



Planning & Zoning Meeting

AGENDA

Tuesday, November 19, 2019

5:30 PM

215 N Broad Street, Monroe, GA 30655

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - October 15, 2019

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Variance of Sect 700.1 Table 11 Road Frontage - 310 N Madison Ave

[2.](#) Request for COA - 205 E Spring Street

[3.](#) Request for Rezone & Annexation - 0 Hardwood Road

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

[1.](#) Planning & Zoning Tentative Schedule for 2020

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES
October 15, 2019**

Present: Randy Camp, Kyle Harrison, David Butler

Absent: Rosalind Parks, Mike Eckles

Staff: Darrell Stone – Director of Planning and Development
Pat Kelley – Director of Planning and Code

Visitors: GiYoung Kim

CALL TO ORDER by Acting CHAIRMAN Kyle Harrison at 5:30 pm

Acting Chairman Harrison asked for any changes, corrections or additions to the September 17, 2019 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Butler seconded. Motion carried. Minutes approved.

Acting Chairman Harrison asked for a Code Officer Report
Kelley stated there was none.

Public Hearing open 5:31 pm

The first item of business: is for petition #PCOM-000029-2019 for a COA at 250 Georgia Hwy 138. The applicant is Hohwan, LLC. They request a COA for a new restaurant building.

Acting Chairman Harrison asked there was anyone present to speak to the request.

The applicant Hohwan, LLC's representative, GiYoung Kim spoke to the request. He stated that the COA was granted 1 year ago but could not start the project due to there being no sewer availability. He has since gotten approval from the Georgia DOT for the curb cut. He will provide the Code Office with these approvals.

After more discussion it was determined that he was to be connected to sewer with the City of Monroe and he would provide updated plans.

There were no other attendees therefore no one to speak for or against the request. Acting Chairman Harrison entertained a motion.

Camp made a motion to approve
With conditions that the updated
Plans be submitted, with DOT approval,
with landscaping plan and sewer. Butler

seconded Motion carried. COA Granted
with conditions

Public Hearing closed at 5:38

Old Business: none
New Business: none

Acting Chairman Harrison entertained a motion to adjourn.

Motion to adjourn by Camp Seconded by
Butler. Motion carried. Meeting adjourned
at 5:38 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-28-19
Description: Request for variance of lot frontage requirement of 75' in R1A zoning.
310 North Madison Avenue

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approve as requested*

Background: The property currently houses a single family residence which is to be demolished and the lot will be subdivided to accommodate two new single family dwelling units ,one each, on the resultant lots. The variance will amount to an approximate 5' reduction in frontage for each lot. This is less than a 7% reduction.

Attachment(s): application and supporting documents.



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

Plan Report

Plan NO.: VAR-000034-2019

Plan Type: Variance

Work Classification: Variance

Plan Status: In Review

Apply Date: 10/18/2019

Expiration:



Location Address	Parcel Number
310 N MADISON AVE, MONROE, GA 30655	M0120124

Contacts	
Nancy Tonnessen 1409 SHADOW STONE DR, WINDER, GA 30680 (678)677-2012	Owner
Shauna & Clayton Mathias 302 N Madison AVE, Monroe, GA 30655	Applicant

Description: Request for Variance of Sect 700.1 Table 11 - P&Z Mtg 11/19/19 @ 5:30 pm, Council Mtg 12/10/19 @ 6:00 pm 215 N Broad St	Valuation: \$0.00
	Total Sq Feet: 0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00

Payments	Amt Paid
Total Fees	\$100.00
Check # 1020	\$100.00
Amount Due:	\$0.00

Condition Name	Description	Comments
	 Issued By: Debbie Adkinson  Plan_Signature_1	October 18, 2019 Date 10/18/2019 Date
	Plan_Signature_2	Date



Variance/Conditional Use Application

Application must be submitted to the Code Department ⁴⁵~~45~~₃₀ days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 310 N. Madison Ave. Council District _____ / 2 Map and Parcel # _____
Zoning R1A Acreage 0.89 Proposed Use R1A Road Frontage 139.88 ft. / on
N. Madison Ave. (street or streets)

Applicant
Name Clayton Matthias
Address 302 N. Madison Ave. Monroe 30085
Phone # 404-358-0861

Owner
Name Nancy Tonnessen
Address 1400 Shadowstone Dr. Winder, GA 30080
Phone # 678-677-2012

Request Type: (check one) Variance Conditional Use _____

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:

Divide parcel (per attached site plan) to allow construction of two single family residences (plans also attached).

State relationship of structure and/or use to existing structures and uses on adjacent lots;

Current structure is zoned R1 and proposed structure(s) will also be single family residential. Adjacent lots are also R1 single family residential.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

Will allow for slightly more dense in-town home ownership. ~~Complies~~ Complies fully with 1425.5(1-10) - Conforms with previously issued variances by the City of Monroe.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:

Proposing to have 2 lots with 70 ft. road frontage and to construct 2 single family residences at no more than 35 ft. width to maintain 10 ft setbacks with 1 paved driveway for each property. (See attached floor plans).

State the particular hardship that would result from strict application of this Ordinance:

It is not economically viable to rebuild existing structure as currently platted

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

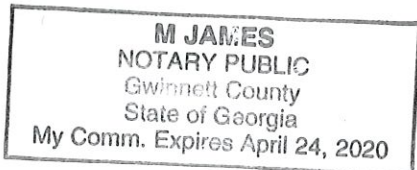
The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature [Handwritten Signature] Date: 10/10/19

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

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

Signature [Handwritten Signature] Date: 10-17-19
[Handwritten Signature] Date: 10-17-19



Notary Public
Commission Expires: 4/24/2020

I hereby withdraw the above application: Signature [Handwritten Signature] Date _____

2019 Property Tax Statement

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

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

JACKSON ROBERT & NANCY
310 N MADISON AVE

MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-18637	11/15/2019	\$1,249.67	\$0.00	\$0.00	\$1,249.67

Map: M0120-00000-124-000
Location: 310 MADISON AVE N
Account No: 372740 010

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

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

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

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



Tax Payer: JACKSON ROBERT & NANCY
Map Code: M0120-00000-124-000
Description: LOT
Location: 310 MADISON AVE N
Bill No: 2019-18637

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$78,880.00	11/15/2019	08/14/2019			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$31,552.00	\$0.00	\$31,552.00	0.001981	\$62.50	\$0.00	\$62.50
CITY TAX	\$0.00	\$31,552.00	\$0.00	\$31,552.00	0.005821	\$323.88	-\$140.22	\$183.66
COUNTY	\$0.00	\$31,552.00	\$0.00	\$31,552.00	0.010905	\$424.69	-\$80.62	\$344.07
SCH BOND	\$0.00	\$31,552.00	\$0.00	\$31,552.00	0.002300	\$72.57	\$0.00	\$72.57
SCHOOL	\$0.00	\$31,552.00	\$0.00	\$31,552.00	0.018600	\$586.87	\$0.00	\$586.87
TOTALS					0.039607	\$1,470.51	-\$220.84	\$1,249.67

