



## Planning Commission Meeting

### AGENDA

**Tuesday, December 19, 2023**

**5:30 PM**

**City Hall - 215 N. Broad St.**

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF AGENDA**

**IV. MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes 11-16-2023

**V. REPORT FROM CODE ENFORCEMENT OFFICER**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

[1.](#) Request for COA - Signage - 1490 Hwy 78

[2.](#) Request for Conditional Use Permit - Child Care Home - 907 Amber Trail

[3.](#) Request for COA - Car wash - 130 Bankers Blvd

[4.](#) Request for COA - Exterior Improvements - 208 S. Broad St

**VIII. ADJOURNMENT**

**MONROE PLANNING COMMISSION  
MEETING MINUTES—November 16, 2023—DRAFT**

**Present:** Shauna Mathias, Rosalind Parks, Mike Eckles, Nate Treadaway

**Absent:** Randy Camp

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

**Visitors:** Matthew Bensen

Call to Order by Chairman Eckles at 5:30 pm.

Motion to Approve the Agenda

Motion Mathias. Second Parks.  
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the October 17, 2023 minutes.

Motion to approve

Motion Treadaway. Second Parks.  
Motion carried

Chairman Eckles asked for the Code Officer's Report: Brad Callendar

1. Thank you for accommodating the meeting date change for the Thanksgiving holiday
2. The kickoff for the rewrite of the zoning ordinance to form based code will happen in December; the consultant hired by the City would like to interview (15-30 minutes) the planning commission members over zoom the week of December 18<sup>th</sup>;

Old Business: None

**The First Item of Business** is Certificate of Appropriateness Case #2759, a request to add two wall signs on an existing motel at 802 N. Broad St. for the Quality Inn. The signs are halo lit. The previous non-conforming wall signs have already been removed. Staff recommends approval without conditions.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approved with condition

Motion Mathias. Second Treadaway.  
Motion Carried

**The Second Item of Business** is Certificate of Appropriateness Case #2760, a request to replace existing wall signs at 772 W. Spring St for the Family Dollar/Dollar Tree. The proposed sign will have gooseneck lighting. Staff recommends approval without conditions. Valerie with Anchor Sign spoke in favor of the request.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Treadaway. Second Mathias.  
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Treadaway  
Meeting adjourned; 5:38pm



**Planning  
City of Monroe, Georgia**

**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**APPLICATION SUMMARY**

**CERTIFICATE OF APPROPRIATENESS CASE #:** 2804

**DATE:** December 8, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Sign Tech

**PROPERTY OWNER:** A Lotus Company, LLC

**LOCATION:** South side of US Hwy 78 and west side of Unisia Drive – 1490 US Hwy 78

**ACREAGE:** ±3.83

**EXISTING ZONING:** M-1 (Light Industrial/Manufacturing District)

**EXISTING LAND USE:** Truck stop

**ACTION REQUESTED:** The applicant is requesting approval of a Certificate of Appropriateness application for new wall signs at the truck stop.

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

**DATE OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** December 19, 2023

**REQUEST SUMMARY**

**CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:**

The applicant is requesting approval of a Certificate of Appropriateness application in order to place two new wall signs on the existing truck stop. One wall sign will be for the truck stop and the other wall sign will be for a new restaurant in the tenant space adjacent to the truck stop. The existing wall sign for the truck will be removed and the tenant space adjacent to the truck stop is currently vacant.

**PROPOSED PROJECT SUMMARY:**

- Wall signs for truck stop and restaurant
  - Total Signs Proposed – 2
    - Aluminum and acrylic lettering
    - Truck Stop Sign – 2' X 27.25', ±53.5 Sf; Restaurant – 2' X 26.25', ±52.5 Sf
    - Illumination – internally illuminated LED (note: internal illumination is prohibited) and halo or back-lit



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## **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 applicant is requesting approval to place new wall signs on the existing truck stop building. One wall sign will be a replacement for the truck stop. The other wall sign will be for a new restaurant tenant adjacent to the truck stop. Both wall signs will face US Hwy 78. The proposed wall sign will have aluminum and acrylic lettering. The truck stop sign is going to be ±54.5 square feet in size and the restaurant sign will be ±52.5 square feet in size. The signs are proposed to have internal LED and back-lit or halo illumination. Per Section 643A.5(1)(e) of the Zoning Ordinance, no signs in the Corridor Design Overlay shall be internally illuminated. Staff has included a condition at the end of this report to require external or back-lit illumination only.

### **643A.6 – Illumination:**

This standard is not affected by this request.

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## **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 the wall signs, subject to the following conditions:

1. The wall signs shall not have any internal illumination. Any sign illumination shall be external downward or upward facing illumination with back-lit or halo lettering only.



## City of Monroe

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

6

### PLANNING & ZONING COA PERMIT

PERMIT #:	2804	DESCRIPTION:	COA-PLANNING & ZONING FOR SIGANGE
JOB ADDRESS:	1490 HWY 78	LOT #:	108
PARCEL ID:	M0230011D00	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	SIGN TECH	CONTRACTOR:	SIGN TECH
ADDRESS:	1018 INDUSTRIAL CT	PHONE:	404-723-0393
CITY, STATE ZIP:	SUWANEE GA 30024	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	12/11/2023
VALUATION:	\$ 10,000.00	EXPIRATION:	6/08/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00


#### NOTES:

The Planning Commission will hear and make a decision on this request for a Certificate of Appropriateness for a signage at 1490 Hwy 78 on December 19, 2023 at 5:30pm. The meeting will be held in the Council Chambers at City Hall; 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)

12/11/23  
DATE

## Certificate of Appropriateness Application

Please fill out each section completely and provide all necessary documentation.  
Incomplete applications will not be accepted.



Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 1490 US-78 Monroe LA 70655 Parcel # \_\_\_\_\_

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: Samit Soniminder

Address: 215 Penrith PL Sandy Springs GA 30350

Telephone Number: 678-800-3248 Email Address: \_\_\_\_\_

Applicant: <u>Seong Kim</u>
Address: <u>1018 Industrial Court #3 Suwanee GA 30024</u>
Telephone Number: <u>404-723-0393</u> Email Address: <u>atl.signtech@gmail.com</u>

Estimated cost of project: \_\_\_\_\_

Please submit the following items with your application:

- \_\_\_\_\_ Photographs of existing condition of the property to show all areas affected
- \_\_\_\_\_ Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- \_\_\_\_\_ Written description of the project
- \_\_\_\_\_ Owner authorization statement, if applicant is not the property owner
- \_\_\_\_\_ Application Fee \$100

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov); Please submit two physical copies.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

10.13. 2023

RECEIVED  
#2804

## Owners Authorization Statement

This form is required if the applicant listed on the *Application for a Permit to Construct or Demolish* is not the registered property owner.

Property Address: 1490 US-78 Monroe, GA 30656

Project Channel Letter Signs

Description:

I/We Samit Soniminde, the owner(s)  
of the above noted property hereby authorize

Walton Truck Stop  
(Name of company and/or representative)

as the authorized agent to make this application on my/our behalf for building permits for the scope of project as stated above and to conduct all communications on my/our behalf respecting the same.

Signature: [Signature]

Name (Please Print): Samit Soniminde

Date (YY/MM/DD): Oct 12, 23

## Description of the Project

Project Name : Channel Letter Signs

Date :

Address : 1490 US-78 Monroe GA 30656

Project Client : Walton Truck Stop

Project Overview :

Channel letter Sign for front of Building  
Restaurant Side and Gas Station Side, above the door.  
Objectives : Better look and our business name shown.

Project Scope :

above the door (size as attached paper) 24" x 32"

Target Audience :

Budget : For all customer for Gas Station and restaurant

\$10,000. - (\$5,000 on Restaurant, \$5,000. for Gas)



Client: WALTON TRUCK STOP

Date: 10-03-2023

Cell:

Address: 1490 US-78

Email:

Sq ft: 54 SF

MONROE GA 30656

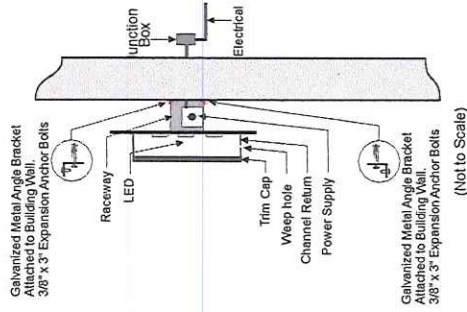
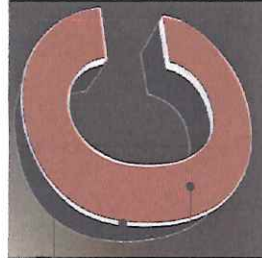
CHANNEL LETTER SIGN

404-729-1938  
Jim

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**Atlanta Sign Tech**  
1018 Industrial Court #3 Suwanee, Ga 30024  
Tel: 404-723-0393 atl@signtech@gmail.com

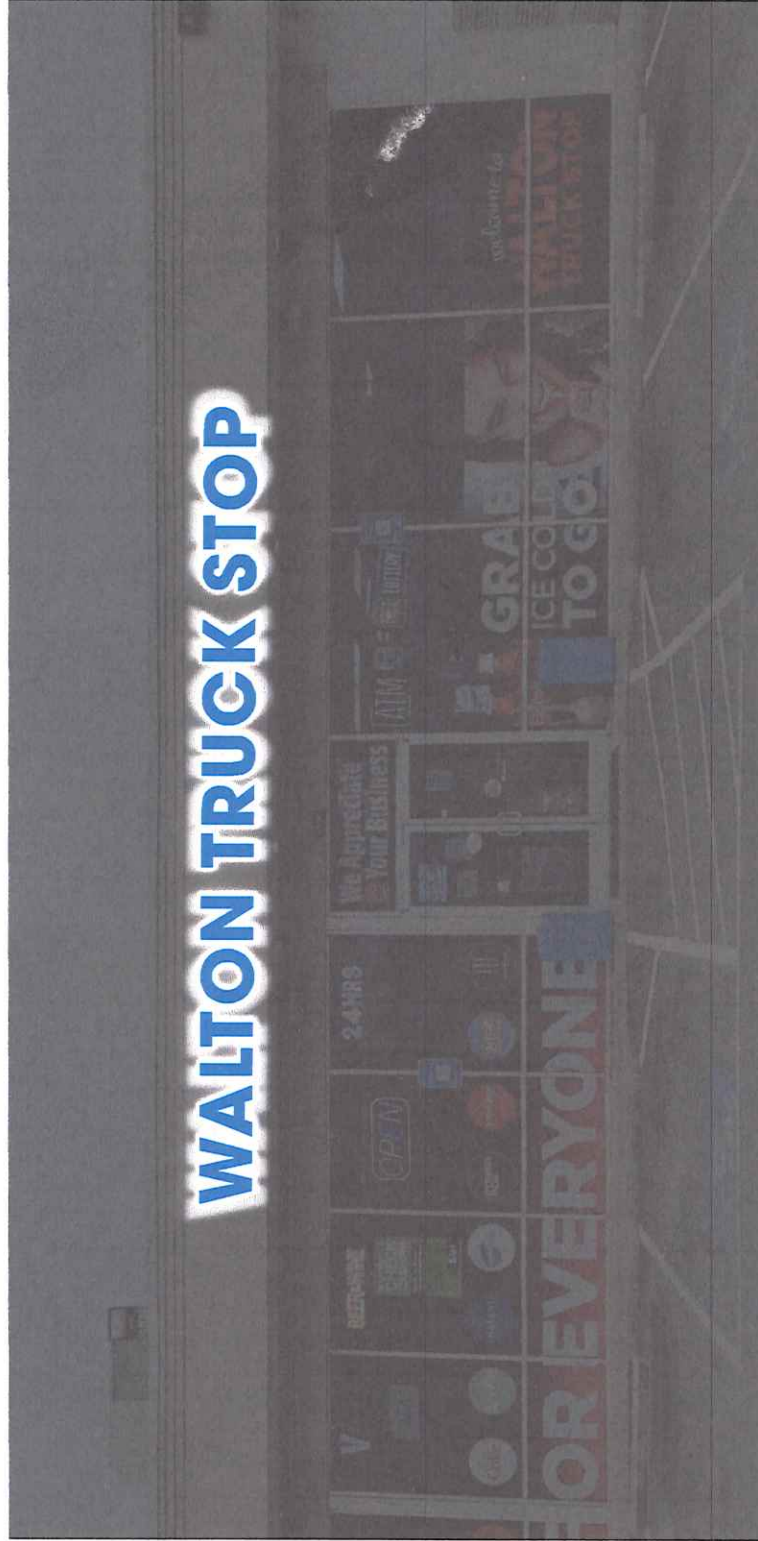
## Channel letters Mounting Detail



(Not to Scale)

Ground

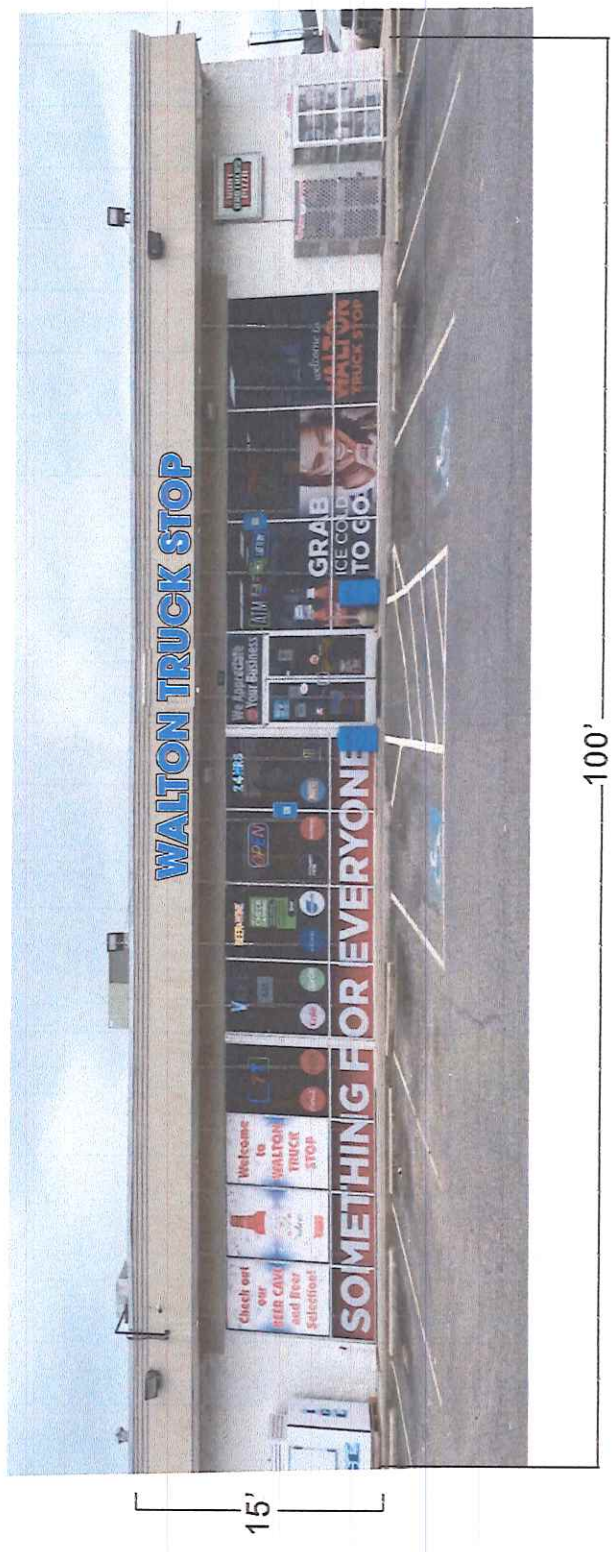
CHANNEL LETTER	
HEIGHT	FACE
FACE	1/2\"/>
COLOR	1/2\"/>
TRIM	BLUE WHITE
RETURNS	BLACK 1\"/>
DEPTH	BLACK 0.040 ALUMINUM
RACEWAY	4\"/>
LED	WHITE SAMSSUNG (UL LISTED)
POWER SUPPLY	120VOLT/000VA



