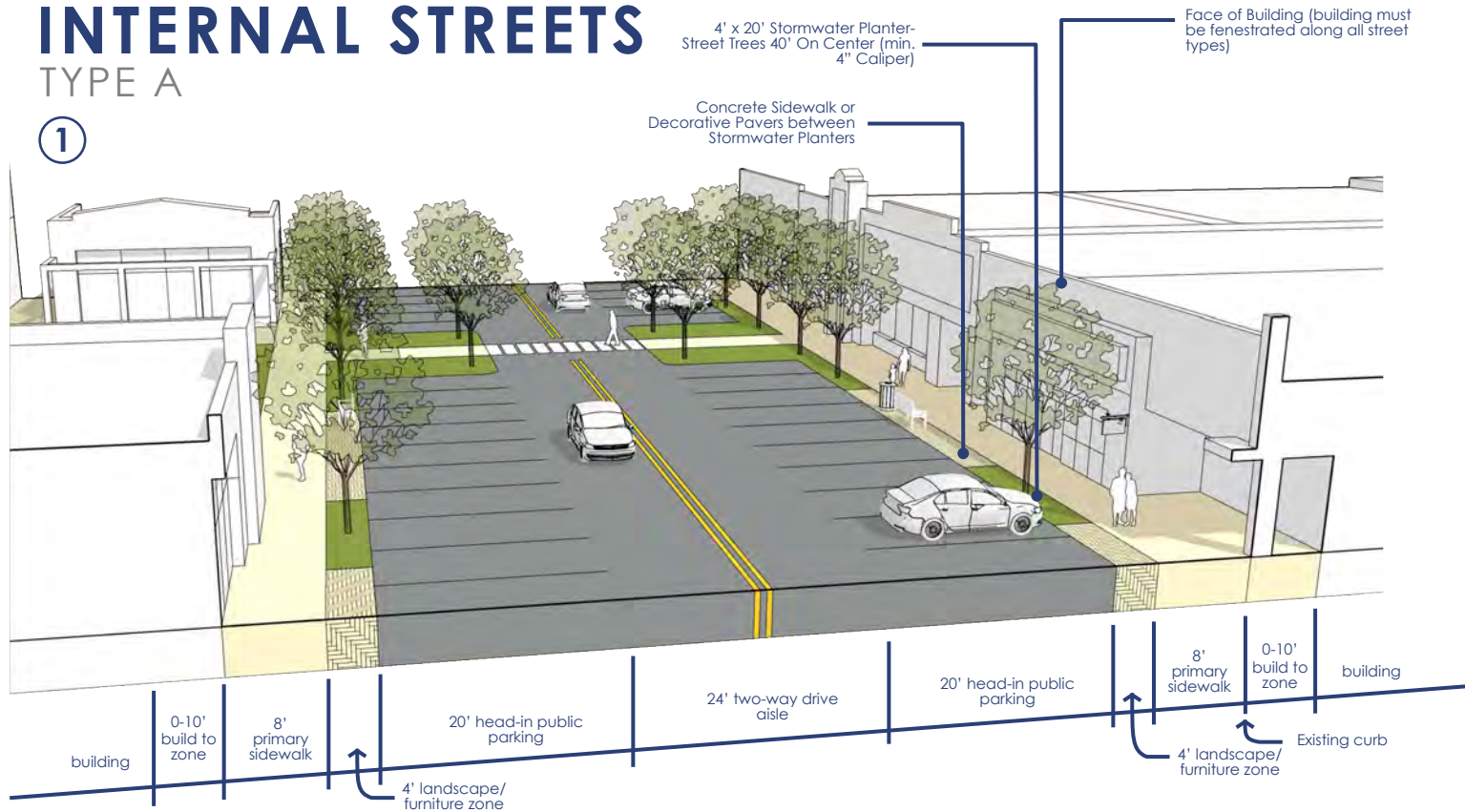
1. Any uses not specifically listed require a Conditional Use Permit
2. See City of Monroe Zoning Ordinance for definitions of individual uses

4 CHAPTER 4
STREETSCAPE
STANDARDS

INTERNAL STREETS

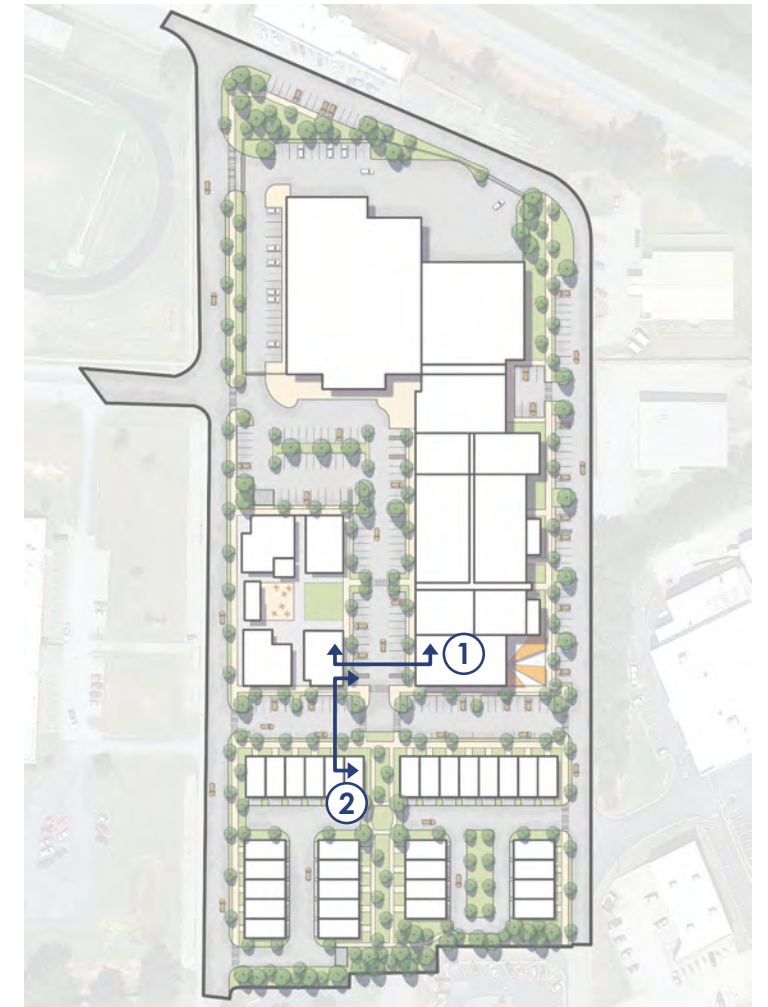
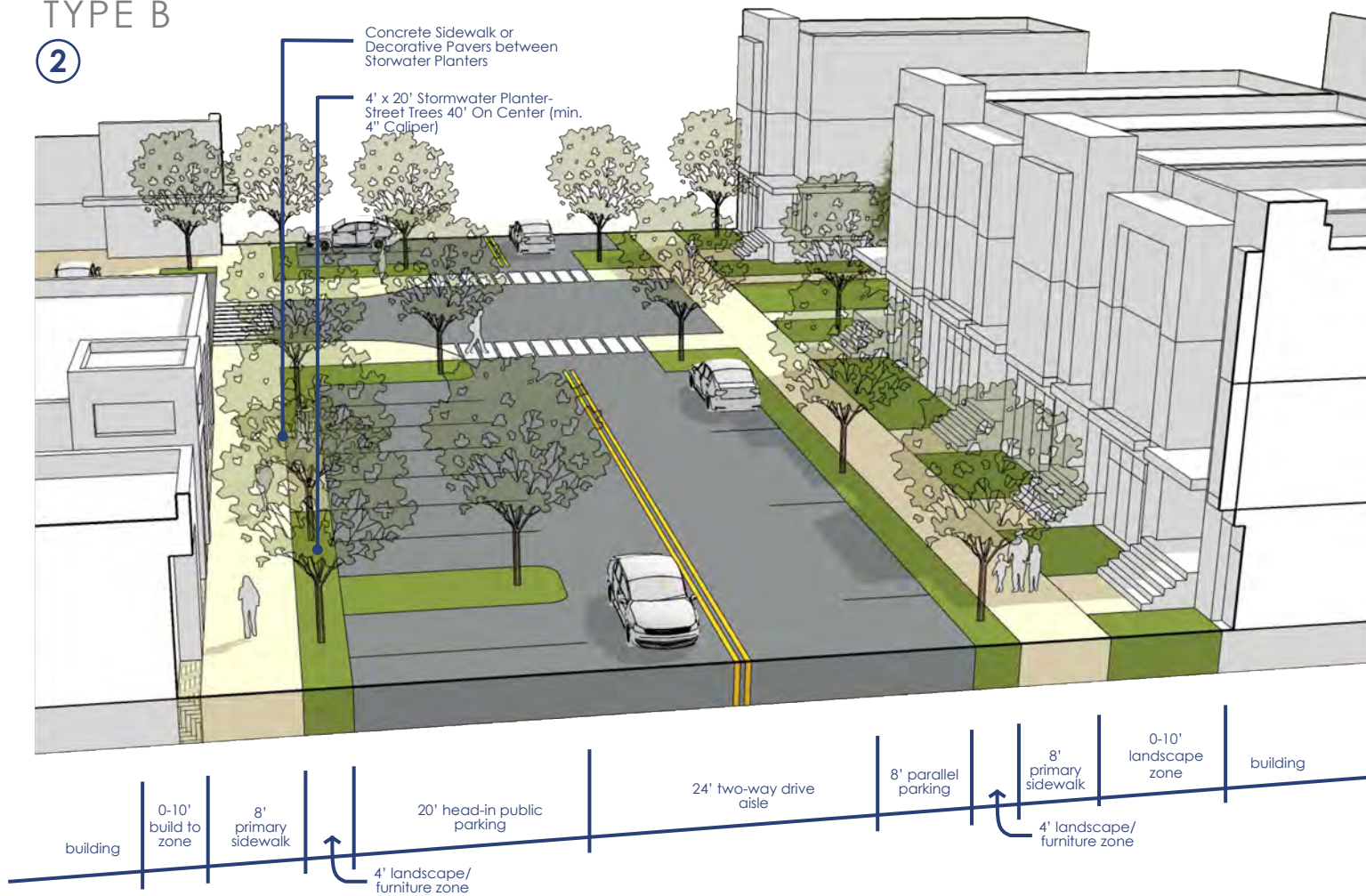
TYPE A

1



TYPE B

2



EXTERNAL STREETS

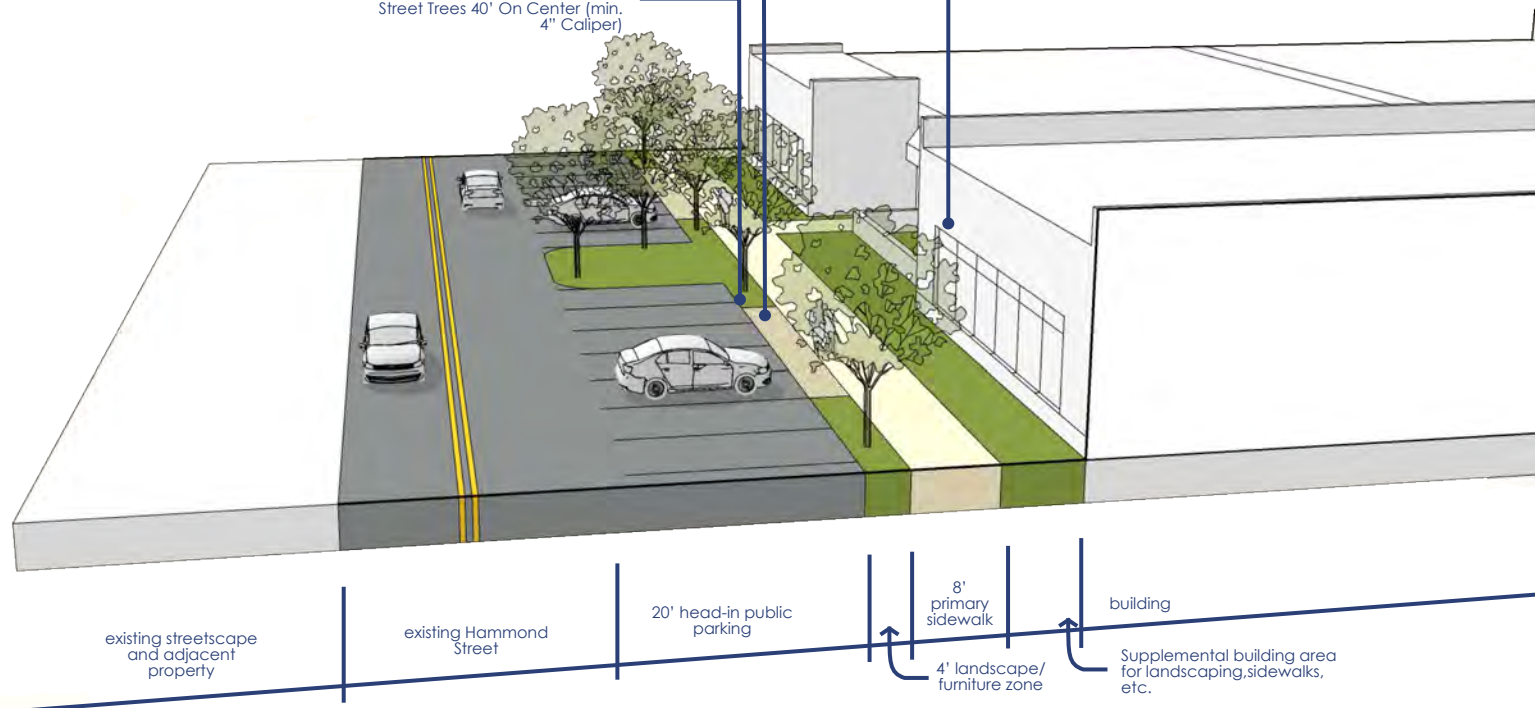
HAMMOND-SUBAREA 2

3

Concrete Sidewalk or Decorative Pavers between Stormwater Planters

4' x 20' Stormwater Planter- Street Trees 40' On Center (min. 4" Caliper)

New rehabbed building facade to serve as "front doors"



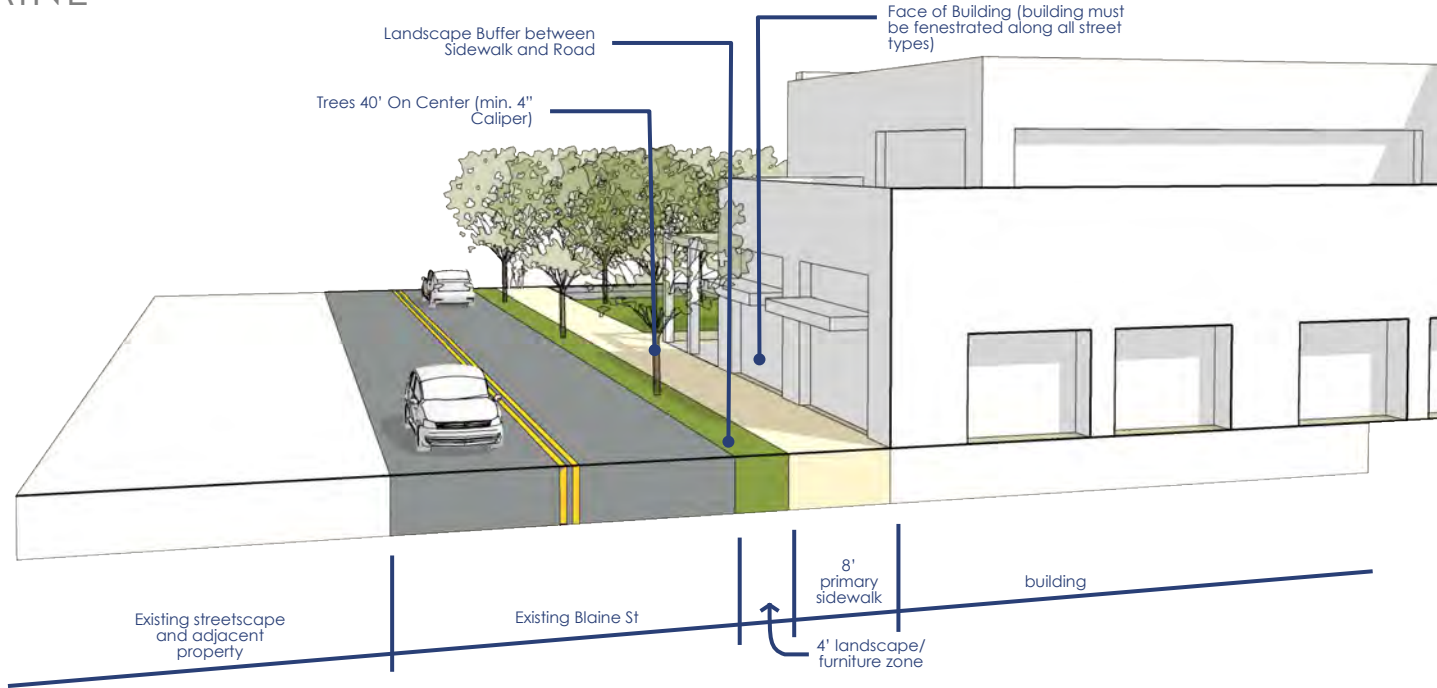
BLAINE

4

Landscape Buffer between Sidewalk and Road

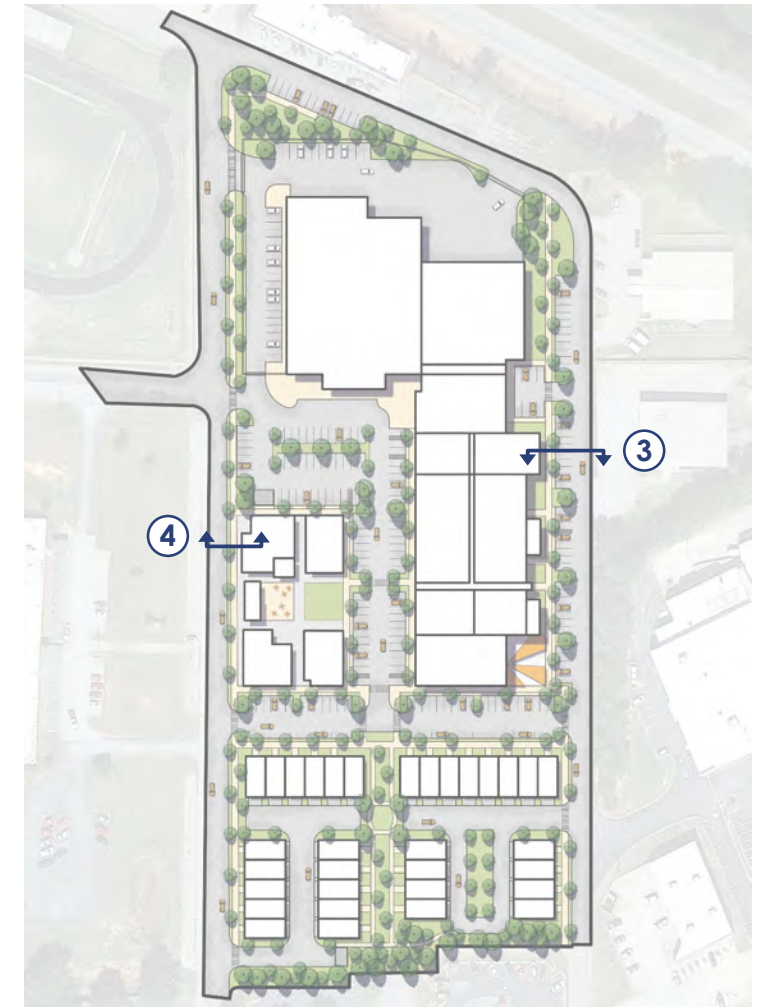
Trees 40' On Center (min. 4" Caliper)

Face of Building (building must be fenestrated along all street types)



KEY PLAN

KEY PLAN



5 CHAPTER 5 DESIGN FEATURES

COMMERCIAL MIXED-USE ARCHITECTURAL STYLE

The desired architectural style is a simplified, contemporary feel with relatively clean lines and a modern aesthetic without being "ultra modern" or overly austere. Traditional and/or ornamental styles that attempt to mimic an historic "main street" aesthetic are discouraged in order to create a district that is differentiated from Downtown Monroe.

BUILDING MASSING

New commercial/mixed-use buildings should be kept to relatively simple forms, should utilize small footprints and should be designed to emphasize and differentiate individual tenants/vertical bays. Repetitive, continuous facades are discouraged.

PREFERRED



Example of simple building form with minimal ornamentation



Example of extensive use of building fenestration



2



Each tenant has a defined storefront breaking up the overall building mass



3

Clear delineation of individual tenants



6



7

Example of simple building form with minimal ornamentation



8

Example of extensive use of building fenestration

DISCOURAGED



Avoid the use of traditional detailing such as arch top windows



Avoid historic "main street" feel



10

Avoid long unbroken cornice lines



12

Example of a building lacking differentiation from bay to bay

RESIDENTIAL MIXED-USE

ARCHITECTURAL STYLE

The desired architectural style is a simplified, contemporary feel with relatively clean lines and a modern aesthetic without being "ultra modern" or overly austere. Traditional and/or ornamental styles that attempt to mimic an historic aesthetic are discouraged in order to create a district that is differentiated from Downtown.

BUILDING MASSING

New residential/live-work buildings should be kept to relatively simple forms, should be designed to emphasize and differentiate individual units/vertical bays. Repetitive, continuous facades are discouraged.



Example of simple building form with minimal ornamentation



Clean, modern aesthetic and simple lines



Live-work units encouraged



Emphasis on vertical proportions

PREFERRED



Example of simple building form with minimal ornamentation



DISCOURAGED



Avoid traditional styling and details



Avoid long unbroken cornice lines that emphasize horizontal proportions



Avoid traditional styling and details



Avoid traditional styling and details

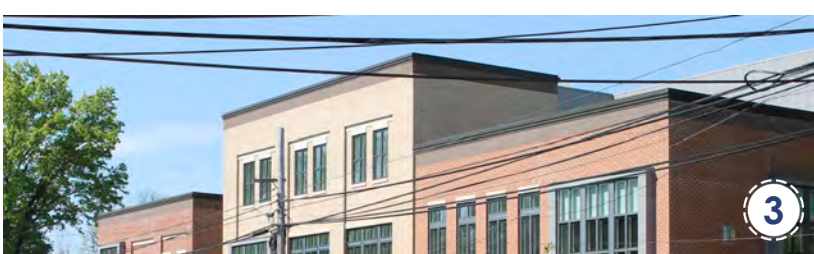


Avoid detached single-family development in favor of higher density options

ROOF STYLE

For both commercial and residential buildings, parapet/flat/shallow pitch roofs are preferred as a means to de-emphasize the form and mass of the roof as seen from the ground. Heavy use of gables, hips, dormers and overhangs is discouraged.

PREFERRED



DISCOURAGED



MATERIALS + DETAILS

Materials and detailing should be in keeping with a clean, simple contemporary style but should not be "ultra contemporary" or too austere. Painted brick or muted color brick is the preferred dominant material and can be augmented with other secondary materials (other than wood, stone or vinyl). Traditionally styled details and ornamentation such as brackets, distressed or Georgia Red brick, double hung windows, lap siding, molding, etc. are discouraged. Muted color palettes are preferred over bright colors.



4



10

Encourage simple and sleek awnings/ overhangs



11

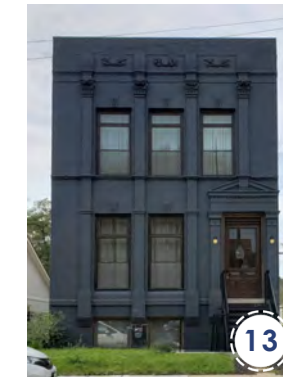
Encourage glass storefronts when possible

DISCOURAGED



12

Use of bright colors is discouraged



13

Avoid monolithic color palettes



14

Avoid exposed wood details

PREFERRED



1

Simple detailing and muted color palette



5

Encouraged use of color as an accent element



6

Encouraged window style



2



7



8

Encourage simple and sleek awnings/ overhangs



3



9



15

Avoid double hung windows



16

Avoid clad siding



17

Avoid rustic stone and wood material combinations



18

Avoid metal siding or buildings



19

Avoid over use of stucco/EIFS or similar



20

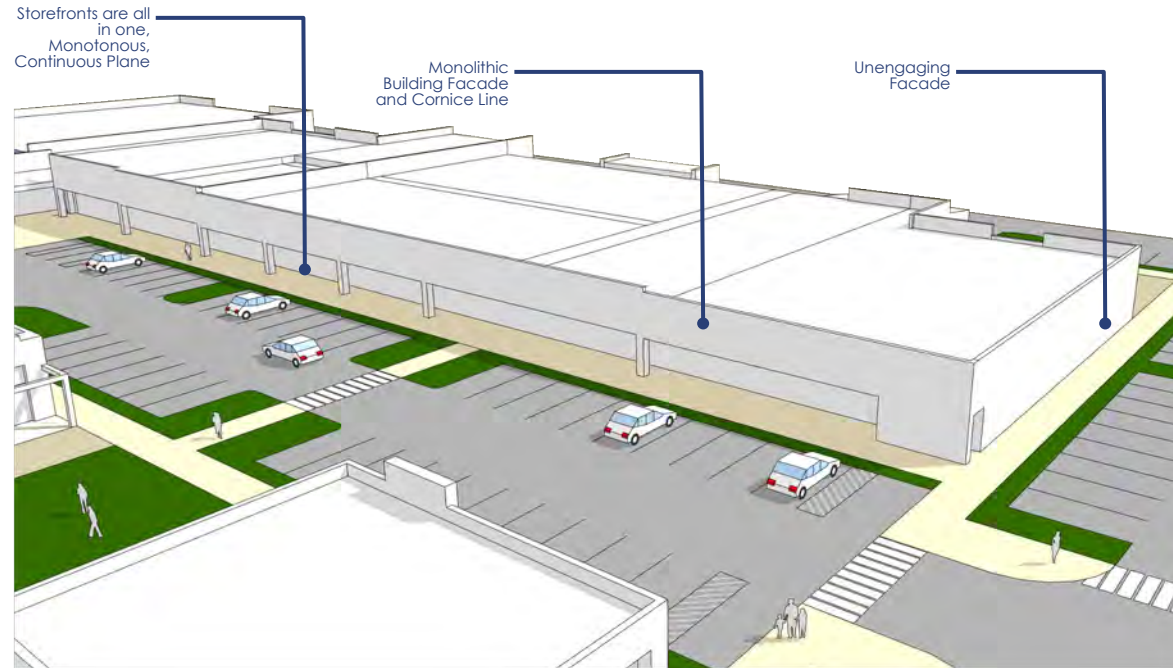
Avoid exposed wood details

COMMERCIAL REHAB

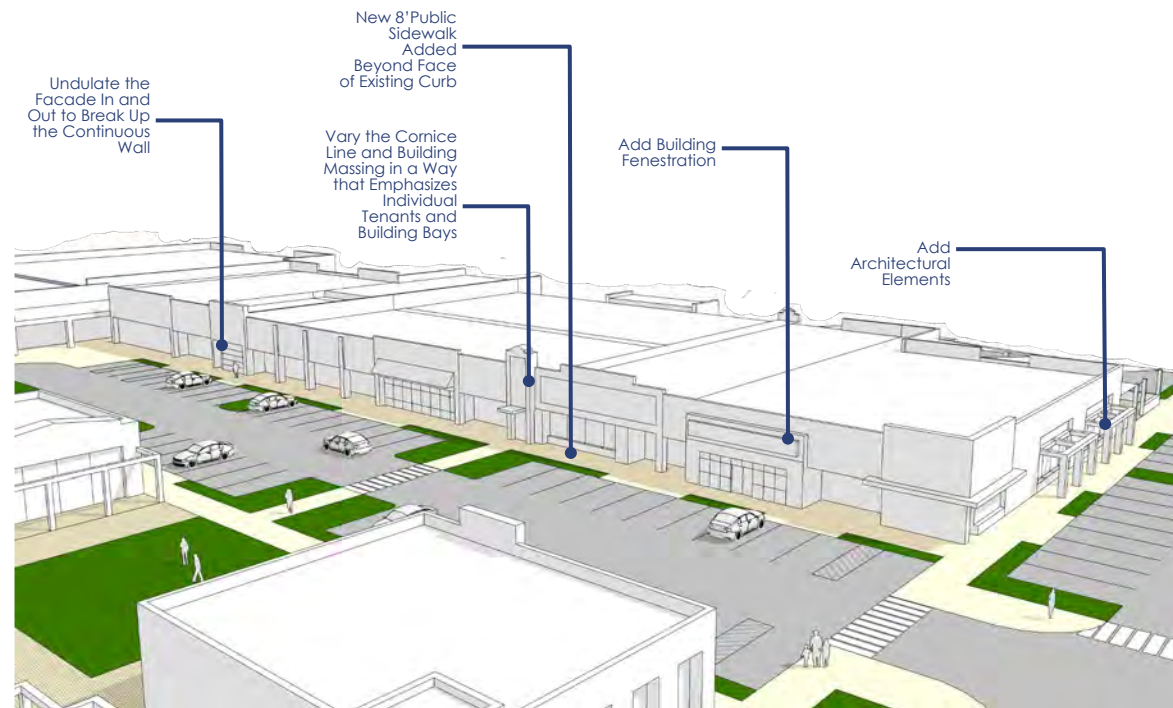
The existing commercial building should be rehabbed in a way that reflects the overall vision and desired attributes for the site. Added architectural elements should be consistent with the overall architectural style and use similar materials.