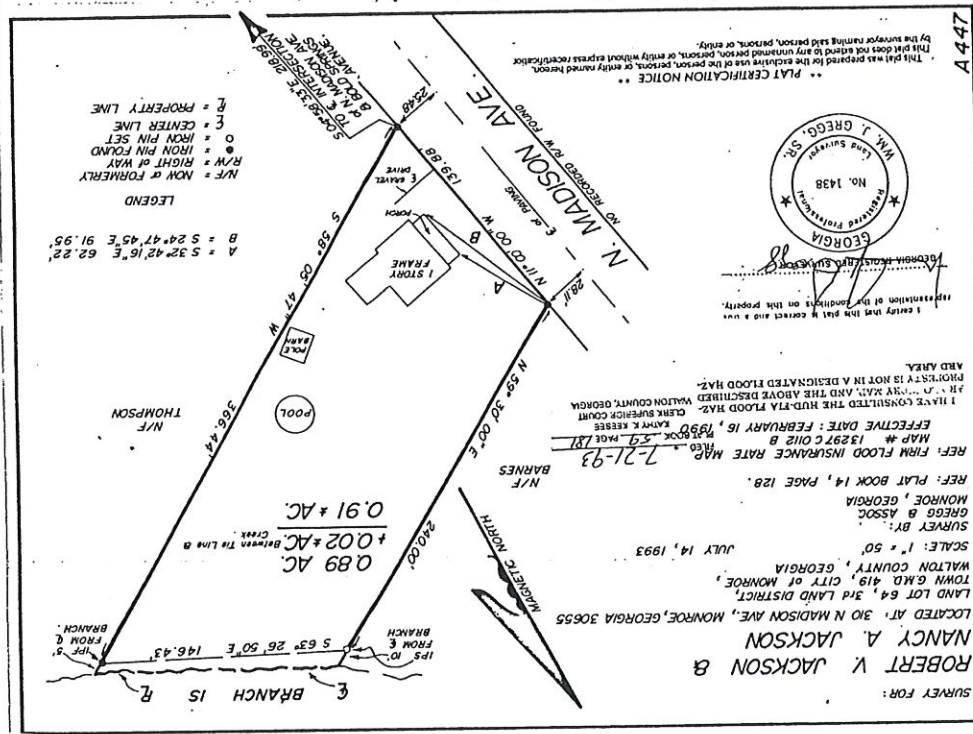
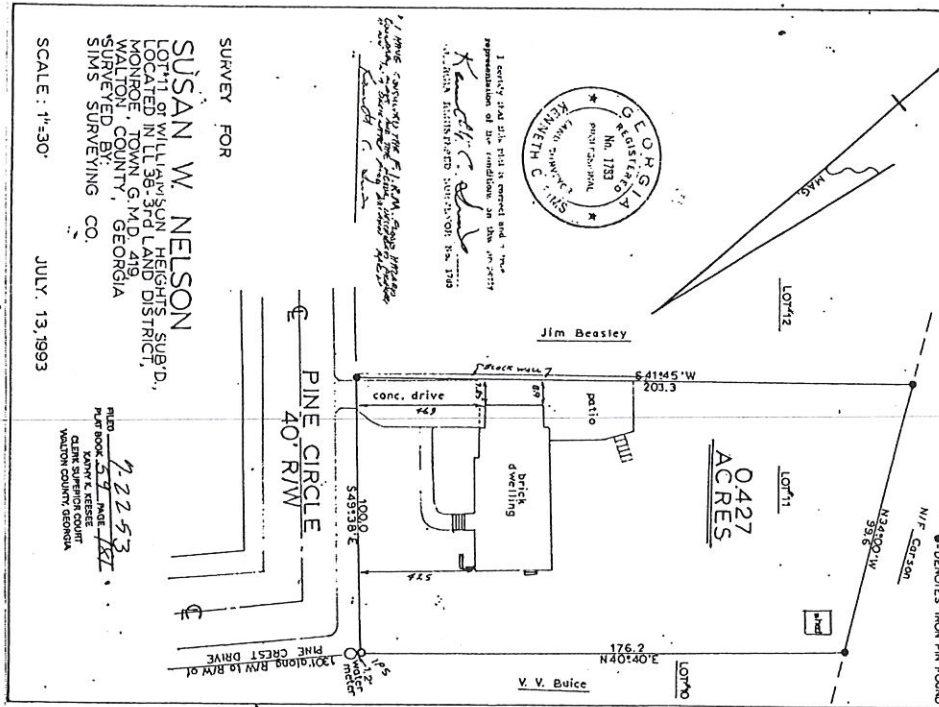
State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

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

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

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

Current Due	\$1,249.67
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,249.67



181
59

Return Recorded Document to:
PRESTON & MALCOM, P.C.
Attorneys at Law
Post Office Box 984
110 Court Street
Monroe, Georgia 30655
FILE #: 19-25057

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 29th day of April, 2019, between ROBERT V. JACKSON, III, MANDY M. BRASWELL, AND KENNETH B. JACKSON, of the County of Walton and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and NANCY TONNESSEN, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 64 of the 3rd Land District, Town G.M.D. 419, containing 0.91 acres, more or less, according to survey entitled, "Survey For: Robert V. Jackson & Nancy A. Jackson," dated July 14, 1993, prepared by Gregg & Associates, certified by WM J. Gregg, Sr., Georgia Registered Land Surveyor No. 1438, and recorded in Plat Book 14, page 128, Walton County, Georgia records. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

This being the real property more commonly known as 310 N. Madison Avenue, according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

Map Parcel No.: M0120-00000-124-000

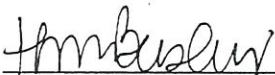
This Deed is given subject to all easements and restrictions of record.

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

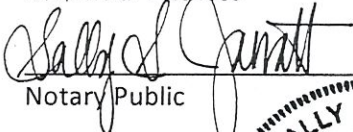
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

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

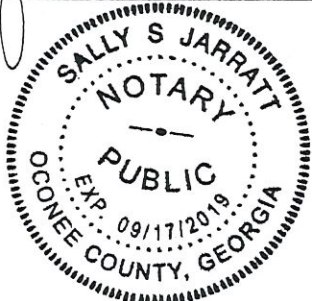
Signed, sealed and delivered
in the presence of:




Unofficial Witness

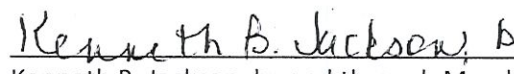


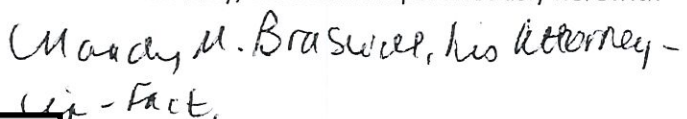
Notary Public



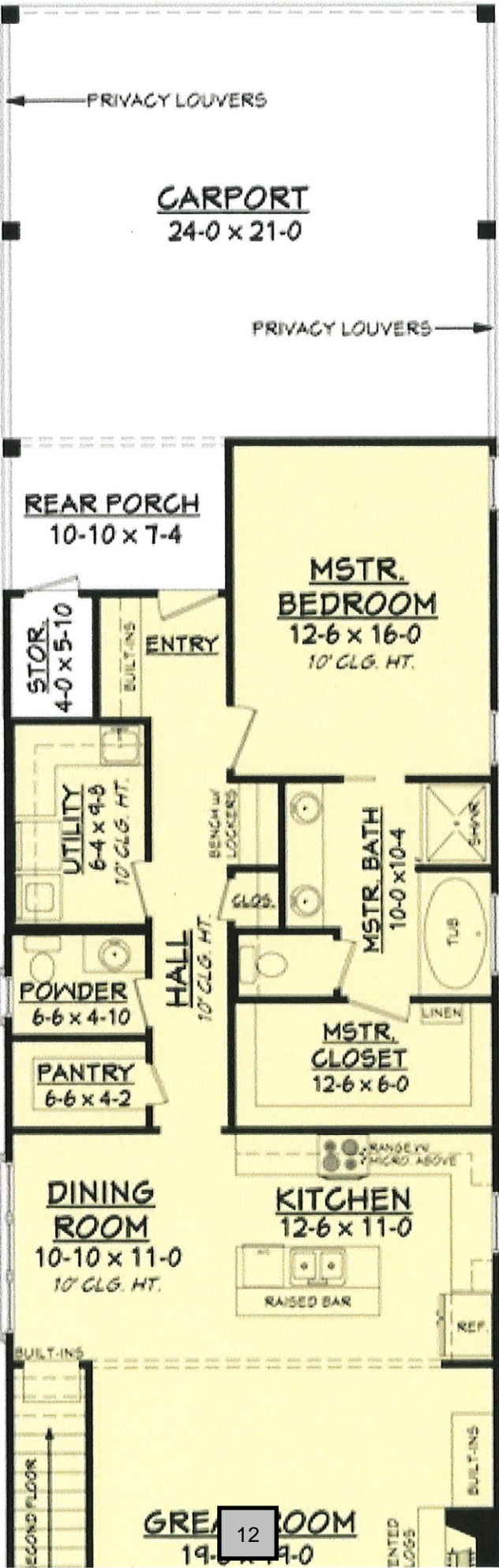
 (Seal)
Robert V. Jackson, III

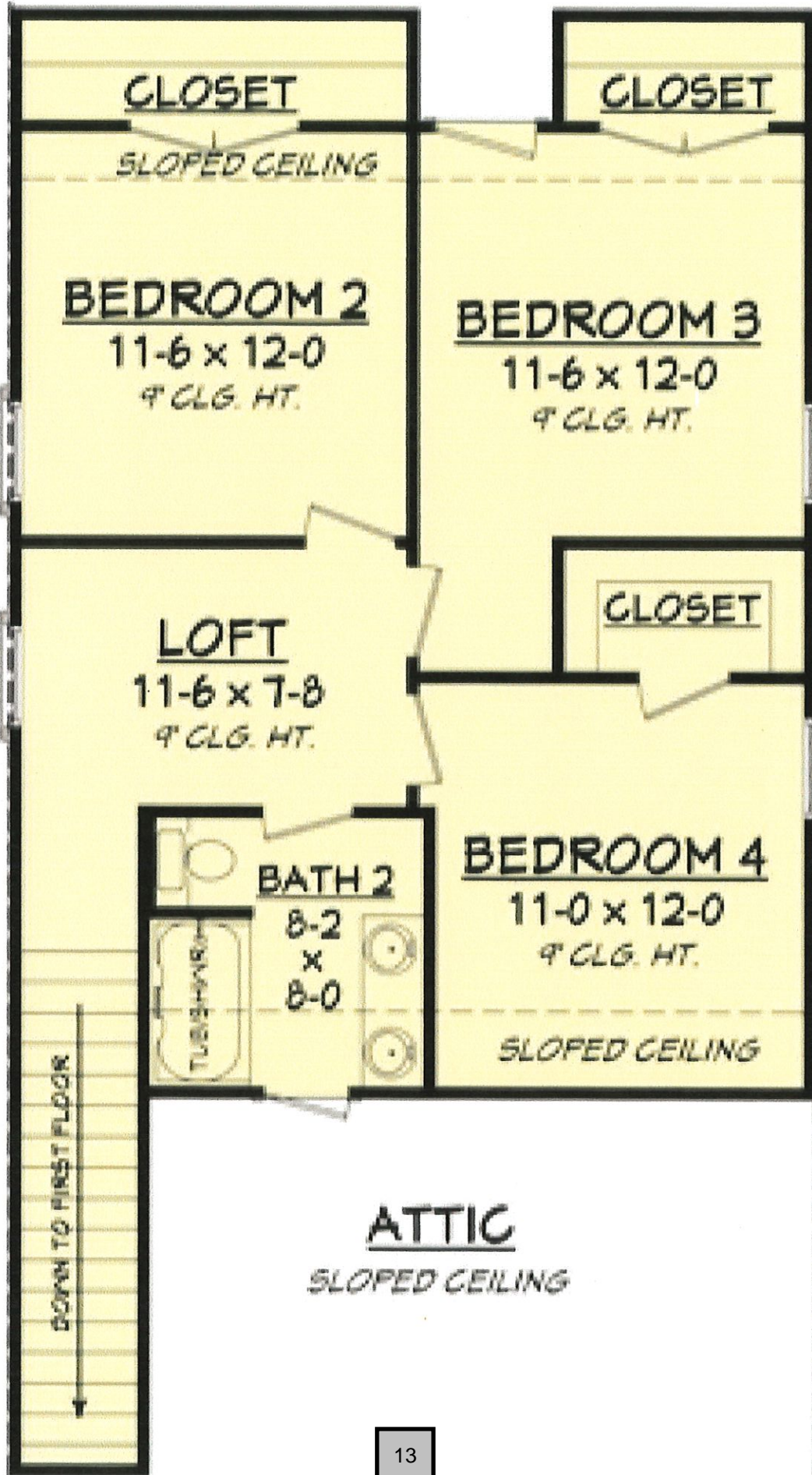
 (Seal)
Mandy M. Braswell

 (Seal)
Kenneth B. Jackson, by and through Mandy M. Braswell, his Attorney-in-Fact, by that certain Specific Power of Attorney, filed contemporaneously herewith

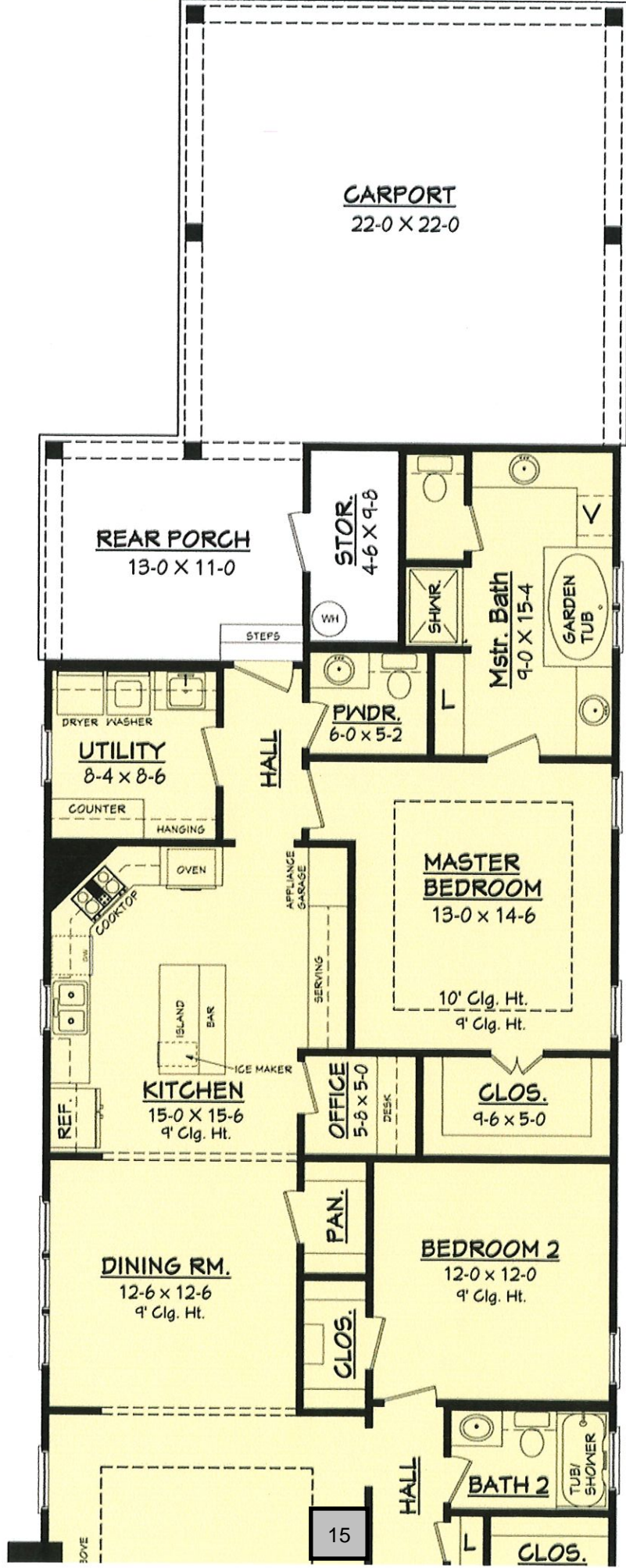












THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

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

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

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0137E DATED 12/08/2016

NOTE: NO FIELD SURVEYING WORK WAS DONE IN THE PREPERATION OF THIS PLAT. THIS PLAT IS FOR VARIANCE REQUEST ONLY, NOT A SURVEY AND NOT FOR RECORDING OR TRANSFER OF TITLE.