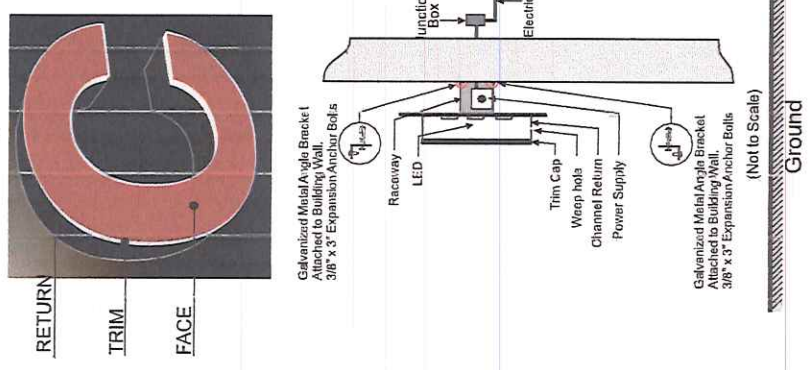
24" [ **WALTON TRUCK STOP** ] 327"



CHANNEL LETTER SIGN



Channel letters  
Mounting Detail



24"

WALTON-TRUCK-STOP

327"

CHANNEL LETTER	
HEIGHT	18" ACrylic
FACE	18" ACrylic
COLOR	Blue White
TRIM	Black 1" Jewelite
RETURNS	Black 0.040 Aluminum
DEPTH	4"
RACEWAY	White Samsung (UL Listed)
LED	120VGL/JMA
POWER SUPPLY	120VGL/JMA



Client:

Date: 10-03-2023

Cell:

Address:

Email:

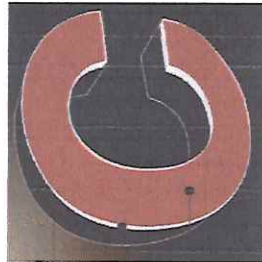
Sq ft:

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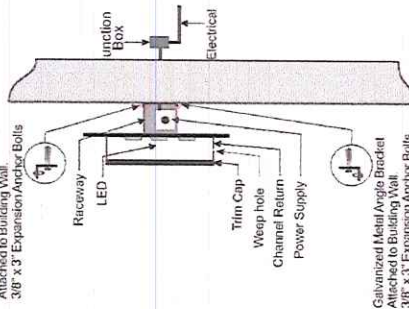
## CHANNEL LETTER SIGN

## Channel letters Mounting Detail

RETURN  
TRIM  
FACE



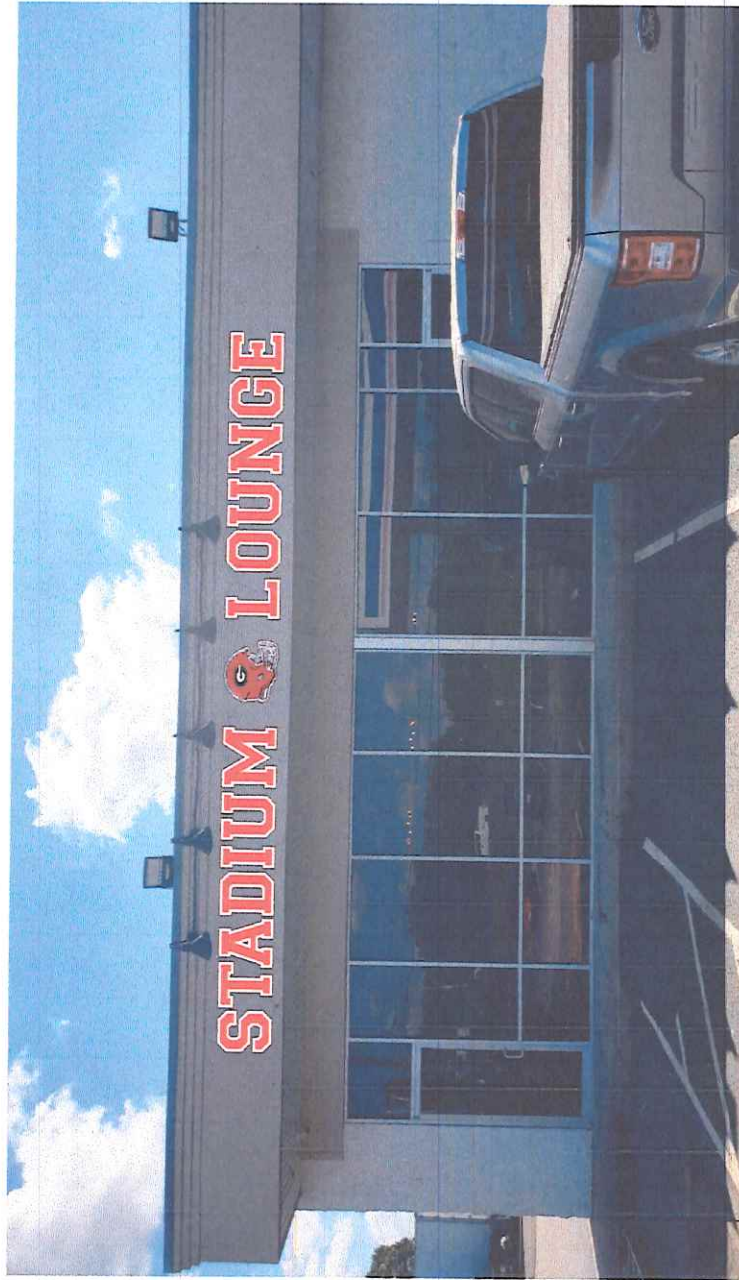
Galvanized Metal Angle Bracket  
Attached to Building Wall  
3/8" x 3" Expansion Anchor Bolts



Galvanized Metal Angle Bracket  
Attached to Building Wall  
3/8" x 3" Expansion Anchor Bolts

(Not to Scale)

Ground



15'

40'

24"

STADIUM & LOUNGE

315"

CHANNEL LETTER	
HEIGHT	18" ACRYLIC
FACE	HID TO THINGUP WELD-ON ACRYLIC
COLOR	BLACK PANEL
TRIM	BLACK 1" JEWELITE
RETURNS	BLACK 0.009 ALUMINUM
DEPTH	4"
RACEWAY	WHITE
LED	SMILING (UL LISTED)
POWER SUPPLY	120VOLT 5000A



Client:

Date: 10-03-2023

Cell:

Address:

Email:

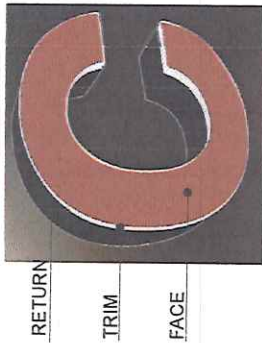
Sq ft:

## CHANNEL LETTER SIGN

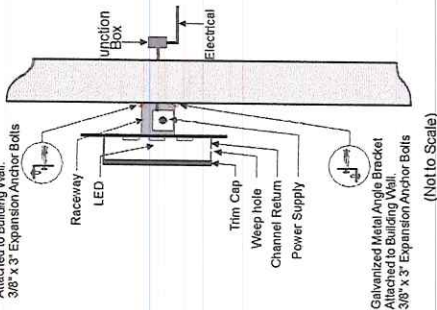
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Tel: 404.723.0393 atl@signtech@gmail.com

## Channel letters Mounting Detail



Galvanized Metal Angle Bracket  
Attached to Building Wall.  
3/8" x 3" Expansion Anchor Bolts



Galvanized Metal Angle Bracket  
Attached to Building Wall.  
3/8" x 3" Expansion Anchor Bolts

(Not to Scale)

Ground

CHANNEL LETTER	
HEIGHT	
FACE	1/8" ACRYLIC MID TO TRIMCAP WELD ON ACRYLIC
COLOR	BLACK PANEL
TRIM	BLACK 1" JEWELITE
RETURNS	BLACK 0.040 ALUMINUM
DEPTH	4"
RACEWAY	
LED	WHITE SAMSUNG (UL LISTED)
POWER SUPPLY	120VOLT 200VA



24" 315"

STADIUM LOUNGE



**Planning  
City of Monroe, Georgia  
CONDITIONAL USE STAFF REPORT**

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**APPLICATION SUMMARY**

**CONDITIONAL USE CASE #:** 2805

**DATE:** December 8, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Nekeshia Brooks Ward

**PROPERTY OWNER:** Nekeshia Brooks & Dexter Ward

**LOCATION:** North side of Amber Trail – 907 Amber Trail

**ACREAGE:** ±0.34

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

**EXISTING LAND USE:** Single-family residence

**REQUEST SUMMARY:** The owner is petitioning for Conditional Use approval on this property in order to establish a child care home.

**STAFF RECOMMENDATION:** Staff recommends approval of this Conditional Use request with conditions.

**DATES OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** December 19, 2023

**CITY COUNCIL:** January 9, 2024

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**REQUEST SUMMARY**

**CONDITIONAL USE PERMIT REQUEST SUMMARY:**

The applicant is requesting approval of a Conditional Use in order to allow a Child Care Home at an existing single-family residence. The subject property is currently zoned R-1 (Large Lot Residential District). The site contains a single-family residence constructed in 2005 and is approximately 2,173 Sf. Child Care Homes are allowed in the R-1 zoning district as Conditional Uses. Per the Zoning Ordinance definition, a Child Care Home is a facility in a private residence providing for the care, supervision, and protection (with or without academic instruction) of children in which the dwelling is occupied by the provider of these services and where no more than six (6) children under eighteen (18) years of age are received for group care without transfer of custody for more than four (4) hours and less than twenty-four (24) hours per day. The applicant's narrative states the intent is to provide child care for no more than six (6) children, ages infant to 12-years old, with hours of operation from seven (7) a.m. to seven (7) p.m.

**PROPOSED PROJECT SUMMARY:**

- Child Care Home in a Single-Family Residence

- Site Area – ±0.34 Acres (14,810 Sf)
- Existing Residential Floor Area – ±2,173 Sf
- Proposed Child Care Home Operation
  - Care for up to six (6) children, ages infant to 12-years old, with hours of operation from seven (7) a.m. to seven (7) p.m.

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## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** If operated properly and within the intent of the Zoning Ordinance, a Child Care Home should not be detrimental to adjacent properties or the general neighborhood. The definition of a Child Care Home in Section 210 of the Zoning Ordinance is as follows:

*“A facility in a private residence providing for the care, supervision, and protection (with or without academic instruction) of children in which the dwelling is occupied by the provider of these services and where no more than six (6) children under eighteen (18) years of age are received for group care without transfer of custody for more than four (4) hours and less than twenty-four (24) hours per day.”*

Basically, a Child Care Home is permitted within a residence as long as the operator is the owner of the property and care is limited to six (6) children for more than four (4) hour and less than twenty-four (24) hour care. The subject property is a single-family residence located inside the Evergreen Estates subdivision. The applicant is proposing to only provide care for six (6) children, aged from infant to twelve (12) years old. The applicant proposes care will only occur from seven (7) a.m. to seven (7) p.m. If the child care home is operated in the manner proposed in the application, adjoining properties and the general neighborhood should not be adversely affected.

- (2) The applicable standards in Article X have been met:** There are no standards applicable to Child Care Homes in Article X of the Zoning Ordinance.
- (3) The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the South Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the South Sub-Area is predominantly single-family residential. The requested Conditional Use does not conflict with the land use goals for the sub-area.
- (4) A rezoning to allow the requested use as a permitted use would not be appropriate:** Rezoning the property to a zoning district where the use would be allowed by right requires rezoning to the B-2 or B-3 zoning district. With this property located well inside an established neighborhood, a rezone to a B commercial district would be inappropriate.
- (5) The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding**

**neighborhood:** The conversion of the existing single-family residence to a child care home should generally not be injurious to the natural environment or diminish adjoining property values if operated as described in the applicant's narrative.

- (6) **Off-street parking and loading, and access thereto, will be adequate:** The subject property has driveway wide enough to accommodate two vehicles, side by side, at the same time. Amber Trail has a pavement width of twenty-eight (28) feet and is capable of supporting on-street parking in front of the residence. Parking and access into the property is adequate for the proposed child care home.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing single-family residence. The conversion from a single-family residence to a child care home should not have any impact on the City's abilities to continue to provide public services and utilities.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** There is one other child care home in the Evergreen Estates neighborhood that was recently approved by the City Council in October of this year. If operated in the manner described in the applicant's narrative, the child care home should not negatively impact adjoining properties.
- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** The use of the property for a Child Care Home itself may not significantly increase congestion or noise. A limit of six (6) children can be at the home for care at any given time during a 24-hour period. The assumed traffic impacts from the residence would be a maximum of twelve (12) additional trips to the residence daily. This limited number of vehicle trips should not be considered a significant traffic impact or hazard to Amber Trail or the neighborhood itself.
- (10) **Granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Child Care Homes are allowed as Conditional Uses in the R-1 zoning district. Granting this Conditional Use request should not have a "domino effect" that inspires further rapid growth, urbanization or land use changes that would negatively affect the adjoining residences.

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### **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 Conditional Use for a child care home, subject to the following conditions:

1. The child care home shall operate as described in applicant's narrative and shall not provide care to more than six (6) children at any time.
2. If the property is transferred to a new owner (if the property is sold), this Conditional Use approval shall become null and void and shall not transfer to the new owner of the property.





# City of Monroe

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

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## CONDITIONAL USE PERMIT

PERMIT #:	2805	DESCRIPTION:	CONDITIONAL USE CHILD CARE
JOB ADDRESS:	907 AMBER TRL	LOT #:	121
PARCEL ID:	NM03A121	BLK #:	
SUBDIVISION:	EVERGREEN ESTATES	ZONING:	R-1
ISSUED TO:	NEKESHIA WARD	CONTRACTOR:	NEKESHIA WARD
ADDRESS:	907 AMBER TRAIL	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	12/11/2023
VALUATION:	\$ 0.00	EXPIRATION:	6/08/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

### NOTES:

The Planning Commission will hear and make recommendation on this request for a Conditional Use Permit for a Childcare Home on December 19, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on January 16, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

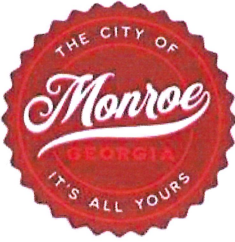
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Shane E. Ward  
(APPROVED BY)

12/11/23  
DATE



RECEIVED  
#2805

18

# CITY OF MONROE

## CONDITIONAL USE APPLICATION

### CONDITIONAL USE LOCATION & DESCRIPTION

Address: 907 Amber trail

Parcel #: NM03A121 Council Districts: 1 / 7

Zoning: R1 Acreage/Square Feet: 0.34

Type of Conditional Use Requested: Family Child Care Learning Home

### PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Nekeshia Brooks Ward Phone #: 678-793-5362

Address: 907 Amber trail City: Monroe State: Ga Zip: 30655

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): I would like to operate a Family child care Learning Home from this location with no more than 6 children enrolled and one employee. The hours of operation would be Monday thru Friday, 7am - 7pm. Childcare services would be provided for children ages birth - 12 years old.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): The first floor of the two-story home would be where the Family Childcare Learning Home would be located.



# CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(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 (1425.1(1)(d)): The

Structure is the owner's residential home. The home has a privacy fence that would accommodate gross motor activities, and the residential driveway would be used for parking.