The key goal for rehabbing the existing building is creating less monolithic, and more differentiated spaces. This goal can be achieved by adding building fenestration, bringing the storefronts out to the pedestrian, adding more engaging outdoor elements, and breaking up the facade both horizontally and vertically.

EXISTING BUILDING FACADE



POTENTIAL BUILDING FACADE



PREFERRED



Roll up doors can be used to create a connection between indoors and outdoors



Example of opening the building overhang to engage the pedestrian



Add landscape, furniture, and other engaging elements where appropriate



DISCOURAGED



Avoid traditional/historic aesthetics and styling



Include outdoor dining space where possible and appropriate



Avoid creating a "strip center" feel by avoiding consistent, repetitive bays

DESIGN FEATURES

SHARED OPEN SPACES

Shared public open spaces (locations and sizes as per the development controls) should be open-air, accessible and open to the public. Spaces should be relatively simple and flexible in design so as to allow a wide variety of programmed and ad-hoc activities. Adjacent buildings should be mindful in how doors, windows and seating areas are located so as to maximize visibility/activity. Landscaping should be used to soften open spaces and make them more attractive. Extensively manicured plantings or over use of landscaping should be avoided in order to mitigate maintenance issues. Materials should durable and permanent. Shared open spaces should not be walled or gated in any way that discourages public use (other than during late evening hours if needed security). In addition to Shared Open Spaces, additional private outdoor dining is also encouraged.

PREFERRED



4 Encourage small, flexible active recreational uses in open spaces



Encourage engaging storefronts with tables, planters, etc.



Encourage linear open spaces between residential buildings for added greenspace

DISCOURAGED



Avoid structures and displays that lack a feel of permanence



Avoid open spaces that lack flexibility of use and/or require significant maintenance



Entirely fenced openspaces are not permitted in public spaces

PLACEMAKING

Placemaking features should be engaging, pedestrian-oriented, and consistent with the vision of the site as a whole. The placement of these features should be primarily in public spaces and used to encourage activity in public areas. Sight lines and view sheds should be considered when determining placement. Features can be static or interactive. Rotating art pieces, temporary exhibits, and community events are appropriate.

Although appropriate placemaking strategies, some features are more consistent with other character areas around Monroe and are discouraged on this site.



1



5

Small scale water features are appropriate



6

Example of appropriate residential only placemaking features including furniture, water features, and small gazebos/shade structures

PREFERRED



2

Example of interactive public element



3

Use lighting to create a sense of place at night



7



8



4



9

DISCOURAGED



10

Structured play equipment is discouraged in public areas



11

DESIGN FEATURES

SIGNAGE

SIGNAGE TYPES

The signage within this development should seek to enhance the identity and pedestrian experience. Signage should generally follow the City of Monroe Zoning Ordinance Article XII- Signs with a few exceptions.

Exceptions:

1. In subarea 1, more than one wall sign per a building is suitable for buildings that have frontage on numerous sides. Only one wall sign is allowed per a wall.
2. Ground and monument signs for individual buildings are not permitted.
3. A wall sign's area shall not be larger than 10% of the frontage wall area of the facade of the story which is occupied by the business or 100 square feet, whichever is less.
4. In subarea 4, multiple wall signs shall be allowed with a total sign area not to exceed an aggregate of 240 square feet per wall.

Entry signage, vertical and horizontal blade signs, wall signs on building facade, and standalone way-finding signage are all acceptable sign types. However, vertical and horizontal blade signs are encouraged for individual tenants. Monument signs are only permitted as district-wide branding.

PREFERRED



MATERIALS

Signage materials should be consistent and complimentary to the architectural style of the building to which it identifies. All signage should follow the City of Monroe Zoning Ordinances Article XII- Signs regarding materials. All signs shall be clean, simple, and easily legible. Avoid materials such as exposed wood.

Pedestrian scaled wayfinding signs are encouraged and should be consistent in design and color throughout the site so as to read as a collection or set. Signs should be lit via external sources. Signs that are Internally illuminated, neon, flashing, or utilized LED strips are discouraged.



Use building elements for illumination as opposed to self-illuminating signs.



Appropriate use of wall sign and blade sign for the same tenant.



DISCOURAGED



DESIGN FEATURES

PARKING

Surface parking for commercial uses should be spread throughout the district so as to avoid creating overly large, consolidated paved areas of parking. Parking areas should include the use of street trees in landscaped islands (one tree between every 10 perpendicular parking spaces, min.). Residential parking should be located to the rear of residential buildings, ideally in integrated rear garages accessed via rear alleys. Clearly striped pedestrian cross walks and/or raised speed tables are encouraged.

PREFERRED



1
Landscape islands between parking spaces is strongly encouraged



3
Appropriate example of a stormwater planter with tree (with or without fencing)



2
Well-marked pedestrian crosswalks are required



4
Provide landscaping and bulb-outs in parking areas to enhance pedestrian safety and experience



5
Encourage rear-access garages and alley parking in residential areas



6
Example of a well-planted larger parking lot

DISCOURAGED



7
Parking lots without landscaping are not permitted. Landscape islands are required



8
Avoid tree wells when possible. Use stormwater planters (4)



9
In residential areas, avoid forward facing garages and parking

STORMWATER MANAGEMENT

Responsible and sustainable stormwater management strategies are critical to the success of this development. New development must result in a net decrease in impervious area, reduced runoff and erosion, and improved water quality. A wide variety of Stormwater Best Management Practices (BMPs) are strongly encouraged including (among others): utilizing a whole-site strategy rather than site-by-site approaches, incorporating distributed bioretention areas/rain gardens, downspout disconnects and rainwater harvesting, and pervious pavers/pavement where feasible.



IMPERVIOUS SURFACE COVERAGE

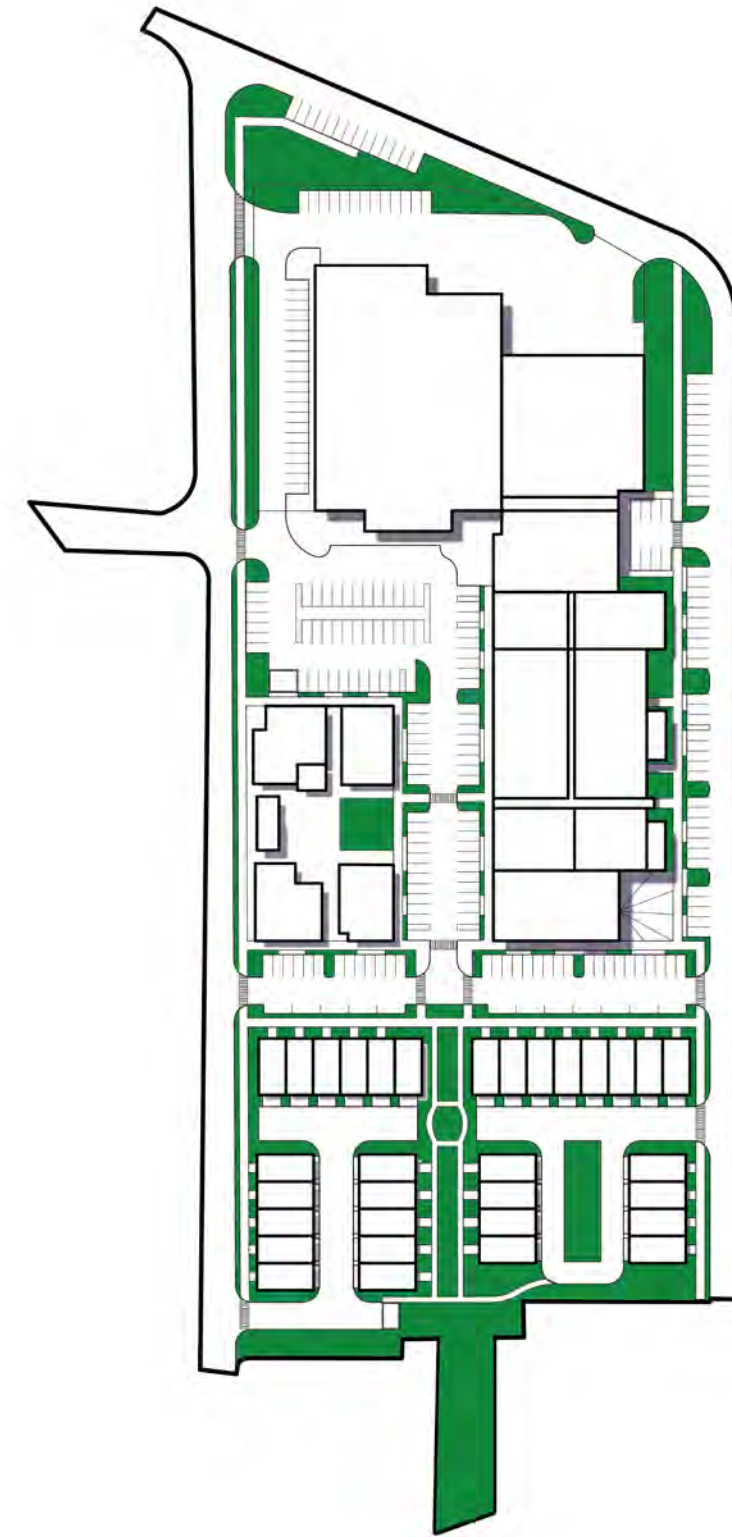
Existing Site Impervious

Surface Area = +/-9.5 ACRES

Proposed Site Impervious

Surface Area = +/-8.7 ACRES

Increase in 0.8 acres of pervious area



Potential Stormwater Management Locations



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-11-2021
Description: Zoning ordinance Text amendment #12

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Staff recommendation is to approve as submitted

Background: This amendment adds the conditional use of Private Sewage Treatment Facilities to section 630.3 Table 6 and also modifies Section 650.4 Special site requirements by removing minimum area requirements for planned districts and reducing street frontage requirements in the LCI district.

Attachment(s): Ordinance and exhibit A



City of Monroe

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

ZONING TEXT AMENDMENT PERMIT

PERMIT #:	204	DESCRIPTION:	Zoning Text Amendment #12
JOB ADDRESS:	215 N BROAD ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	CITY OF MONROE	CONTRACTOR:	CITY OF MONROE
ADDRESS:	P.O. BOX 1249	ADDRESS:	P.O. BOX 1249
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP. USE:		DATE ISSUED:	9/08/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/07/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
	FEE TOTAL	
	PAYMENTS	\$ 0.00
	BALANCE	\$ 0.00

NOTES:

Section 630.3 Table 6—Industrial Zoning District Land Use Regulations; Modifying Industrial Zoning District Land Use table to add under the principle use of Utility and area service provider facilities—private sewage treatment facilities; this use is to be added as a conditional use.

Section 650.4 Special Site Requirements—Modifying the Special Site Requirements for Planned Development Districts to remove the minimum area requirement for Planned Development Districts throughout the City and inside the Livable Cities Initiative (LCI) District and to reduce the minimum frontage requirement for Planned Development Districts located in the LCI District.

P&Z MTG 10/19/2021 5:30pm—Council MTG 11/9/2021 6:00pm @215 N. Broad St.

NOTICE

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

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



(APPROVED BY)

10/11/2021
DATE

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

**The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and
Effective July 1, 2014, as thereafter amended, is hereby amended by implementing
text amendments and changes outlined and identified in particular detail on Exhibit
A, which such exhibit is incorporated herein by reference.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon
their adoption by the Mayor and Council.

FIRST READING. This 9th, day of November, 2021.

SECOND READING AND ADOPTED on this 14th day of December, 2021.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 12

1. Section 630.3 Table 6—Industrial Zoning District Land Use Regulations; Modifying Industrial Zoning District Land Use table to add under the principle use of Utility and area service provider facilities—private sewage treatment facilities; this use is to be added as a conditional use.

2. Section 650.4 Special Site Requirements—Modifying the Special Site Requirements for Planned Development Districts to remove the minimum area requirement for Planned Development Districts throughout the City and inside the Livable Cities Initiative (LCI) District and to reduce the minimum frontage requirement for Planned Development Districts located in the LCI District. Section 650.4 to be amended as follows:
 - a. 650.4 Special Site Requirements. The site proposed for Planned Development District classification must abut a public street for continuous distance of at least one-hundred (100) feet. The only exception to this frontage requirement shall be in the Livable Cities Initiative District. Because of the special and unique circumstances of both maximum density and unique mixture of land uses within the LCI District, proposals for Planned Development District classification in the LCI District must abut a public street for a distance of at least fifty (50) feet.

Proposed Amendments to the Zoning Ordinance

October 19 – Planning Commission

November 9 – City Council 1st Reading

December 14 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

- **Section 630.3: Modify Industrial Zoning District Land Use Regulation table to add the land use of Private Sewage Treatment Facilities. Added land use will be permitted by Conditional Use Permit in the M-1 zoning district. The land use of Private Sewage Treatment Facilities is based upon NAICS 221320 – Sewage Treatment Facilities.**

Section 630.3 Industrial Land Use Regulations (M-1):

Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Accessory building and uses		
structures-general	P	See §1000.1
temporary buildings	P	See §1000.9
uses-general	P	See §1000.2
Administrative and information service facilities		
administrative offices/processing center	P	
call/telecommunications center	P	
data processing/programming facilities	P	
data processing/programming facilities with product production	P	
AGRICULTURE:		
Greenhouse, nursery, and indoor food crop production	P	PROPOSED for 10/12/21 City Council
Amusements and Entertainment		
adult entertainment establishment	P	Note (5)
archery range or firing range	P	See § 1031
game center	X	
miniature golf, outdoor	X	
play centers, skating rink, bowling alley	P	
theaters	X	
theaters, outdoor	X	
Animal facilities and services		
clinics and specialty services	C	
hospitals, lodging, and shelters	C	
Building, construction and special trade facilities		
contractor and developer offices	P	
contractor/developer offices with facilities	P	
contractor/developer office center	P	
landscape/irrigation service	P	
timber harvesting service	P	
tree surgery service	P	
building supply store, wholesale	P	

RESIDENTIAL	C		
Sales and service facilities			
appliance stores(small and large), retail, rental, and/or repairs	P	Note(4)	
building supply, retail	P		
equipment(small and large), service and rental	P		
equipment(office), service and rental	P		
fuel sales – liquid, wholesale and retail	P		
funeral and interment establishments, wholesale and storage	C		
janitorial cleaning services	P		
janitorial/cleaning supply store, wholesale	P		
laundry and/or dry cleaning establishments, full service	P		
lawn and garden supply, wholesale	P		
locksmith shop, service	P		
manufactured home sale lots	C		
pawn shop and pawnbrokers	P		Code of Ord. Chap 78
pest control services	P		
print and publication shops	P		
scrap hauling service	P		
sewer and septic tank service	C		
vending supply and service	P		
Transportation facilities			
airport	C		
administrative offices/dispatches	C		
commuter lot	C		
stations or terminals	C		
Utility and area service provider facilities			
emergency management services – fire, police, ambulance	P	See Article XI	
garbage and recycling collection services	C		
landfills, incinerators, and dumps	X		
recycling center	C		
private sewage treatment facilities	C		
telecommunications facility, radio and television stations	P		
telecommunications facility towers and antenna	P		
utility administrative office	P		
utility transformers, substations, and towers	P		
Distribution and storage facilities			
warehouse, self-service(mini)	P		
warehouse	P		
distribution warehouse facility	P		
Motor vehicles and equipment			
passenger vehicles and small engine equipment			
body repair and painting	P		
car wash, service or self-service	P		
fuel sales	P		
general service/installation of parts/accessories	P		
new or used, sales and rental	P		
parts/accessories, sales	P		
tires, sales	P		
vehicle storage yard	P		
welding and fabrication	P		
wrecker and/or towing, service	P		

heavy trucks, RVs and other heavy equipment		
body repair and painting	P	
fueling station	P	
general service/installation of parts and accessories	P	
new or used, sales and rental	P	
parts/accessories/tires, sales	P	
truck wash, service or self-service	P	
terminal, motor freight	P	
truck stop/travel plaza	P	

➤ ***Section 650.4: Amend language in the special site requirements for Planned Development Districts. Remove the minimum area requirement for Planned Development Districts located throughout the City and inside the Livable Cities Initiative District (LCI) in order to enable more Planned Districts within the City. Reduce the minimum frontage requirement for Planned Development Districts located in the LCI District.***

650.4 Special Site Requirements. The site proposed for Planned Development District classification must ~~contain a minimum area: 1) PRD between twelve (12) and forty eight (48) acres, 2) PCD/PPD: between twenty four (24) and sixty (60) acres, and 3) PID: at least twenty four (24) acres, unless a smaller are is specifically approved by the Planning Commission and Council due to special and unusual circumstances related to the topography of the site. In no case shall any planned unit development be less than ten (10) acres. The site must~~ but a public street for continuous distance of at least one-hundred (100) feet.

The only exception to ~~these size~~ this frontage requirements shall be in the Livable Cities Initiative District. Because of the special and unique circumstances of both maximum density and unique mixture of land uses within the LCI District, proposals for Planned Development District classification in the LCI District must ~~contain a minimum of two (2) acres. The site must~~ but a public street for a distance of at least ~~seventy five (75)~~ fifty (50) feet.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe Planning Commission will be holding a hearing for a zoning action/zoning code text amendment of Article VI, Section 630.3, Table 6 and Section 650.4. A public hearing will be held on October 19, 2021 at 5:30 P. M. in the City Hall Building at 215 N. Broad Street.

The City of Monroe Council will be holding a hearing for a zoning action/zoning code text amendment of Article VI, Section 630.3, Table 6 and Section 650.4. A public hearing will be held on November 9, 2021 at 6:00 P.M. in the City Hall Building at 215 N Broad Street.

All those having an interest should be present.

Please run on the following date:

October 3, 2021



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-08-2021
Description: Certificate of Appropriateness request, permit # 233, for replacement monument sign

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Staff recommends approval of the requested Certificate of Appropriateness without conditions.

Background: An existing automotive part manufacturing plant wishes to replace their current ground sign with a new monument sign meeting the CDO sign design requirements.

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



Planning
City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 233

DATE: October 8, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Jeannie Smith

PROPERTY OWNER: Hitachi Automotive Systems Americas

LOCATION: Southeast corner of US Hwy 78 and Unisia Drive – 1000 Unisia Drive

ACREAGE: ±55.23

EXISTING ZONING: M-1 (Industrial District)

EXISTING LAND USE: Manufacturing plant

ACTION REQUESTED: The owner is requesting approval of a Certificate of Appropriateness application in order to allow construction of new monument sign.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 19, 2021

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of new monument sign at an automotive part manufacturing plant. The proposed monument sign will be constructed with a stone foundation and aluminum framing and painted finish. No illumination is proposed for the sign.

PROPOSED PROJECT SUMMARY:

- Monument Sign – Hitachi
 - Proposed Monument Sign
 - Sign Height – 7’7”
 - Sign Width – 14’
 - Sign Face Area – ±50 Sf (10’X5’)

- Materials – Stone foundation, with aluminum framing and painted finish

STAFF ANALYSIS

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

643A.1 Site Planning:

This standard is not affected by this request.

643A.2 – Architecture:

This standard is not affected by this request.

643A.3 – Pavement:

This standard is not affected by this request.

643A.4 – Landscaping:

This standard is not affected by this request.

643A.5 – Signs:

The proposed monument sign appears to meet the intent of the dimensional requirements set forth in Section 643A.5(1)(d) of the Zoning Ordinance. The proposed monument sign also appears to meet the additional sign criteria outlined in Section 643A.5(1).

643A.6 – Illumination:

This standard is not affected by this request.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness as submitted without conditions to construct a monument sign.



City of Monroe

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

CERTIFICAT OF APPROPRIATENESS PERMIT

PERMIT #:	233	DESCRIPTION:	COA-PLANNING & ZONING
JOB ADDRESS:	620 UNISIA DR	LOT #:	
PARCEL ID:	M0280002	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	Atlantic Sign & Graphics	CONTRACTOR:	Atlantic Sign & Graphics
ADDRESS:	5235 Poplar St	ADDRESS:	5235 Poplar St
CITY, STATE ZIP:	Buford GA 30518	CITY, STATE ZIP:	Buford GA 30518
PHONE:		PHONE:	
PROP. USE		DATE ISSUED:	9/20/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/16/2022
SQ FT	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION	770-207-4674	# OF OTHER ROOMS	
REQUESTS:	lwilson@monroega.gov		

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

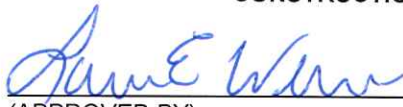
NOTES:

The Planning Commission will hear this COA request for a new sign at 620 Unisia Drive on October 19, 2021 at 5:30pm in the Council Chambers located at 215 N. Broad St.

NOTICE

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

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



(APPROVED BY)

9/20/2021
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for a monument sign at 620 Unisia Dr. A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on October 19, 2021 at 5:30 P.M. All those having an interest should be present to voice their interest.

Please run on the following date:

October 3, 2021

RECEIVED
9/17/21

#233

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: 9/16/21

APPLICANT: Jeannie Smith

APPLICANT'S ADDRESS: 5235 Poplar St.
Buford, GA 30518

TELEPHONE NUMBER: 770-614-6613

PROPERTY OWNER: Hitachi Automotive Systems Americas

OWNER'S ADDRESS: 1000 Unissia Dr., Monroe, GA 30655

TELEPHONE NUMBER: 770-207-0050

PROJECT ADDRESS: 620 Unissia Dr., Monroe, GA 30655

Brief description of project: Replacing existing sign with new 7'7" x 14'8" x 2' deep monument on brick base

(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)]

Jeannie Smith
Applicant

Date: 9/16/21

**CITY OF MONROE CODE OFFICE
SIGN PERMIT APPLICATION**

215 North Broad Street/P.O. Box 725
Monroe, Georgia 30655

PHONE: (770) 207-4674 email: dadkinson@monroega.gov

OFFICE HOURS: 8:00 a.m. – 5:00 p.m. PERMIT HOURS TIL 4:00PM

Property Address: 620 Unisia Drive Monroe, GA 3065

Owner Name: Hitachi Automotive Systems America

Owner Address: 1000 Unissia Dr. N Telephone # 770-207-0050

Business Name: Hitachi Astemo Americas, Ltd. Monr

Contractors Name: Atlantic Sign & Graphics

Complete Current Address: 5235 Poplar Street

City: Buford

State: GA

Zip: 30518

Phone # 770-614-6613 Cell # _____

Fax# _____

Attach Business License Y

Permit type: (Commercial or Residential)

Sq. Ft. 50

Dimensions 5x10

Height 7' 7"

Monument/Ground Billboard Projected Wall Awning Banner Other

Lighted Electronic Aggregate area _____ Building Width _____

Site Plan must be included Y Distance of Sign from other signs Aprox 340' and 850'

Total acreage of parcel 55.23 Consent of Owner Y

VALUE OF THE SIGN 18000

Jeannie Smith Jeannie Smith

Signature of Applicant

Print Name

9/13/21

Date

Revised 08/07/15

RECEIVED
9/13/21

September 1, 2021

Atlantic Sign & Graphics
5235 Poplar Street
Buford, Georgia 30518

To Whom It May Concern:

This letter is to authorize Atlantic Sign & Graphics to fabricate and install a new monument sign for Hitachi Astemo Americas, Inc. located at 1000 Unisia Drive, Monroe, Georgia.

Sincerely,



Michael Schoon
Senior Vice President
General Manager and Head of Monroe GA Site

SCOPE:

NEW NON-LIGHTED MONUMENT WITH 2"X2"X3/16" ALUMINUM ANGLE FRAMING @ NOT MORE THAN 2'-0" ON CENTER .125 ALUMINUM SKIN AND ACRYLIC POLYURETHANE PAINTED FINISH.