GRID NORTH GA. WEST ZONE

APPARENT 50'

R/W ~ NORTH MADISON AVENUE

THEODORE A. LOTZ
316 N. MADISON AVE.
TAX PARCEL M0120125
DB. 3720, PG. 299
PB. 58, PG. 151
ZONED R1A

THEODORE A. LOTZ
316 N. MADISON AVE.
TAX PARCEL M0120125
DB. 3720, PG. 299
PB. 58, PG. 151
ZONED R1A

ROBERT O. HIGHSMITH
306 N. MADISON AVE.
TAX PARCEL M0120123
DB. 90, PG. 311
ZONED R1A

PLATTED DISTANCE IS 140.00'

PROPOSED 70.00'

#310
EXISTING HOUSE
TO BE REMOVED

245.00'
10' B.S.L.

PROPOSED PROPERTY LINE
315.92'

365.30'

25' STATE WATERS BUFFER
25' ADDITIONAL CITY STREAM BUFFER

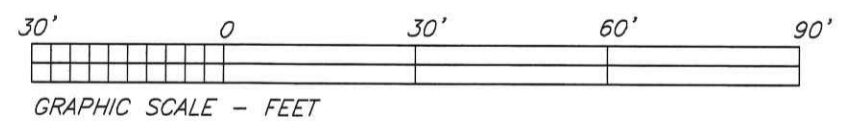
CREEK IS PROPERTY LINE

ZONE "A" FLOOD LIMITS

LEGEND

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- MH. = MANHOLE
- DI. = DRAIN INLET
- FH. = FIRE HYDRANT
- LP. = LIGHT POLE
- PP. = POWER POLE
- PL. = POWER LINE
- FL. = FENCE LINE
- WL. = WATER LINE
- GL. = GAS LINE
- V. = VALVE
- W. = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

PER CURRENT TAX INFORMATION
OWNER:
NANCY TONNESSEN
310 N. MADISON AVE.
MONROE, GA. 30655



THE PURPOSE OF THIS PLAT IS FOR A VARIANCE REQUEST TO REDUCE THE MINIMUM FRONATGE FOR THE CREATION OF A NEW BUILDABLE TAX PARCEL AND TWO NEW HOMES.

REQUEST FOR VARIANCE PLAT FOR:

NANCY TONNESSEN

TAX PARCEL M0120124, 310 N. MADISON AVE., ZONED R1A

FIELD WORK DATE: NONE

DATE OF PLAT PREPARATION: 9/24/19

LAND LOT(S) 64

3rd DISTRICT

WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC.

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

SCALE: 1" = 30'

JOB NO. 19-214

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of Article VII, Sect 700.1, Table 11, road frontage at 310 N Madison Ave. A public hearing will be held on November 19, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of Article VII, Sect 700.1, Table 11, road frontage at 310 N Madison Ave. A public hearing will be held on December 10, 2019 before the Mayor and Council, at 6:00 pm.

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

**Please run on the
following date:**

November 3, 2019



To: Planning and Zoning
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-28-19
Description: CDO COA request for upgrades to existing gas station at 205 E Spring St

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approve as requested*

Background: This existing gas station will be significantly reducing the non-conformity currently existing on the site and will provide a significant visual improvement to the entire area. Existing non-conforming signage will be removed and led price signs will be installed. The façade and canopy upgrades will add a level of visual appeal and the neutral color scheme will add to the surrounding and anticipated redevelopment along this portion of the Corridor design overlay.

Attachment(s): application and supporting documents.



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

Plan Report

Plan NO.: PCOM-000035-2019

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 10/22/2019

Expiration:

Location Address

Parcel Number

205 E SPRING ST, MONROE, GA 30655

M0140196

Contacts

BROWN OIL COMPANY 205 E SPRING ST, MONROE, GA 30655 (770)267-5011	Applicant BROWNOIL@WINDSTREAM.NET
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Description: Request for COA - P&Z MEETING 11/19/19 @ 5:30 PM 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Credit Card	\$50.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By: Debbie Adkinson

Plan_Signature_1

October 22, 2019

Date

Date

Plan_Signature_2

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 44 through 58 of the Zoning Ordinance.

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

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 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: 10/22/19

APPLICANT: Brown Oil Dist / Neon Zone Inc

APPLICANT'S ADDRESS: 205 E. Spring Street, Monroe, GA 30655

TELEPHONE NUMBER: 770-267-5044

PROPERTY OWNER: Henry Brown Jr.

OWNER'S ADDRESS: 205 E. Spring Street, Monroe, GA 30655

TELEPHONE NUMBER: 770-267-5044

PROJECT ADDRESS: 205 E. Spring Street Monroe, GA 30655

Brief description of project: Removing 25 ft. tall existing sign, Bricking Canopy Columns, Small internally lit LED Signs on canopy, Neutral Canopy A/C, Paint, New Custom Beilings, etc

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

DEFINITIONS:

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

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

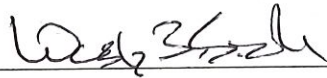
5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

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

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

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



Applicant

Date: 

Effective July 1, 2014

Single Face Sign
 Chassis Size: 36" H X 100" W X 6" D
 Area: 25 SQ FT
 Standard Windload
 Chassis Color: Valero Light Gray

Light Strips Draw: 1.85 Amps
 Light Strips Circuits: 1

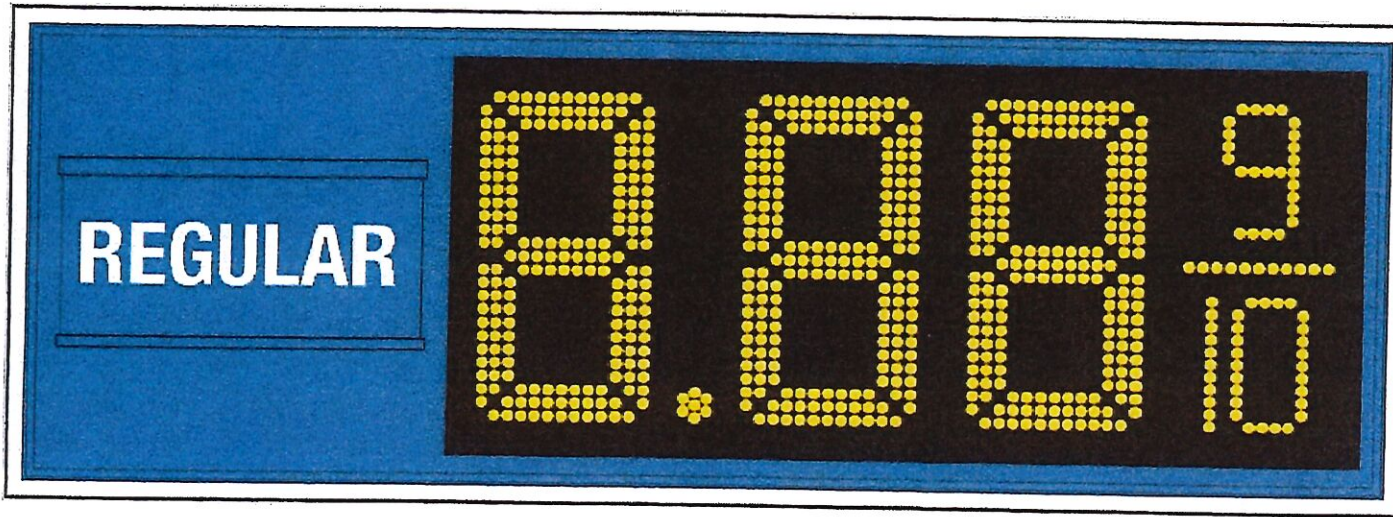
LED(Pricelines/EMC) Draw: 1 Amps
 LED Circuits: 1