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(e)):

☒ City Water ☐ Private Well ☒ City Sewer ☐ Septic Tank ☐ Electrical ☒ Gas ☐ Telecom

## REQUIRED SUBMITTAL ITEMS

☒ Completed Application ☒ Site Plan; Drawn to scale  
☒ Fee (see Fee Schedule) ☒ Deed  
☒ Survey Plat ☒ Proof of all property taxes paid in full  
☒ Typed Detailed Description of the Request ☐ Other information as required by Code Enforcement

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

SIGNATURE: Yolanda B. Ward DATE: 10/30/23

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 30th DAY OF October, 2023

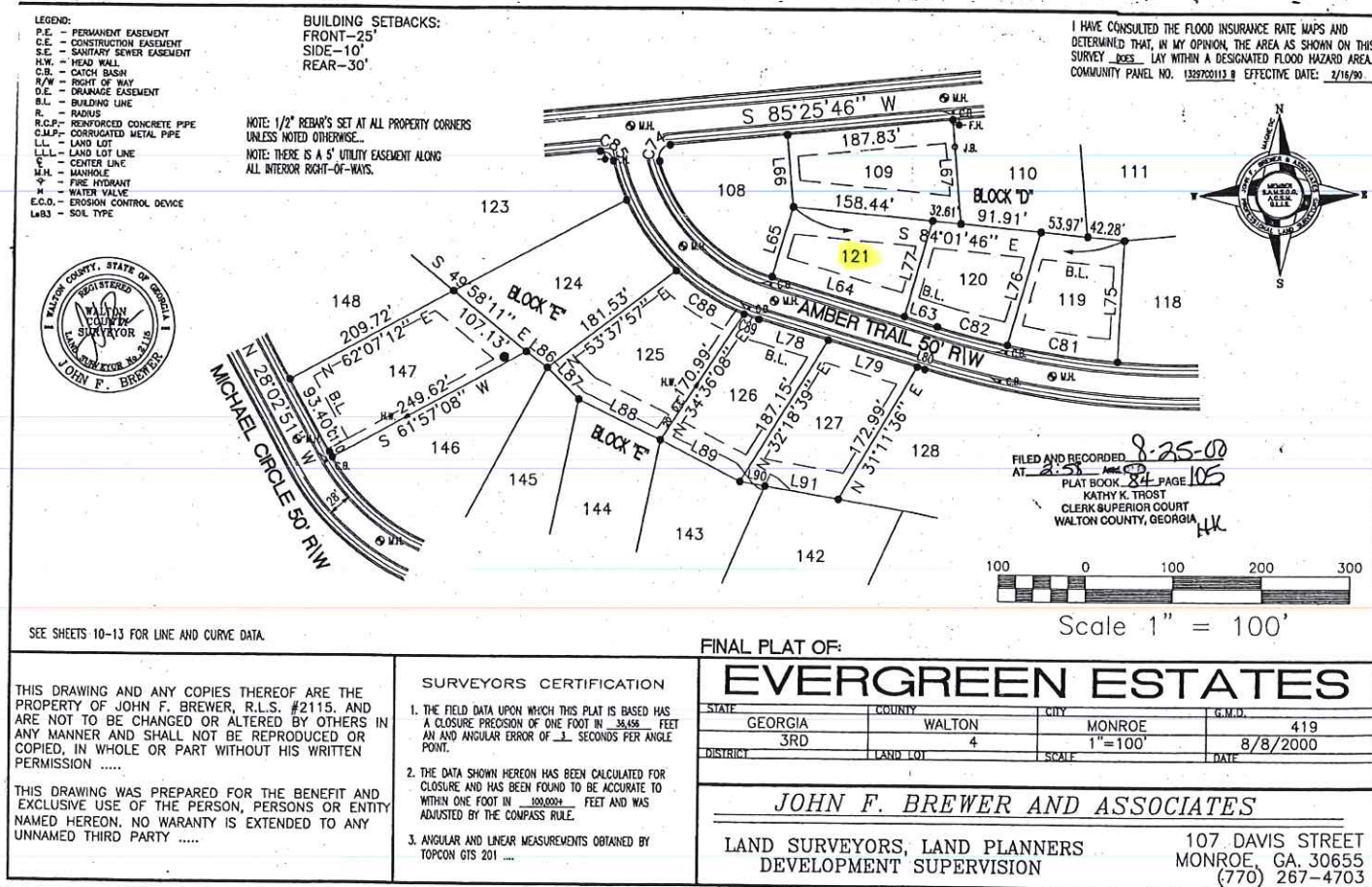
NOTARY SIGNATURE: Laura E. Wilson

DATE: 10/30/23

SEAL:

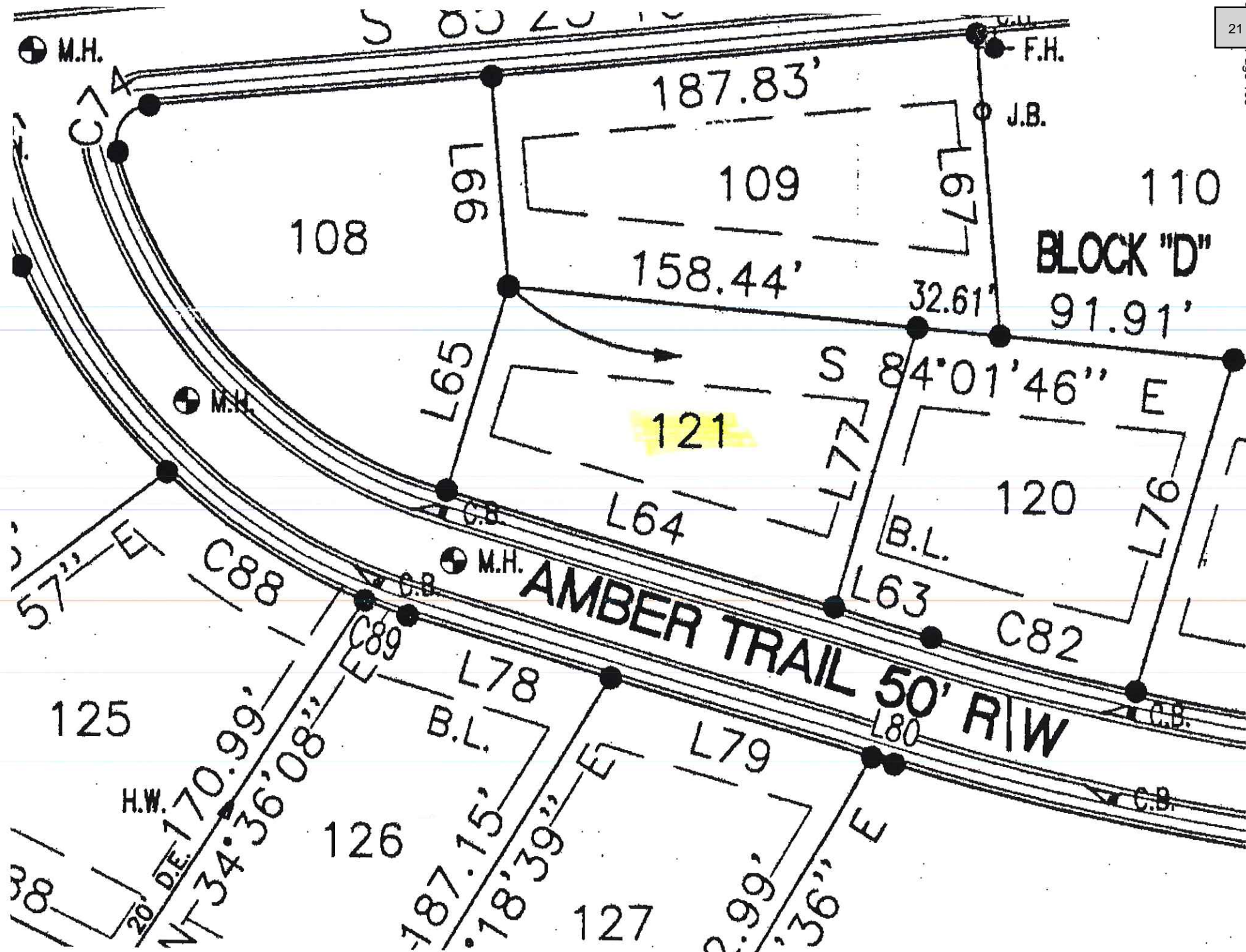


It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign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



(CONTINUED)



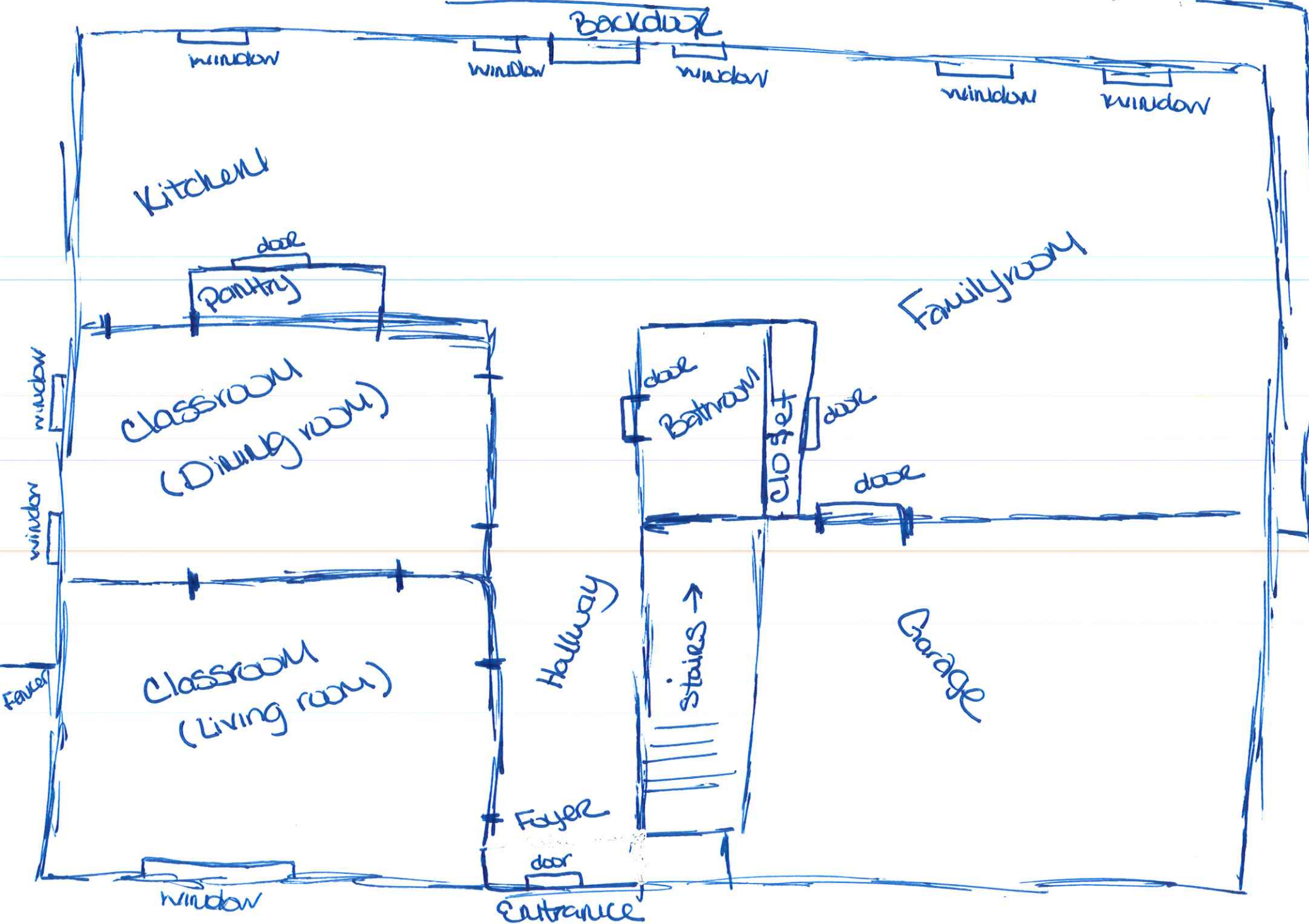


### **Description of Business Request**

I would like to operate a Family Child Care Learning Home from 907 Amber Trail, Monroe, GA 30655. The structure is the owner's residential home. It would be located on the first floor of the two-story home. The homes privacy fence would accommodate gross motor activities, while the residential driveway would be used for parking. Parking would be limited to 2-3 cars at a time and will not interfere with normal residential street operations. This childcare service would have no more than 6 children at a time with one employee. The childcare would accommodate children ages' birth – 12 years old. The hours of operation would be Monday thru Friday from 7 a.m. - 7 p.m.

# Site Plan

23





**Planning  
City of Monroe, Georgia**

**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

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**APPLICATION SUMMARY**

**CERTIFICATE OF APPROPRIATENESS CASE #:** 2806

**DATE:** December 8, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** MFT Land Investments, LLC

**PROPERTY OWNER:** MFT Land Investments, LLC

**LOCATION:** Southwest corner of W. Spring St. and Bankers Blvd. – 130 Bankers Blvd.

**ACREAGE:** ±1.85

**EXISTING ZONING:** B-3 (Highway Business District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of an automated car wash.

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

**DATE OF SCHEDULED MEETING**

**PLANNING COMMISSION:** December 19, 2023

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**REQUEST SUMMARY**

**CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:**

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of an automated car wash with vacuum stalls. The site is the last undeveloped lot in the Banker's Grove commercial development.

**PROPOSED PROJECT SUMMARY:**

- Automated Car Wash with Vacuum Stalls
  - Total Building Area – 3,910 Sf
  - Façade Materials – combination of brick, stone, and EFIS siding
  - Access – Liberty Lane
  - Vacuum Stalls – 28 Spaces
  - Landscaping – 20' landscaping area along W. Spring St. and 10' landscaping area along Bankers Blvd.



## **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 site is located at the southwest corner of the intersection with W. Spring St. and Bankers Blvd. and is the last undeveloped lot in the Banker’s Grove commercial development. The lot is proposed to be developed with an automated car wash and vacuum stalls. The site will be accessed from a driveway off Liberty Lane (private). The building is oriented on the lot at the maximum set back distance from W. Spring Street at 75-feet, near the northeast corner of the site. Landscaping is included along both road frontages of the site. The vacuum stall parking area will be on the side of the building towards the interior of the lot. 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:**

The proposed façade of the car wash building will be a combination of brick, stone, and EFIS siding with glass storefront style windows and garage doors. The roof of the building will be predominantly a parapet roof style. The vacuum stall spaces will be covered with a metal roof canopy structure with brick columns. Screening walls will be placed between the vacuum stall spaces and the landscaping along W. Spring St. along each side of the exit drive from the car wash building. If the proposed car wash building is constructed as presented in this request, the building will meet the intent of the Architectural requirements under Section 643A.2A.

### **643A.3 – Pavement:**

The site will be accessed from Liberty Lane on the south side of the site. A proposed travel lane will be located between the building and the vacuum stalls along the frontage of W. Spring St. A majority of the paving on the site will be inside the vacuum stall parking area located to the side of the car wash building. The existing curb-cut to the lot off Bankers Blvd. will be removed. The pavement areas 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 proposes to include landscaping along W. Spring St. and Bankers Blvd. Landscaping along W. Spring St. will be inside a 20-foot landscape buffer that will contain a mixture of hedges and medium sized trees. Hedges will be utilized between the exit driveway from the car wash to the vacuum stalls to shield headlight glare from W. Spring St. Landscaping along Bankers Blvd. will include medium sized trees in a 10-foot landscape buffer. The landscaping proposed in the submitted development plans appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

### **643A.5 – Signs:**

No examples of proposed signage were included with this request. Any signs placed on the site will need to be obtain an additional approval of a Certificate of Appropriateness application by the Corridor Commission which complies with Section 643A.5 of the Zoning Ordinance. Staff has included a condition at the end of this report to require COA consideration for any proposed signage.

**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 the Illumination Criteria for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

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**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 an automated car wash with vacuum stalls, 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 all signage to be placed on the site.
2. The proposed building shall be constructed in substantial compliance with the representative drawings provided in this request. The proposed building shall include façade materials as presented on the representative drawings.