1/2" THICK DIMENSIONAL GRAPHICS AND 1/4" THICK SECONDARY GRAPHICS

2'-0" X 13'-0" X 2'-0" BRICK BASE WITH LIMESTONE CAP

(2) 4"X4" STEEL SUPPORT COLUMNS IN REQUIRED CONCRETE FOOTINGS AND 6" THICK CONCRETE SLAB

MONUMENT AND BRICK COLORS TO BE DETERMINED

GRAPHICS COLORS:

- MATTHEWS PAINT (STAIN FINISH) TO MATCH "INSPIRE GRAY" PMS COOL GRAY 11 C
- MATTHEWS PAINT (STAIN FINISH) TO MATCH "INSPIRE RED" PMS 186 C / MP55090
- MATTHEWS PAINT (STAIN FINISH) TO MATCH BLACK
- MATTHEWS PAINT (STAIN FINISH) TO MATCH PMS 187 C - SUPPORTIVE RED / MP 226
- MATTHEWS PAINT (STAIN FINISH) TO MATCH WHITE



6 PRIMARY IDENTIFICATION
SCALE: 1/2" = 1'-0"

SIGN #6

ATLANTIC
SIGN & GRAPHICS, INC.
"Where form and function come together!"
3233 POPPERS STREET BUKFORD, GEORGIA 30018
TEL: 770-614-6613 FAX: 770-614-5893

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ATLANTIC SIGN & GRAPHICS, INC., AND MAY NOT BE
REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN
PERMISSION FROM ATLANTIC SIGN & GRAPHICS, INC.

CLIENT
1000 Unisia Drive
Monroe, GA 30855

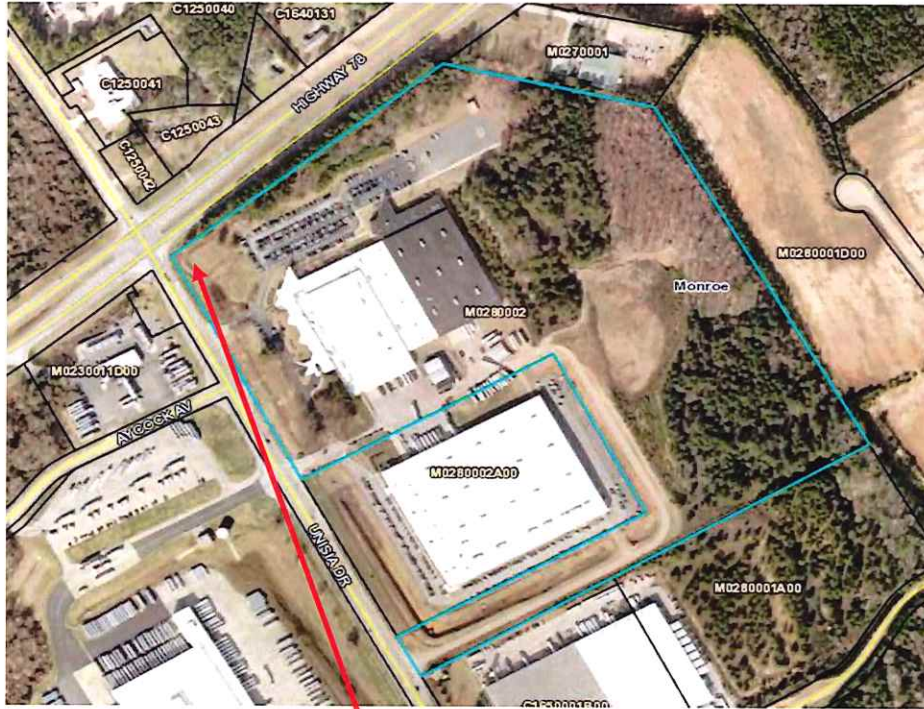
HITACHI
Inspire the Next

JOB INFO
Date: 20/FEB/2021
Sales:
P.M.:
Designer:

REVISION HISTORY
Date: 24/FEB/2021
15/APRIL/2021
16/APRIL/2021
28/APRIL/2021
05/MAY/2021
14 JULY 2021

SHEET G6

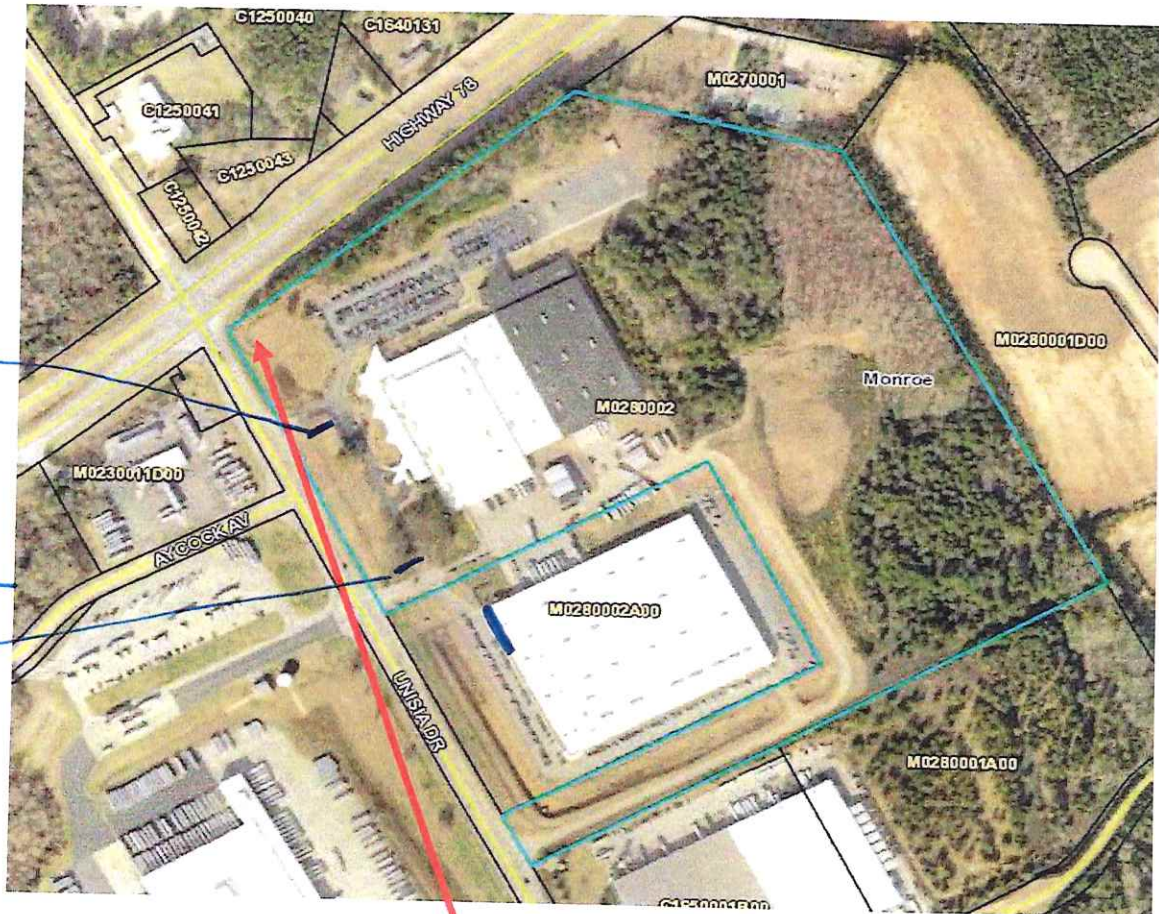
Site Plan



Parcel Number M0280002	Zoning M1
Location Address 620 UNISIA DR	Tax District Monroe (District 01)
Owner HITACHI AUTOMOTIVE SYSTEMS AMERICAS INC	Acres 55.23
Legal Description 55.23AC	Neighborhood 09696 - WHSE (IND. LIGHT MANUF) (09696)
Class I5-Industrial	Land lot/District 132 / 3

Hitachi Astemo Georgia Plant 1000 Unisia Dr Monroe Ga 30655
 Replace Existing sign on the corner of Hwy 78 and Unisia dr with:
 (1) New non-lighted Monument with 2"x2'x3/16 aluminum angle framing
 with .125 aluminum skin and acrylic painted finish on a 14'-8" brick base with
 Limestone cap. Overall dimensions: 14'-8" x 7'-7" x 2'

Other Sign Placement Site Plan



Sign #1
 4'x7'x10" deep
 Aprox distance
 340'

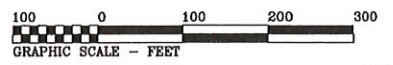
Sign #2
 4'x8'x10" deep
 Aprox distance
 850'

Parcel Number M0280002
Location Address 620 UNISIA DR
Owner HITACHI AUTOMOTIVE SYSTEMS AMERICAS INC
Legal Description 55.23AC
Class I5-Industrial

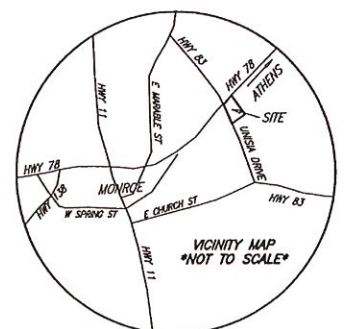
Zoning M1
Tax District Monroe (District 01)
Acres 55.23
Neighborhood 09696 - WHSE (IND. LIGHT MANUF) (09696)
Land lot/District 132 / 3

Hitachi Astemo Georgia Plant 1000 Unisia Dr Monroe Ga 30655
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 (1) New non-lighted Monument with 2"x2"x3/16 aluminum angle framing with .125 aluminum skin and acrylic painted finish on a 14'-8" brick base with Limestone cap. Overall dimensions: 14'-8" x 7'-7" x 2'

- LEGEND:**
- IFP IRON PIN FOUND
 - IPS IRON PIN SET
 - IB REBAR
 - OT OPEN TOP PIPE
 - R/W RIGHT OF WAY
 - MH MANHOLE
 - CB CATCH BASIN
 - DI DROP INLET
 - JB JUNCTION BOX
 - RTDI RAISED TOP DROP INLET
 - HW HEADWALL
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - WM WATER METER
 - WV WATER VALVE
 - GV GATE VALVE
 - 24" C & G 24" CURB & GUTTER
 - PP POWER POLE
 - TP TELEPHONE POLE
 - LP LIGHT POLE
 - S- SEWER LINE
 - X- FENCE
 - T- TELEPHONE LINE
 - P- POWER LINE
 - W- WATER LINE
 - 11R 11 REGULAR PARKING SPACES
 - 1 H/C 1 HANDICAP PARKING SPACE
 - TR TRANSFORMER
 - FH FIRE HYDRANT
 - P/T POWER & TELEPHONE LINE
 - GW GUY WIRE
 - OCS OUTLET CONTROL STRUCTURE
 - PIV POST INDICATOR VALVE
 - HDPE HIGH-DENSITY POLYETHYLENE PIPE
 - X 820.0 SPOT ELEVATION
 - FP FLAGPOLE
 - INW INVERT ELEVATION



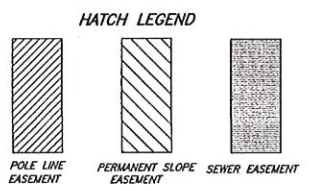
NOTE:
 AT THE TIME OF PREPARATION OF THIS FINAL PLAT GRADING WAS OCCURRING ON TRACT 2, THE SITE IS UNDER CONSTRUCTION. NO IMPROVEMENTS SHOWN PERTAINING TO THIS CONSTRUCTION ARE SHOWN ON THIS FINAL PLAT. IMPROVEMENTS AND FIELD CONDITIONS ARE SHOWN AS TO THE ORIGINAL DATE OF THE BOUNDARY SURVEY, DECEMBER 13, 2012.



ZONING INFORMATION
 THE SITE IS ZONED:
 M-1 (WHOLESALE AND LIGHT INDUSTRIAL)

AREA REGULATIONS
 MIN. FRONTAGE = 60 FEET
 MIN. LOT WIDTH = 60 FEET

SETBACKS:
 FRONT = 35 FEET
 SIDE = 0 FEET
 REAR = 0 FEET

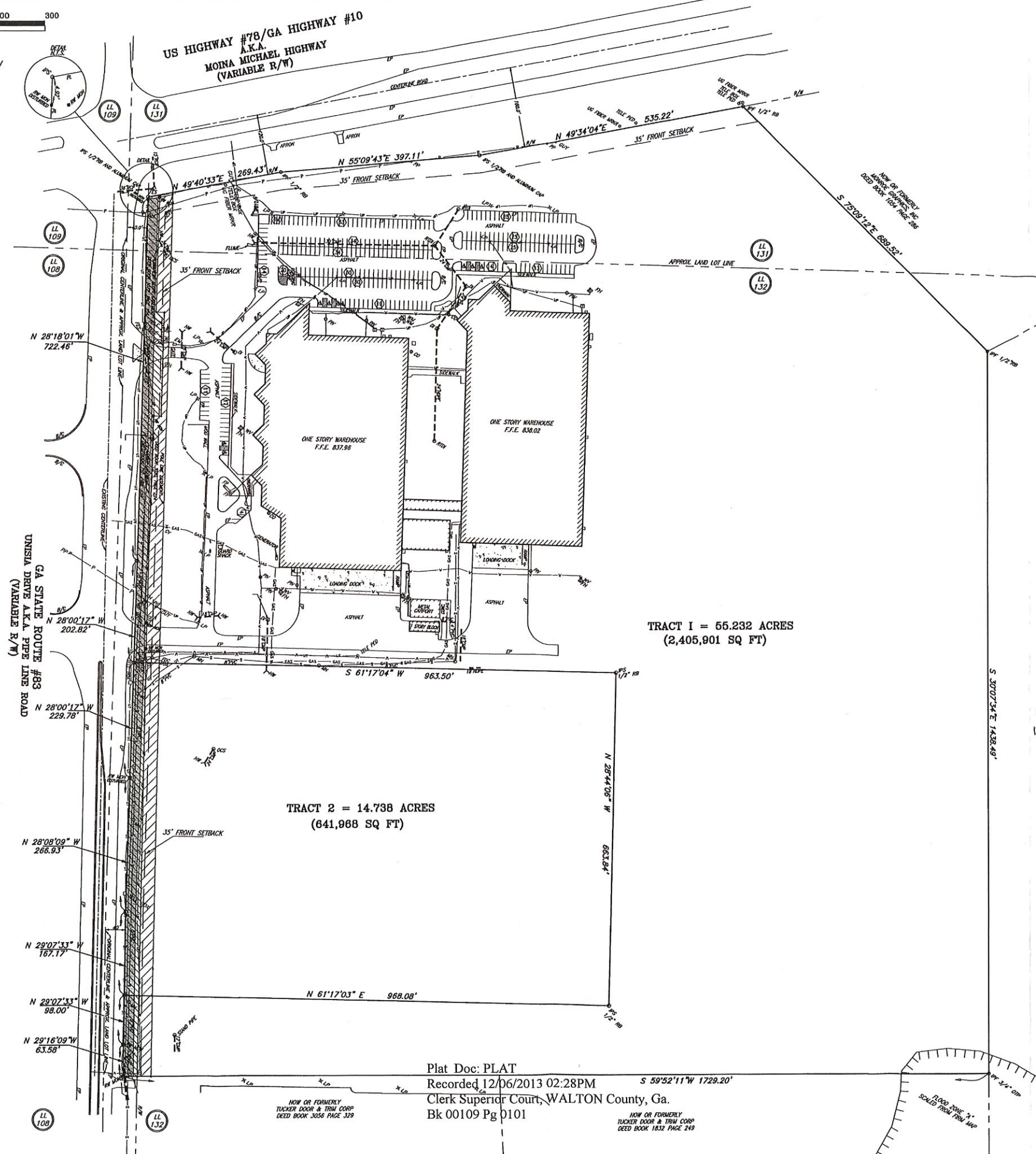


FLOOD NOTE
 A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 13297C015 D, MAY 18, 2009. THE SUBJECT PROPERTY LIES WITHIN A ZONE "A", WHICH IS DESCRIBED AS A "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". THERE IS NO BASE FLOOD ELEVATION S DETERMINED FOR ZONE "A". THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN A ZONE "X" WHICH IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

REFERENCE:
 1. ALTA/ACSM LAND TITLE SURVEY FOR UNISIA OF GEORGIA CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY PEARSON & ASSOCIATES, INC, LAST REVISED JULY 22, 1997 AND RECORDED IN PLAT BOOK 74 PAGE 75.

UTILITY NOTE: UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,852 FEET AND AN ANGULAR ERROR OF .00" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
 A TOPCON GTS 235 TOTAL STATION AND AN AL-CARLSOL DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 163,239 FEET.



DRAINAGE NOTE:
 The City of Monroe assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right of way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.

CERTIFICATE OF APPROVAL BY THE Code Enforcement Office
 The Code Enforcement Officer certifies that this plat complies with the Zoning Ordinance and Development Regulations of the City of Monroe and has been approved by all other affected City Departments, as appropriate. This plat is approved, subject to the provisions and requirements of the Performance and Maintenance Surety Agreement executed for this project between the owner and the City of Monroe.

By: *[Signature]* Date: 12-3-13
 Code Enforcement Officer: APPROVED FOR RECORDING

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL
 The City of Monroe Mayor and City Council hereby accept on behalf of the City of Monroe the dedication of all public streets, rights of way, easements and other public facilities and appurtenances shown thereon. This plat is approved subject to the provisions and requirements of the Performance and Maintenance Surety Agreement executed for this project between the owner and the City of Monroe.

Dated this 3rd day of December, 2013
 By: *[Signature]* Mayor
 The City of Monroe Mayor and City Council
 Attest: *[Signature]*
 City Clerk, City of Monroe

OWNER:
 HITACHI AUTOMOTIVE SYSTEMS AMERICAS, INC
 1000 UNISIA DRIVE
 MONROE, GEORGIA 30655
 (770) 207-0050

OWNERS CERTIFICATE AND DECLARATION:
 STATE OF GEORGIA
 THE CITY OF MONROE
 The owner of the land shown on this plat and whose name is subscribed hereto in person or through a duly authorized agent acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, drains, easements and other public facilities and appurtenances thereon shown for the purposes therein expressed.

Dated this 15th day of NOVEMBER, 2013
 By: *[Signature]*, Owner

"THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 120-7 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67."

SURVEYOR'S CERTIFICATION:
 It is hereby certified that this plat is true and correct as to the property lines and all improvement shown thereon and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist; and their location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 32,852 feet and an angular error of .00" per angle point, adjusted using compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 163,239 feet, and contains total of .65,920 acres. The equipment used to obtain the linear and angular measurements herein was Topcon GTS 235 Total Station and Carlson Data Collector.

Signature: *[Signature]* Date: November 14, 2013
 By: Walter Y. Fravotta
 Registered Georgia Land Surveyor
 Reg. No: 2107
 Date of Expiration December 31, 2014.



FINAL PLAT
 FOR
 HITACHI AUTOMOTIVE SYSTEMS AMERICAS, INC
 OF
 HITACHI AUTOMOTIVE SYSTEMS
 LAND LOT 131 & 132 3RD DISTRICT
 WALTON COUNTY GEORGIA
 DECEMBER 13, 2012; ORIGINAL BOUNDARY SCALE: 1" = 100'
 NOVEMBER 14, 2013; PREPARE FINAL PLAT

TECHNICAL SURVEY SERVICES, INC.
 Land Surveyors
 794 WEST CIRCLE, SW Telephone (770) 922-6391
 CONYERS, GEORGIA 30012 FAX (770) 922-0767
 2012-048 JOB: HITACHIO SD SCREEN FILE: HITACHIO

Plat Doc: PLAT
 Recorded 12/06/2013 02:28PM
 Clerk Superior Court, WALTON County, Ga.
 Bk 00109 Pg 0101



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-12-2021
Description: CERTIFICATE OF APPROPRIATENESS CASE #: 252,
 East side of S Broad Street – 1530 S Broad Street,
 Monroe Center, LLC, ±6.08 ac.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommends approval of this Certificate of Appropriateness request with the 4 conditions as listed in the staff report.

Background: Vacant and undeveloped except for existing billboards to be removed.

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



Planning
City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 252

DATE: October 8, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Monroe Center, LLC

PROPERTY OWNER: PJF Leesburg, LLC

LOCATION: East side of S Broad Street – 1530 S Broad Street

ACREAGE: ±6.08

EXISTING ZONING: M-1 (Industrial District)

EXISTING LAND USE: Vacant and undeveloped

ACTION REQUESTED: The owner is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial building containing a convenience store with fuel pumps and retail spaces.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness request with conditions.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 19, 2021

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial building containing a convenience store with fuel pumps and retail spaces.

PROPOSED PROJECT SUMMARY:

- Convenience Store with Fuel Pumps and Retail
 - Total Building Floor Area – 8,100 Sf
 - Convenience Store – 3,900 Sf
 - 2 Retail Spaces – 2,100 Sf each space
 - Proposed Façade – combination of multi-colored brick veneer and EFIS siding with glass storefront windows and doors

STAFF ANALYSIS

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

643A.1 – Site Planning:

The proposed commercial building is a small scale strip-center style building. The building is oriented on the lot in a perpendicular manner to S. Broad Street with parking on the side of the building and the fuel pumps in the center of the site. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

This proposed façade of the shopping center is a combination of multi-colored brick veneer and EIFS siding with glass storefront windows and doors. The roof of the building will be a 3 sided mansard type roof form, with a flat roof exposed to Broad Street on the north side of the building. This type of roof with an exposed flat roof and large expanses of a mansard roof could be considered a good example of the type of roof styles the Architectural Form requirements in Section 643A.2(c)(vi) of the Zoning Ordinance are attempting to discourage. Section 643A.2(c)(vii) states, “New structures should be rectilinear forms generally. Post-modern, mall-like towers are inappropriate. Parapet roof forms are preferred, as large expanses of flat roofs should not be visible, and coverage of large expanses of roof with gable or hip forms makes the roofs too prominent.” The proposed roof style will need to be modified to accommodate a parapet roof and eliminate the visible flat roof. Staff has a recommended condition at the end of this report to address this issue.

The rear of the building, visible from S. Broad Street, will be primarily EIFS siding with portions of the wall containing brick veneer. Under Section 643A.2(c)(vii), stucco, not including EIFS, is acceptable in limited areas (i.e. parapets) or as full exterior surface for architectural styles and forms reflecting the City’s historic architecture that traditionally utilized stucco. The proposed EIFS siding will not be permitted and staff has included a recommended condition to require the rear façade of the building to be brick veneer.

The proposed building will have glass storefront windows and doors only on one side of the building facing the fuel pump islands. The wall facing S. Broad Street will only be brick veneer with no windows or doors. The rear of the building will be as described above with metal doors and no windows. Section 643A.2(c)(viii) requires facades facing public streets to have arcades, display windows, entry areas, awnings or other similar features along no less than 60% of the length of the wall. The proposed building will need to be revised to include these features on the wall facing S. Broad Street.

643A.3 – Pavement:

The pavement proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 – Landscaping:

The submitted development plans include landscaping which appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance. At the time of site

development plan submittal, compliance with landscaping requirements in Section 643A.4 will need to be verified.

643A.5 – Signs:

Examples of signage to be placed on the building were included on the building elevations. Signage proposed on the building appears to meet the general criteria for signs outlined in Section 643A.5 of the Zoning Ordinance. No examples of the proposed monument sign were included in the elevations. Any monument signs placed on the site will need to be obtain an approval of a Certificate of Appropriateness application by the Corridor Commission.

643A.6 – Illumination:

A lighting plan was not included with the development plans. Any lighting added to the site will be required to comply with Illumination requirements for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct a convenience store and retail building, subject to the following conditions:

1. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of any monument signage placed on the site.
2. The proposed building shall be designed to have a parapet roof form. The parapet roof shall be located on all sides of the proposed building.
3. The proposed building shall have brick veneer on all sides of the building. EFIS siding on the building is prohibited. Stucco may be used in limited areas such parapet walls.
4. The wall of the proposed building facing S. Broad Street shall be revised to include arcades, display windows, entry areas, awnings and other similar features along no less than 60% of the length of the wall in accordance with Section 643A.2(c)(viii).



City of Monroe

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

PLANNING COMMISSION CERTIFICATE OF APPROPRIATENESS PERMIT

PERMIT #:	252	DESCRIPTION:	COA-PLANNING & ZONING
JOB ADDRESS:	1530 S BROAD ST	LOT #:	
PARCEL ID:	M0200283	BLK #:	
SUBDIVISION:		ZONING:	M1
ISSUED TO:	Harkleroad and Associates	CONTRACTOR:	Harkleroad and Associates
ADDRESS:	1600 Tree Lane	ADDRESS:	1600 Tree Lane
CITY, STATE ZIP:	Snellville GA 30078	CITY, STATE ZIP:	Snellville GA 30078
PHONE:		PHONE:	
PROP. USE:	INDUSTRIAL	DATE ISSUED:	9/27/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/26/2022
SQ FT:	8,100.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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

NOTES:

The Planning Commission will hear this COA Request for an 8100 sq ft commercial structure with a 5 island/10 position fueling canopy on October 19, 2021 at 5:30pm in the Council Chambers located at 215 N. Broad St Monroe, GA 30655.

NOTICE

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

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


(APPROVED BY)


DATE



Harkleroad and Associates, Inc.

1600 Tree Lane Building A, Suite 100
Snellville, Georgia 30078

• Voice 770 982 1996 • Fax 770 982 1998 •

68

September 21, 2021

Mr. Brad Callender, City Planner
Monroe City Hall - Monroe GA
215 North Broad Street
Monroe, Georgia 30655
770.266.5111

VIA – Federal Express

RE: Monroe Center, LLC - #1530 S. Broad Street, Monroe, GA

Dear Mr. Callender,

We have enclosed a letter from the owner's of the above referenced property giving permission for Monroe Center to submit a Certificate of Appropriateness.

Should you need anything further, please don't hesitate to contact our office. We have been trying to email you directly but our emails seem to be blocked by your office.

Sincerely,

Robin Camp
Office Manager

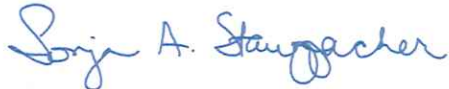
PJF Leesburg, LLC
715 Lynn Avenue, Suite 100
Baraboo, WI 53913

September 20, 2021

To Whom it May Concern:

We, the owner of the Property located at 1530 S Broad St, Monroe, Georgia 30655 agree to allow Monroe Center, LLC / SAM Retail ENT, LLC to submit for a Certificate of Appropriateness.

Sincerely



Sonja A. Stauffacher
General Manager
PJF Leesburg, LLC
715 Lynn Avenue, Suite 100
Baraboo, WI 53913 USA
Office: 608-356-0136
Direct: 608-355-6511
Cell: 608-844-0313
sstauffacher@nordicgroup.com



Harkleroad and Assoc., Inc.