Total Circuits Recommended: 2

Face 1: Valero 2018 Digit Face
 Face Type: Pan

Digit Type: Lumidigit 4E
 Digit 1: 24" Amber, Right-aligned

Est. Crated Weight: 325 pounds
 Crate HxLxW: 41x107x19"



Wall_Mount_Sign 1.1.91119



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Valero 2018

Description:

Project No: PP416325A

Scale: N/A

Date: 9/12/2019 9:11:27 AM

Drawn By: Ricardo Gibbs

Location & Site No: VAL12443-1, 203 EAST SPRING STREET,
 MONROE, GA, 30655

Version: 1

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite:

- Sketch OK as is
- New Sketch Required

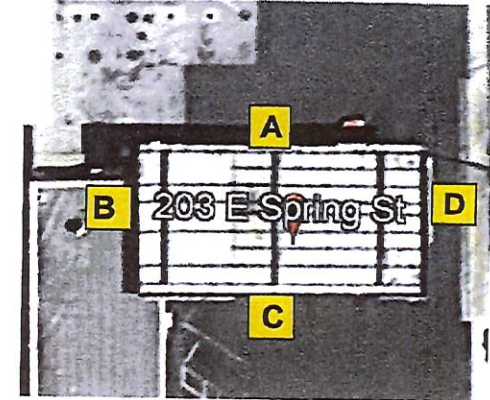
SIGNATURE _____

DATE _____

Existing Canopy



Aerial View of Site

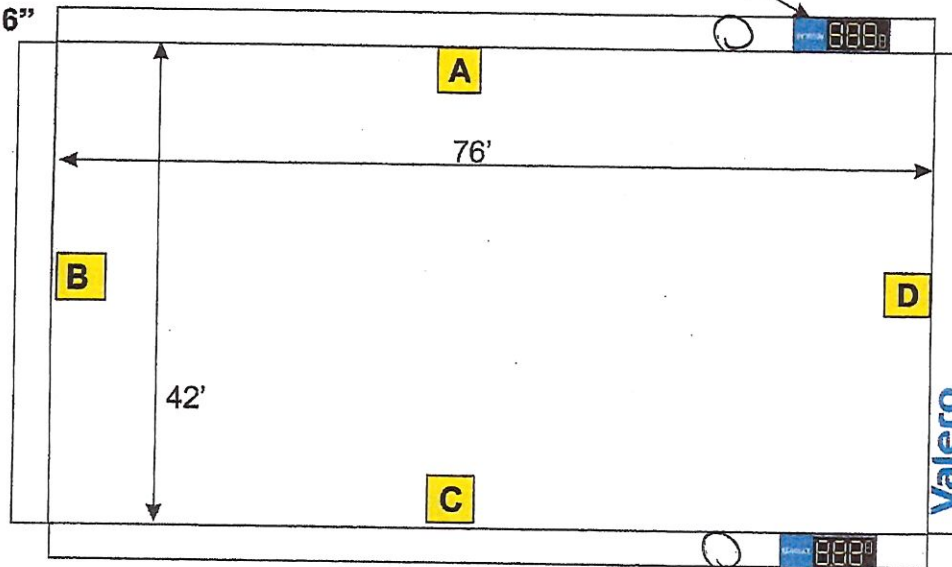


Gas Canopy Fold Out View

(Scale: 1/16" = 1')

Regular LED canopy pricer
36" h x 100" w = 25 SF

Canopy Fascia Height = 36"



Illuminated channel letter
33" h x 139" w = 31.85 SF

Regular LED canopy pricer
36" h x 100" w = 25 SF

The Neon Zone Inc. dba



1893 Talking Rock Rd., Jasper, GA
Ph: 706.253.3033 Fax: 706.253.3036
Email: office@neonzoneonline.com

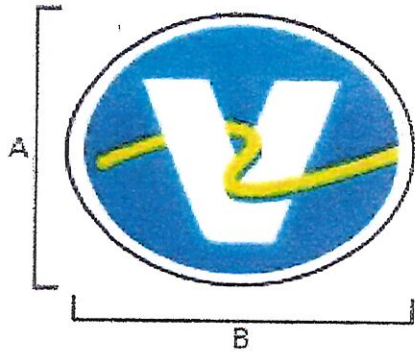
CONFIDENTIAL MATERIAL

The information contained within this drawing is strictly confidential and shall not be reproduced without the exclusive written permission of Neon Zone, Inc. dba NZI Services. All design information and drawings are the property of The Neon Zone, Inc.

Customer: Brown Oil Site No.: _____
Location: 203 E Spring St., Monroe, GA
Drawn By: J. Adams Date: 08/30/2019 Scale: As Spec'd
Job No: _____ Zoning Ju: 25 City of Me

Rev #	Description	Rev. Date	By
A			
B			
C			
D			
E			

LOGO



WORDMARK



Logo and wordmark do not have black outlines. Outlines shown only to delineate the edges of these items.

COLOR GRAPHICS




Wordmark & Logo Illuminated Canopy Sign Matrix

	Wordmark			Logo		
	Small	Medium	Large	Small	Medium	Large
A	2'-9"	3'-3"	3'-8"	2'-9"	3'- 2 1/2"	3'-8"
B	11'-7"	13'-6"	15'-5"	3'-6"	4'-0"	4'-9"

BROWN OIL COMPANY HEADQUARTERS RENOVATIONS MONROE, GEORGIA



 **CARTER WATKINS
ASSOCIATES**
ARCHITECTS,
INC.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on November 19, 2019 before the Planning & Zoning Commission, at 5:30 P. M. for a renovation and signs at 205 E Spring St.

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

Please run on the following date:

November 3, 2019



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-28-19
Description: Annexation and rezone of property at 0 Hardwood Rd. Parcel # NM09B-031
Currently R1 County. Requested zoning is R1 City.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approve as requested*
House plans will have to be approved separately at the time of permitting.

Background: The applicant wishes to have this property brought into the city limits in order to build a house and be on city utilities at the resident utility rates. The property is currently vacant and the owner intends to build a house for his mother on this property. It is a single family residential lot that abuts single family residential zoning within the City. The current zoning is R1 County. The requested zoning is R1 City.

Attachment(s): application and supporting documents.