# City of Monroe

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

27

## PLANNING & ZONING COA PERMIT

PERMIT #: 2806	DESCRIPTION: COA-PLANNING & ZONING - CAR WASH
JOB ADDRESS: 130 BANKERS BLVD	LOT #:
PARCEL ID: M0010020	BLK #:
SUBDIVISION:	ZONING: B-3
ISSUED TO: MTF LAND INVESTMENTS	CONTRACTOR: MTF LAND INVESTMENTS
ADDRESS: PO BOX 2655	PHONE:
CITY, STATE ZIP: LOGANVILLE GA 30052	OWNER:
PHONE:	PHONE:
PROP. USE: RESIDENTIAL	DATE ISSUED: 12/11/2023
VALUATION: \$ 3,000,000.00	EXPIRATION: 6/08/2024
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
INSPECTION REQUESTS: 770-207-4674 lwilson@monroega.gov	

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

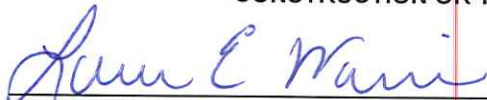
### NOTES:

The Planning Commission will hear and make a recommendation on this request for a Certificate of Appropriateness for site development of a car wash at 130 Bankers Blvd. on December 19, 2023 at 5:30pm. The meeting will be held in the Council Chambers at City Hall; 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.

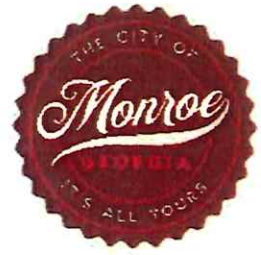
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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

  
(APPROVED BY)

12/11/23  
DATE

## Certificate of Appropriateness Application

Please fill out each section completely and provide all necessary documentation.  
Incomplete applications will not be accepted.



Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 130 Bankers Blvd. Parcel # M0010020

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: MFT Land Investments, LLC

Address: PO Box 2655 Loganville, GA 30052

Telephone Number: 770.715.2800 Email Address: nbutler@relianthomes.com

Applicant: <u>MFT Land Investments, LLC</u>	
Address: <u>PO Box 2655 Loganville, GA 30052</u>	
Telephone Number: <u>770.715.2800</u>	Email Address: <u>nbutler@relianthomes.com</u>

Estimated cost of project: \$3,000,000.00

Please submit the following items with your application:

- ☐ Photographs of existing condition of the property to show all areas affected
- ☐ Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- ☐ Written description of the project
- ☐ Owner authorization statement, if applicant is not the property owner
- ☐ Application Fee \$100

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov); Please submit two physical copies.

Signature of Applicant

10-19-2023  
Date

RECEIVED  
#2800



October 19, 2023

City of Monroe  
215 N. Broad Street  
Monroe, GA 30655

I am writing to express our intent to develop 130 Bankers Blvd into a state-of-the-art tunnel car wash facility, complete with parking areas for vacuum stations and employee vehicles. The proposed operating hours are planned from 8 am to 8 pm, seven days a week, aligning with standard car wash business hours to offer maximum convenience to our customers.

Our project will be mindful of environmental considerations by utilizing the existing stormwater design/system provided by the master development of Bankers Grove. Impervious areas in our plan will include asphalt drive-through lanes and designated parking spaces for vacuum usage. The building itself will be strategically positioned on the southeastern corner of the lot, in proximity to Bankers Blvd. and Spring Street.

To enhance the aesthetic and minimize visual disturbance, we intend to construct masonry walls around the parking spaces and vacuum stations, shielding this area from the view of Spring Street. Additionally, we plan to implement stargate mufflers on the dryers to ensure a quiet operation, thereby reducing noise for nearby residents. To maintain cleanliness and order, a dumpster enclosure will be installed on the eastern portion of the lot. We are committed to utilizing the existing utility connections in the immediate vicinity of the property, including water, sewer, electric, communications, and gas, ensuring efficient and sustainable operation of our car wash facility.

One of our primary environmental initiatives involves the implementation of water reclamation systems, conserving freshwater resources and promoting environmental sustainability. We are dedicated to responsible water usage and environmental conservation, and our facility will reflect these principles.

We are excited about the prospect of contributing to the local community with this eco-friendly and customer-focused car wash facility. Thank you for considering our proposal. We look forward to the opportunity to bring this innovative project to fruition.

Regards,



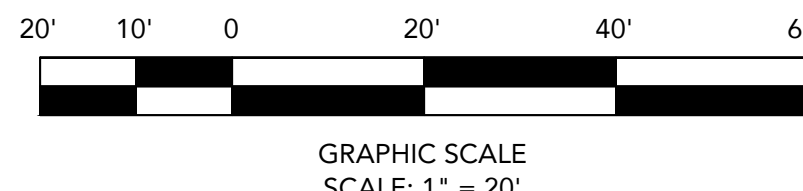
Ned Butler  
Vice President  
MFT Land Investments, LLC



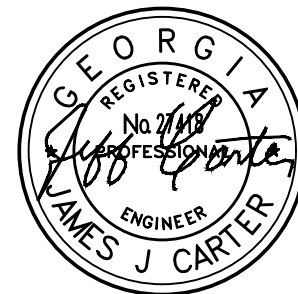
1. ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY. THE SITE WILL UTILIZE THE EXISTING STORMWATER MANAGEMENT FEATURES DESIGNED TO HANDLE THE WHOLE BANKER GROVE DEVELOPMENT.
2. AS-BUILT CERTIFICATION IS REQUIRED FOR DETENTION / WATER QUALITY POND, PRIOR TO FINAL PLAT OR CERTIFICATE OF OCCUPANCY.
3. MINIMUM 12 GAUGE TYPE 2 ALUMINIZED CMP, WITH HUGGER STYLE BANDS AND A 7 INCHES WIDE 3/8 INCHES THICK FLAT GASKET.



IMPERVIOUS AREA CALCULATIONS :	
THE PROPOSED SITE IS PART OF AN OVERALL DEVELOPMENT WITH AN EXISTING STORMWATER POND DESIGNED TO HANDLE FUTURE DEVELOPMENT.	
EXISTING IMPERVIOUS SITE AREA	7,580 SQ. FT. (9.39%)
PROPOSED IMPERVIOUS SITE AREA	39,112 SQ. FT.(48.5%)



REVISION BLOCK	
ISSUE	REVISION DATE & DESCRIPTION
1	08/29/2023 - PRELIMINARY GRADING PLAN
2	10/19/2023 - COA SUBMITTAL
3	...
4	...



GSWCC Level II Certification  
No. 000000000083



**CARTER**  
**ENGINEERING**

CARTER ENGINEERING  
3651 MARS HILL ROAD  
SUITE 2000  
WATKINSVILLE, GA 30677

P: 770.725.1200  
F: 770.725.1204  
[www.carterengineering.com](http://www.carterengineering.com)

**SITE DEVELOPMENT PLANS**  
**FOR**  
**BANKERS BLVD CAR WASH**  
130 BANKERS BLVD - MONROE, GA 30655

SHEET TITLE:

SITE PLAN

PROJECT NAME:

**BANKERS BLVD  
CAR WASH**

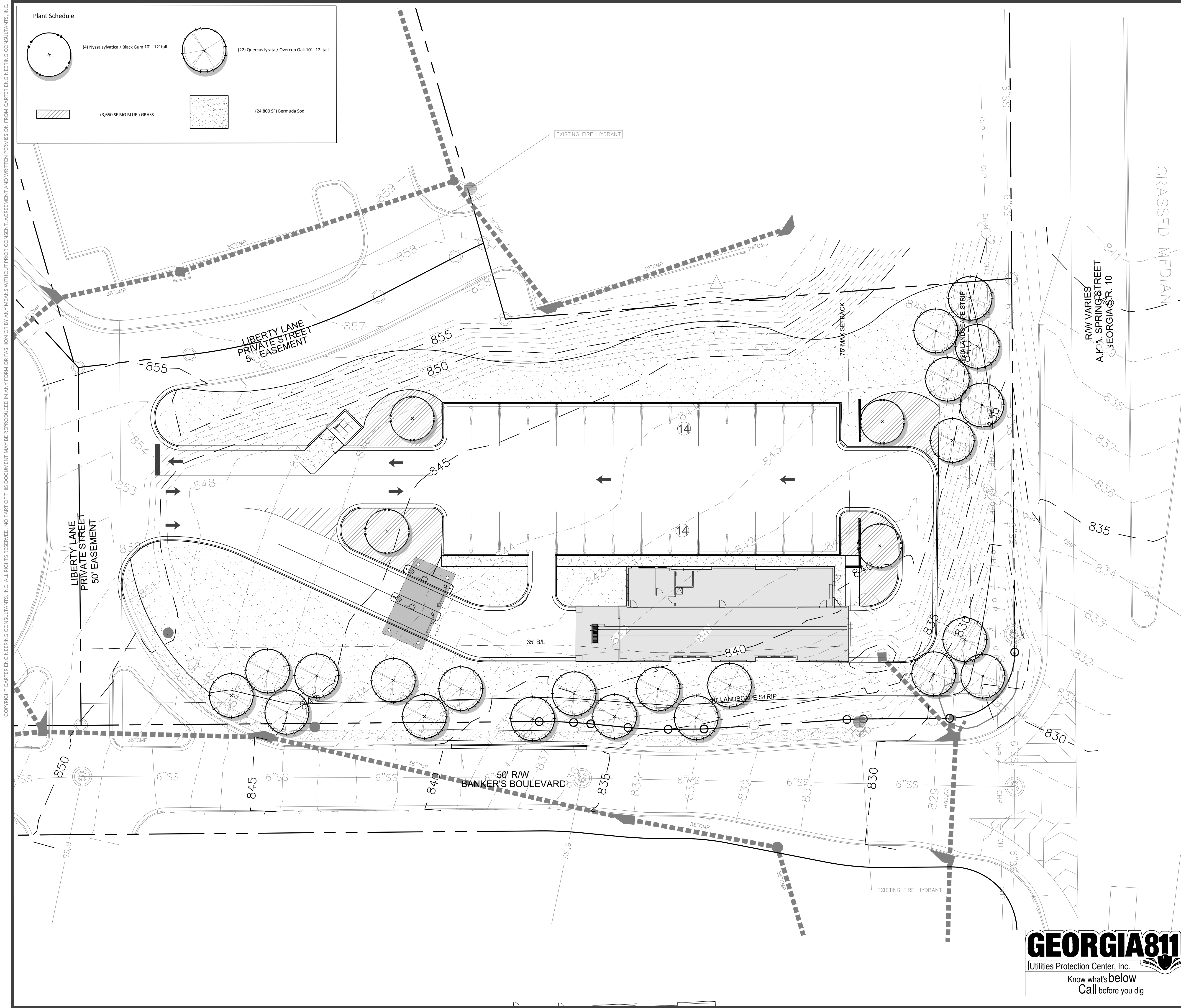
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PROJECT NUMBER:  
23001RHHB

DATE:  
10/19/2023

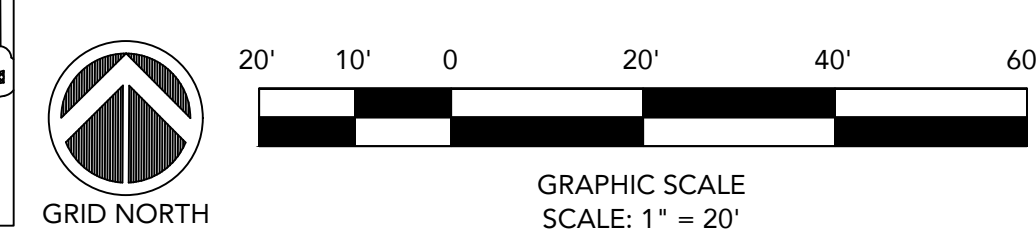


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PROJECT INFORMATION	
DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	MFT LAND INVESTMENTS, LLC
1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.NET	P.O. Box 2655 LOGANVILLE, GA 30052 CONTACT: NED BUTLER 678-373-0536 NBUTLER@ELIJAHTHOMES.COM
SITE INFORMATION	
JURISDICTION	CITY OF MONROE
PROPERTY LOCATION	130 BANKERS BLVD MONROE, GA, 30655
PARCEL NUMBER	M0010020
CURRENT ZONING	B-3 (HIGHWAY BUSINESS DISTRICT)
PROPOSED ZONING	B-3 (HIGHWAY BUSINESS DISTRICT)
OVERLAY DISTRICT	CDO/CORRIDOR DESIGN OVERLAY DISTRICT
EXISTING USE	VACANT LOT
PROPOSED USE	CAR WASH
BUFFERS REQUIRED	NONE
REQUIRED BUILDING SETBACKS	FRONT: 35-FEET SIDE: 0-FEET REAR: 0-FEET
SANITARY SEWER SERVICE	CITY OF MONROE
WATER SERVICE	CITY OF MONROE
FEMA FLOOD INSURANCE RATE MAP NO.	13297C0136E
FEMA FIRM DATE	12/8/2016
FEMA SFHA ZONE	ZONE X
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	

LANDSCAPE CALCULATIONS:	
GENERAL LANDSCAPE REQUIREMENTS:	
<b>Street Frontage Requirement Spring Street</b> There shall be a minimum of one (1) overstory tree per every twenty-five (25) linear feet of street frontage along right-of-ways. Trees within the frontage area must be a minimum of three inches caliper. Frontage buffers must be at least 20 feet in depth.	
Street Frontage:	195 Linear Feet (195 / 25)
Overstory Trees Required:	8 Trees Required
Overstory Trees Provided:	8 Trees Provided
<b>Street Frontage Requirement Bankers Blvd</b> There shall be a minimum of one (1) overstory tree per every twenty-five (25) linear feet of street frontage along right-of-ways. Trees within the frontage area must be a minimum of three inches caliper. Frontage buffers must be at least 20 feet in depth.	
Street Frontage:	350 Linear Feet (425 / 25)
Overstory Trees Required:	14 Trees Required
Overstory Trees Provided:	14 Trees Provided
<b>Interior Landscape Requirements</b> Interior landscape buffer areas are required for all parking lots with fifteen (15) or more spaces. Not less than 12% of the interior parking lot must be landscaped. Landscape areas should be at least five feet deep and at least 20 feet long and include at least one tree for every 30 linear feet in length. At least 75% of the trees located within interior landscape areas must be overstory, deciduous, and/or hardwood trees.	
Vehicle Use Area:	24,124 Square Feet
Landscape Required:	2,895 Square Feet (12%)
Landscape Provided:	3,646 Square Feet (15%)



REVISION BLOCK

REVISION DATE & DESCRIPTION	ISSUE	1	2	3	4
08/29/2023 - PRELIMINARY GRADING PLAN	1				
10/19/2023 - COA SUBMITTAL	2				
	3				
	4				

REGISTERED PROFESSIONAL ENGINEER

NO. 7770

JAMES J. CARTER

GSWCC Level II Certification  
No. 0000000000803

31

SITE DEVELOPMENT PLANS

FOR

BANKERS BLVD CAR WASH

130 BANKERS BLVD - MONROE, GA 30655

SHEET TITLE:

LANDSCAPE PLAN

PROJECT NAME:

BANKERS BLVD CAR WASH

SHEET NUMBER:

C 5.0

PROJECT NUMBER:

23001RHBB

DATE:

10/19/2023

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".