ENGINEERS - LAND SURVEYORS

September 16, 2021

Mr. Brad Callender, City Planner
Monroe City Hall - Monroe GA
215 North Broad Street
Monroe, Georgia 30655
770.266.5111

Ref: 1530 South Broad Street - Plat Book 101, Page 2, Walton County, Georgia.

Dear Brad,

Enclosed is our application and supporting documents for the Certificate of Appropriateness we are seeking on the above subject project.

My client and I look forward to working with you and staff as we progress through the approval process with the City Planning Commission.

We appreciate all of your help and support.

Sincerely,

Donald W. Harkleroad, Jr.
President/Partner

DWHJR/rc

Enclosure

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: 9-14-21

APPLICANT: MONROE CENTER, LLC

APPLICANT'S ADDRESS: 4844 ELKHORN HILL DRIVE
SUWANEE, GA 30024

TELEPHONE NUMBER: 770.557-5534

PROPERTY OWNER: PJF LEESBURG, LLC

OWNER'S ADDRESS: PO BOX 342
BARABOO, WI 53913

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 1530 SOUTH BROAD STREET / GA HWY 11
LL 67 3RD DIST CITY OF MONROE, WALTON CO. GA

Brief description of project: DEVELOP 8100 SF SINGLE STORY BUILDING
COMPRISED OF 3900 SF C-STORE WITH (2) 2100 SF RETAIL SPACES.
5 ISLAND - 10 POSITION FUELING CANOPY.

(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 JEFF RUSSELL

Date: 9.14.21

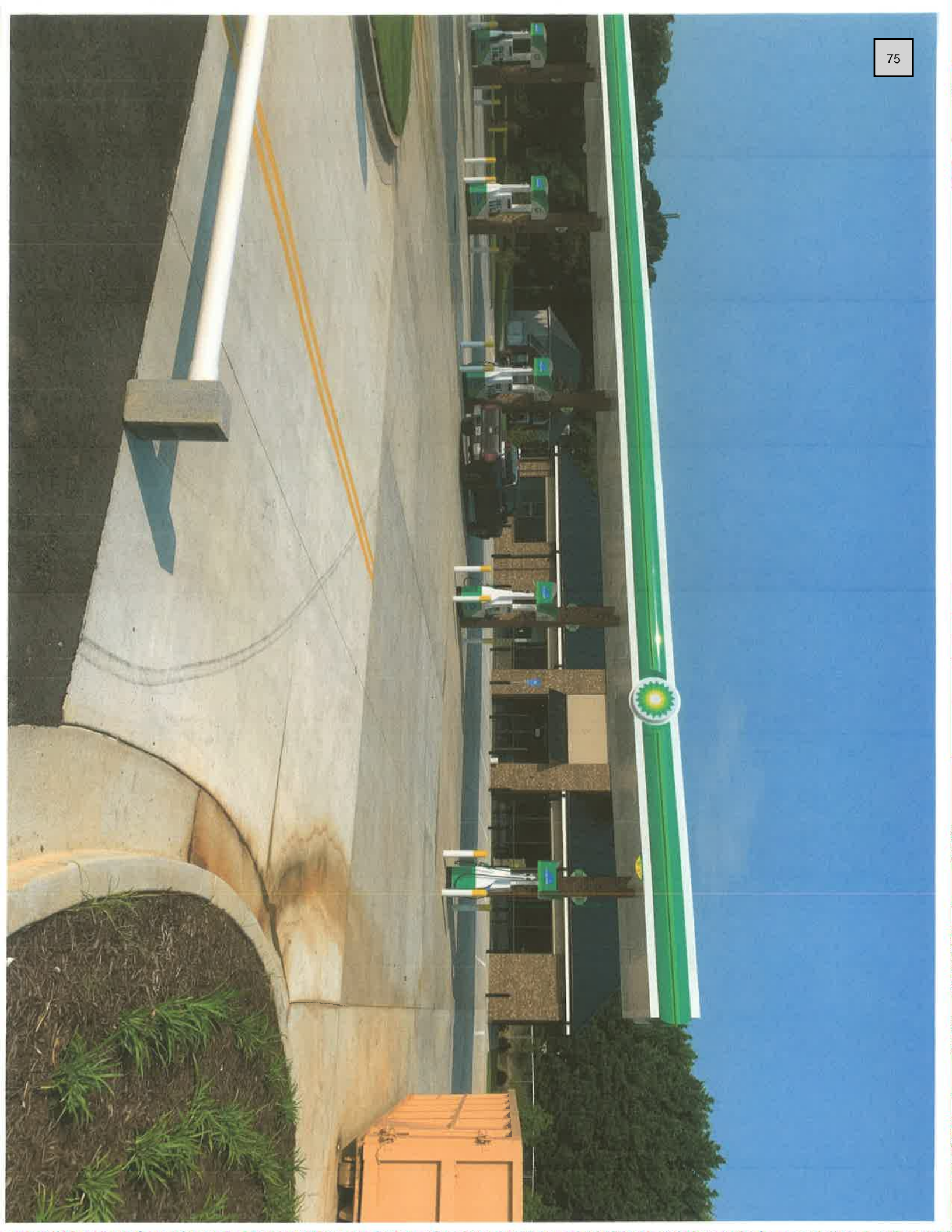
Revised 9/23/19

Site Description

All that tract or parcel of land lying and being in Land Lot 67 of the 3rd District, City of Monroe, Walton County, Georgia, being more particularly described as Tract A, Survey for Dan E. South, Northwoods Surveying and Engineering, Inc., Brian R. Sutherland, Georgia Registered Land Surveyor No. 2900, dated December 17, 2006, and recorded in Plat Book 101, Page 2, in the Office of the Clerk of the Superior Court of Walton County, Georgia records.

ALSO DESCRIBED AS FOLLOWS:

Beginning at an iron pin set at on the easterly Right of Way line of South Broad Street - Georgia Highway 11 (80' Right of Way), 807.50 feet +/- from the northerly Right of Way line of Vine Street; thence along the easterly Right of Way line of South Broad Street - Georgia Highway 11 (80' Right of Way) following the curvature thereof to the left an arc distance of 388.89 feet to an iron pin found, said curvature having a chord bearing and distance of North 27 Degrees 30 Minute 21 Seconds West, 388.80 feet and having a radius of 5,390.29 feet; thence leaving easterly Right of Way line of South Broad Street - Georgia Highway 11 (80' Right of Way) North 57 Degrees 51 Minutes 27 Seconds East, 483.64 feet to an iron pin set; thence South 66 Degrees 17 Minutes 18 Seconds East, 93.50 feet to an iron pin set; thence North 63 Degrees 03 Minutes 54 Seconds East, 177.69 feet to an iron pin set on the easterly Right of Way line of Great Walton Railroad Right of Way (100 foot Right of Way); thence along the easterly Right of Way line of Great Walton Railroad Right of Way (100 foot Right of Way) following the curvature thereof to the right an arc distance of 337.97 feet to an iron pin found, said curvature having a chord bearing and distance of South 17 Degrees 01 Minutes 50 Seconds East, 337.76 and having a radius of 2,796.86 feet; thence South 60 Degrees 24 Minutes 32 Seconds West, 657.09 feet to The Point of Beginning containing 6.08 Acres.







GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF STATE
**BRAD
RAFFENSPERGER**

[HOME \(/\)](#)

NAME RESERVATION SEARCH

BUSINESS NAME

Business Name: **Monroe Center, LLC**

Effective and
Expiration Date: **09/13/2021 - 10/13/2021**

RESERVED FOR

Name: **Blake Burton**

Address: **2890 Drayton Hall Dr, Buford, GA, 30519-5809, USA**

FILER INFORMATION

Name: **Blake Burton**

Address: **2890 Drayton Hall Dr, Buford, GA, 30519-5809, USA**

[Back](#)

[Return to Business Search](#)

SITE DEVELOPMENT PLANS

FOR

MONROE CENTER, LLC

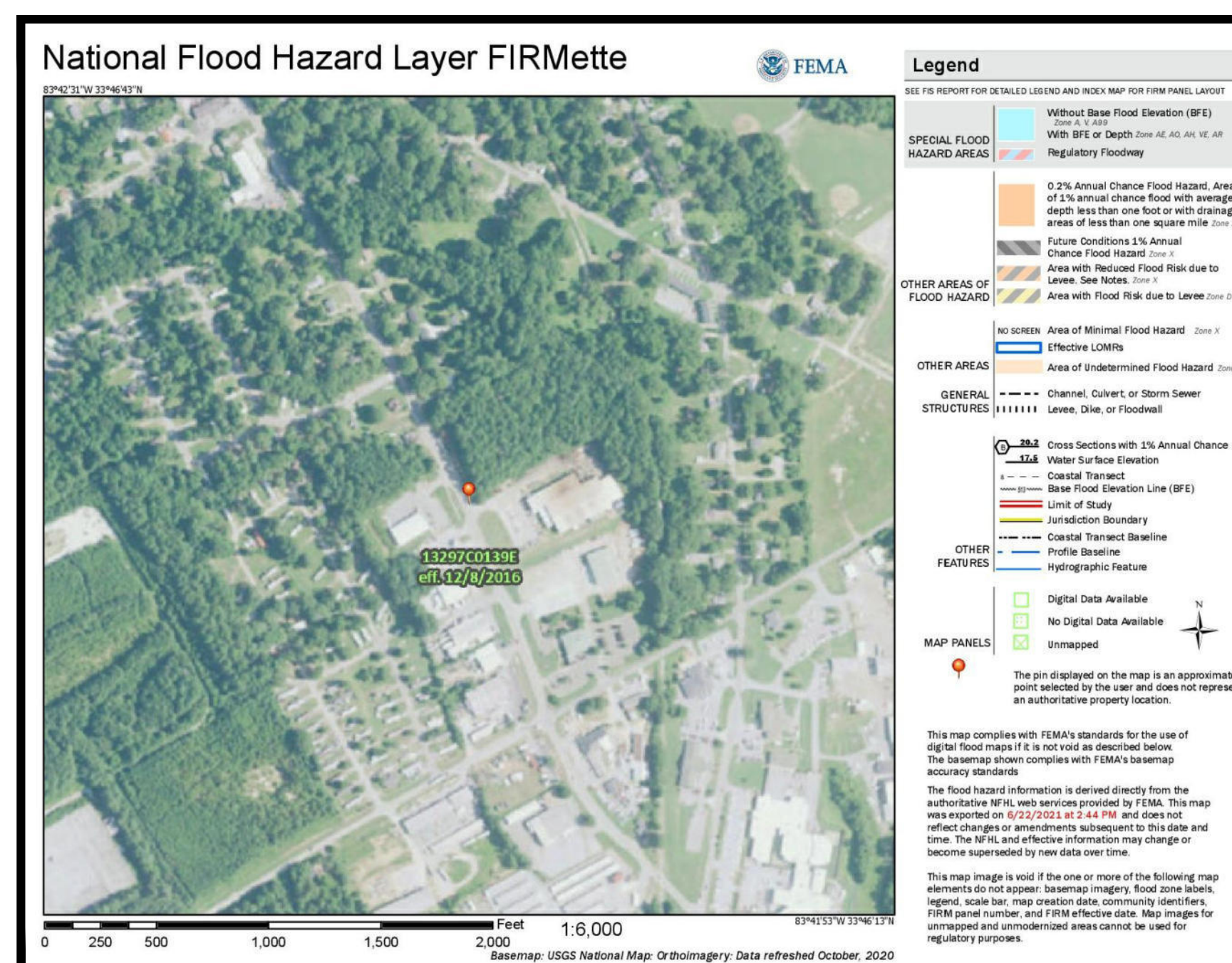
LAND LOT 67, 3RD DISTRICT

WALTON COUNTY, GEORGIA

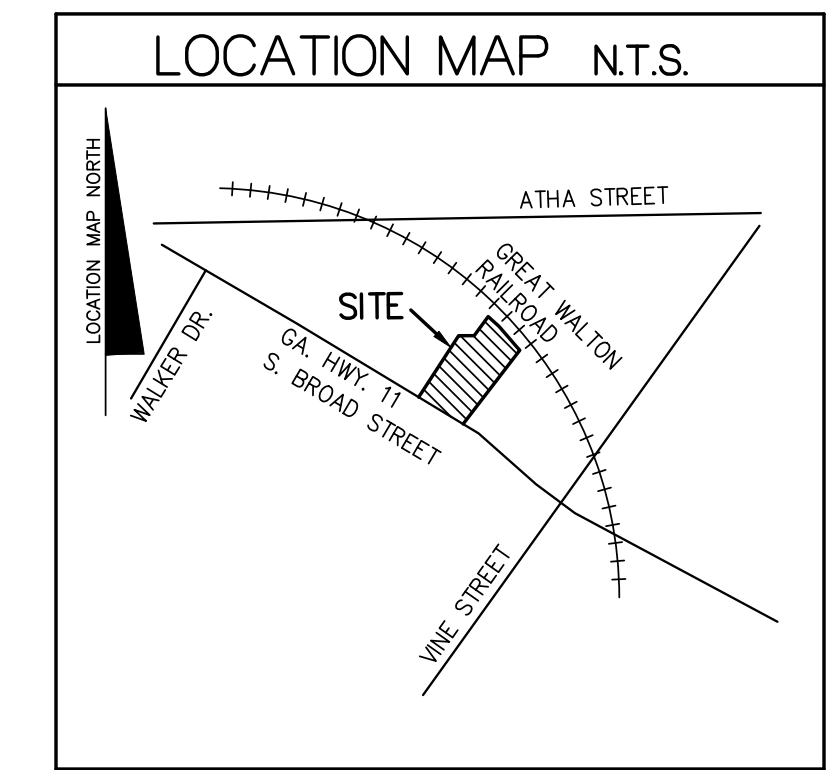
TAX ID: M0200283

INDEX OF DRAWINGS

SHEET 1	----	ALTA/ACSM LAND TITLE SURVEY
SHEET C2.0	----	SITE PLAN
SHEET C2.1	----	FRONT ELEVATION
SHEET C2.2	----	REAR ELEVATION
SHEET C2.3	----	LANDSCAPE PLAN



BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE MAP "FIRM" OR FLOOD WAY BOUNDARY MAP * COMMUNITY PANEL NUMBER 13297C - 0139 F, WALTON COUNTY, GEORGIA DATED DECEMBER 8, 2016, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.



CONTACTS

OWNER/DEVELOPER MONROE CENTER, LLC JEFF RUSSELL 4844 ELKHORN HILL DRIVE SUWANEE, GA 30024 PHONE: 770-557-5534	LAND SURVEYOR HARKLEROAD & ASSOCIATES DON HARKLEROAD, JR. 1608 TREE LANE, BLDG. A, SUITE 100 SNELLVILLE, GA 30078 PHONE: 770-982-1996 FAX: 770-982-1998 donjr@harkleroad.com
CIVIL ENGINEER HARKLEROAD & ASSOCIATES CHRIS CARTER 1608 TREE LANE, BLDG. A, SUITE 100 SNELLVILLE, GA 30078 PHONE: 770-982-1996 FAX: 770-982-1998	ARCHITECT HARKLEROAD & ASSOCIATES 3450 ACWORTH DRIVE WEST ROAD BUILDING 100, SUITE 120 KENNESAW, GEORGIA 30144 CONTACT: KEN DALTON PHONE: 770-917-9172 X-104
LANDSCAPE ARCHITECT MANLEY LAND DESIGN, INC. STEVE L. MANLEY 51 OLD CANTON STREET ALPHARETTA, GA 30009 PHONE: 770-442-8171 X-103 FAX: 770-442-1123 smanley@manleylanddesign.com	LIGHTING LSI INDUSTRIES, INC. 1000 ALLIANCE ROAD CINCINNATI, OHIO 45242 CONTACT: MIKE ELLISON PHONE: 513-372-3368 QSR.APPS@LSI-INDUSTRIES.COM
	ELECTRICITY MONROE UTILITIES DEPARTMENT 215 NORTH BROAD STREET MONROE, GA 30655 CONTACT: PHONE: 770-267-3429
TELEPHONE AT&T CONTACT: KEVIN CREE PHONE: 404-316-8835 KC4985@ATT.COM	WATER & SEWER MONROE UTILITIES DEPARTMENT 215 NORTH BROAD STREET MONROE, GA 30655 CONTACT: PHONE: 770-267-3429
STORMWATER MONROE UTILITIES DEPARTMENT 215 NORTH BROAD STREET MONROE, GA 30655 CONTACT: PHONE: 770-267-3429	FIRE CITY OF MONROE FIRE DEPARTMENT 139 SOUTH MADISON AVENUE MONROE, GA 30655 CONTACT: R. J. LOTT, FIRE MARSHAL PHONE: 404-488-0145 RLOTT@MONROEGA.GOV



Know what's below.
Call before you dig.

DATE	NO.	REVISION	BY

COVER SHEET
FOR
MONROE CENTER L.L.C.
LOCATED
1530 SOUTH BROAD STREET
LAND LOT 67, 3RD DISTRICT
WALTON COUNTY, GEORGIA
TAX ID: M0200283

SCALE: N.T.S. JOB NO.: 6304 DATE: 09-14-2021



1608 TREE LANE, BUILDING A, SUITE 100, SNELLVILLE, GA, 30078
PHONE (770) 982-1996 / FAX: (770) 982-1998

COA No. PEF000295, LSF000260 EXPIRATION: 6-30-2022

SHEET C0.0

SCOPE OF WORK:
DEVELOP A CONVENIENCE STORE WITH FUELING STATION AND CANOPY.

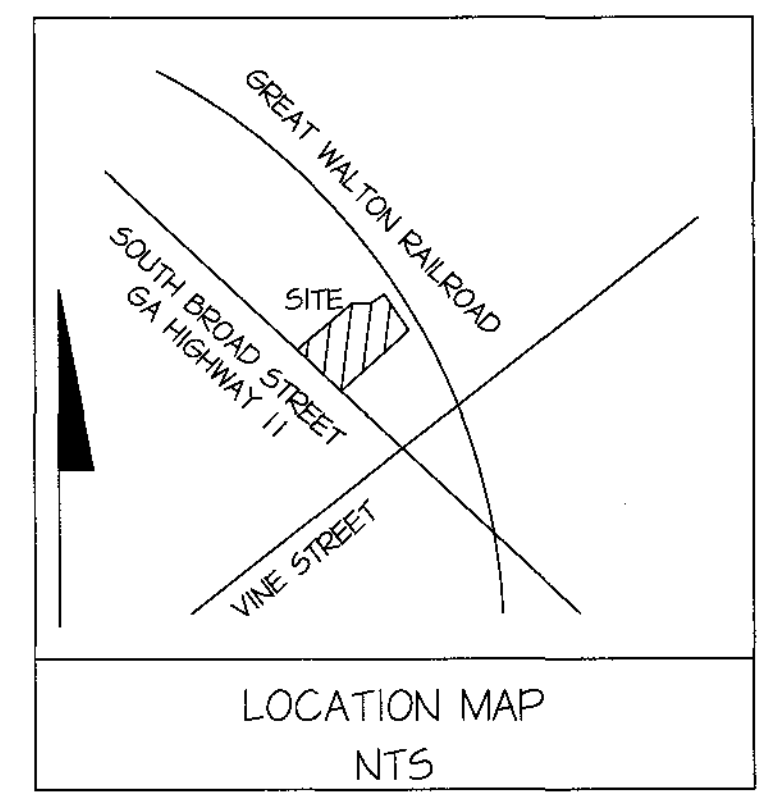
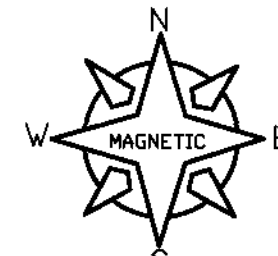
1530 SOUTH BROAD STREET

Site Description

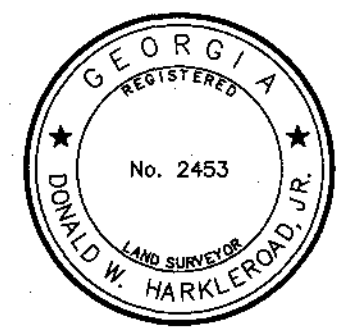
All that tract or parcel of land lying and being in Land Lot 67 of the 3rd District, City of Monroe, Walton County, Georgia, being more particularly described as Tract A, Survey for Dan E. South, Northwoods Surveying and Engineering, Inc., Brian R. Sutherland, Georgia Registered Land Surveyor No. 2900, dated December 17, 2006, and recorded in Plat Book 101, Page 2, in the Office of the Clerk of the Superior Court of Walton County, Georgia records.

ALSO DESCRIBED AS FOLLOWS:

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- LEGEND:
- ICV - IRIGATION CONTROL VALVE
 - IPF - IRON PIN FOUND
 - PS - IRON PIN SET (1/2" CB)
 - OT - OPEN TOP PIPE
 - CT - CRIMP TOP PIPE
 - CMF - CONCRETE MONUMENT FOUND
 - N/C - NAIL AND CAP
 - RB - REBAR
 - PP - POWER POLE
 - TP - TELEPHONE POLE
 - LL - LAND LOT
 - LLL - LAND LOT LINE
 - POB - POINT OF BEGINNING
 - BL - BUILDING LINE
 - CL - CENTER LINE
 - PL - PROPERTY LINE
 - FH - FIRE HYDRANT
 - CB - CATCH BASIN
 - DI - DEOP INLET
 - HW - HEAD WALL
 - JB - JUNCTION BOX
 - DE - DRAINAGE EASEMENT
 - WM - WATER METER
 - WV - WATER VALVE
 - GV - GAS VALVE
 - MH - MAN HOLE
 - T - TELEPHONE LINE
 - UT - BURIED TELEPHONE CABLE
 - G - GAS LINE (APPROXIMATE LOCATION)
 - W - WATER LINE (APPROXIMATE LOCATION)
 - S/S - SANITARY SEWER LINE
 - SD - STORM DRAIN LINE
 - BS - RIGHT OF WAY MONUMENT FOUND
 - ANCHOR
 - POWER LINE (OVERHEAD)
 - FENCE
 - FIRE HYDRANT
 - TREE



The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 100-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.

To Monroe Center, LLC
(names of others as negotiated with the client)

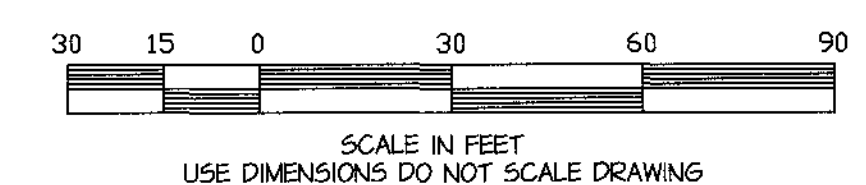
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 6/22/21.

Date: _____

Donald W. Harkleroad, Jr., G.S. R.L.S. #2453

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

RECORDED PLATS
PB 56 PG 14
PB 101 PG 2



DATE	NO.	REVISION	BY

ALTA/NSPS LAND TITLE SURVEY

FOR
MONROE CENTER LLC

LOCATED
1530 SOUTH BROAD STREET/GA HIGHWAY 11
LL 67 3RD DISTRICT
CITY OF MONROE
WALTON COUNTY, GEORGIA

SCALE: 1" = 30' JOB NO: 6304SRVY FIELD DATE: _____



ENGINEERS - LAND SURVEYORS
1608 TREE LANE, BUILDING A SUITE 100, SNELLVILLE, GA 30076
PHONE (770) 982-1996 / FAX: (770) 982-1998
DONALD W. HARKLEROAD & ASSOCIATES, INC.
No. PE000295, LS000260 EXPIRATION: 06/30/2022

SHEET 1

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM + FLOOD INSURANCE RATE MAP "FIRM" OR FLOOD WAY BOUNDARY MAP + COMMUNITY PANEL NUMBER 13297C0139 E, WALTON COUNTY, GEORGIA DATED DECEMBER 8, 2016, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 121,006.6 AND AN ANGULAR ERROR OF 11 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

EQUIPMENT USED FOR SURVEY:

- SOKKIA SET 3 TOTAL STATION.
- TDS RECON DATA COLLECTOR.
- TOPCON AUTOMATIC LEVEL.

ALL DISTANCES ARE "GROUND & HORIZONTAL" UNLESS OTHERWISE NOTED.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THE SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

NOW OR FORMERLY
P.F. LESBORS LLC
1530 SOUTH BROAD STREET
DB 1146 PG 408
PB 101 PG 2
TAX ID M200283
ZONED M1

NOW OR FORMERLY
G.S. SOUTH PROPERTIES LLC
1533 SOUTH BROAD STREET
DB 3162 PG 276
PB 101 PG 2
TAX ID M200283A00
ZONED M1

TOTAL SITE AREA
264,659.5 S.F.
6.08 ACRES
CURRENTLY ZONED "M-1"

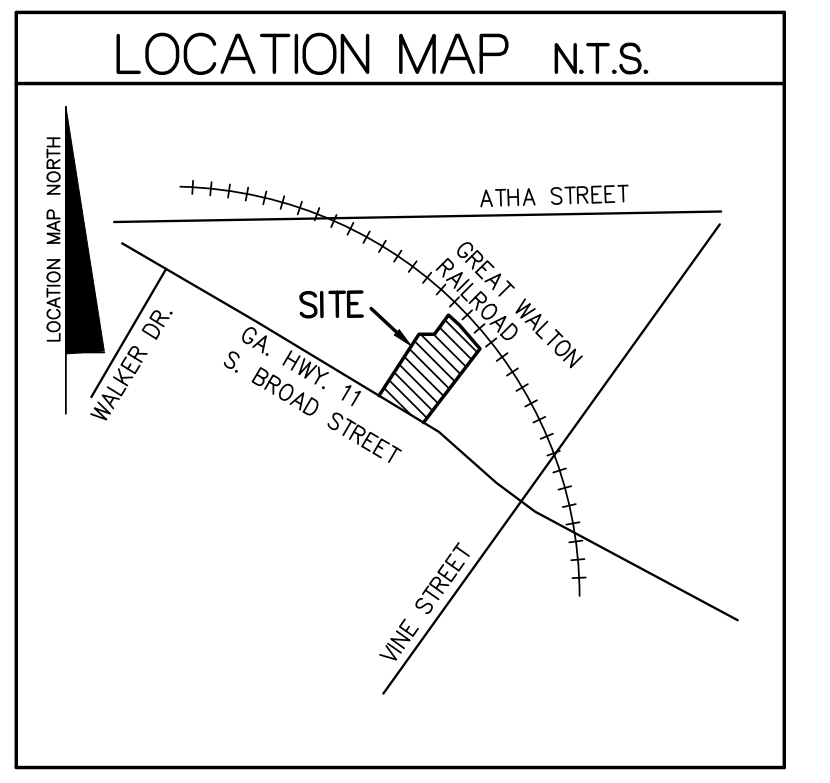
CORRIDOR DESIGN OVERLAY DISTRICT

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION'S SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

NO ABOVE GROUND EVIDENCE OF A CEMETERY OR ARCHAEOLOGICAL ARTIFACTS FOUND ON THE SUBJECT PROPERTY. NO ARCHAEOLOGICAL SURVEY WAS PERFORMED.