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

Plan Report	Plan NO.: ZONE-000038-2019
	Plan Type: Rezone
	Work Classification: Annexation - Map Amendment
Apply Date: 10/25/2019	Plan Status: In Review
Expiration:	

Location Address
 0 HARDWOOD ROAD, MONROE, GA 30655


Contacts
 AUBREY CONNER Applicant
 271 Stock Gap Road, Monroe, GA 30656
 (770)652-3463

Description: REQUEST FOR REZONE AND ANNEXATION - P&Z MTG 11/19/19 @ 5:30 PM - COUNCIL MTG 12/10/19 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00

Payments	Amt Paid
Total Fees	\$100.00
Check # 412	\$100.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
	 Issued By: Debbie Adkinson	October 25, 2019
	Plan_Signature_1	Date
	Plan_Signature_2	Date

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION Hardwood Rd
COUNCIL DISTRICT _____
MAPNUMBER ~~000~~ Nm09B
PARCEL NUMBER Nm09B-031
- II. PRESENT ZONING R16 REQUESTED ZONING R1 City
- III. ACREAGE 0.44 PROPOSED USE Residential
- IV. OWNER OF RECORD Aubrey L Conner
ADDRESS 271 Stock gap Rd Monroe Ga 30656
PHONE NUMBER 770-652-3463

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
Residential zone R1 city and R1 county
 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
none
 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
25,000.⁰⁰
 4. The value of the property contained in the application for rezoning under the proposed zoning Classification
25,000.⁰⁰
 5. A description of the suitability of the subject property under the existing zoning classification
N/A
 6. A description of the suitability of the subject property under the proposed zoning classification of the property
N/A

Rezoning/Annexation Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property N/A Vacant
8. The length of time the property has been vacant or unused as currently zoned 40 yrs
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 N/A

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

Rezoning/Annexation Application
Page Three (3)

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

Owner of property (signature) Aubrey L. Conner
Address 271 Stock Gap Rd. Monroe, Ga. 30656
Phone Number 678-739-8415

Attorney/Agent (signature) Michael Conner
Address 271 Stock Gap Rd
Phone Number 770-653-3463

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

Rhonda J. Smith (Notary Public) 9/28/19 (Date)

My Commission Expires 7/17/23



PETITION REQUESTING ANNEXATION
CITY OF MONROE, GEORGIA

Date: 9-26-19

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: lot 14 Meadow Brook Estates

Tax Map Number: NM09B031

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned R1 for the following reasons: _____

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

Aubrey Lisa Conner

Owners Address: 271 Stock Gap Rd.
Monroe, Ga. 30656

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)

- 1 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
- 2 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.

Return Recorded Document to:

STRICKLAND AND LINDSAY, LLP
P. O. Box 249
Winder, Georgia 30680

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

FILE #: 190204C

THIS INDENTURE made this 3rd day of June, 2019, between **Reston, Inc.**, a Georgia Corporation, as party or parties of the first part, hereinunder called Grantor, and **Aubrey Lisa Conner**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in Meadowbrook Estates Subdivision and being Lot 14, Section "B", thereof as shown by a plat of survey dated June 27, 1979, and revised July 2, 1979, the same being prepared by William J. Gregg, Sr., Registered Professional Land Surveyor No. 1438. Said plat of survey is recorded in Plat Book 25, Page 110, of the records of Walton County, Georgia, and reference is hereby made to said plat of survey and the record thereof for a more complete description.

Said above described lot is conveyed subject to those restrictive covenants set for in Warranty Deed dated January 29, 1971, as recorded in Record Book 88, Pages 764-765, Walton County Public Land records.

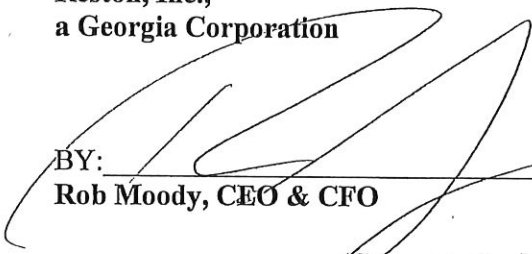
This Deed is given subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

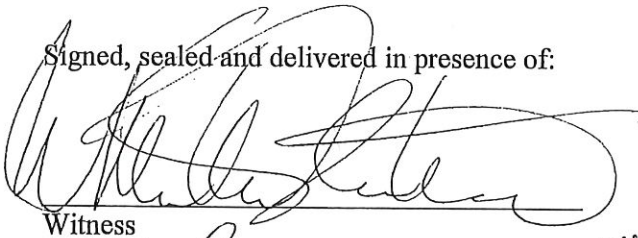
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

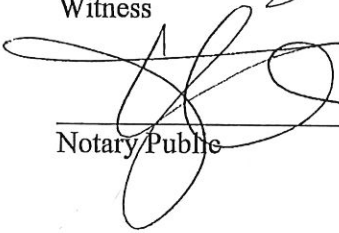
**Reston, Inc.,
a Georgia Corporation**

BY:  (SEAL)
Rob Moody, CEO & CFO

(Corporate Seal)

Signed, sealed and delivered in presence of:


Witness


Notary Public





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Information Deemed Reliable But Not Guaranteed.

House Plans

SLAB FOUNDATION

SHEET SET

P-1	COVER PAGE	P-8	SCHEDULES
P-2	FRONT & REAR ELEVATIONS PLAN	P-9	INTERIOR ELEVATIONS
P-3	RIGHT & LEFT ELEVATIONS PLAN	P-10	GENERAL CONTRACTOR NOTES
P-4	MAIN FLOOR PLAN	P-11	TYPICAL FOUNDATION DETAILS
P-5	FOUNDATION PLAN	P-12	TYPICAL ROOF EAVES DETAILS
P-6	ROOF PLAN		
P-7	ELECTRICAL PLAN		

GENERAL NOTES AND SPECIFICATIONS

THE CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IBC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WEATHERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 40 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

CONTENT

File: Cover Plan
Master 24-28 Layout Page

Plan For
Mike Conner
Lot 14 Hatfield Rd.

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

5/31/19

SCALE:

NONE

SHEET:

P-1

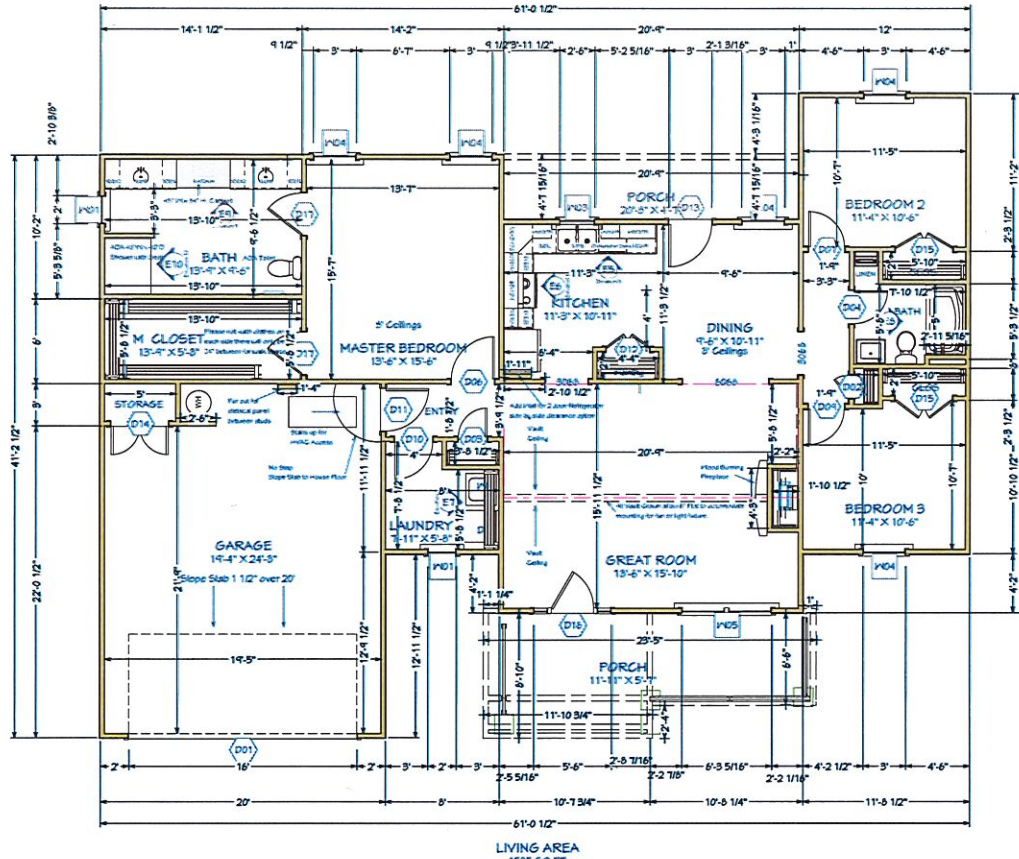
Floor Plan Notes:

- All Bedroom windows must meet egress code requirements. Check local Codes.
- All Glass located within 16" of floor, 24" of a door or locate within 60" of floor at bathtubs shall be Tempered Glass to comply with IRC Section R308.4.8.
- Window size compliance should be verified with Manufacturer before ordering.
- Windows on Main are 20" floor to bottom Except Baths are 44" floor to bottom
- Contractor shall coordinate all closet shelving
- WRITTEN DIMENSIONS have precedence over scaled dimensions on these drawings.
- Bathrooms and utility rooms shall be vented to the outside with a minimum of 40 CFM fan. Range hoods shall be vented to outside.
- Attic HVAC units shall be located within 20' of it's service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All walls and ceilings in garage and garage storage areas to have 5/8" type-X GYP. Board w/ 1hour fire rating. All exterior doors in garage to be metal or solid core doors Including doors entering heat/cooled portion of residence.
- All interior walls shall be covered with 1/2" Gypsum board with metal corner reinforcing. Tape float and sand (3 coats) use 5/8" gypsum board on ceilings when supporting members are 24" O.C. or greater. Use 1/2" gypsum board on ceilings when supporting members are less than 24".
- All bath and toilet area walls and ceilings shall have water resistant Gypsum board.

All Ceilings 8' unless noted
 HVAC in attic unless noted
 Water Heater in Garage or Basement

WALL PANEL NOTES:
 B.P. BRACED WALL PANEL
 3-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS @ 16" AT ALL PANEL EDGES, 12" @ FIELD.
 I.B.P. INTERIOR BRACED WALL PANEL
 12" GYP. BD PER R 602.10.3(5); 1/2" GWSB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" @ ALL SUPPORTS
 A.B.P. ALTERNATE BRACED WALL PANEL
 2-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS @ 16" AT ALL PANEL EDGES, 12" @ FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAND22 OR STD10)

NOTE: Material shown are subject to change by contractor.
 Allow for differences in Bath Tub, Shower, Doors, Fireplace etc. at FRAMING STAGE.



Floor Plan Specifications:

3 Bedrooms
 2 Bathrooms

Total Heated/Cooled	1595 SQ. FT.
Main Level	1595 SQ. FT.
Bonus Level	0000 SQ. FT.
Basement Level	0000 SQ. FT.
Garages, Storage	473 SQ. FT.
Porches	255 SQ. FT.
2 Car Garage	Yes

- Wire Closet Shelves**
 Standard shelf dimensions from floor.
- His Closet: 12" Shelves
 Sides & Back wall 41" & 82"
 2 Sides by Door-locate at: 21, 41, 54, 68, 82"
 - Her Closet: 12" Shelves
 Sides & Back wall 68" & 82"
 Shoe Storage-locate at: 21, 41, 54, 68, 82"
 - Entry Coat Closet: 12" Shelves
 Back wall-locate at: 68" & 82"
 - Bedroom Closet: 12" Shelves
 Back wall-locate at: 68" & 82"
 - Pantry: 16" Shelves Back wall
 Locate at: 26, 40, 54, 68, 82"
 - Laundry Shelf: 12" Shelves
 Locate at: 62"

REVISION TABLE	REVISION DATE	REVISION DESCRIPTION

Main Floor Plan

Plan For
 Mike Conner
 Lot 14, Hardwood Rd.

DRAWINGS PROVIDED BY:
 TRENT PLANS
 DENNIS & DANIEL GARNER

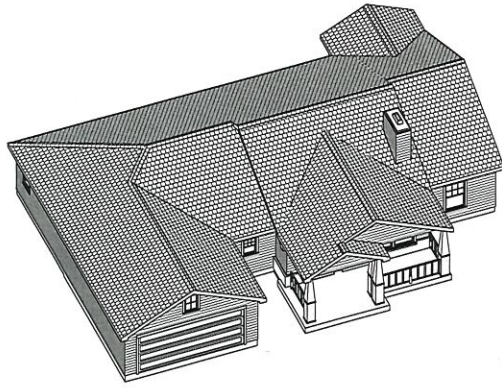
DATE:	5/31/19
SCALE:	1/4"=1'
SHEET:	P-4

- NOTE:
- HVAC to be in attic. Verify with builder.
 - Upper floor ceiling height to be 8'-0" unless noted
 - Upper floor joists to be 16-1/2" open web truss.
 - IF Trusses @ 16" O.C. w/ 3/4" T&G stud/floor glued and screwed. See Truss Manufacturer for floor truss layouts. All open web floor trusses to be designed & engineered by truss manuf. Truss manuf. will provide truss layout based on engineering truss manufacturer. Trusses to be supplied with chamfered end on selected units to allow for wall support and rafter clearance.

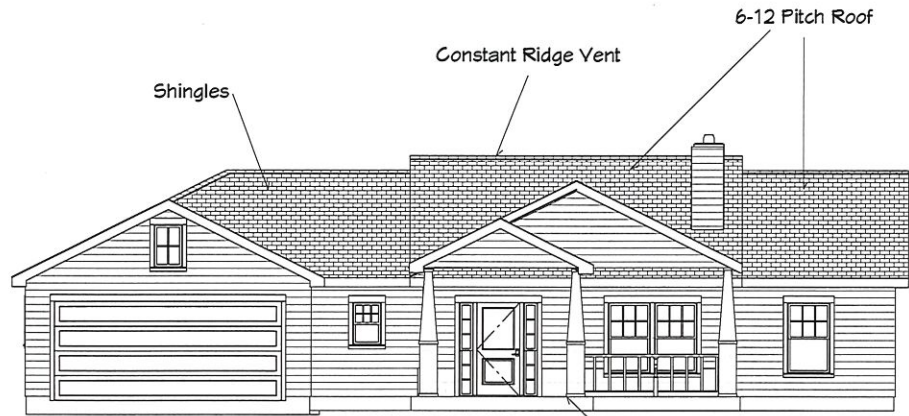
ELEVATION NOTES:

1. Gutters and Downspouts are not shown for Clarity. Downspouts shall be located towards the front and rear of the house. Locate Downspouts in non-visible offensive location.
2. Plumbing and HVAC shall be grouped in attic to limit roof penetrations and to be located away from public view I.E. at the rear of the house and shall be primed and painted to match roof color.
3. Attic to be insulated
4. Exterior flashing shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.
5. Contractor shall provide adequate attic ventilation / Roof vents per local governing code. Install continuous ridge ventilation and paint to match roof provide appropriate soffit ventilation at overhang.
6. Handrails shall be mounted 34" above nosing of stairs. Guardrails shall be mounted at 36".

6" Freeze Board
Cornice



Roof View



Front Elevation

Veneer Siding
(4 Sides, Gables & Chimney)



Rear Elevation

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Files: Conner Plan
Master 24 x 36 Layout Page



NUMBER	DATE	REVISION	DESCRIPTION

Front & Rear
Elevations

Plan For
Mike Conner
Lot 14, Hardwood Rd.