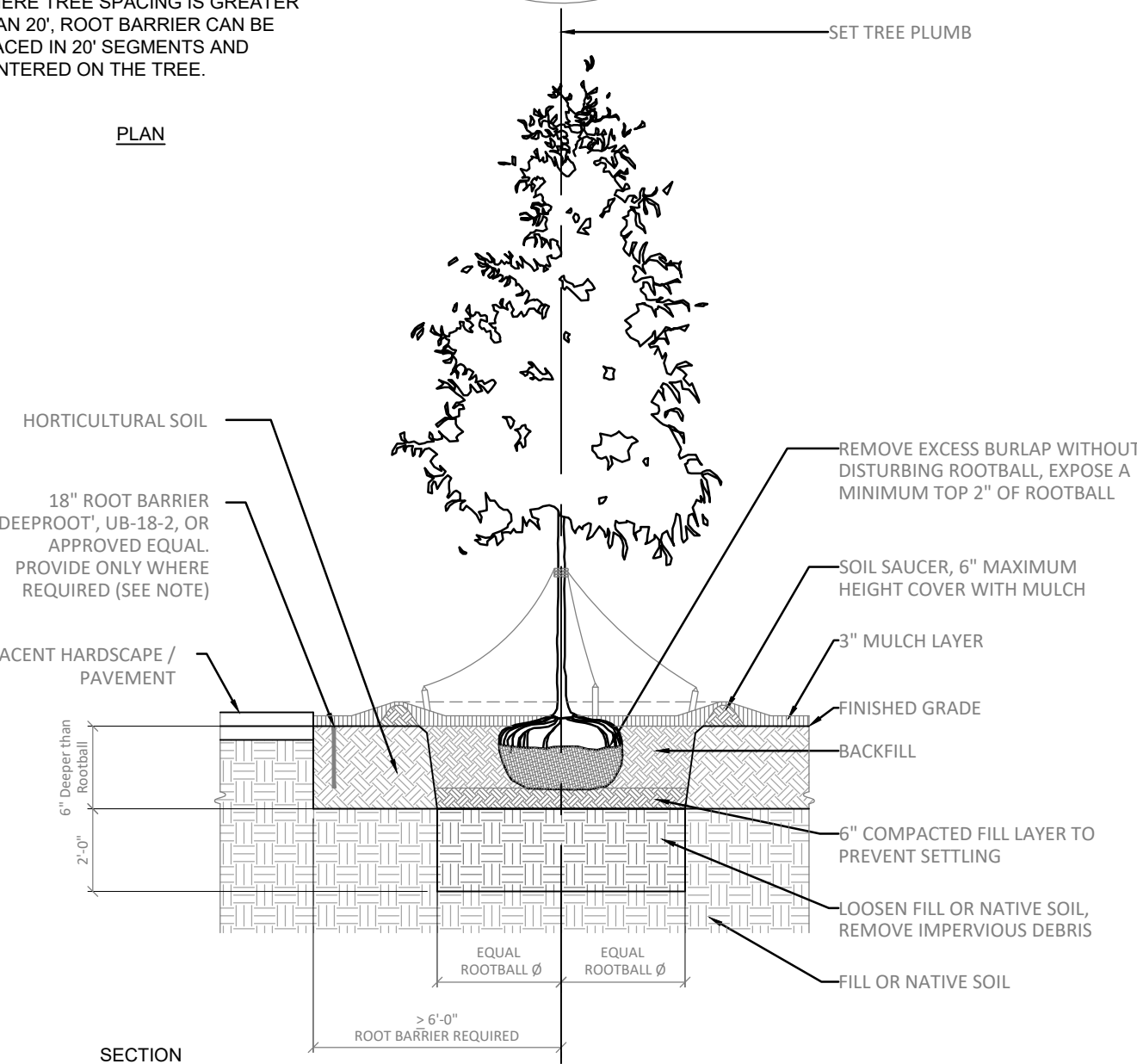
#### PLANTING NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF HIS WORK.
- THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD AND THE STAKED LOCATIONS SHALL BE REVIEWED AND APPROVED BY CARTER ENGINEERING. CARTER ENGINEERING MAY MAKE MINOR ADJUSTMENTS TO THE LAYOUT WITHOUT INCURRING ADDITIONAL COSTS TO THE PROJECT.
- MULCH ALL PLANT AREAS FOR TREES AND SHRUBS WITH 3" LAYER OF DOUBLE GROUND SHREDDED HARDWOOD MULCH.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE WITH PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY CARTER ENGINEERING.
- SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO CARTER ENGINEERING FOR APPROVAL. CARTER ENGINEERING SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR.
- TREES: PROVIDE SPECIMEN BALLED AND BURLAPPED, OR AS SPECIFIED, TREES OF HEIGHT, SIZE, CALIPER, GENUS, SPECIES, CULTIVAR AND BRANCHING CONFIGURATION INDICATED. THE ROOT SYSTEM OF EACH SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS OF PLANT SHALL BE MOST AND SHOW ACTIVE GREEN CAMBIUM WHEN CUT. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. ALL PLANTS TO BE MOVED BALLED AND BURLAPPED, MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH UNTREATED BURLAP, FIRMLY HELD IN PLACE BY A STOUT CORD OR WIRE, DRUM LACED, BOXED, OR IN CONTAINERS.
- PRUNING AND SHAPING: PRUNE, THIN OUT, AND SHAPE PLANTS IN COMPLIANCE WITH AMERICAN PORTS' AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER AND ONLY AS APPROVED BY CARTER ENGINEERING DESIGN TEAM. RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT ALTER SHAPE AND DO NOT CUT LEADERS. REMOVE ALL DEAD WOOD, SUCKERS, BROKEN OR BRUISED BRANCHES, AND CROSSING BRANCHES.
- STAKES AND GUYS: TO BE ROUND POSTS.
- THE CARTER ENGINEERING REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT THE NURSERY OR AT THE SITE.
- THE TRUNK FLARE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
- KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DUE TO SUN AND WIND. DO NOT SHAVE ROOT BALLS.
- PLANT SOIL MIXTURE WILL BE USED TO BACKFILL THE PLANTING AREA. INSTALL PLANTS SIMULTANEOUSLY WITH INSTALLATION OF PLANTING SOIL MIXES.
- TREE PLANTING: SEE TREE PLANTING DETAIL AND SPECIFICATION NOTES HEREIN FOR ADDITIONAL INFORMATION RELATED TO PLANTING PIT DIMENSIONS, PLANTING OPERATIONS, BACKFILLING, AND STAKING OF TREES.
- CONTAINER STOCK PLANTING: PLANT CONTAINER GROWN STOCK THE SAME AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, BUT REMOVE CONTAINERS COMPLETELY.
- SOIL SHALL BE FREE OF ALL DEBRIS, CONSTRUCTION MATERIAL, AND SLURRY. LANDSCAPE AREAS SHALL BE BACKFILLED WITH PLANTING SOIL MIXTURE PER DETAILS AND SPECIFICATIONS.
- OBSTRUCTIONS: IF OBSTRUCTIONS OR OTHER CONDITIONS DETRIMENTAL TO HEALTHY PLANT GROWTH ARE ENCOUNTERED, NOTIFY CARTER ENGINEERING IMMEDIATELY AND REQUEST ADDITIONAL INSTRUCTIONS.
- WATERING AND DRAINAGE: FILL EXCAVATIONS WITH WATER AND ALLOW WATER TO PERCOLATE OUT BEFORE PLANTING. IF PLANTING PITS DO NOT PERCOLATE OR DRAIN PROPERLY, NOTIFY THE CARTER ENGINEERING AND REQUEST ADDITIONAL INSTRUCTIONS PRIOR TO PLANTING. DO NOT PLANT INTO POORLY DRAINING PLANTING PITS; POORLY DRAINING PLANTING PITS MAY HOLD WATER AND DROWN PLANTS.
- FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
- ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. BACKFILL TO ALLOW ROOM FOR MULCH AFTER SETTLING, AND PLACE MULCH IN DISH AFTER FIRST WATERING AND WITHIN ONE WEEK OF PLANTING. SEE PLANTING DETAILS FOR MULCH THICKNESS.
- ALL PLANTS SHALL BE PLUMB VERTICALLY AFTER SETTLING OR AS DIRECTED BY CARTER ENGINEERING.
- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS.
  - SPRING PLANTING (SHRUBS, GROUNDCOVER, PERENNIALS) - MARCH THROUGH MAY
  - FALL PLANTING SHRUBS (SHRUBS, GROUNDCOVER, PERENNIALS) - SEPTEMBER THROUGH NOVEMBER
  - TREE PLANTING - SEPTEMBER THROUGH APRIL
- INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP OR GROWTH WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO:
  - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE BY OWNER
  - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- THE CONTRACTOR SHALL VERIFY THE QUANTITIES LISTED IN THE PLANT LEGEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS SHOWN ON PLANTING PLANS. IN CASE OF DISCREPANCIES CARTER ENGINEERING SHOULD BE CONTACTED.
- ALL GROUNDCOVER QUANTITIES SHALL BE DETERMINED USING THE INFORMATION PROVIDED IN THE GROUNDCOVER QUANTITY AND SPACING CHART ON THIS SHEET.
- ALL DISTURBED GROUND SHALL HAVE GROUNDCOVER OF MULCH AND/OR GRASSING.
- SOD SHALL BE SPECIFIED BY OWNER.
- IRRIGATION SHALL BE PROVIDED.
- LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN COMPLIANCE WITH CITY LANDSCAPE ORDINANCE.

#### NOTE:

- 'DEEPROOT' PROTECTIVE ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION AT EDGE OF PAVEMENT IN ALL AREAS WHERE TREES ARE PLANTED 6" OR LESS FROM EXISTING OR NEW PAVEMENT AND HARDSCAPE.
- ROOT BARRIER SHALL BE PLACED CONTINUOUS ALONG PAVEMENT AND HARDSCAPE WHERE TREE SPACING IS LESS THAN OR EQUAL TO 20'.
- WHERE TREE SPACING IS GREATER THAN 20', ROOT BARRIER CAN BE PLACED IN 20' SEGMENTS AND CENTERED ON THE TREE.