ONE STORY METAL BUILDING FFE

NOW OR FORMERLY
DAAS HOLDINGS LLC
1445 SOUTH BROAD STREET
DB 3744 PG 139
PB 7 PG 162
TAX ID M0200304
ZONED R1A



SITE NOTES:

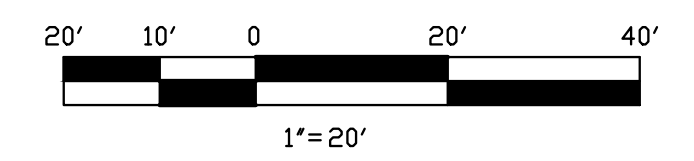
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- 'TYP' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN PROFESSIONAL ORGANIZATION FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS, UNLESS OTHERWISE NOTED.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARDS.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", LATEST EDITION.
- THE PAVING CONTRACTOR IS TO COORDINATE WITH THE BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY BUILDINGS, SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
- ALL DISCREPANCIES FOUND BY THE CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF THE OWNER/DEVELOPER AND ENGINEER OF RECORD PRIOR TO INSTALLATION OF ANY PAVEMENT.
- EXISTING MANHOLE TOPS, INLETS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH FINISHED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
- ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

SITE DATA TABLE

TOTAL SITE AREA:	6.08 ACRES
LIMITS OF DEVELOPMENT SHOWN:	2.36 ACRES
PARKING SPACES:	
REQUIRED (1/500 S.F.) + 1/EMP)	=18 SP
PROPOSED (26 STD., 1 HDOP)	=27 SP
BUILDING SETBACKS:	
FRONT	75 FT.
REAR	40 FT.
SIDE	10 FT.
AREA BREAKOUT:	
PERVIOUS	72,768 SF (100%) 2412 SF (40%)
IMPERVIOUS	0,000 SF (00%) 43,656 SF (60%)
ZONING/LAND USE:	
EXISTING PARCEL ZONING	M-1
SURROUNDING ZONING	M-1

ADA NOTES:

- ACCESSIBLE ROUTES AND GENERAL SITE ELEMENTS SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE D.O.J. "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND "2015 GEORGIA ACCESSIBILITY CODE."
- WALKING SURFACES MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5.00%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
- RAMPES MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 (8.33%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
- RAMPES WITH A RISE GREATER THAN 6" (0.5') SHALL HAVE HANDRAILS. THE MAXIMUM RAMP RISE SHALL BE NO GREATER THAN 30" (2.5').
- LANDINGS SHALL BE AT LEAST AS WIDE AS THE ASSOCIATED RAMP AND/OR CURB RAMP, AND HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS. EXCEPTION: LANDINGS THAT CHANGE DIRECTION SHALL BE AT LEAST 60" (5.0') WIDE.
- A MINIMUM 60" (5.0') LONG LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF A RAMP; EXCEPTION: A MINIMUM 36" (3.0') LAND LANDING SHALL BE PROVIDED AT THE TOP OF A CURB RAMP, AND NO LANDING IS REQUIRED AT THE BOTTOM.
- PARKING SPACES AND THE ASSOCIATED ACCESS AISLE(S) SHALL HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS.
- GROUND SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT.
- DETECTABLE WARNINGS SHALL BE INSTALLED ON WALKING SURFACES TO WARN OF HAZARDS ON WALKS, RAMPES, AND LANDINGS.



Know what's below.
Call before you dig.

DATE NO. REVISION BY

SITE PLAN
FOR
MONROE MARKET L.L.C.
LOCATED

1530 SOUTH BROAD STREET
LAND LOT 67, 3RD DISTRICT
WALTON COUNTY, GEORGIA
TAX ID: M0200283

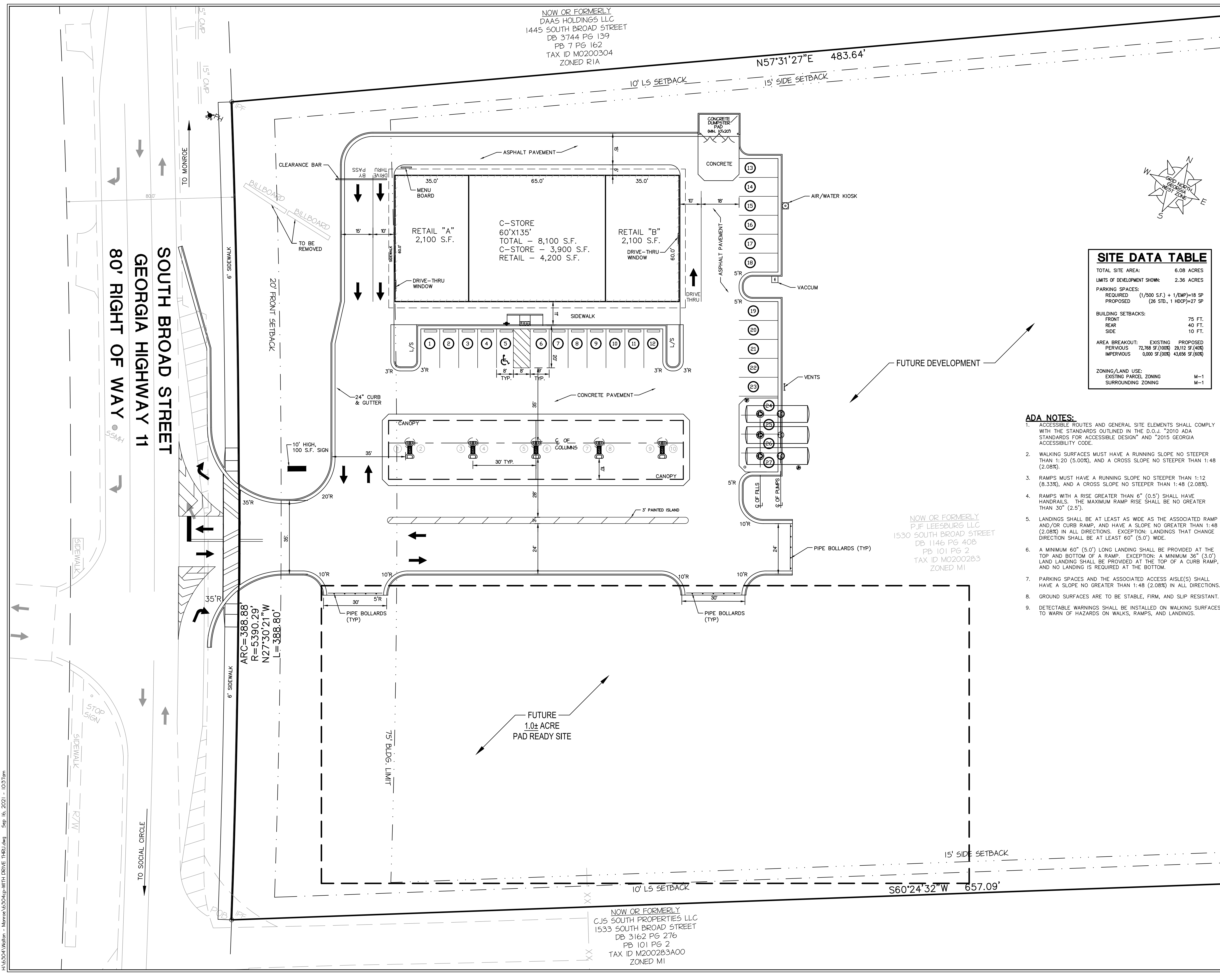
SCALE: 1" = 20' JOB NO.: 6304 DATE: 09-16-2021



ENGINEERS - LAND SURVEYORS
1608 TREE LANE, BUILDING A SUITE 100, SNELLVILLE, GA. 30078
PHONE (770) 982-1996 / FAX: (770) 982-1998

COA DONALD W. HARKLEROAD & ASSOCIATES, INC.
No. PEF000295, LSF000260 | EXPIRATION: 6-30-2022

SHEET C2.0



NOW OR FORMERLY
PJF LEESBURG LLC
1530 SOUTH BROAD STREET
DB 1146 PG 408
PB 101 PG 2
TAX ID M0200283
ZONED M1

NOW OR FORMERLY
CJS SOUTH PROPERTIES LLC
1533 SOUTH BROAD STREET
DB 3162 PG 276
PB 101 PG 2
TAX ID M200283A00
ZONED M1

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:



3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P: 770-917-9172
F: 770-917-9470
www.mrpdesign.com

RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION
9.13.19	CONCEPTUAL
1.16.20	PERMIT SET
7.06.20	PERMIT COMMENTS REVISION 1
7.31.20	PLANNING ZONING COMMENTS

DRAWN BY: QES
CHKD BY: TM

PROJECT DESCRIPTION:
PROJECT DESCRIPTION

PROJECT TITLE:

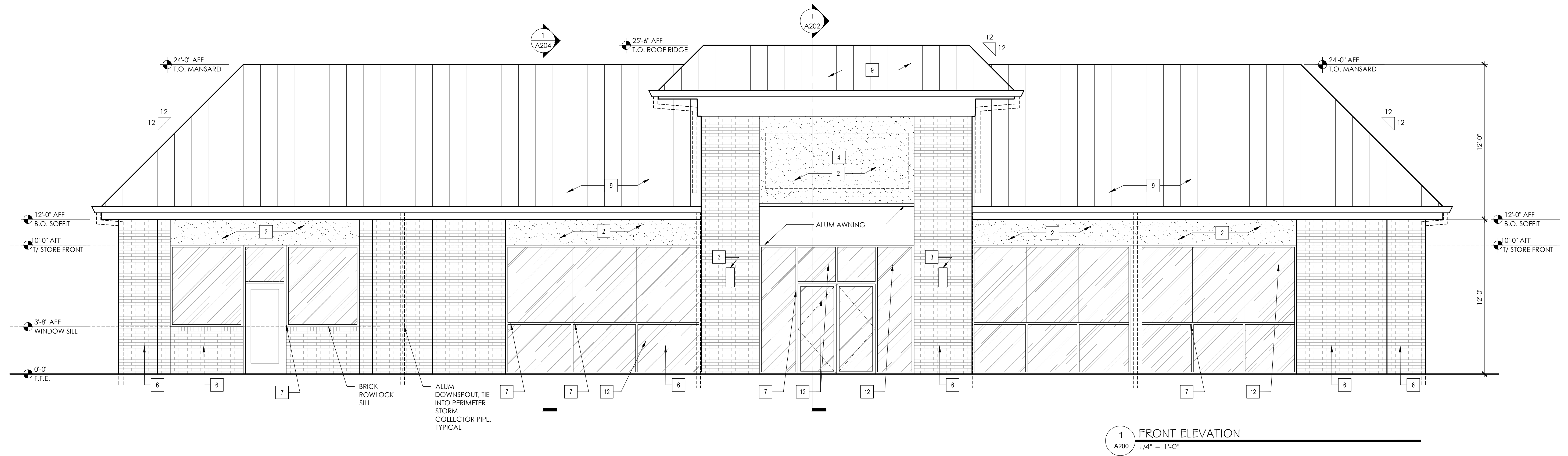
CONVENIENCE STORE
420 FAIRVIEW ROAD
STOCK BRIDGE, GA 30281
HENRY COUNTY GA

SHEET TITLE:

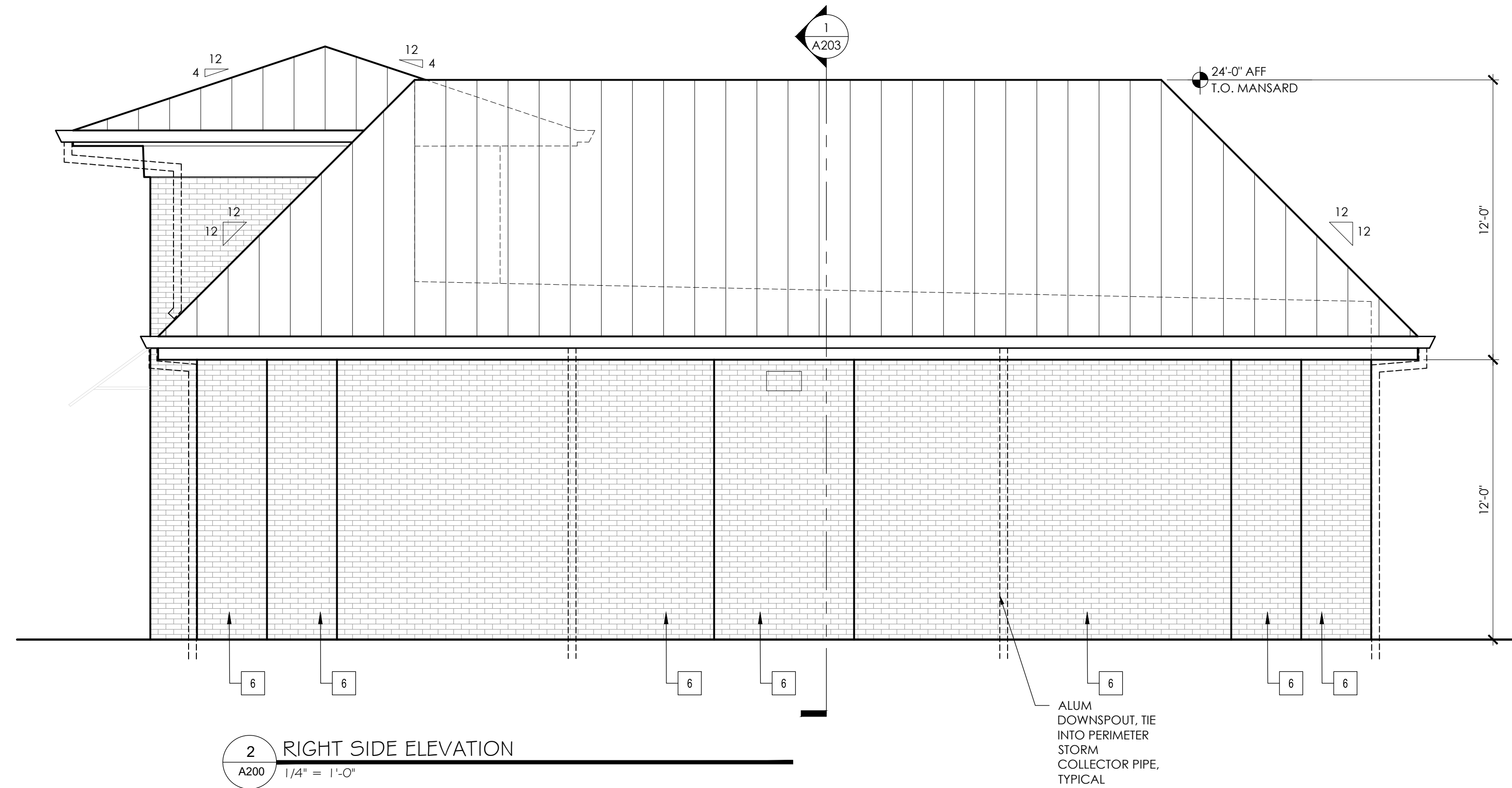
EXTERIOR
ELEVATIONS

PROJECT NO. 19041

A200



1 FRONT ELEVATION
A200 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A200 1/4" = 1'-0"

MASONRY VENEER SCHEDULE

1. MASONRY SCHEDULE AND NOTES:
BR-1: BRICK VENEER, TRIANGLE BRICK, MODULAR, "NORTHAMPTON"

2. INSTALL WATER RESISTIVE AIR AND MOISTURE BARRIER ON WALL SHEATHING. GROUT Voids BETWEEN MASONRY VENEER AND WALL BELOW F.F. WITH CONTINUOUS, THROUGH WALL FLASHING, EDPM OR ALUMINUM, AT BOTTOM OF WALLS & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXT. FACE. PROVIDE 1/4" DIA. (3/16" MIN.) WEEPS, ABOVE FLASHING @ 33" O.C. MAX. INSTALL VAPOR PERMEABLE FLUID APPLIED JOINT TREATMENT AT SHEATHING AND INSTALL ROUGH OPENING FLASHING PER MFR'S INSTALLATION INSTRUCTIONS.

KEYED NOTES, EXTERIOR MATERIALS

- 1 EIFS PARAPET CORNICE, COLOR TBD WITH MATCHING COATED METAL COPING
- 2 EIFS FIELD COLOR, TBD
- 3 WALL SCONCE LIGHT FIXTURE
- 4 PROVIDE CONDUIT AND J-BOX BEHIND WALL FOR TENANT SIGNAGE
- 5 AWNING OVER ALUMINUM FRAME
- 6 BRICK VENEER
- 7 ANODIZED ALUMINUM STOREFRONT FRAMING SYSTEM.
- 8 EIFS VERTICAL CONTROL JOINT AND HORIZONTAL V-REVEAL
- 9 PRE-FINISHED (COLOR: TBD) METAL STANDING SEAM ROOFING ON ICE & WATER SHIELD UNDERLAYMENT ON ROOF SHEATHING
- 10 METAL GUTTERS AND DOWNSPOUT, COLOR: MATCH METAL ROOF COLOR
- 11 HOLLOW METAL DOOR AND FRAME, PRIME AND PAINT TO MATCH EIFS COLOR
- 12 1" LOW-E INSULATED GLAZING U-VALUE: 0.29, SHGC: 0.41 PPG SOLARBAN 60, STARPHIRE GLASS SYSTEM OR EQUAL.

THESE PLANS ARE THE PROPERTY OF MRP DESIGN GROUP, INC. AND ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF MRP DESIGN GROUP, INC. IS STRICTLY PROHIBITED.

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:



MRP
DESIGN GROUP

3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS:	
DATE	DESCRIPTION
9.15.19	CONCEPTUAL
1.16.20	PERMIT SET
7.06.20	PERMIT COMMENTS REVISION 1
7.31.20	PLANNING ZONING COMMENTS
8.25.20	REVISION 3

DRAWN BY: QB
CHKD BY: TM

PROJECT TITLE:

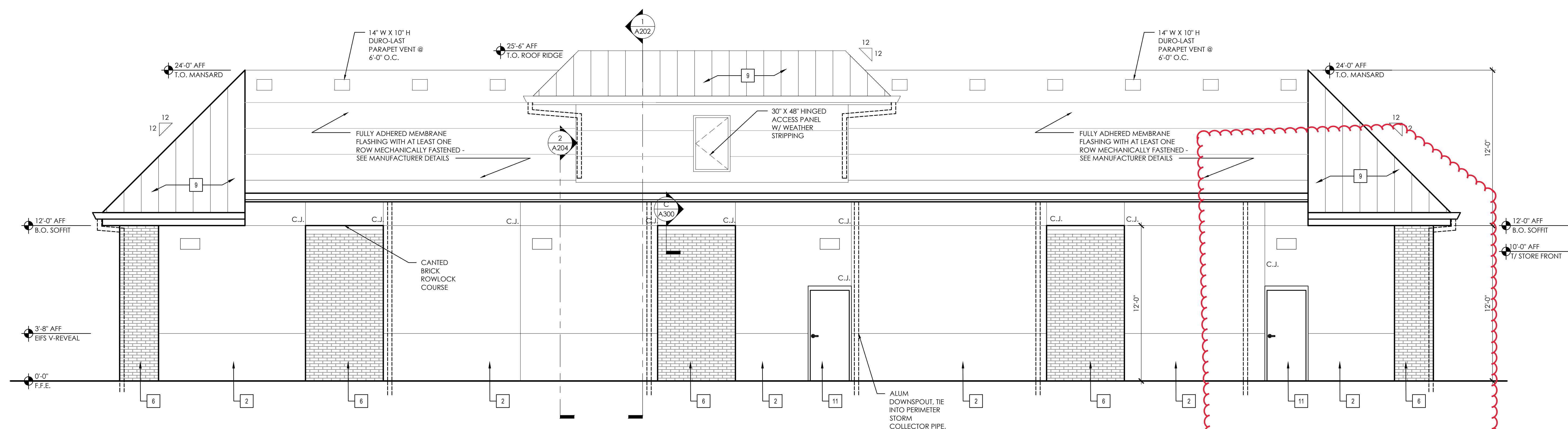
CONVENIENCE STORE
420 FAIRVIEW ROAD
STOCK BRIDGE, GA 30281
HENRY COUNTY GA

SHEET TITLE:

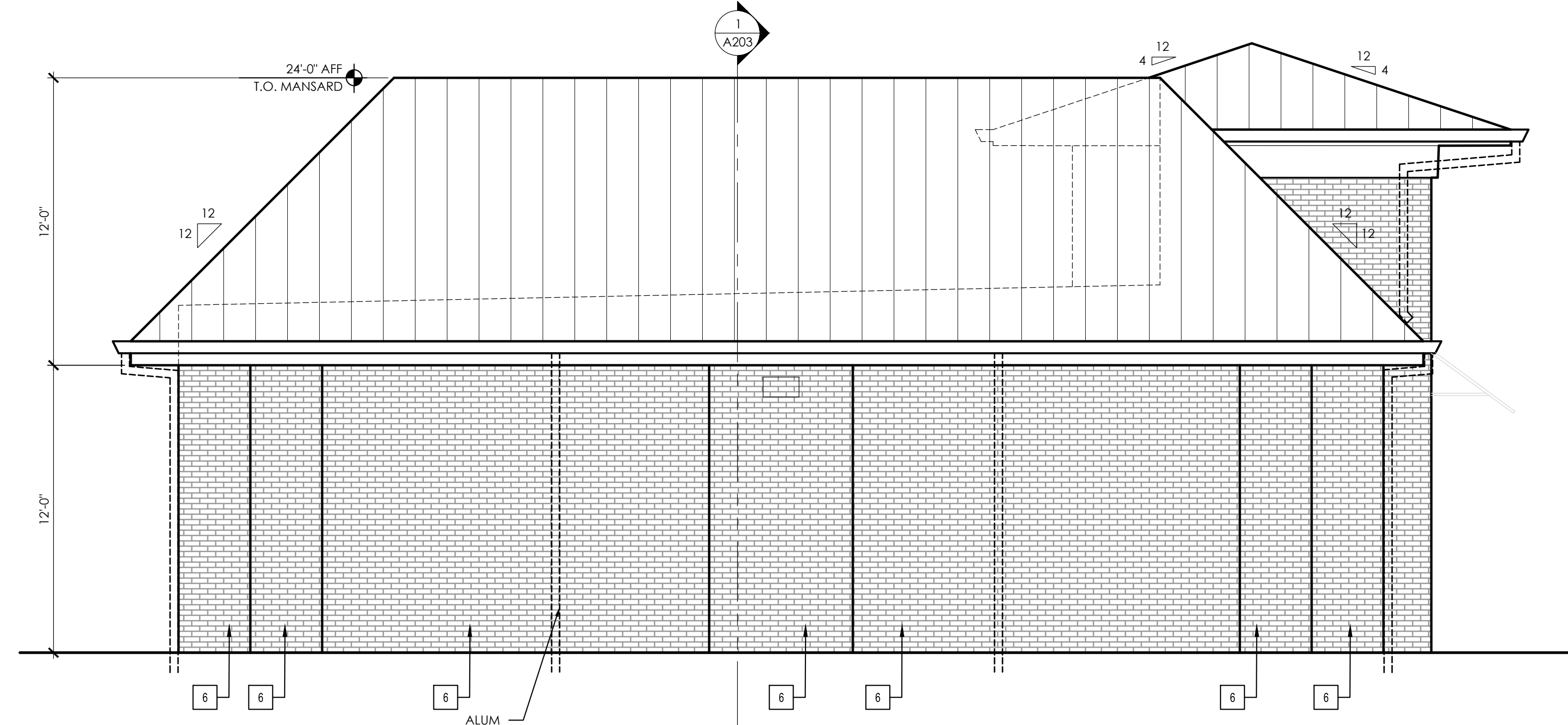
EXTERIOR ELEVATIONS

PROJECT NO. 19041

A201



1 REAR ELEVATION
A201 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A201 1/4" = 1'-0"

MASONRY VENEER SCHEDULE

1. **MASONRY SCHEDULE AND NOTES:**
- BR-1: BRICK VENEER, TRIANGLE BRICK, MODULAR, "NORTHAMPTON"
2. INSTALL WATER RESISTIVE AIR AND MOISTURE BARRIER ON WALL SHEATHING. GROUT VOIDS BETWEEN MASONRY VENEER AND WALL BELOW F.F. WITH CONTINUOUS, THROUGH WALL FLASHING, EDPM OR ALUMINUM, AT BOTTOM OF WALLS & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXT. FACE. PROVIDE 1/4" DIA. (3/16" MIN.) WEEPS, ABOVE FLASHING @ 33" O.C. MAX. INSTALL VAPOR PERMEABLE FLUID APPLIED JOINT TREATMENT AT SHEATHING AND INSTALL ROUGH OPENING FLASHING PER MFR'S INSTALLATION INSTRUCTIONS.

KEYED NOTES, EXTERIOR MATERIALS

- 1 EIFS PARAPET CORNICE, COLOR TBD WITH MATCHING COATED METAL COPING
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- 7 ANODIZED ALUMINUM STOREFRONT FRAMING SYSTEM.
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- 9 PRE-FINISHED (COLOR: TBD) METAL STANDING SEAM ROOFING ON ICE & WATER SHIELD UNDERLAYMENT ON ROOF SHEATHING
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- 11 HOLLOW METAL DOOR AND FRAME, PRIME AND PAINT TO MATCH EIFS COLOR
- 12 1" LOW-E INSULATED GLAZING U-VALUE: 0.29, SHGC: 0.41 PPG SOLARBAN 60, STARPHERE GLASS SYSTEM OR EQUAL.

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To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-08-2021
Description: CERTIFICATE OF APPROPRIATENESS application #: 257, 511 N Broad Street by Four Points Construction Inc., for RALS Enterprises LLC

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommends approval of this Certificate of Appropriateness request with conditions.

Background: The owner is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial building with a convenience store and retail spaces on currently vacant and undeveloped land.

1. The developer shall extend a sidewalk around the eastern frontage of the proposed building. Said sidewalk shall be connected to the existing sidewalk located on N Broad Street, directly aligned with the eastern entrance to the convenience store.
2. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of any monument signage placed on the site.

Attachment(s): Staff report, application, owner authorization to apply, site plans.



Planning
City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 257

DATE: October 8, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Four Points Construction Inc.

PROPERTY OWNER: RALS Enterprise LLC

LOCATION: West side of N Broad Street – 511 N Broad Street

ACREAGE: ±1.07

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Vacant and undeveloped

ACTION REQUESTED: The owner is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial building with a convenience store and retail spaces.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness request with conditions.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 19, 2021

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial building with a convenience store and retail spaces. The proposed building is a strip shopping center style building that will have multi-colored brick veneer and glass storefront windows and doors. The proposed building will have the convenience store and 2 retail spaces.