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

5/31/19

SCALE:

1/4"=1'

SHEET:

P-2

Thursday, September 26, 2019



LOCATION

Property Address	Hardwood Rd GA
Subdivision	Meadowbrook
County	Walton County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	NM09B-031
Alternate Parcel ID	35746
Account Number	
District/Ward	04
2010 Census Trct/Blk	1107/1
Assessor Roll Year	2018

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential Lot
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Reston Inc
Mailing Address	1631 S Broad St Monroe, GA 30655-2264

SALES HISTORY THROUGH 09/14/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/8/2017	\$7,500	Reston Inc	Liles William G	Land Market - Vacant		4166/79
8/31/2015		Goga Patricia Diane	Liles William G	Unqualified - Vacant	2	3815/357
1/19/2006		Liles William G	Liles William R Estate	Unqualified - Vacant	3	2387/48
5/29/2001		Liles William R Estate	Liles William R	Unqualified - Vacant	3	1238/364
		Liles William R		Unqualified Sale		166/262

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2018	Assessment Year	2018
Appraised Land	\$25,000	Assessed Land	\$10,000
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$25,000	Total Assessment	\$10,000
		Exempt Amount	
		Exempt Reason	

Tax Year	City Taxes	County Taxes	Total Taxes
2018			\$334.40
2017			\$199.59
2016			\$203.73
2015			\$210.03
2014			\$212.29
2012			\$212.46

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Lot	Lot Dimensions	
Block/Lot	B/14	Lot Square Feet	19,166
Latitude/Longitude	33.768598°/-83.721503°	Acreage	0.44

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	County Paved Paved
Electric Source		Topography	High
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	R1	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

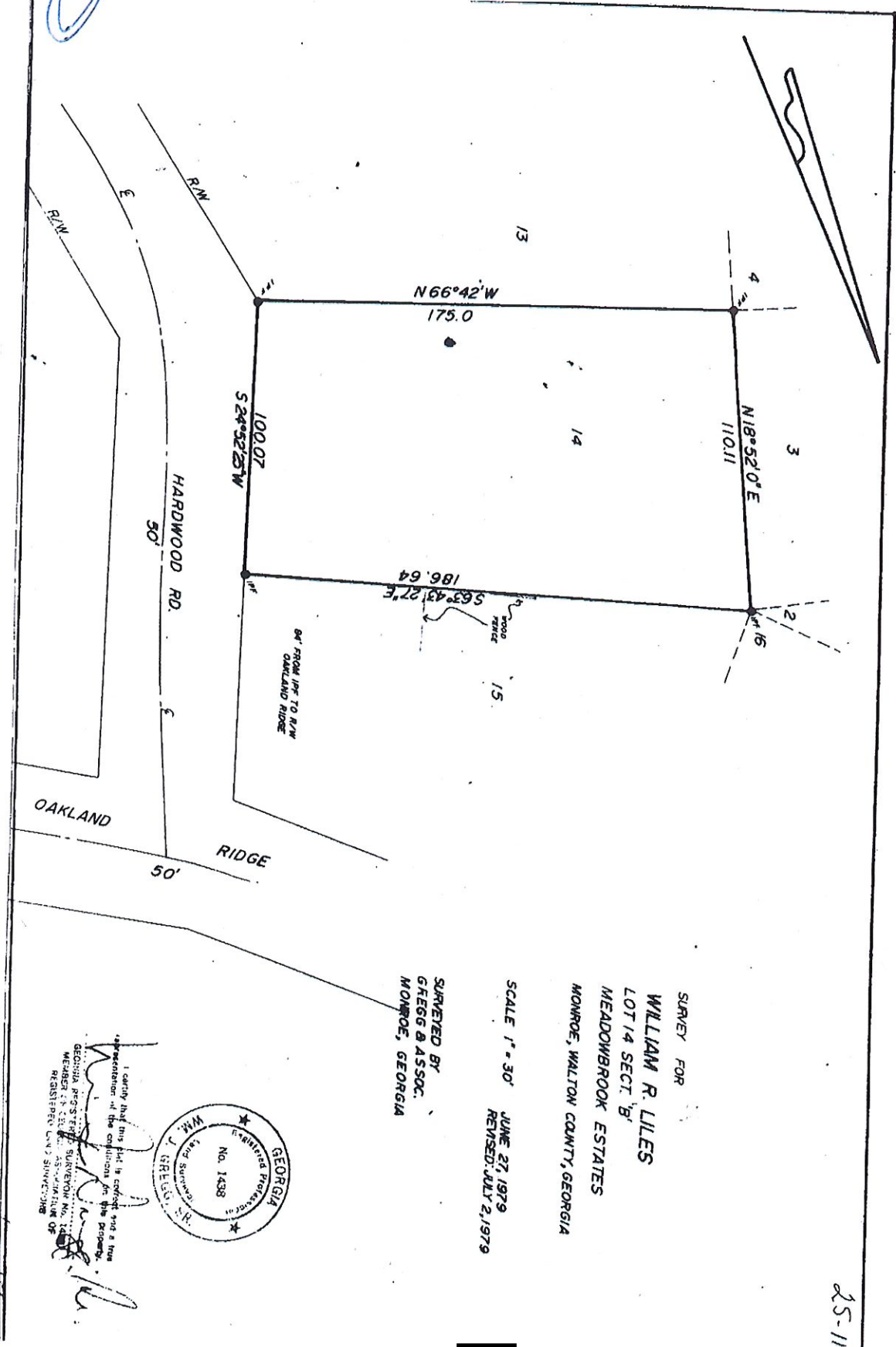
Subdivision	Meadowbrook	Plat Book/Page	25/110
Block/Lot	B/14	District/Ward	04
Description	#14B Meadowbrook Estates .44Ac Landlot: 33 Landdist: 3		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13297C0138E	12/08/2016

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Information Deemed Reliable But Not Guaranteed.

Exhibit A



25-11

SURVEY FOR
 WILLIAM R. LILES
 LOT 14 SECT. 'B'
 MEADOWBROOK ESTATES
 MONROE, WALTON COUNTY, GEORGIA

SCALE 1" = 30'
 JUNE 27, 1979
 REVISED: JULY 2, 1979

SURVEYED BY
 GREGG & ASSOC.
 MONROE, GEORGIA



I certify that this plat is correct and a true representation of the conditions on the property.
 GEORGIA REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. GREIG, No. 1438
 REGISTERED CIVIL ENGINEERING

RECORDED
 This 17 day of July, 1979
 Thomas B. Bickel
 Clerk, Walton Superior Court

Walton EMC

Customer-Owned Electric Power

October 21, 2019

Brooke Wenzel
Conner Grading & Landscaping
Lot 14 Hardwood Rd.
Monroe, Ga. 30655

Re: Lot 14 Hardwood Road, Monroe, Walton County, Georgia

To Whom It May Concern;

Walton Electric Membership Corporation has the electric distribution facilities to serve the properties located at Lot 14 Hardwood Road, Monroe, Walton County, Georgia. The electric service provided will be subject to the Cooperative's Service Rules and Regulations.

Sincerely,
Debra Clay
E&O Administrative Assistant



Date: September 26, 2019

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers five different utilities in our service territory. The five utilities are: electricity, natural gas, water, wastewater and telecommunication.

The utilities checked below are available at Parcel NMO9B031, Lot 14, in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

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

Vashon T. Hill
City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 0 Hardwood Road
to be rezoned from R-1 County to
R-1 City and Annexed**

**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on November 19, 2019
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 0 Hardwood Road
to be rezoned from R-1 County to
R-1 City and Annexed**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on December 10, 2019
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

November 3, 2019

PLANNING COMMISSION TENTATIVE SCHEDULE FOR 2020 3rd Tuesday

<u>Deadline Rezoning (Annexations)</u>	<u>Deadline Subdivisions Final Plat</u>	<u>Meeting Date</u>
December 20, 2019	January 10 → →	January 21
January 17, 2020	February 07 → →	February 18
February 14, → →	March 06 → →	March 17
March 20, → →	April 10 → →	April 21
April 17, → →	May 08 → →	May 19
May 15, → →	June 05 → →	June 16
June 19, → →	July10 → →	July 21
July 17, → →	August 07 → →	August 18
August 14, → →	September 04 → →	September 15
September 18, → →	October 09→ →	October 20
October 16, → →	November 06 → →	November 17
November 13, → →	December 06 → →	December 15

5:30 P.M. held at City Hall @ 215 N Broad Street