#### PLAN

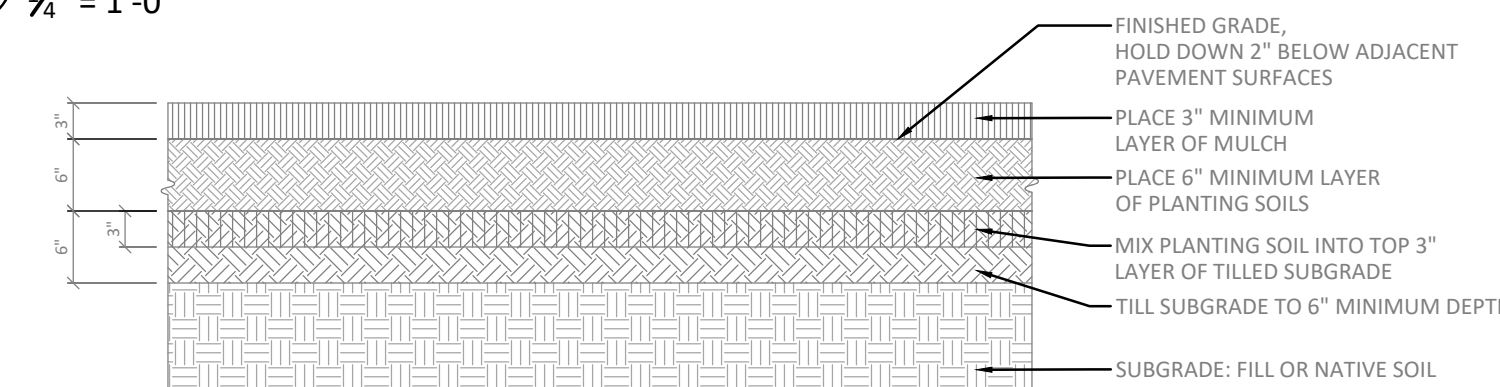


TREE PLANTING AT LANDSCAPE

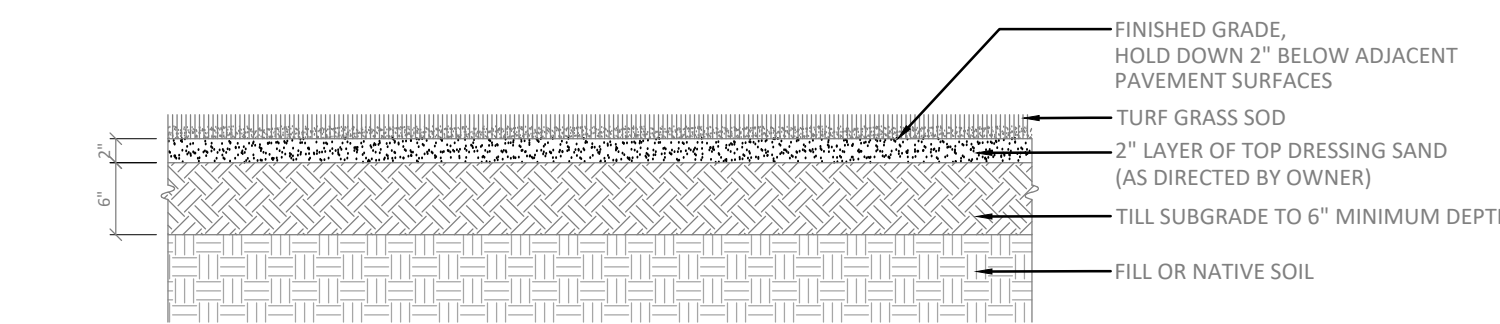
#### 2

#### TREE PLANTING DETAILS

$\frac{1}{4}" = 1'-0"$



SOIL PREPARATION - PLANTING BEDS

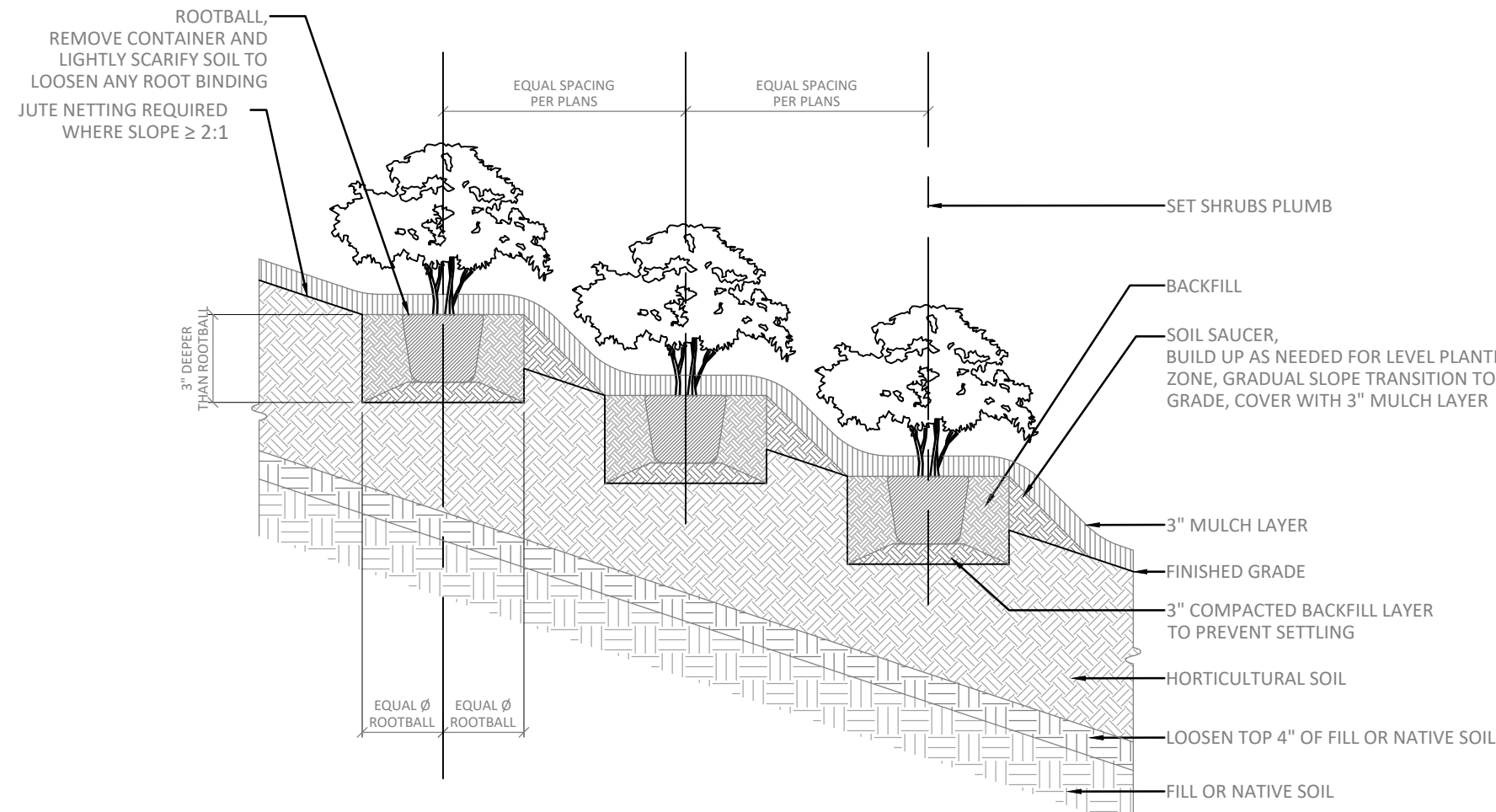


SOIL PREPARATION - TURF GRASS

#### 3

#### SOIL PREPARATION DETAILS

$\frac{3}{4}" = 1'-0"$



SHRUB PLANTING ON A SLOPE

#### 1

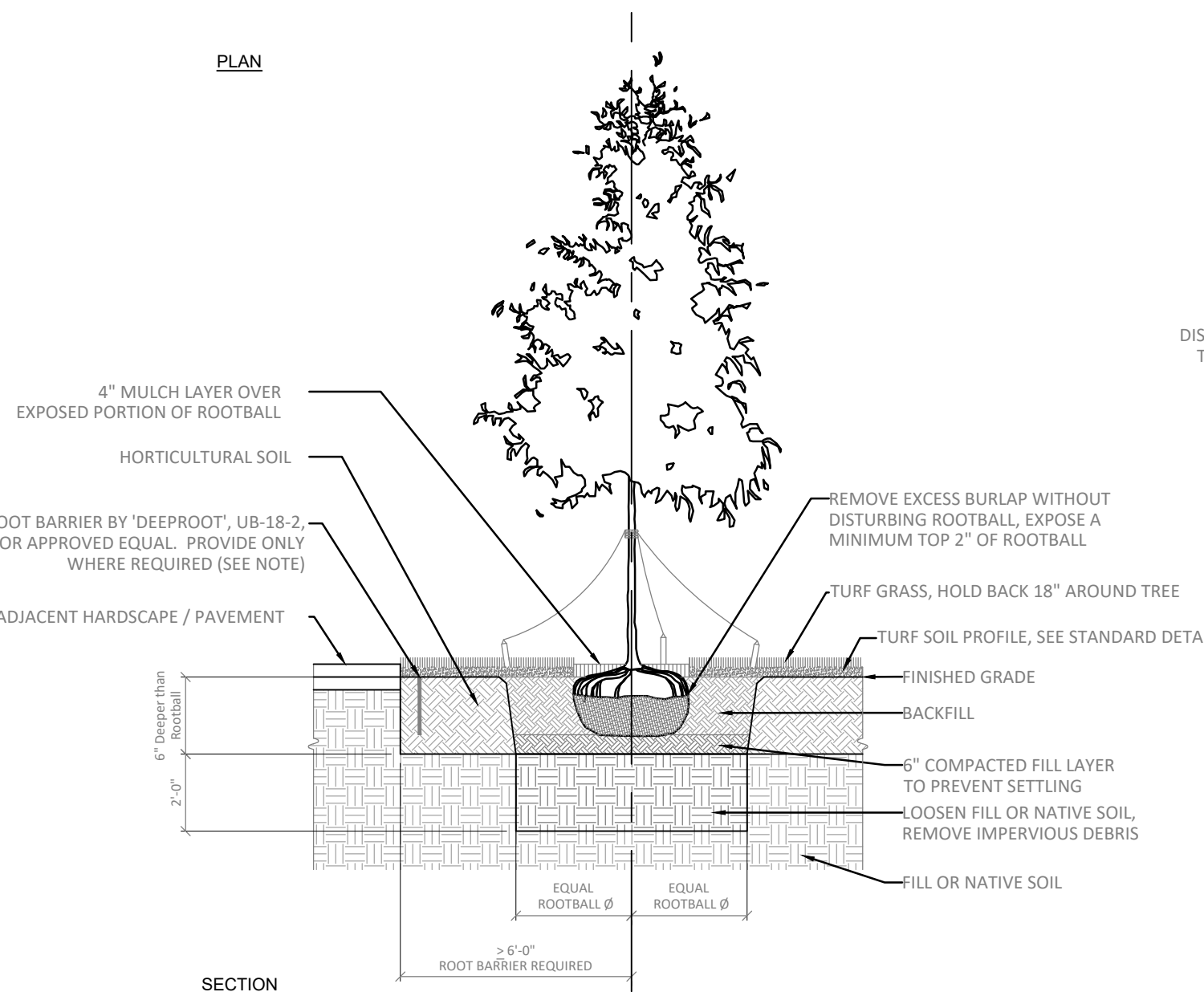
#### SHRUB PLANTING DETAILS

$\frac{1}{2}" = 1'-0"$

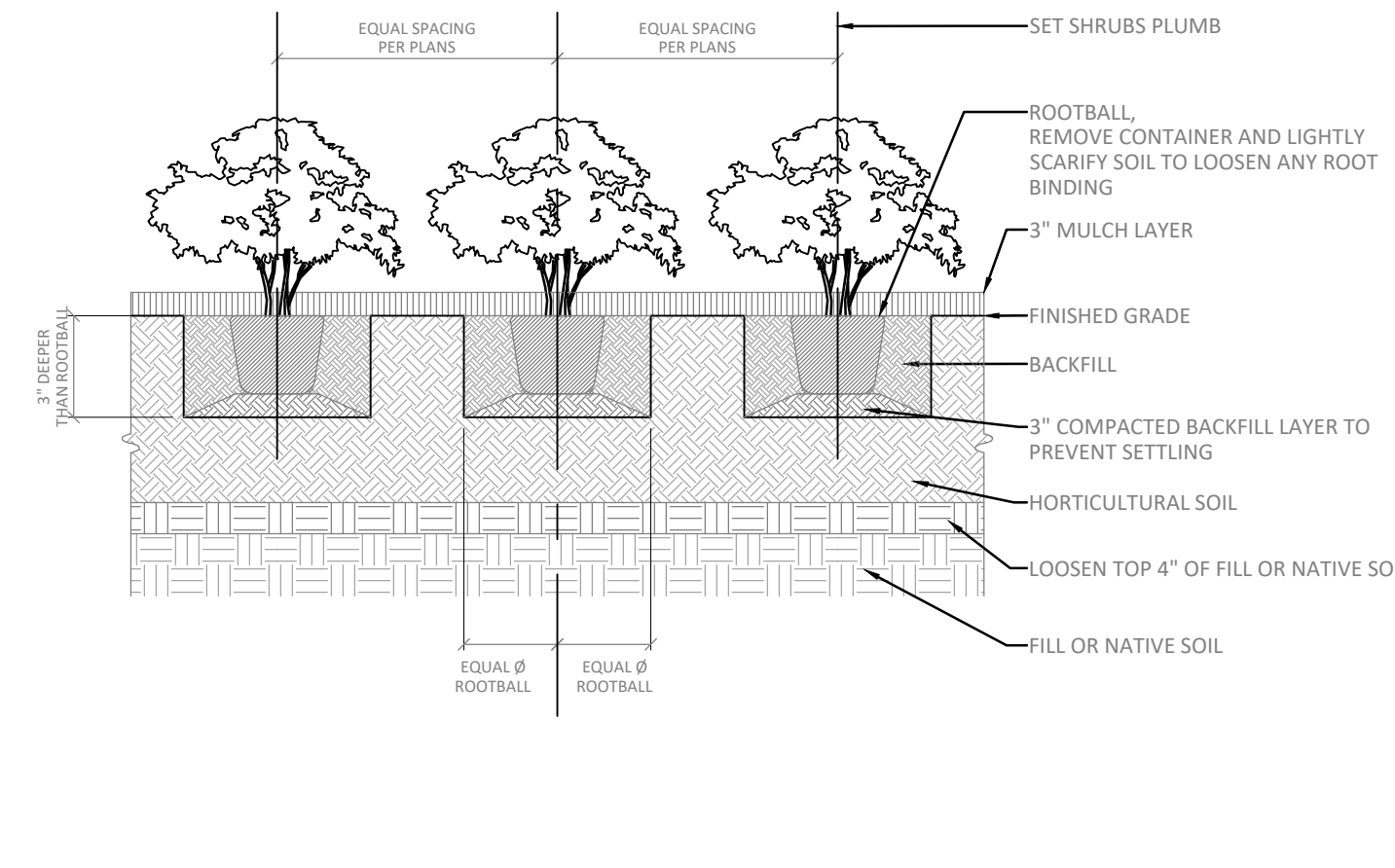
#### NOTE:

- 'DEEPROOT' PROTECTIVE ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION AT EDGE OF PAVEMENT IN ALL AREAS WHERE TREES ARE PLANTED 6" OR LESS FROM EXISTING OR NEW PAVEMENT AND HARDSCAPE.
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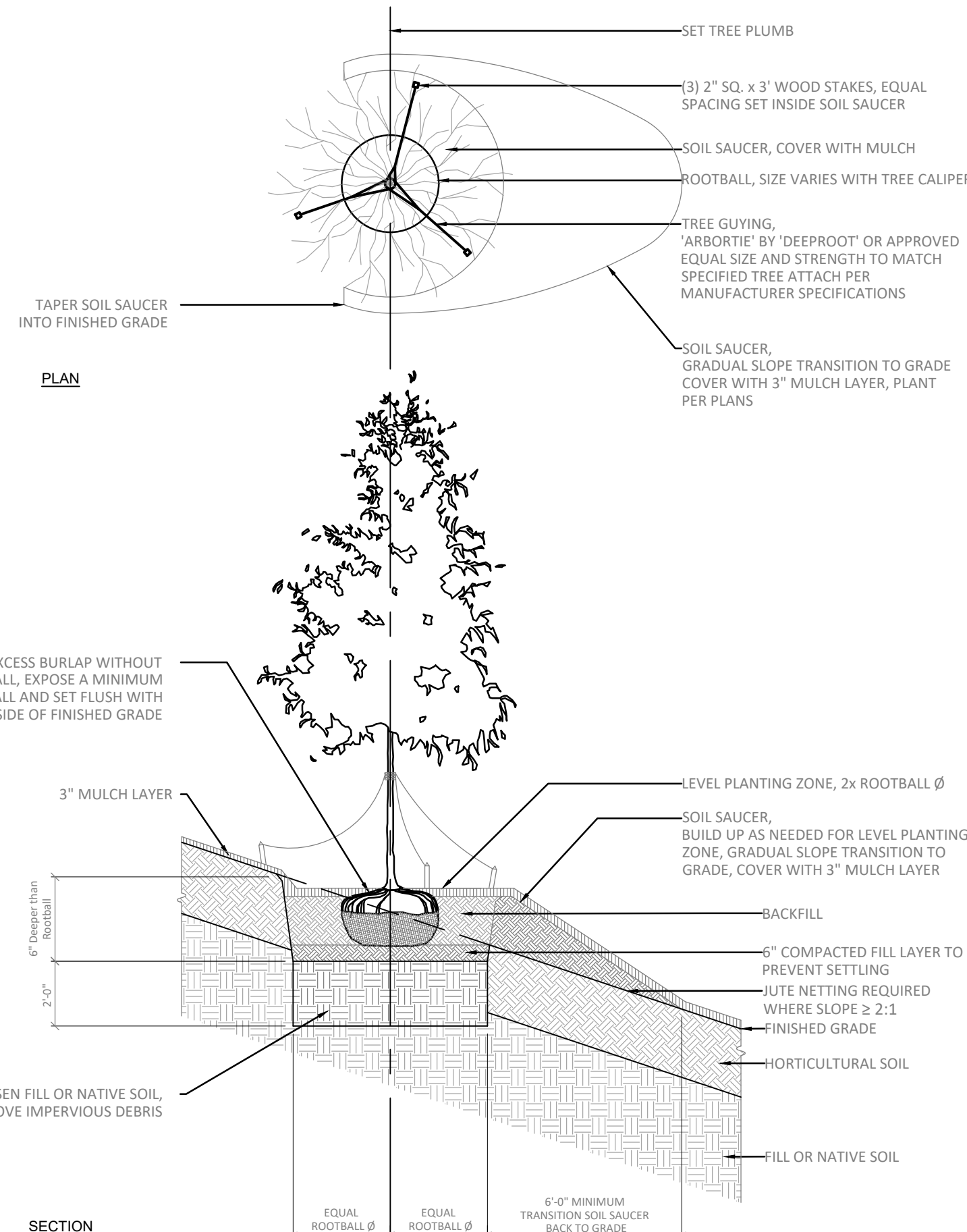
#### PLAN



TREE PLANTING AT LAWN



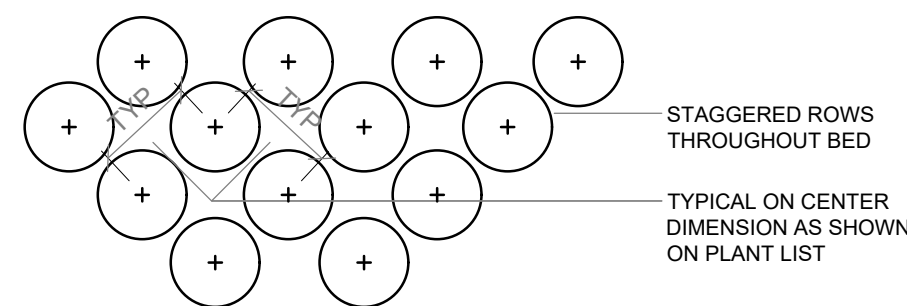
SHRUB PLANTING AT LANDSCAPE



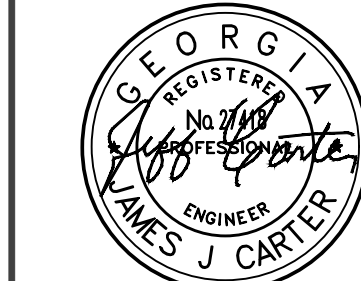
TREE PLANTING ON A SLOPE

#### NOTES:

- SEE PLANTING PLANS FOR SHRUB AND GROUNDCOVER BED AREAS.
- ROWS SHALL BE STRAIGHT AND PARALLEL.
- SEE PLANTING SCHEDULE FOR GROUNDCOVER SPACING AND QUANTITIES.



SHRUB & GROUNDCOVER SPACING



GSWCC Level II Certification  
No. 00000000083



## CARTER ENGINEERING

CARTER ENGINEERING  
3651 MARS HILL ROAD  
SUITE 2000  
WATKINSVILLE, GA 30677  
P: 770.725.1200  
F: 770.725.1204  
www.carterengineering.com

## SITE DEVELOPMENT PLANS FOR

BANKERS BLVD CAR WASH  
130 BANKERS BLVD - MONROE, GA 30655

SHEET TITLE:  
LANDSCAPE  
DETAILS

PROJECT NAME:

BANKERS BLVD  
CAR WASH

SHEET NUMBER:  
C 5.1

PROJECT NUMBER:  
23001RHBB

DATE:  
10/19/2023





- A. EAST ELEVATION FIRST STORY  
34' X 10' = 340 SF X 40% = 136 SF GLAZING REQUIRED  
(160 SF + 53 SF) = 213 SF PROVIDED
- B. SOUTH ELEVATION FIRST STORY  
115' X 10' = 1,150 SF X 40% = 460 SF GLAZING REQUIRED  
(160 SF + 53 SF + 53 SF + 53 SF + 53 SF + 53 SF + 103 SF) = 475 SF PROVIDED

### EAST REAR (EXIT) ELEVATION



[illegible]

















**Planning  
City of Monroe, Georgia**

**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**APPLICATION SUMMARY**

**CERTIFICATE OF APPROPRIATENESS CASE #:** 2807

**DATE:** December 8, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Chad Draper

**PROPERTY OWNER:** JEC Development LLC

**LOCATION:** South side of W. Washington St. and the east side of S. Wayne St. (adjacent to 208 S. Broad St.)

**ACREAGE:** ±0.19

**EXISTING ZONING:** B-2 (General Commercial District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** The applicant is requesting approval of a Certificate of Appropriateness application in order to allow exterior improvements for the adjacent building at 208 S. Broad St.