PROPOSED PROJECT SUMMARY:

- Commercial Strip Shopping Center Building
 - Total Building Floor Area – 8,250 Sf
 - Convenience Store – 3,000 Sf
 - 2 Retail Spaces – 1,000 Sf each space
 - Proposed Façade – multi-colored brick veneer with glass storefront windows and doors

STAFF ANALYSIS

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

643A.1 Site Planning:

The proposed commercial building is a small scale strip-center style building. The building is oriented on the lot in a perpendicular manner to N. Broad Street with parking on the side of the building. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

This proposed façade of the shopping center is multi-colored brick veneer with glass storefront windows and doors. The roof of the building will be a parapet type roof form. The submitted conceptual elevations of the proposed building contain elements which appear to comply with the architectural requirements under Section 643A.2 of the Zoning Ordinance. The proposed building meets the Area Specific Criteria outlined in Section 643A.2(2).

643A.3 – Pavement:

The pavement proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 – Landscaping:

The submitted development plans include extensive landscaping which appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

643A.5 – Signs:

Examples of signage to be placed on the building were included on the building elevations. Signage proposed on the building appears to meet the general criteria for signs outlined in Section 643A.5 of the Zoning Ordinance. No examples of the proposed monument sign were included in the elevations. Any monument signs placed on the site will need to be obtain an approval of a Certificate of Appropriateness application by the Corridor Commission.

643A.6 – Illumination:

A lighting plan was not included with the development plans. Any lighting added to the site will be required to comply with Illumination requirements for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct a commercial strip shopping center building, subject to the following conditions:

1. The developer shall extend a sidewalk around the eastern frontage of the proposed building. Said sidewalk shall be connected to the existing sidewalk located on N Broad Street, directly aligned with the eastern entrance to the convenience store.

2. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of any monument signage placed on the site.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for a convenience store at 511 N. Broad St. A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on October 19, 2021 at 5:30 P.M. All those having an interest should be present to voice their interest.

Please run on the following date:

October 3, 2021



City of Monroe

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

PLANNING COMMISSION CERTIFICATE OF APPROPRIATENESS PERMIT

PERMIT #:	257	DESCRIPTION:	COA-PLANNING & ZONING
JOB ADDRESS:	511 N BROAD ST	LOT #:	
PARCEL ID:	M0060157	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	Robertson Loia Roof PC	CONTRACTOR:	Robertson Loia Roof PC
ADDRESS:	3460 Preston Ridge Rd	ADDRESS:	3460 Preston Ridge Rd
CITY, STATE ZIP:	Alpharetta GA 30005	CITY, STATE ZIP:	Alpharetta GA 30005
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	9/28/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/27/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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

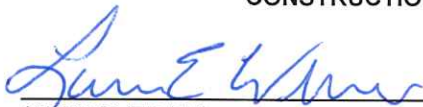
NOTES:

The Planning Commission will hear this Certificate of Appropriateness request for parcel #M0060157 for a 3000 sq ft convenience store on October 19, 2021 at 5:30pm in the Council Chambers located at 215 N. Broad St Monroe, GA 30655.

NOTICE

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

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



(APPROVED BY)

9/28/2021

DATE

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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: 09/17/2021

APPLICANT: Four Points Construction Inc./ Paul Snellings

APPLICANT'S ADDRESS: 37 Calunet Parkway Bldg H, Suite 202, Newnan, GA 30263

TELEPHONE NUMBER: 770-683-4003

PROPERTY OWNER: RALS Enterprise, LLC

OWNER'S ADDRESS: 2506 Tullamore Circle, Snellville, GA 30039

Contact: Shamsun Naher

TELEPHONE NUMBER: (770) 875-3575

PROJECT ADDRESS: 511 N Broad St. Monroe, GA 30655

Brief description of project: New construction of a 3,000 sf convenient store and two 1,000 sf retail spaces w/associated parking.

(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)]

Four Points Construction Inc./ Paul Snellings
Applicant

Date: 09/17/2021

Revised 9/23/19

RALS Enterprise LLC
Shamsun Naher
2506 Tullamore Cir
Snellville, GA 30039

September 17, 2021

Laura Wilson
Monroe Code Department Assistant
City of Monroe
215 North Broad Street
Monroe, Georgia 30655

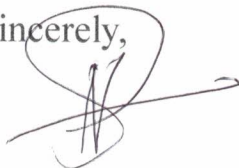
Subject: Authorization letter for submission of Certificate of
Appropriateness Application

Dear Laura,

I am writing to confirm that we have authorized Robertson Loia
Roof, Architects & Engineers
3460 Preston Ridge Road, Suite 275, Alpharetta, GA 30005, to
submit the Certificate of Appropriateness Application for our
store project in Monroe GA.

You could contact me (770) 875-3575 if you require additional
information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Shamsun Naher', written over a circular scribble.

Shamsun Naher

RALS Enterprise LLC



511 N Broad St

N/F PROPERTY OF
SYLVESTER MALCOM, SR. ESTATE
DEED BOOK 714 / PAGE 445
ZONED R-2

N/F PROPERTY OF
H.A. APTS & HOUSES, LLC
DEED BOOK 1390 / PAGE 82
UN-NAMED SUBDIVISION

MARIE S. BELL
N/F PROPERTY OF
DEED BOOK 260 / PAGE 414
ZONED R-2
UN-NAMED SUBDIVISION
LOTS 3 & 4
PB 5, PG 153

N/F PROPERTY OF
FISHER ELK LAKES, LLC
DEED BOOK 4182 / PAGE 111
ZONED B-3

N/F PROPERTY OF
HENRY HILL, SR. ESTATE
PLAT BOOK 117, PAGE 20
ZONED B-3

N/F PROPERTY OF
H.A. HOUSES, LLC
DEED BOOK 1390 / PAGE 33
ZONED B-3

N/F PROPERTY OF
H.A. HOUSES, LLC
DEED BOOK 1390 / PAGE 33

N/F PROPERTY OF
H.A. HOUSES, LLC
DEED BOOK 1390 / PAGE 33

N/F PROPERTY OF
PULLAZHIYIL, INC
DEED BOOK 3141 / PAGE 229

N/F PROPERTY OF
PULLAZHIYIL, INC
DEED BOOK 3141 / PAGE 229

N/F PROPERTY OF
FIRST AFRICAN BAPTIST CHURCH
DEED BOOK 38 / PAGE 199

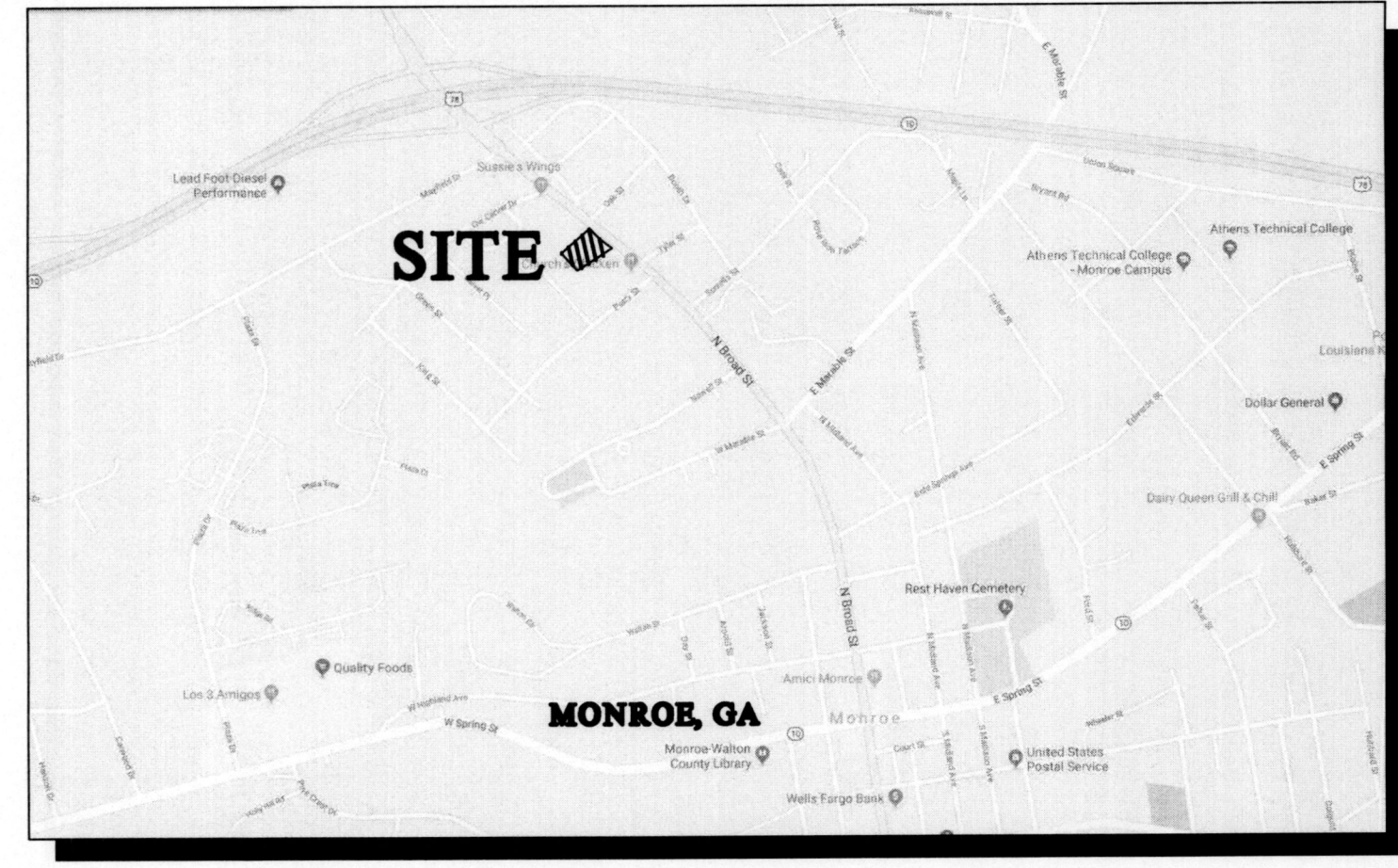
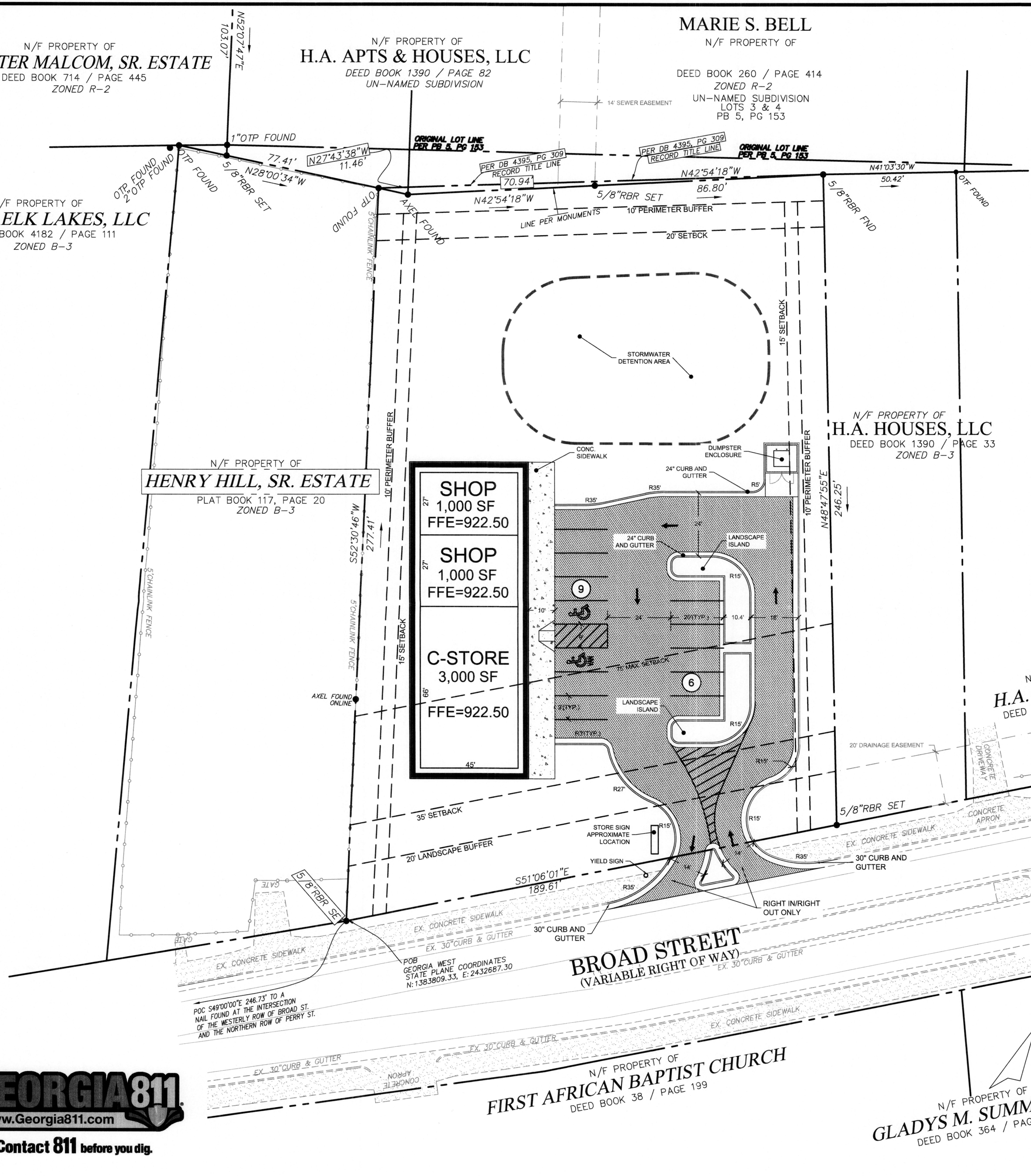
N/F PROPERTY OF
GLADYS M. SUMMEROUR
DEED BOOK 364 / PAGE 141

N/F F
OAK BO INVESTMEN
DEED BOO



Contact 811 before you dig.

Tuesday, September 14, 2021, 02:21:37pm (Johnson)
N:\Projects\1912\1912033\Drawings\1912033.dwg [C-1]
Image: N:\Projects\1912\1912033\Drawings\1912033.dwg



VICINITY MAP
SCALE: NONE

SITE ANALYSIS	
CONVINENCE STORE	3,000 S.F.
SHOPS	2,000 S.F.
TOTAL PROPOSED BLDG AREA	5,000 S.F.
TOTAL PARKING AREA	5,108 S.F.
LANDSCAPING ISLAND AREA	1,213 S.F.
TOTAL PARKING	15 SPACES W/ 2 HCP SPACES
PARKING REQUIRED (3 FULL-TIME EMPLOYEES)	13 SP/MSF
TOTAL SITE AREA	1.07± AC

SITE PLAN

SCALE: 1" = 20'
0 20 40 60 FEET

PROGRESS SET. NOT FOR CONSTRUCTION.

ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS
3460 Preston Ridge Road, Suite 275, Alpharetta, GA. 30005
770.674.2600 / www.rlrc.com
GA COA # PEF00562 EXPIRES: 06/30/2022



PROPOSED DEVELOPMENT
511 N. BROAD STREET, MONROE, GEORGIA

FOR:
FOUR POINTS CONSTRUCTION INC.
37 CALUNET PARKWAY, NEWNAN, GEORGIA

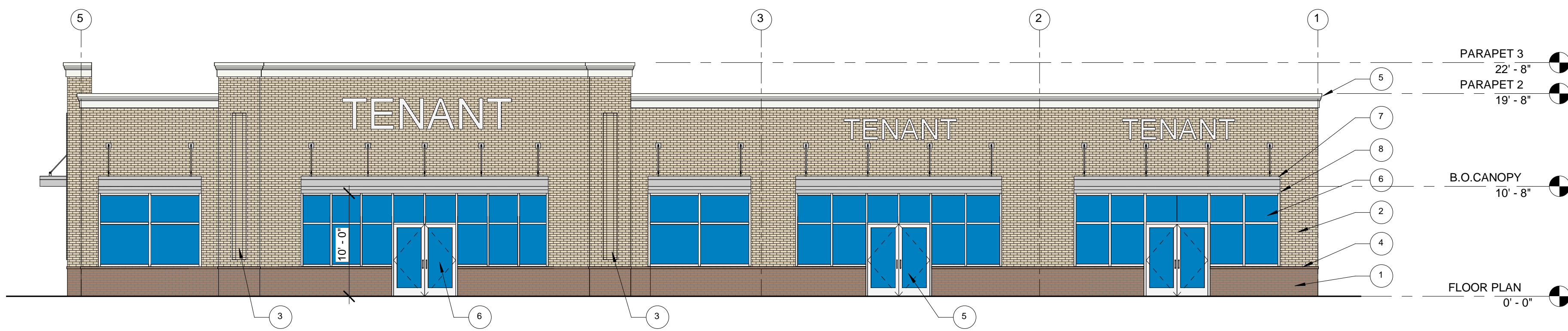
REVISIONS	DATE	DESCRIPTION

SITE PLAN

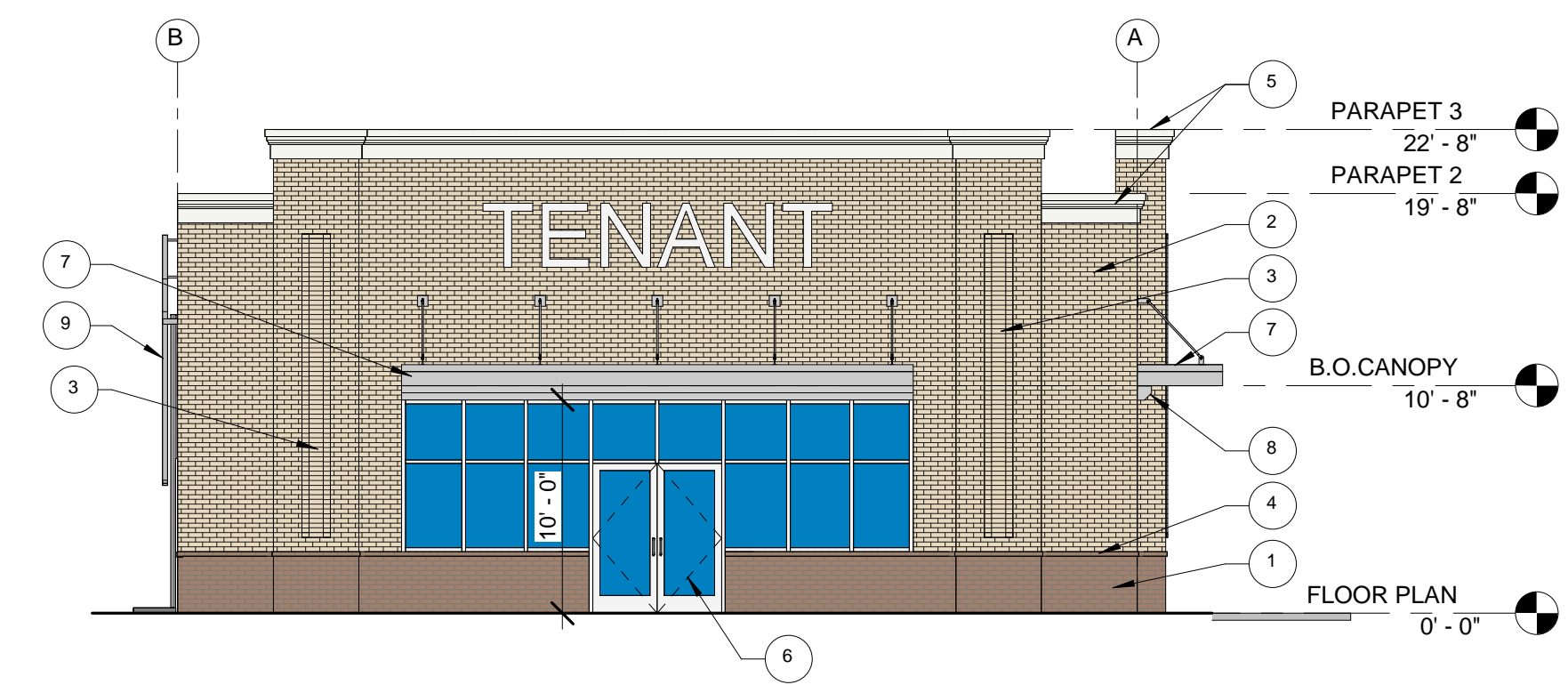
DATE: 09/17/2021

PROJECT NUMBER: 19253

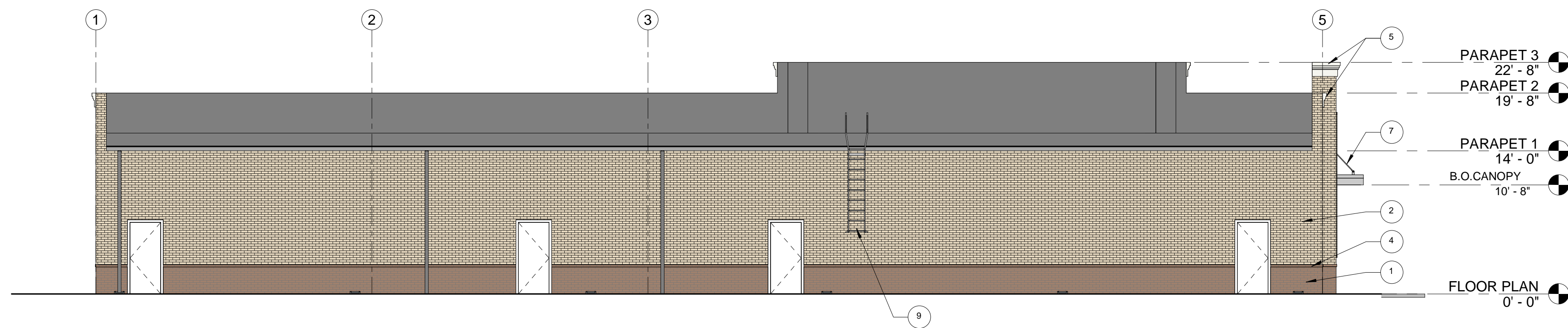
SHEET NUMBER: C-1



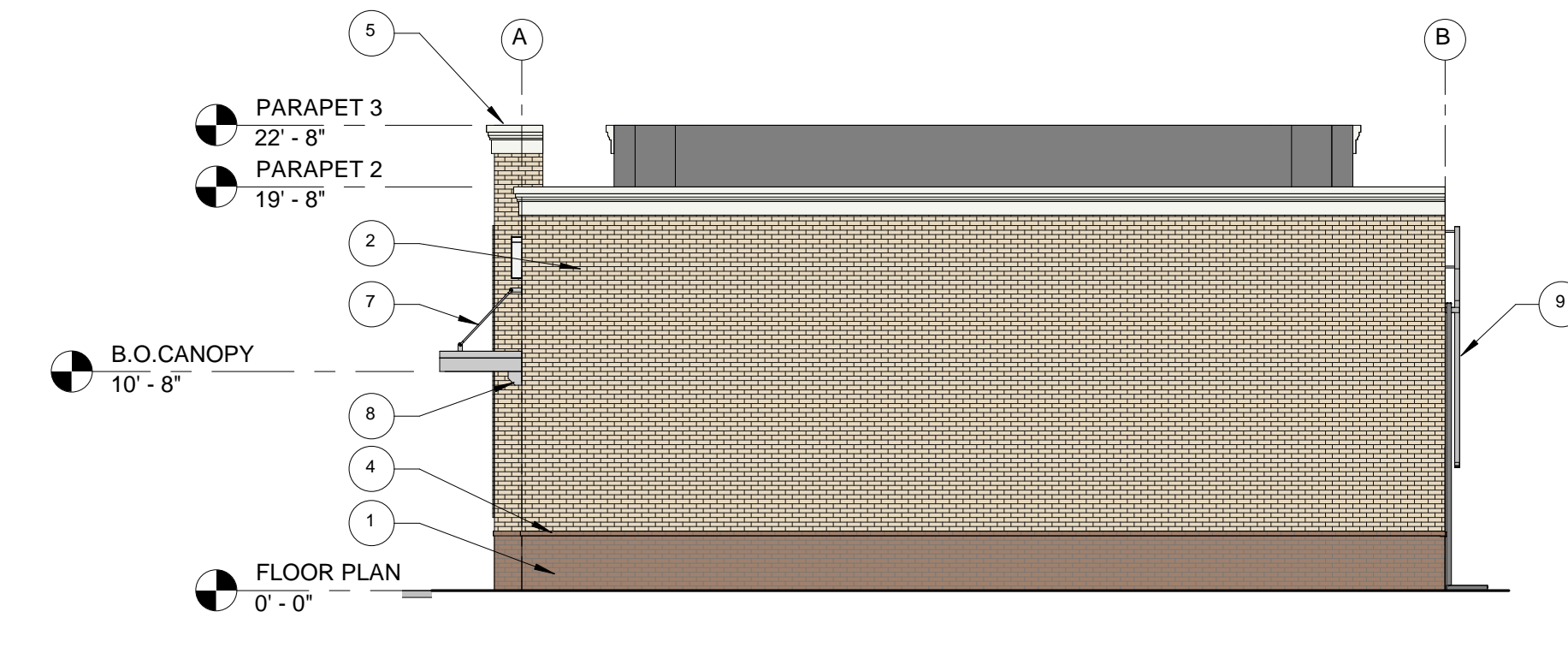
2 EXTERIOR ELEVATION - PARKING
1/8" = 1'-0"



1 EXTERIOR ELEVATION - BROAD STREET
1/8" = 1'-0"



4 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SIDE
1/8" = 1'-0"



5 3D View 3

EXTERIOR MATERIAL KEY NOTE LEGEND		
1		BRICK-1
2		BRICK-2
3		BRICK-2 - ACCENT BRICK
4		BRICK-1 ROWLOCK WATER TABLE
5		EIFS CORNICE
6		ALUMINUM STOREFRONT SYSTEMS
7		PREFINISHED ALUMINUM CANOPY
8		STORM SHUTTER
9		ROOF ACCESS LADDER

ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS
 3460 Preston Ridge Road · Suite 275 · Alpharetta, GA · 30005
 770.874.2600 / www.rlrfpc.com
 GA COA # PEF006562 EXPRES: 06/30/2022

09/08/2021

PROPOSED DEV.
 511 N. BROAD ST., MONROE, GA
 FOR:
 FOUR POINTS CONSTRUCTION INC.
 37 CALUNET PARKWAY, NEWNAN, GA

REVISIONS #	DATE	DESCRIPTION

SHEET TITLE
EXTERIOR ELEVATIONS
 DATE
 09/08/2021
 PROJECT NUMBER
 19253
 SHEET NUMBER
A2.1



3D PERSPECTIVE



3D PERSPECTIVE



3D PERSPECTIVE

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
 3460 Preston Ridge Road . Suite 275 . Alpharetta, GA . 30005
 770.874.2600 / www.rlrpc.com
 GA COA # PEF00652 EXPRES: 06/30/2022

09/08/2021

PROPOSED DEV.
 511 N. BROAD ST., MONROE,
 GA
 FOR:
 FOUR POINTS CONSTRUCTION INC.
 37 CALUNET PARKWAY, NEWNAN, GA

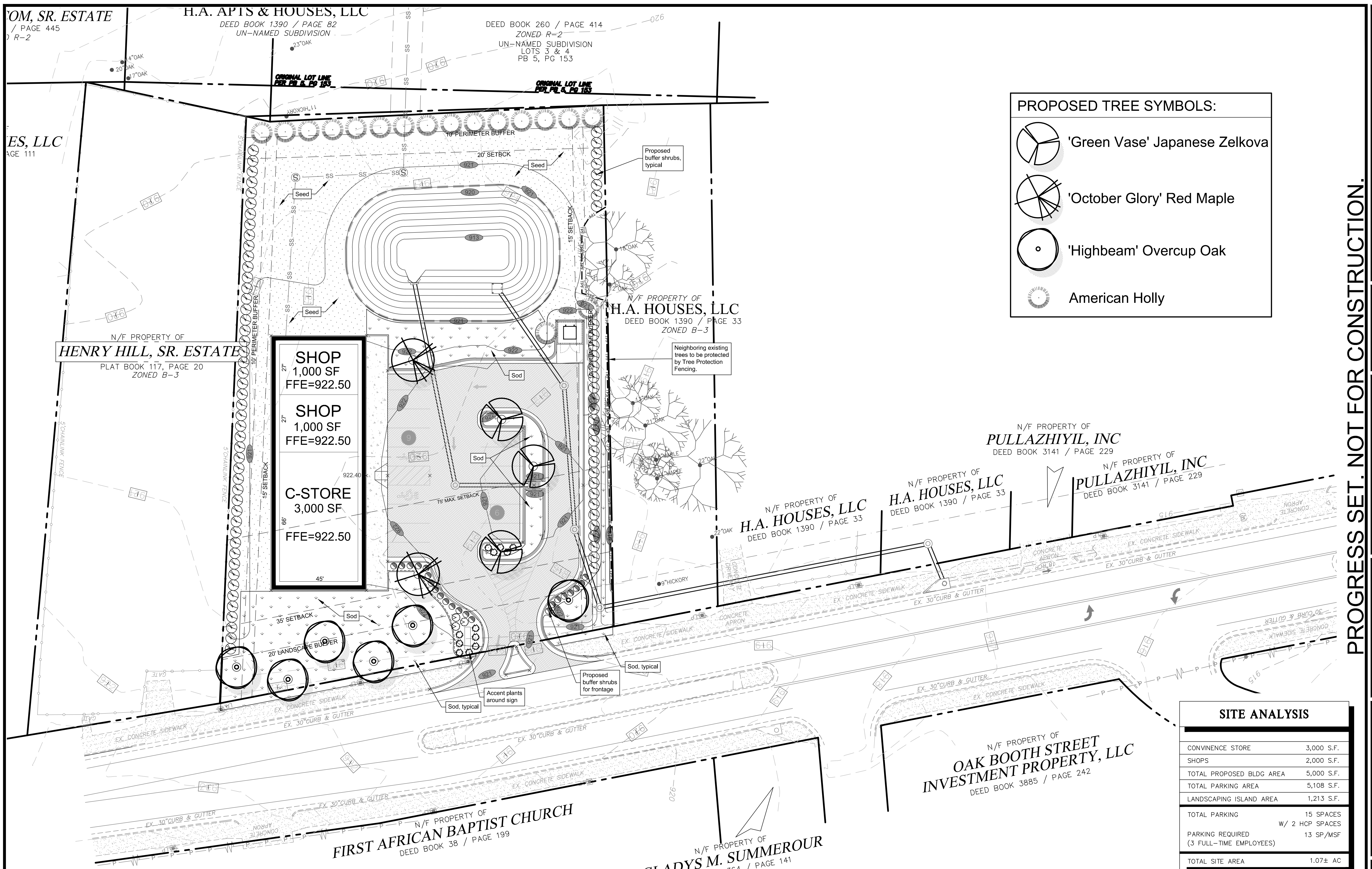
REVISIONS #	DATE	DESCRIPTION

SHEET TITLE
3D PERSPECTIVE

DATE
09/08/2021

PROJECT NUMBER
19253

SHEET NUMBER
A2.2



PROPOSED TREE SYMBOLS:

- 'Green Vase' Japanese Zelkova
- 'October Glory' Red Maple
- 'Highbeam' Overcup Oak
- American Holly

SHOP
1,000 SF
FFE=922.50

SHOP
1,000 SF
FFE=922.50

C-STORE
3,000 SF
FFE=922.50

SITE ANALYSIS	
CONVENIENCE STORE	3,000 S.F.
SHOPS	2,000 S.F.
TOTAL PROPOSED BLDG AREA	5,000 S.F.
TOTAL PARKING AREA	5,108 S.F.
LANDSCAPING ISLAND AREA	1,213 S.F.
TOTAL PARKING	15 SPACES
PARKING REQUIRED	W/ 2 HCP SPACES
(3 FULL-TIME EMPLOYEES)	13 SP/MSF
TOTAL SITE AREA	1.07± AC

PROGRESS SET. NOT FOR CONSTRUCTION.

ROBERSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road · Suite 275 · Alpharetta, GA. 30005
770.674.2600 / www.rlrfpc.com
GA COA # PEF000562 EXPIRES: 06/30/2022

PROPOSED DEVELOPMENT
511 N. BROAD STREET, MONROE, GEORGIA

FOR:
FOUR POINTS CONSTRUCTION INC.
37 CALUNET PARKWAY, NEWNAN, GEORGIA

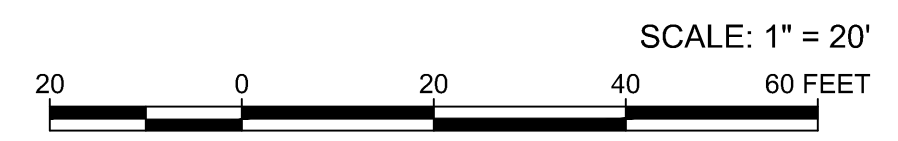
REVISIONS	DATE	DESCRIPTION

CONCEPTUAL LANDSCAPE PLAN

DATE: **09/16/2021**
PROJECT NUMBER: **19253**
SHEET NUMBER: **PL-1**



CONCEPTUAL LANDSCAPE PLAN



Title Block: 09/16/2021 10:54:15 AM (AutoCAD)
 N:\Projects\19253\19253_Landscape\19253_Land.dwg [PL-1]
 User: N. Projects\19253\19253.dwg [19253.dwg]



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

Budget Account/Project Name: NA
Funding Source: 2021 NA

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

Recommendation: Staff recommends approval of this rezone request subject to the 7 conditions listed in the staff report and any the Commission or City Council may wish to add or modify.

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

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



Planning
City of Monroe, Georgia
REZONE STAFF REPORT

APPLICATION SUMMARY

REZONE CASE #: 256

DATE: October 8, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Parkland Communities Inc

PROPERTY OWNER: Rowell Family Partnership & Still Family Realty LLC

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

ACREAGE: ±83.072

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

EXISTING LAND USE: Undeveloped

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

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

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 19, 2021

CITY COUNCIL: November 9, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

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

PROPOSED PROJECT SUMMARY:

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

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

STAFF ANALYSIS

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

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

(5) Whether the zoning proposal is consistent with the Comprehensive Plan: The Future Land Use Map designates this property under the category of Residential. This rezone request to develop the property with a single-family residential development is consistent with the intent of the Future Land Use Map.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Under the current R-1 zoning, the subject property can be developed with the same exact development type as proposed in this rezone request. The intent of this rezone request is to allow for slightly smaller residential lot sizes and to allow for preserving a larger amount of open space.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone for a residential development with the following conditions:

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



CODE DEPARTMENT

October 4, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for October 19, 2021 to consider an application for rezoning 82.36 acres located at southeast corner of the intersection of Double Springs Church Rd and Cedar Ridge Rd Monroe, GA 30656. The property is currently zoned R-1 with a request to change the zoning classification to R-1A. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on October 3, 2021.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—October 19, 2021 at 5:30pm
- City Council—November 9, 2021 at 6:00pm

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

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
Code Department Assistant

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the southeast corner of the intersection of Double Springs Church Rd and Cedar Ridge Rd be rezoned from R1 to R1A. A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on October 19, 2021 at 5:30 P.M. All those having an interest should be present to voice their interest.

A petition has been filed with the City of Monroe requesting the property located at the southeast corner of the intersection of Double Springs Church Rd and Cedar Ridge Rd be rezoned from R1 to R1A. A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on November 9, 2021 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 3, 2021



City of Monroe

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

REZONE PERMIT

PERMIT #:	256	DESCRIPTION:	Rezone 82.36 acres from R1 to R1A
JOB ADDRESS:	0 DOUBLE SPRINGS CH RD	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Parkland Communities Inc	CONTRACTOR:	Parkland Communities Inc
ADDRESS:	299 South Main St	ADDRESS:	299 South Main St
CITY, STATE ZIP:	Alpharetta GA 30009	CITY, STATE ZIP:	Alpharetta GA 30009
PHONE:		PHONE:	
PROP. USE:		DATE ISSUED:	9/28/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/27/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-01	SINGLE FAMILY REZONE OR VAR REQUEST	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear this rezone request parcel #M0050045 from R1 to R1A on October 19, 2021 at 5:30pm in the Council Chambers located at 215 N. Broad St Monroe, GA 30655.

NOTICE

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

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


(APPROVED BY)


DATE

REZONE APPLICATION FORM

PERMIT NUMBER _____

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

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

III. ACREAGE 82.36 PROPOSED USE Single-Family Subdivision

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

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

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

V. ANALYSIS:

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

Rezoning Application
Page Two (2)

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

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

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

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

LEGAL DESCRIPTION OF PROPERTY

Please see attached

Rezoning Application
Page Three (3)

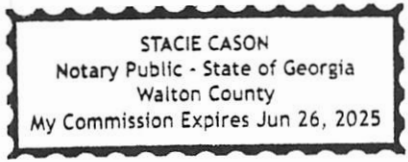
Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

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

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

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

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



Page five (5)

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

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

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

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

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

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

Rezoning Application

Page six (6)

COMMENTS

Disclosure of Campaign Contributions and/or gifts:

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

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



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

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

September 14, 2021

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

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

Dear Ms. Kim:

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

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

Logan Propes

City Administrator
City of Monroe

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

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

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

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

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

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

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

Rezoning Application Analysis

A DESCRIPTION OF ALL EXISTING USES AND ZONING OF NEARBY PROPERTY

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

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

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

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

Please see above response.

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

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

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

Please refer to above responses.

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

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

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

The subject site is currently vacant with no existing structures.

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

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

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

Please refer to above responses.

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

SURVEY LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

the following courses and distances:

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

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

ZONING

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

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

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

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

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

Specimen Tree Survey Data

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

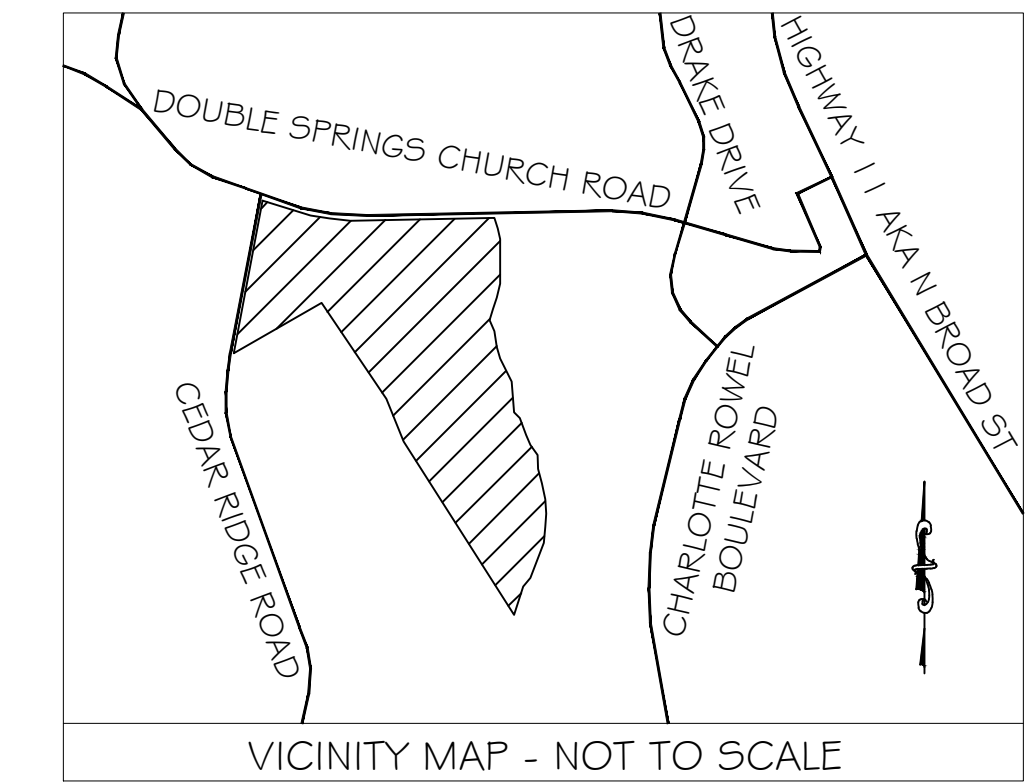
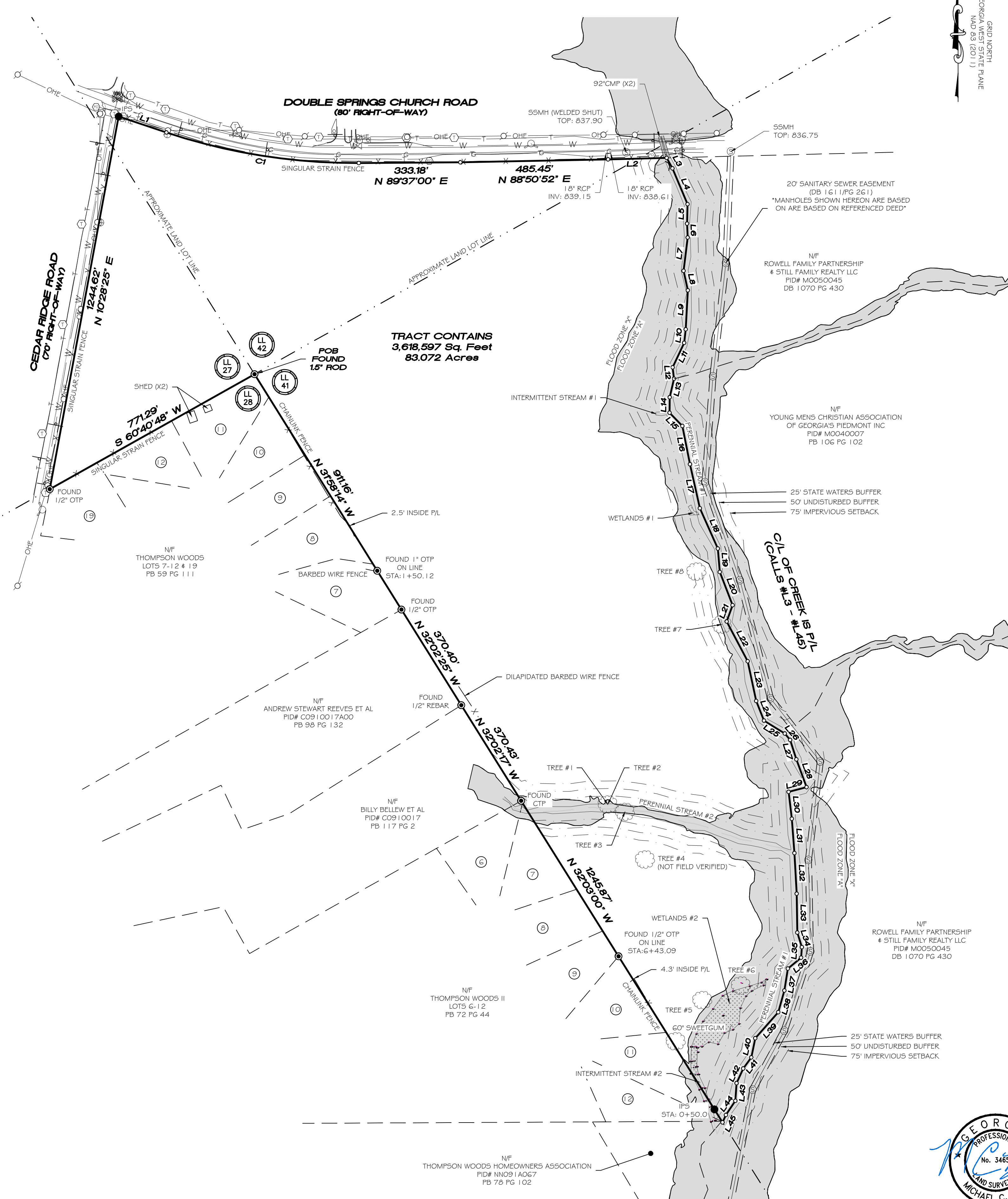
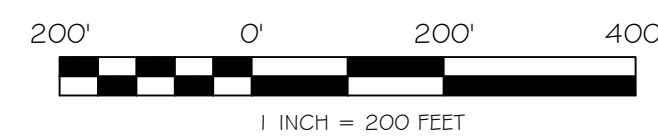
*SURVEY CERTIFICATION EXTENDS TO THE HORIZONTAL LOCATION OF THE TREES SHOWN HEREON ONLY. TREE DATA PROVIDED TO ALLIANCE BY MOORE URBAN FORESTRY.

LINE TABLE

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

CURVE TABLE

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



- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Walton County, Georgia, (Community-panel number: 13297C0130E and 13297C0130E, dated December 08, 2016), a portion of the subject property lies within Zone A and Zone X.
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Ryken Utility Detection, LLC and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Ryken's report can be provided upon request.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK, measurements on 08/19/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 211,988 feet and an angular error on O3 seconds per angle point and was adjusted using the compass rule method.
 - This plat has been calculated for closure and is found to be accurate within one foot in 513,190 feet.
 - Equipment used for measurement:
Angular: Leica TS 16 Robotic Total Station
Linear: Leica TS 16 Robotic Total Station
GPS: Leica GS 16 GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
 - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
 - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - CURRENT PROPERTY OWNER: Rowel Family Partnership & Still Family Realty, LLC
 - CURRENT SITE ADDRESS: 1125 N Broad St, Monroe, GA, 30655
PID # MO050045
- REFERENCES:**
PLAT OF BREEDLOVE PROPERTY BY HANNON, MECKS, & BAGWELL SURVEYORS & ENGINEERS, INC. DATED 1 Q3/11/986, LAST REVISED ON 05/11/1988, JOB # 12983-86

SURVEYOR CERTIFICATION

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

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

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

SURVEYOR CERTIFICATION

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

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

ALTA / NSPS LAND TITLE SURVEY

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

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

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

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

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

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

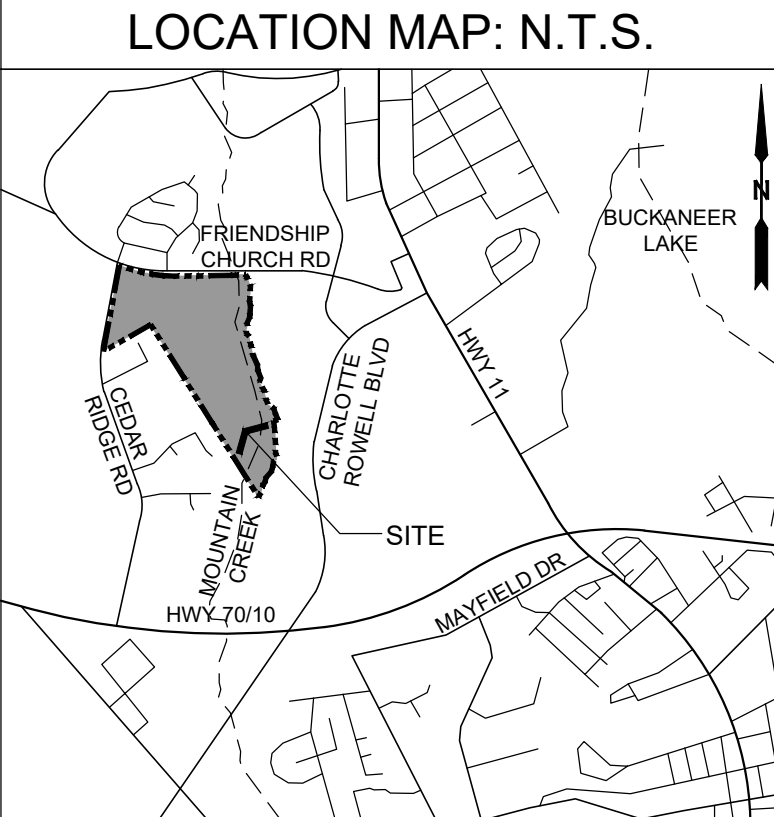
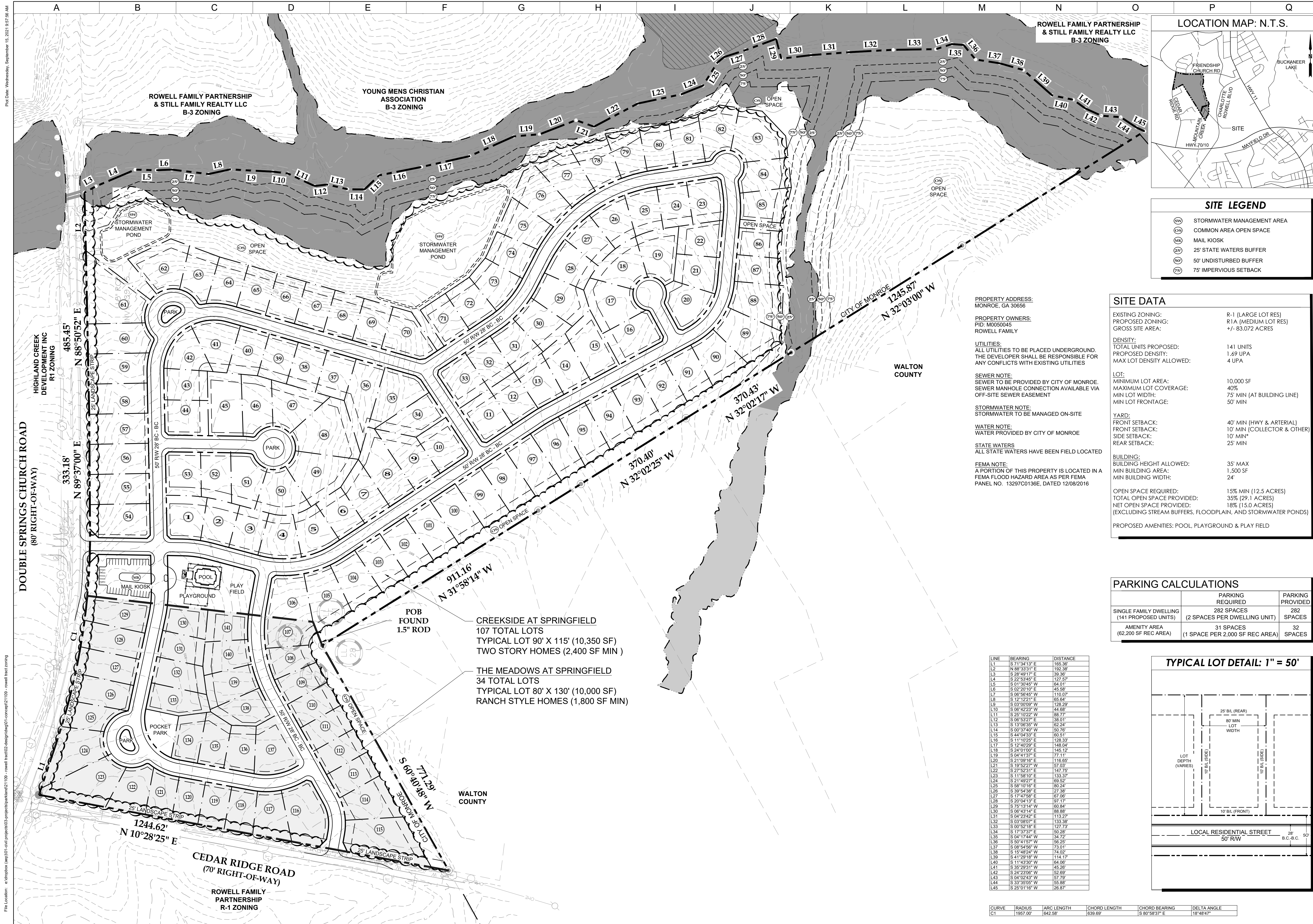
COPYRIGHT 2021 ALLIANCE SURVEYING, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING, LLC.