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

**DATE OF SCHEDULED MEETING**

**PLANNING COMMISSION:** December 19, 2023

**REQUEST SUMMARY**

**CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:**

The applicant is requesting approval of a Certificate of Appropriateness application in order to develop exterior improvements to the adjacent building at 208 S. Broad St. The applicant proposes to construct a balcony, stairs and landing, entryways, retaining walls, exterior seating areas and gathering spaces for the existing adjacent building. Other improvements include additional walkways, sidewalks, landscaping, and on-street parking.

**PROPOSED PROJECT SUMMARY:**

- Exterior Improvements for adjacent building at 208 S. Broad Street
  - Improvements include a balcony, stairs and landing, entryways, retaining walls, exterior seating areas and gathering spaces for the existing adjacent building
  - Other improvements include additional walkways, sidewalks, landscaping and on-street parking

---

## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “SPECIAL DESIGN STANDARDS AND EXCEPTIONS FOR THE CBD OVERLAY” AS SET FORTH IN SECTION 646.6 OF THE *CITY OF MONROE ZONING ORDINANCE*.

**646.6.1 Because of the pedestrian nature of the CBD Overlay, the presence of ample on-street and public lot parking, and the allowance of commercial parking garages within the CBD, new buildings and uses within the CBD shall not be subject to the off-street parking requirements as required in Section 520 of this Ordinance upon granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements:** The site was formerly used as a parking area but has been cleared and undeveloped for a number of years. The proposed improvements to the site for the adjacent existing building will include a balcony, stairs and landing, entryways, retaining walls, exterior seating areas and gathering spaces. Additional improvements include walkways, sidewalks, landscaping and on-street parking. The on-street parking is proposed to straddle the right-of-way boundary and the property line for the site. In order to allow the on-street parking as proposed, the parking spaces and attached sidewalks will have to be dedicated to the City as part of the W. Washington Street right-of-way.

**646.6.2 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the lot coverage restrictions of Section 570 of this Ordinance shall not apply to property located within the CBD Overlay upon granting of a COA by the Planning Commission allowing such lot coverage proposed:** The proposed improvements will be attached to and part of the adjacent building at 208 S. Broad St. The improvements will be an enhancement and create unique outdoor gathering space and access into the adjoining building. This request meets the intent of the CBD overlay.

**646.6.3 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the dimensional requirements of the underlying zoning district contained in Section 700.2-Table 11 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Commission allowing different dimensional requirements. Said dimensional requirements shall be consistent with the minimums contained herein in Table 9:** As stated above, the proposed exterior improvements meet the intent of the CBD overlay.

---

## **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 allow the exterior improvements without conditions.



# City of Monroe

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

40

## PLANNING & ZONING COA PERMIT

PERMIT #:	2807	DESCRIPTION:	COA P&Z Site Development
JOB ADDRESS:	208 S BROAD STREET	LOT #:	
PARCEL ID:	M0140103	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	JEC DEVELOPMENT LLC	CONTRACTOR:	JEC DEVELOPMENT LLC
ADDRESS:	127 1/2 N BROAD ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	770-267-6545	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	12/11/2023
VALUATION:	\$ 1,500,000.00	EXPIRATION:	6/08/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00


### NOTES:

The Planning Commission will hear and make a decision on this request for a Certificate of Appropriateness for site improvements at 208 S. Broad St. on December 19, 2023 at 5:30pm. The meeting will be held in the Council Chambers at City Hall; 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)

12/11/23  
DATE



## Certificate of Appropriateness Application

Please fill out each section completely and provide all necessary documentation.  
Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 208 S. Broad Street Parcel # M0140103

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: JEC Development LLC

Address: 127 1/2 N. Broad Street

Telephone Number: 706-438-2134 Email Address: admin@theeulaliagroup.com

Applicant: <u>Chad Draper</u>
Address: <u>127 1/2 N. Broad Street</u>
Telephone Number: <u>706-438-2134</u> Email Address: <u>admin@theeulaliagroup.com</u>

Estimated cost of project: \$1,500,000.00

Please submit the following items with your application:

- ☒ Photographs of existing condition of the property to show all areas affected
- ☒ Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- ☒ Written description of the project
- ☒ Owner authorization statement, if applicant is not the property owner
- ☒ Application Fee \$100

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov); Please submit two physical copies.

  
Signature of Applicant

10/17/2023

Date

### **208 S. Broad Street Renovation**

The City of Monroe HPC previously approved the front façade improvements for the existing building at 208 S. Broad Street on October 25, 2022. This COA application is for the remaining three facades of the building. The plans for the building are to rehabilitate the interior into a commercial space that fronts on S. Broad Street with apartments in the rear of the building on the upper floor and another commercial space in the basement of the building that fronts on S. Wayne Street.

The existing windows will be restored on the North and South sides of the building, and the existing openings on the rear of the building will be replaced with historically appropriate new windows, which have been reviewed by the Georgia Historic Preservation Division (HPD) for appropriateness. The new openings on the North façade have also been reviewed by HPD and all their comments have been addressed in the current design. The new openings are necessary to enable the commercial space in the basement to activate the adjacent open space as well as to meet the life/safety requirements for the apartments on the upper floor.

We are excited to bring this historic building back to life as a key mixed-use property in the Monroe Commercial Historic District within Monroe Downtown.

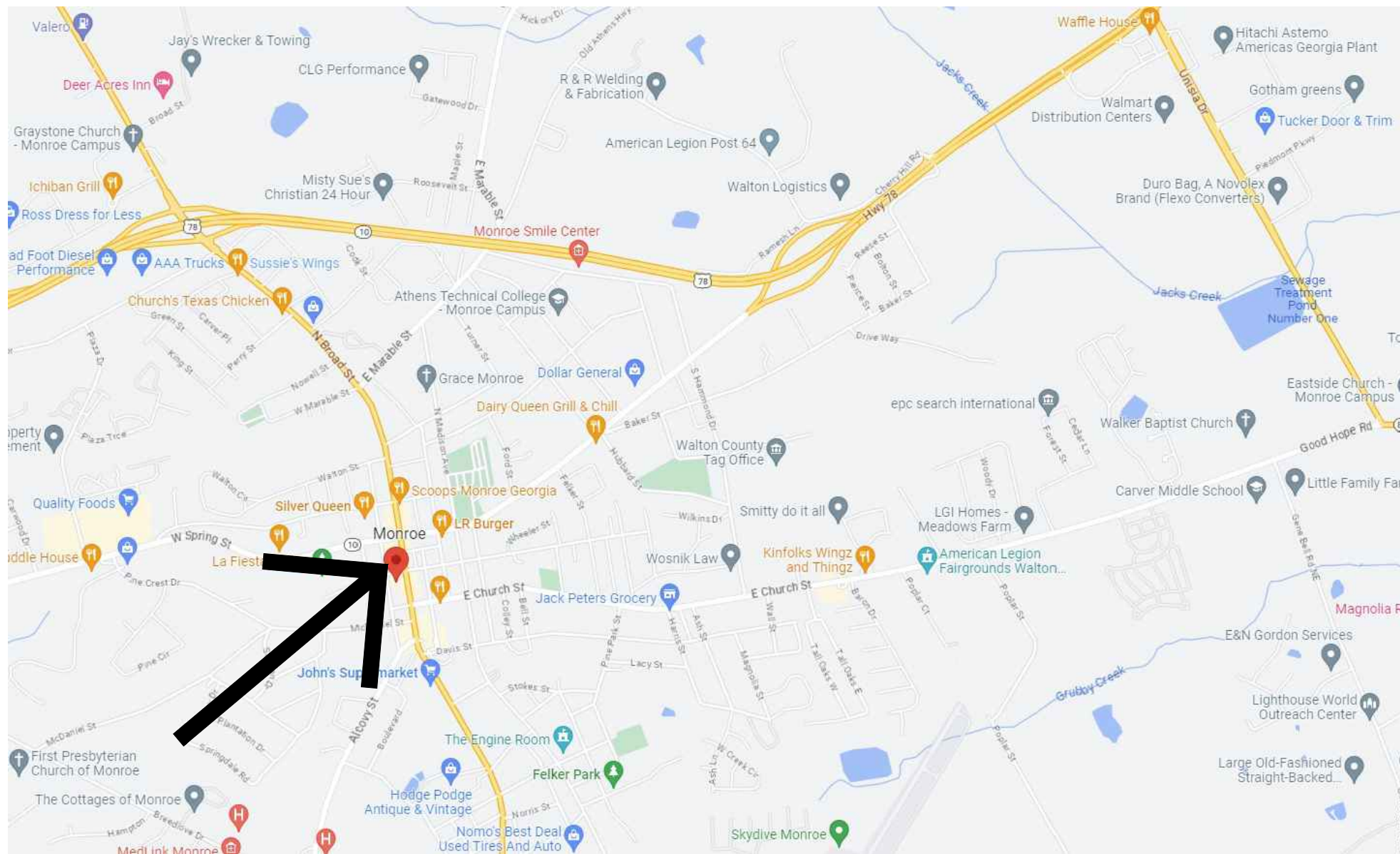


**DEVELOPER**  
CHAD DRAPER - JEC DEVELOPMENT

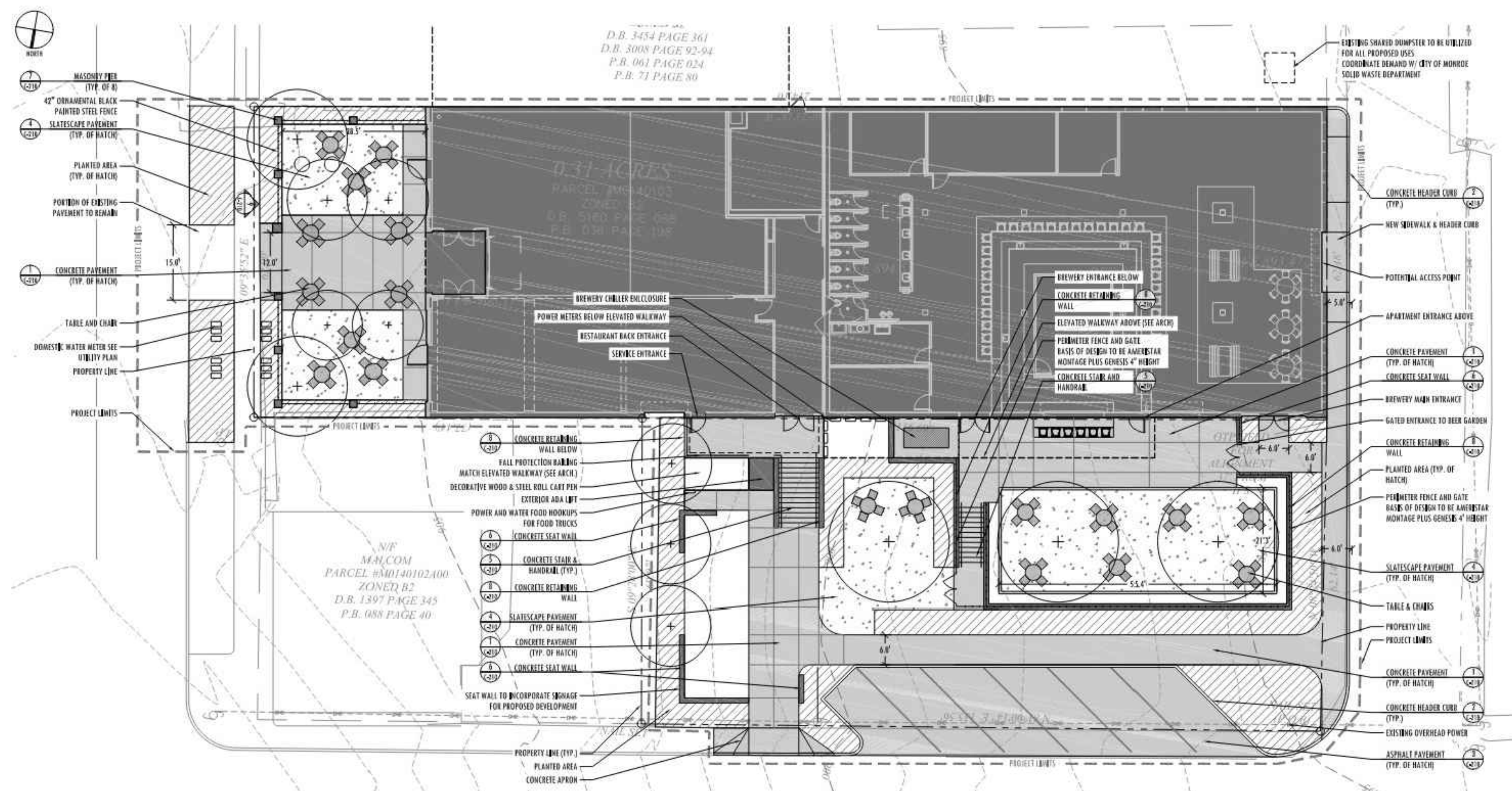
**ARCHITECT**  
CHRISTOPHER EVANS, AIA  
E+E ARCHITECTURE, INC  
297 PRINCE AVE SUITE 28B  
ATHENS GEORGIA 30601

**GENERAL NOTES:**


1. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
2. UNLESS OTHERWISE NOTED, INTERIOR PARTITION DIMENSIONS ARE GIVEN FACE TO FACE BETWEEN STUDS/CMU OR FACE OF STUD/CMU TO COLUMN CENTERLINE. THE EXCEPTION IS MILLWORK DETAILS WHERE DIMENSIONS ARE FROM FACE OF FINISH SURFACES (GWB, PLASTER, ETC.)
3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP OF FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIALS).
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CONDITIONS, AND EQUIPMENT LOCATIONS IN THE FIELD. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. ELECTRIC PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATING.
6. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL ROOMS, ELECTRIC AND TELEPHONE CLOSETS.
7. CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO: BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
  - A. VALVES
  - B. FLOW MEASURING DEVICES
  - C. MIXING BOXES
  - D. POWER OPERATED DAMPERS
  - E. ACCESS PANELS IN DUCTWORK
  - F. VOLUME AND BALANCING DEVICES
  - G. WATER FLOW SWITCHES
  - H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS
  - I. PRESSURE SWITCHES
8. REFER TO ELECT. DRAWINGS FOR SMOKE DETECTOR TYPES AND LOCATIONS.
9. NO FIRE ALARMS REQUIRED. GENERAL CONTRACTOR TO SUBMIT MODIFICATIONS TO SPRINKLER SYSTEM HEADS, PULL STATIONS, ETC. SEPARATELY.



VICINITY MAP  
N.T.S.



1 SITE PLAN  
N.T.S

[illegible]

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CONSULTING ENGINEERS.

FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal

No.	Date	Issue Notes
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97 PRINCE AVE. SUITE 28B  
ATHENS, GEORGIA  
O: 706.850.1330

COVER

Date	06.07.2023	Project Number	2022-31
CAD File Name	A-0.0 COVER.DWG		
Drawing Number			

A-0.0



# EXISTING IMAGES



FRONT EXTERIOR -  
FACING SOUTH BROAD STREET



FRONT EXTERIOR -  
FACING SOUTH BROAD STREET



SIDE EXTERIOR -  
FACING W CHURCH ST



BACK EXTERIOR -  
FACING N WAYNE ST



BACK EXTERIOR -  
FACING N WAYNE ST



BACK EXTERIOR -  
FACING N WAYNE ST



SIDE EXTERIOR -  
FACING WEST  
WASHINGTON



BACK SIDE EXTERIOR -  
FACING WEST WASHINGTON

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CONSULTING ENGINEERS:

FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No.	Date	Issue Notes

ARCHITECTURE

297 PRINCE AVE, SUITE 288  
ATHENS, GEORGIA  
O: 706.850.1330

06.07.2023

Project Number  
2022-31

05-10 EXISTING EXTERIOR IMAGES.DWG

Drawing Number  
D-1.0



FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No.	Date	Issue Notes

Design Firm

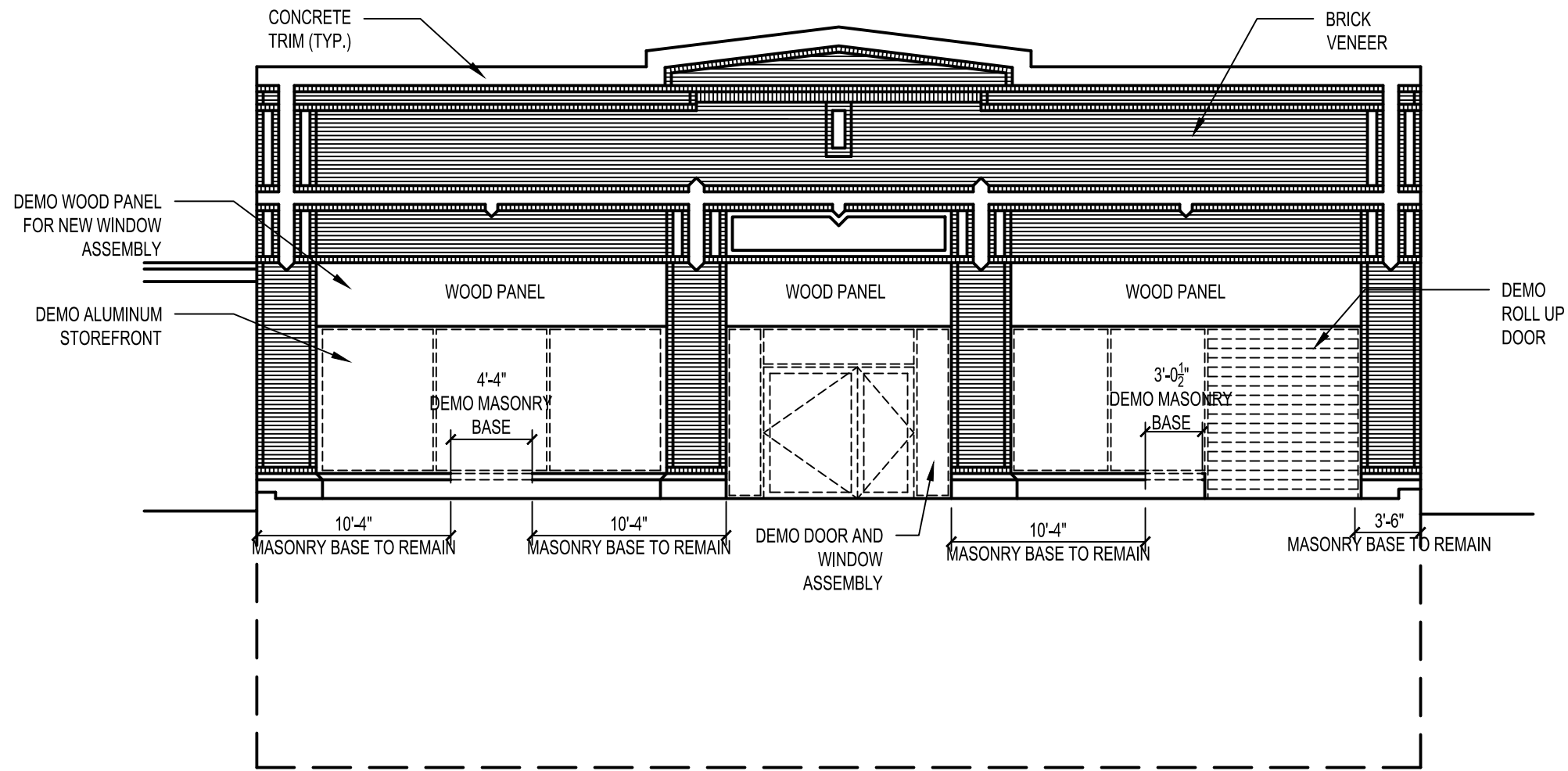


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ATHENS, GEORGIA  
O: 706.850.1330

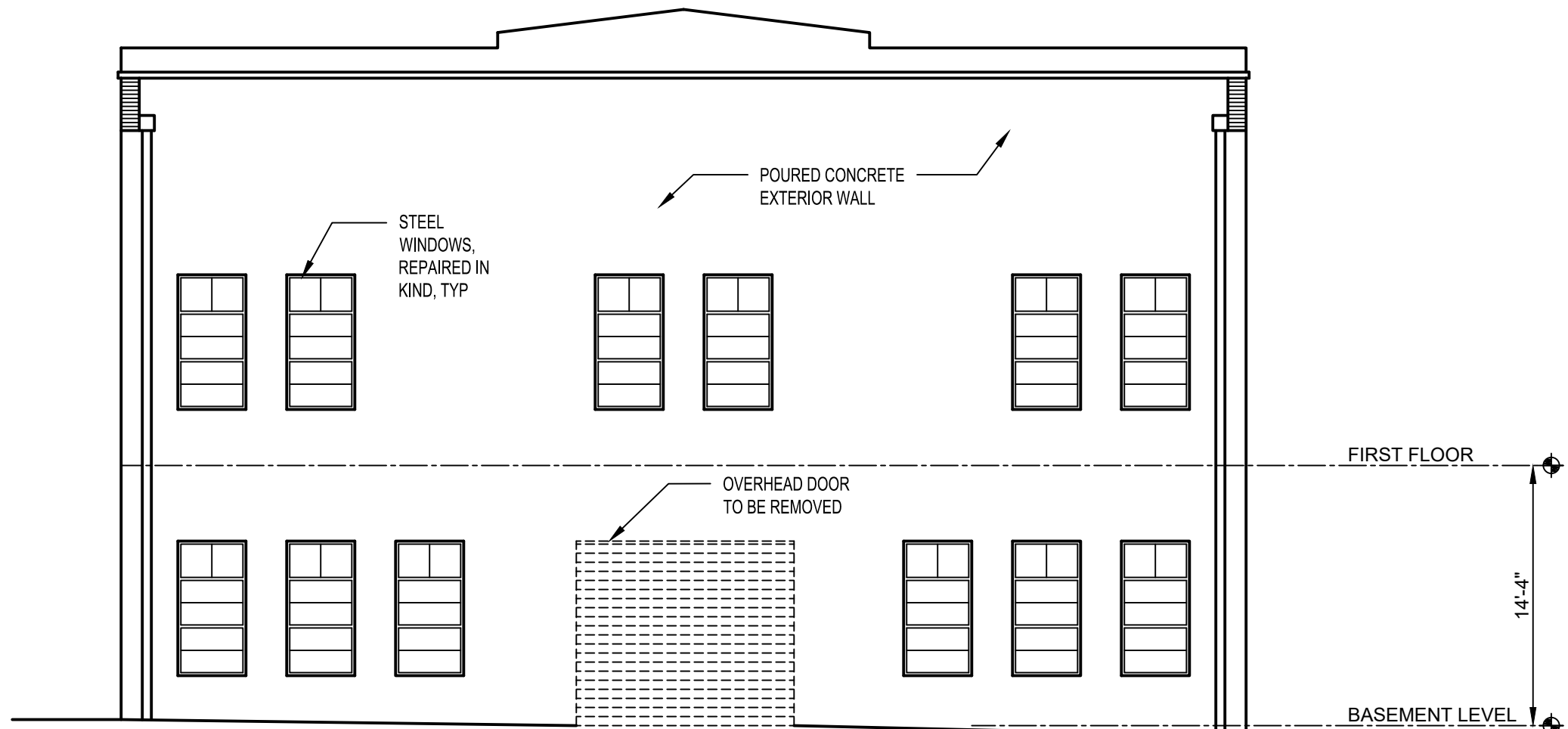
EXISTING  
EXTERIOR  
ELEVATIONS

Date	Project Number
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Drawing Number	

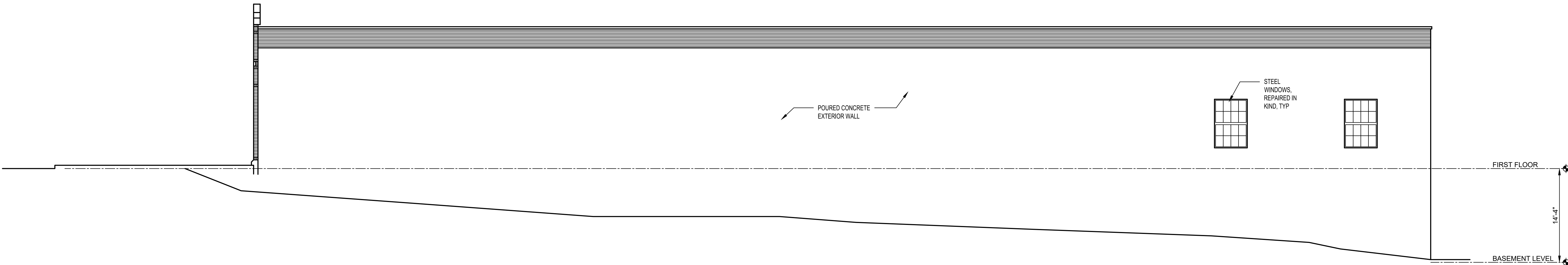
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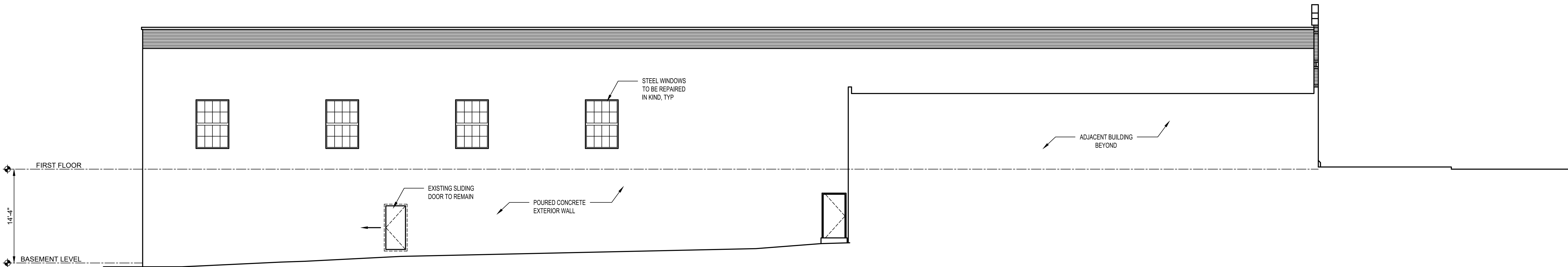
1 EXTERIOR ELEVATION  
1/8"=1'-0"



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



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



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





EXISTING PHOTO FROM CORNER OF WAYNE STREET AND WASHINGTON STREET



TOP VIEW RENDERING FROM WASHINGTON STREET

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CONSULTING ENGINEERS:

FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No.	Date	Issue Notes

Design Firm

ARCHITECTURE

297 PRINCE AVE, SUITE 288  
ATHENS, GEORGIA  
O: 706.850.1330

Drawing Title

RENDERED VIEWS

DATE06.07.2023PROJECT NUMBER2022-31

CAD FILE NAMEA-1.0 RENDERED VIEWS.DWG

DRAWING NUMBERA-1.0



FORD BUILDING  
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MONROE, GA 30655

Seal

No.	Date	Issue Notes

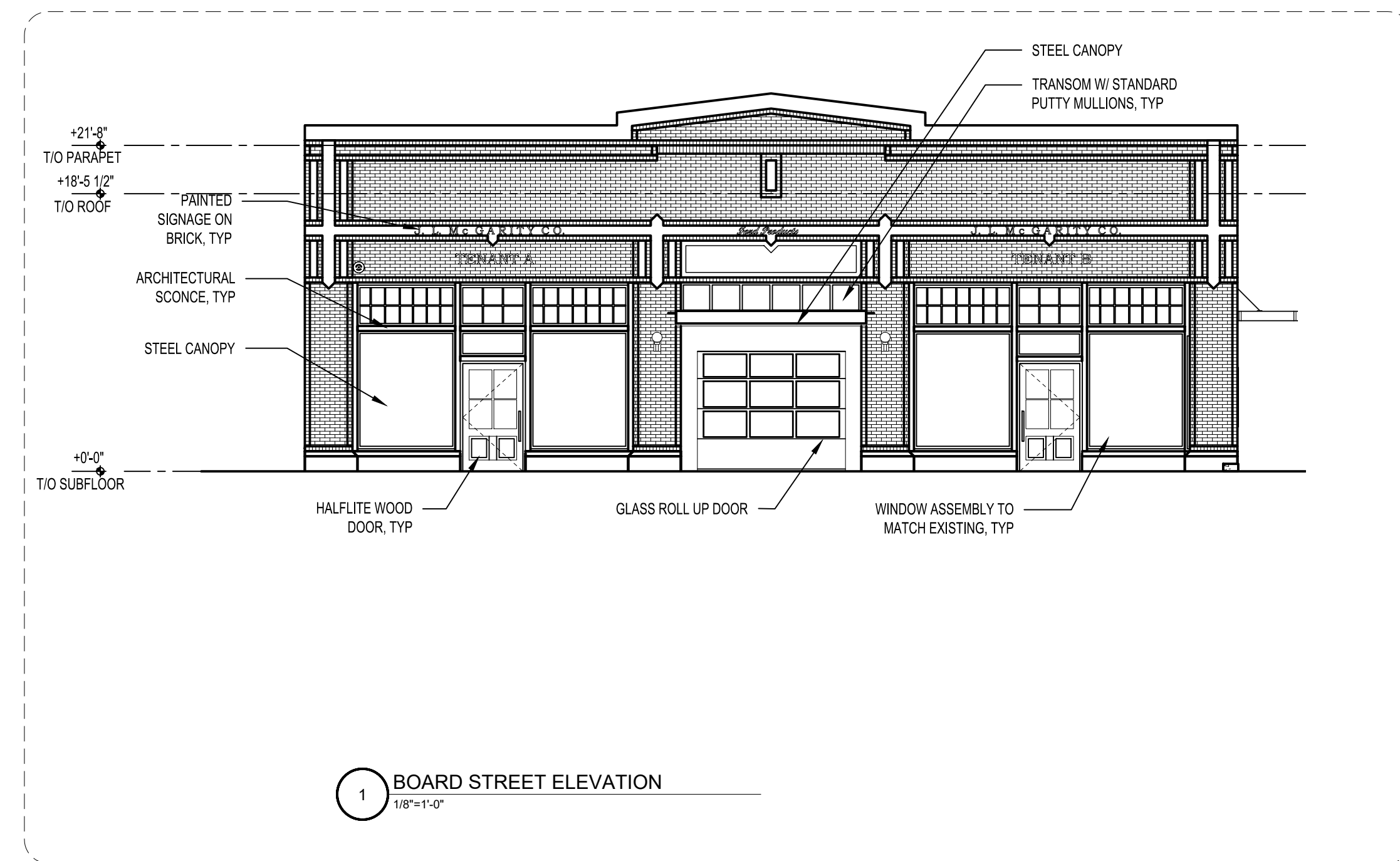


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ATHENS, GEORGIA  
O: 706.850.1330

## EXTERIOR ELEVATIONS

Date	06.07.2023	Project Number  2022-31
CAD File Name		
A-2.0 EXTERIOR ELEVATIONS.DWG		
Drawing Number		

# A-2.0



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