SHEET NO:
1 OF 2

ALLIANCE SURVEYING

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

File Location: \\server\share\survey\projects\03_projects\21_09_monroe - rowel - tract - parkland_communities\21109_monroe_tract



SITE LEGEND

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

PROPERTY ADDRESS:
MONROE, GA 30656

PROPERTY OWNERS:
PID: M0050045
ROWELL FAMILY

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

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

STORMWATER NOTE:
STORMWATER TO BE MANAGED ON-SITE

WATER NOTE:
WATER PROVIDED BY CITY OF MONROE

STATE WATERS:
ALL STATE WATERS HAVE BEEN FIELD LOCATED

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

SITE DATA

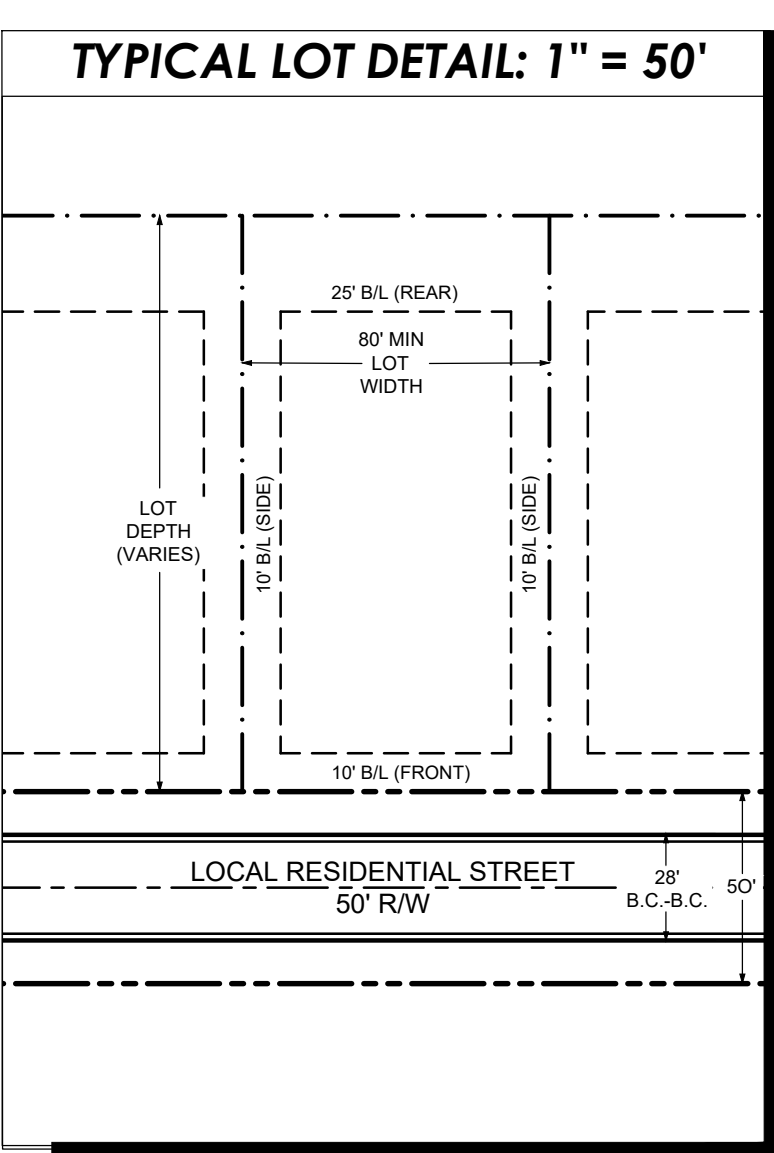
EXISTING ZONING:	R-1 (LARGE LOT RES)
PROPOSED ZONING:	R1A (MEDIUM LOT RES)
GROSS SITE AREA:	+/- 83.072 ACRES
DENSITY:	
TOTAL UNITS PROPOSED:	141 UNITS
PROPOSED DENSITY:	75' UPA
MAX LOT DENSITY ALLOWED:	4 UPA
LOT:	
MINIMUM LOT AREA:	10,000 SF
MAXIMUM LOT COVERAGE:	40%
MIN LOT WIDTH:	75' MIN (AT BUILDING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

PARKING CALCULATIONS

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

LINE BEARING DISTANCE

LINE	BEARING	DISTANCE
L1	S 71°34'13" E	185.36
L2	N 88°33'31" E	192.38
L3	S 28°49'17" E	39.36
L4	S 22°33'45" E	127.57
L5	S 01°30'45" W	64.01
L6	S 02°20'10" E	45.56
L7	S 06°56'45" W	110.07
L8	S 12°12'21" E	65.64
L9	S 03°00'09" W	128.29
L10	S 06°42'23" W	44.69
L11	S 25°10'22" W	88.77
L12	S 06°53'27" E	38.01
L13	S 13°06'35" W	62.24
L14	S 00°37'40" W	50.76
L15	S 44°04'33" E	60.51
L16	S 11°10'25" E	128.33
L17	S 12°40'29" E	148.04
L18	S 24°01'00" E	145.12
L19	S 04°41'37" E	77.11
L20	S 21°09'16" E	116.65
L21	S 19°52'27" W	87.03
L22	S 27°52'31" E	147.76
L23	S 11°58'10" E	133.37
L24	S 21°49'27" E	69.52
L25	S 58°10'16" E	80.24
L26	S 39°54'38" E	27.38
L27	S 17°47'58" E	67.06
L28	S 20°04'13" E	67.17
L29	S 75°13'14" W	60.84
L30	S 06°43'14" E	88.89
L31	S 04°23'42" E	113.77
L32	S 03°08'07" E	133.38
L33	S 00°52'18" E	127.73
L34	S 17°37'37" E	50.26
L35	S 04°17'44" W	34.72
L36	S 50°41'57" W	56.25
L37	S 08°54'56" W	73.01
L38	S 15°48'24" W	74.02
L39	S 41°29'18" W	114.17
L40	S 11°43'30" W	64.06
L41	S 35°29'31" W	45.29
L42	S 24°23'06" W	52.69
L43	S 04°02'43" W	57.79
L44	S 33°35'05" W	55.68
L45	S 25°01'16" W	26.87



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LANDSCAPE ARCHITECTURE

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279 SOUTH MAIN ST., SUITE A | ALPHARETTA, GA 30009
770.223.4736 | www.alliancepa.com

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NOT RELEASED FOR CONSTRUCTION

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

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

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

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

ZONING PLAN

9.15.21

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. Taxes and assessments for the year 2021 and subsequent years, which are liens not yet due and payable.
5. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
6. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution (IF WATER ON PROPERTY).
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
8. All matters as shown on that certain Survey for ALTAN/SPS Land Title Survey for Parkland Communities, Inc. and First American Title Insurance Company prepared by _____, Georgia RLS # _____, dated _____.
9. Right of Way Easement from Maggie Smith to Walton Electric Membership Corporation, dated April 12, 1937, recorded in Deed Book 23, page 128, Walton County Records. LEGAL DESCRIPTION IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
10. Easements contained in Right of Way Deed from W. L. Breedlove 4 Son to State Highway Department of Georgia, recorded March 3, 1934 in Deed Book 19, page 248, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
11. Easements contained in Right of Way Deed from T. R. Breedlove to Highway Department of Georgia, recorded March 3, 1934 in Deed Book 19, page 553, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
12. Easements contained in Right of Way Deed from T. R. Breedlove, et al., to Walton County, Georgia, dated September 8, 1966, recorded in Deed Book 63, page 297, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. RIGHT-OF-WAY OF DOUBLE SPRINGS CHURCH ROAD IS SHOWN HEREON.
13. Right of Way Easement from J. M. Thornton to Walton Electric Membership Corporation, dated January 16, 1940, recorded in Deed Book 23, page 467, aforesaid records. LEGAL DESCRIPTION IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
As to Items 9 and 13, once we receive confirmation of containment letters from Walton Electric Membership Corporation, the following will be added: "The Company insures that Walton Electric Membership Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property."
14. Easement from James Iverson Breedlove and Preston Montgomery Breedlove, as Executors of the T. R. Breedlove Estate, to the City of Monroe, dated October 9, 1970, recorded in Deed Book 87, page 163, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
15. Right of Way Easement from James Iverson Breedlove and Preston Montgomery Breedlove, as Trustees and Executors of the T. R. Breedlove Estate, to Georgia Power Company, dated January 10, 1974, recorded in Deed Book 109, page 224, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
16. Right of Way Easement from James Iverson Breedlove and Preston Montgomery Breedlove as Executors of the T.R. Breedlove Estate to Georgia Power Company, dated March 15, 1974, recorded in Deed Book 109, page 335, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
17. Right of Way Easement from A. F. Thornton, as Administrator of J. M. Thornton Estate, to Transcontinental Gas Pipe Line Corporation, dated March 21, 1961, recorded in Deed Book 53, page 18, aforesaid records. LEGAL DESCRIPTION IS VAGUE AND MAY OR MAY NOT CONTAIN THE SUBJECT PROPERTY.
18. Right of Way Easement from Peggy Thornton Byrd, et al., to Transcontinental Gas Pipe Line Corporation, dated September 9, 1949, recorded in Deed Book 35, page 67, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
19. Easement per Civil Action No. 95-0434. Municipal Gas Authority of Georgia vs. Parcels of Land and Hannon, Meeks & Bagwell Surveyors & Engineers, Inc. Profit Sharing Trust, Roger R. Rowell, EPS Retirement Plan, L.P. and Jane Jay Still, et al., dated April 18, 1995, filed May 3, 1995, recorded in Deed Book 585, page 207, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY; as affected by Final Civil Suit for Condemnation for Right of Way Easement dated April 18, 1995, filed June 1, 1999; as affected by Consent Order & Final Judgment dated June 1, 1999, filed June 3, 1999, recorded in Deed Book 976, page 156, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
20. Easement per Civil Action No. 95-0434. Municipal Gas Authority of Georgia vs. Parcels of Land and Hannon, Meeks & Bagwell Surveyors & Engineers, Inc. Profit Sharing Trust, Roger R. Rowell, EPS Retirement Plan, L.P. and Jane Jay Still, et al., dated April 18, 1995, filed May 3, 1995, recorded in Deed Book 585, page 219, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY; as affected by Final Civil Suit for Condemnation for Right of Way Easement dated April 18, 1995, filed June 1, 1999; as affected by Consent Order & Final Judgment dated June 1, 1999, filed June 3, 1999, recorded in Deed Book 976, page 156, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
21. Agreement contained in Limited Warranty Deed from Mack L. Meeks and Miles H. Hannon as Trustees of the Hannon, Meeks and Bagwell, Surveyors & Engineers, Inc. Profit Sharing Trust, Roger R. Rowell, Hobson Rice, Roger Rowell, Charles McDowell & Donald Fite, as Trustees of the Rice, Rowell, McDowell & Fite, P.C., Trust Agreement, and Robert H. Still, Jr. to Ella B. Adams, dated June 14, 1988, filed July 6, 1988, recorded in Deed Book 272, page 57, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
22. Easement from Roger R. Rowell, Jane Jay Still and EPS Retirement, LP to City of Monroe, dated March 20, 2000, filed May 1, 2000, recorded in Deed Book 1083, page 67, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
23. Easement from Rowell Family Partnership, LLP to City of Monroe, dated February 12, 2003, filed February 25, 2003, recorded in Deed Book 1611, page 261, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. SANITARY SEWER EASEMENT IS SHOWN HEREON.
24. Right of Way Deed from Jane Jay Still and Rowell Family Partnership, LLP to Walton County, dated March 15, 2012, filed March 19, 2012, recorded in Deed Book 3358, page 449, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
25. Right of Way Deed from Jane Jay Still and Rowell Family Partnership, LLP to Walton County, dated March 15, 2012, filed March 19, 2012, recorded in Deed Book 3358, page 487, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
26. Spillage Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed February 21, 2020, recorded in Deed Book 4539, page 333, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
27. Sanitary Sewer Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed February 21, 2020, recorded in Deed Book 4539, page 349, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
28. Temporary Grading Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed February 21, 2020, recorded in Deed Book 4539, page 370, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
29. Slope Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 9, 2020, filed March 4, 2020, recorded in Deed Book 4547, page 406, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
30. Slope Easement Agreement by and among MAB Monroe, LLC, Rowell Family Partnership, LLP and Still Family Realty, LLC, dated February 19, 2020, filed May 18, 2020, recorded in Deed Book 4591, page 65, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.

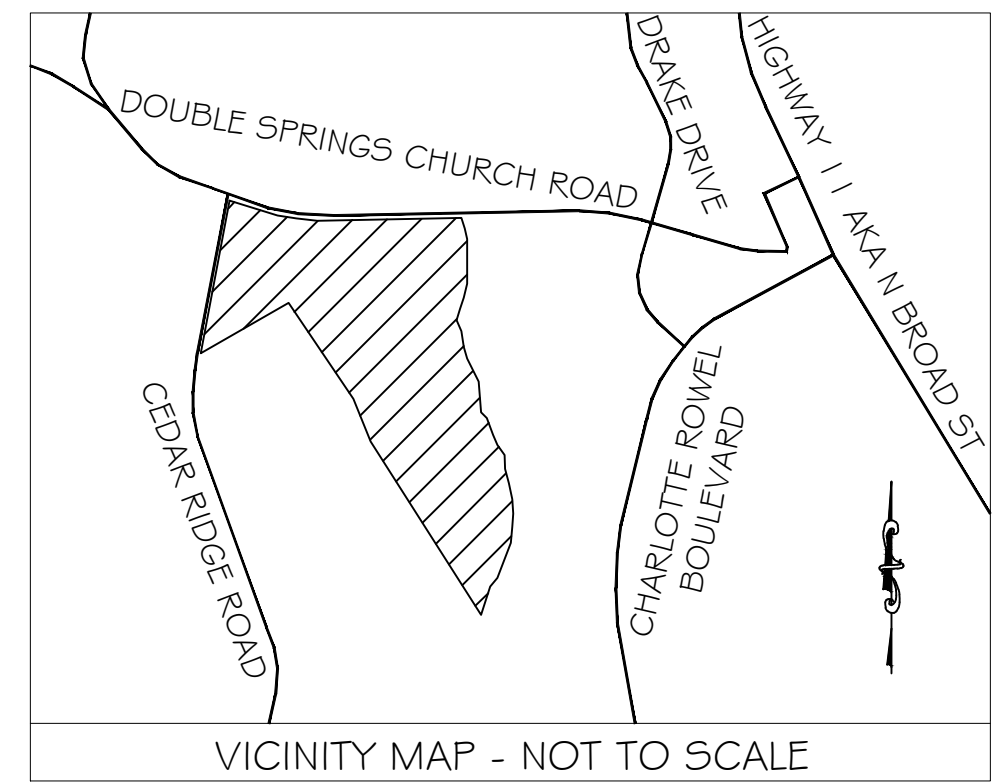
TITLE LEGAL DESCRIPTION

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

TRACT NO. 1
All that tract or parcel of land lying and being in Land Lots 28, 29, 40, 41, 42, 62 and 63 of the 3rd Land District, Walton County, Georgia (partly in the City of Monroe) and being more particularly described as follows:
BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Georgia Highway No. 11 in a generally southeasterly direction an arc distance of 429.11 feet to a point, said arc having a radius of 5769.578 feet and being subtended by a chord length of 429.01 feet bearing South 29 degrees 08 minutes 10 seconds East; continuing along the aforesaid right of way line, proceed thence South 11 degrees 33 minutes 16 seconds East a distance of 336.04 feet to an iron pin set; leaving said right of way line, proceed thence South 84 degrees 14 minutes 28 seconds West a distance of 296.52 feet to an iron pin set; proceed thence South 02 degrees 26 minutes 48 seconds West a distance of 280.00 feet to a 1 inch hollow tube found; proceed thence South 86 degrees 23 minutes 48 seconds East a distance of 515.61 feet to an iron pin set on the aforementioned right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line, South 31 degrees 16 minutes 00 seconds East a distance of 287.28 feet to an iron pin set; leaving said right of way, proceed thence South 61 degrees 03 minutes 55 seconds West a distance of 293.98 feet to an axle found; proceed thence South 31 degrees 00 minutes 59 seconds East a distance of 305.34 feet to a 1 inch square rod found; proceed thence South 32 degrees 11 minutes 58 seconds East a distance of 212.48 feet to a 1 inch hollow tube found; proceed thence North 60 degrees 42 minutes 14 seconds East a distance of 291.78 feet to an iron pin set on the aforesaid right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line in a generally southeasterly direction an arc distance of 211.95 feet to a point, said arc having a radius of 21445.917 feet and being subtended by a chord length of 211.95 feet bearing South 30 degrees 57 minutes 43 seconds East; leaving said right of way line, proceed thence South 61 degrees 02 minutes 15 seconds West a distance of 1,111.05 feet to an axle found; proceed thence North 38 degrees 31 minutes 48 seconds West a distance of 101.97 feet to a 1 inch hollow tube found; proceed thence South 58 degrees 29 minutes 54 seconds West a distance of 448.45 feet to a 1 inch hollow tube found; proceed thence North 32 degrees 00 minutes 01 seconds West a distance of 63.16 feet to a 1 inch hollow tube found at fence corner in base of 8 inch oak; proceed thence South 59 degrees 45 minutes 27 seconds West a distance of 1,192.59 feet to an iron pin set; proceed thence North 20 degrees 51 minutes 38 seconds West a distance of 90.45 feet to a 1 inch pipe found; proceed thence South 61 degrees 11 minutes 35 seconds West a distance of 75.75 feet to a 1 inch pipe found; proceed thence North 31 degrees 02 minutes 29 seconds West a distance of 375.58 feet to a 1/2 inch pipe; proceed thence South 62 degrees 03 minutes 21 seconds West a distance of 735.08 feet to an iron pin set at bent 1 inch pipe; proceed thence South 30 degrees 56 minutes 25 seconds East a distance of 1800.63 feet to a point on the Northerly right of way line of By Pass Ramp "D"; proceed thence along the aforesaid right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 264.60 feet to a point, said arc having a radius of 1004.93 feet and being subtended by a chord length of 263.84 feet bearing South 71 degrees 08 minutes 13 seconds West; proceed thence North 26 degrees 24 minutes 22 seconds West a distance of 20.00 feet; proceed thence along the Northerly right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 502.84 feet to a point, said arc having a radius of 1024.930 feet and being subtended by a chord length of 497.81 feet bearing South 49 degrees 32 minutes 20 seconds East; proceed thence South 54 degrees 30 minutes 58 seconds East a distance of 15.00 feet to a point; continuing along the aforesaid right of way line of Ramp "D", proceed thence in a generally Southwesterly direction an arc distance of 24.98 feet to a point, said arc having a radius of 1009.930 feet and being subtended by a chord length of 24.98 feet bearing South 34 degrees 46 minutes 31 seconds West; continuing along the aforesaid right of way line of Ramp "D", proceed thence South 34 degrees 04 minutes 00 seconds West a distance of 144.77 feet to a point where the North right of way line of Ramp "D" intersects with the North right of way line of U. S. Highway No. 78; proceed thence along the aforesaid right of way line of U. S. Highway No. 78 in a generally southeasterly direction an arc distance of 371.34 feet to a point, said arc having a radius of 5639.578 feet and being subtended by a chord length of 371.27 feet bearing South 88 degrees 26 minutes 49 seconds West; proceed thence South 00 degrees 20 minutes 00 seconds West a distance of 5.00 feet to a point; proceed thence along the aforesaid right of way line of U. S. Highway No. 78, North 89 degrees 40 minutes 00 seconds West a distance of 330.40 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 30.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 150.00 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 55.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 247.07 feet to a point in the center of Mountain Creek (iron pin set 16.5 feet from centerline); proceed thence in a generally northerly direction along the centerline of Mountain Creek a distance of 2,850.00 feet, more or less, to a point (said points being joined by a traverse line of North 81 degrees 43 minutes 41 seconds West a distance of 163.89 feet; thence North 29 degrees 31 minutes 14 seconds West a distance of 143.41 feet to a point; thence North 24 degrees 44 minutes 22 seconds East a distance of 285.52 feet to a point; thence North 37 degrees 07 minutes 02 seconds East a distance of 326.09 feet to a point; thence North 13 degrees 05 minutes 09 seconds East a distance of 235.27 feet to a point; thence North 25 degrees 08 minutes 29 seconds East a distance of 169.39 feet to a point; thence North 13 degrees 43 minutes 34 seconds East a distance of 231.18 feet to a point; thence North 33 degrees 48 minutes 08 seconds East a distance of 138.95 feet to a point; thence North 03 degrees 12 minutes 10 seconds East a distance of 277.17 feet to a point; thence North 04 degrees 09 minutes 03 seconds East a distance of 264.35 feet to a point; thence North 03 degrees 37 minutes 26 seconds East a distance of 160.77 feet to a point; thence North 08 degrees 09 minutes 07 seconds West a distance of 184.55 feet to a point); leaving the said centerline of Mountain Creek, proceed thence North 32 degrees 03 minutes 21 seconds West a distance of 2,895.00 feet to a 1-1/2 inch solid rod found at Land Lot corner common to Land Lots 27, 28, 41 and 42; proceed

TITLE LEGAL DESCRIPTION (CONTINUED)

thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 39 minutes 16 seconds West a distance of 767.40 feet to an iron pin set on the Easterly edge of the right of way of Cedar Ridge (apparent 70-foot right of way); proceed thence along the aforesaid right of way line of Cedar Ridge, North 10 degrees 20 minutes 00 seconds East a distance of 1,244.39 feet to a point marking the intersection of the aforesaid right of way line of Cedar Ridge with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle South 71 degrees 05 minutes 00 seconds East a distance of 149.78 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally Southeasterly direction an arc distance of 663.61 feet to a point, said arc having a radius of 1949.859 feet and being subtended by a chord length of 660.42 feet bearing South 80 degrees 50 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 25 minutes 00 seconds East a distance of 300.87 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 02 minutes 00 seconds East a distance of 322.82 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 40 minutes 00 seconds East a distance of 638.04 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 55 minutes 00 seconds East a distance of 421.98 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 35 minutes 00 seconds East a distance of 206.10 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 377.08 feet to a point, said arc having a radius of 2251.831 feet and being subtended by a chord length of 376.64 feet bearing South 85 degrees 37 minutes 10 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 538.01 feet to a point, said arc having a radius of 3779.719 feet and being subtended by a chord length of 537.56 feet bearing South 76 degrees 44 minutes 40 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 72 degrees 40 minutes 00 seconds East a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 1472.394 feet and being subtended by a chord length of 1472.394 feet bearing South 79 degrees 57 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 87 degrees 15 minutes 00 seconds East a distance of 522.89 feet back to THE TRUE POINT OF BEGINNING.
Said tract or parcel of land is identified as Tract No. 1 containing 364.0389 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.



GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)

SURVEY LEGAL DESCRIPTION

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

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

- South 28 Degrees 49 Minutes 17 Seconds East for a distance of 39.36 feet to a point;
South 22 Degrees 53 Minutes 45 Seconds East for a distance of 127.57 feet to a point;
South 01 Degrees 30 Minutes 45 Seconds West for a distance of 64.01 feet to a point;
South 02 Degrees 20 Minutes 10 Seconds East for a distance of 45.58 feet to a point;
South 06 Degrees 56 Minutes 45 Seconds West for a distance of 110.07 feet to a point;
South 12 Degrees 12 Minutes 21 Seconds East for a distance of 65.64 feet to a point;
South 03 Degrees 00 Minutes 09 Seconds West for a distance of 128.29 feet to a point;
South 06 Degrees 42 Minutes 23 Seconds West for a distance of 44.68 feet to a point;
South 25 Degrees 10 Minutes 22 Seconds West for a distance of 89.77 feet to a point;
South 06 Degrees 53 Minutes 27 Seconds East for a distance of 38.01 feet to a point;
South 13 Degrees 06 Minutes 35 Seconds West for a distance of 62.24 feet to a point;
South 00 Degrees 37 Minutes 40 Seconds West for a distance of 50.76 feet to a point;
South 44 Degrees 04 Minutes 33 Seconds East for a distance of 60.51 feet to a point;
South 11 Degrees 10 Minutes 25 Seconds East for a distance of 128.33 feet to a point;
South 12 Degrees 40 Minutes 29 Seconds East for a distance of 148.04 feet to a point;
South 24 Degrees 01 Minutes 00 Seconds East for a distance of 145.12 feet to a point;
South 04 Degrees 41 Minutes 37 Seconds East for a distance of 77.11 feet to a point;
South 21 Degrees 09 Minutes 16 Seconds East for a distance of 116.65 feet to a point;
South 19 Degrees 52 Minutes 27 Seconds West for a distance of 57.03 feet to a point;
South 27 Degrees 52 Minutes 31 Seconds East for a distance of 147.75 feet to a point;
South 11 Degrees 58 Minutes 10 Seconds East for a distance of 133.37 feet to a point;
South 21 Degrees 49 Minutes 27 Seconds East for a distance of 69.52 feet to a point;
South 58 Degrees 10 Minutes 16 Seconds East for a distance of 80.24 feet to a point;
South 39 Degrees 54 Minutes 38 Seconds East for a distance of 27.38 feet to a point;
South 17 Degrees 47 Minutes 58 Seconds East for a distance of 67.06 feet to a point;
South 20 Degrees 04 Minutes 13 Seconds East for a distance of 97.17 feet to a point;
South 75 Degrees 13 Minutes 14 Seconds West for a distance of 60.84 feet to a point;
South 06 Degrees 43 Minutes 14 Seconds East for a distance of 88.88 feet to a point;
South 04 Degrees 23 Minutes 42 Seconds East for a distance of 113.27 feet to a point;
South 03 Degrees 08 Minutes 07 Seconds East for a distance of 133.38 feet to a point;
South 00 Degrees 52 Minutes 08 Seconds East for a distance of 127.73 feet to a point;
South 17 Degrees 37 Minutes 37 Seconds East for a distance of 50.28 feet to a point;
South 04 Degrees 17 Minutes 44 Seconds West for a distance of 34.72 feet to a point;
South 50 Degrees 41 Minutes 57 Seconds West for a distance of 56.25 feet to a point;
South 08 Degrees 54 Minutes 56 Seconds West for a distance of 73.01 feet to a point;
South 15 Degrees 48 Minutes 24 Seconds West for a distance of 74.02 feet to a point;
South 41 Degrees 29 Minutes 18 Seconds West for a distance of 114.17 feet to a point;
South 11 Degrees 43 Minutes 30 Seconds West for a distance of 64.06 feet to a point;
South 35 Degrees 29 Minutes 31 Seconds West for a distance of 45.26 feet to a point;
South 24 Degrees 23 Minutes 03 Seconds West for a distance of 52.69 feet to a point;
South 04 Degrees 02 Minutes 46 Seconds West for a distance of 57.79 feet to a point;
South 33 Degrees 35 Minutes 05 Seconds West for a distance of 55.88 feet to a point;
South 25 Degrees 01 Minutes 16 Seconds West for a distance of 26.87 feet to a point at the intersection of said creek and the common line of Land Lots 28 and 41; thence leaving the centerline of said creek, run North 32 Degrees 03 Minutes 00 Seconds West along said Land Lot Line for a distance of 1,245.87 feet to a found cramped top pipe; thence run North 32 Degrees 02 Minutes 17 Seconds West along said Land Lot Line for a distance of 370.43 feet to a found 1/2" rebar; thence run North 32 Degrees 02 Minutes 25 Seconds West along said Land Lot Line for a distance of 370.40 feet to a found 1/2" open top pipe; thence run North 31 Degrees 58 Minutes 14 Seconds West along said Land Lot Line for a distance of 911.16 feet to the POINT OF BEGINNING.
Said parcel being 3,618,597 square feet or 83.072 acres.

ALLIANCE LAND SURVEYING
L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
770.226-4730 J WWW.AEFATL.COM

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

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

Table with columns: ISSUE, DATE, INITIAL, DESCRIPTION, REV. 1, REV. 2, REV. 3, REV. 4, REV. 5, REV. 6, REV. 7.

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

811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THIS SURVEY. AN APPROPRIATE WARNING SIGN AND THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.