



Planning Commission Meeting

AGENDA

Tuesday, July 18, 2023

5:30 PM

City Hall - 215 N. Broad St.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

1. Previous Minutes 6-20-2023

V. **REPORT FROM CODE ENFORCEMENT OFFICER**

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

1. Request for Preliminary Plat Approval - Bell St Subdivision
2. Request for COA -801 Pavilion Pkwy - Fast Food Restaurant
3. Request for Conditional Use Permit - 113 N. Broad St. - Beer/Wine Retail Store
4. Request for Rezone - 707 S. Madison Ave. - R-2 to PRD
5. Request for Preliminary Plat Approval - Brookland Commons - 142 lots
6. Zoning Text Amendment #17
7. Development Regulation Update #7

VIII. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—June 20, 2023—DRAFT**

Present: Mike Eckles, Shauna Mathias (by phone), Randy Camp, Rosalind Parks, Nate Treadaway

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant
Donnie Wright—City Attorney
Sara Shropshire—Director of Community Development

Visitors: Chuck Ross, Kailash Tandrian, Eka Mahabir, Rae Singh, Mohan Singh, Patty Ramsarorp, Lindsey Streetman, Lee Rowell, Sadie Krawczyk, Chad Draper, Lori Volk, Bruce Hendley, Wes Peters, Sarah Grizzle

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

Motion to Approve the Agenda

Motion Camp. Second Parks.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the May 16, 2023 minutes.
Motion to approve

Motion Parks. Second Camp.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Old Business: None

The First Item of Business is Conditional Use Permit Case #2431, a request for a conditional use permit at 533 Plaza Dr. to allow for residential uses in the M-1 zoning district. The property owner converted an existing office building into a multi-family building without any permits. The property was converted into a four-unit apartment complex. The City became aware of the unpermitted apartment structure when the Monroe Police Department attempted to serve a warrant at the property. Approving the request could create a precedent for the unlawful creation of apartments in the city. Staff recommends denial of the request. If the request is approved, staff recommends adding four conditions as listed in the Staff Report dated 6/9/2023. The four conditions were read for the record:

1. The property owner shall obtain building permits and comply with all applicable building codes and life-safety requirements.

2. The building shall substantially conform to the number of bedrooms and proposed limitations described in the applicant’s narrative, regardless of any depictions shown on the floor plan included in this application.
3. The developer shall reduce the number of designated parking spaces on the site to a total of 8 spaces. The existing additional impervious surface not designated for parking shall be removed and replaced with landscaping and/or grassed areas.
4. Any change to or modification to the building not included in the applicant’s narrative, shall result in this Conditional Use being automatically revoked.

Chuck Ross, an attorney with Powell & Edwards, spoke on behalf of the applicant, Kailash Tandrian. Summary of Ross’s presentation:

- Tandrian came to Georgia from New York City and became an active member in his church and local community
- 533 Plaza Dr. previously housed an ambulance service company so the property was already set up for residential/overnight use
- Residential use is currently an allowed use with a conditional use permit in M-1
- Already a large number of residential properties including apartment complexes nearby
- As the property currently stands, it does not meet life/safety codes
- His client has cooperated and moved people out
- The first complaint from Code came in March and Tandrian then tried to apply for the CUP himself
- Tandrian purchased the property with the intent to use it as a church in March of 2022 but the property was already set up with four kitchens and multiple bathrooms. The top floor was as it is now and the bottom was plumbed for toilets and kitchen appliances. The bottom floor had damage that was repaired by Tandrian; the work may have required a permit
- While cleaning the place up he was approach to see if any rooms in the structure were available for rent
- The LLC referenced in the report was recommended by Ross to Tandrian for liability purposes; the LLC will likely be transformed into a non-profit; due to the time crunch an LLC was created which in Georgia automatically makes it a for profit institution.

Commissioner Treadaway: Have you or your client considered applying for a rezone?

Ross: No, I do not believe the staff would be supportive of a rezone for this property. Because residential is a permitted use under M-1 with a conditional use permit, it makes more sense to try to put this through as a conditional use

Commissioner Parks: The individuals living there would be temporary—short term?

Ross: Yes

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

Motion to deny

Motion Camp. Second Parks.
Motion Carried

The Second Item of Business is Rezone Case #2432, a request for a rezone at 408 Knight St from R-2 to R-1A to allow for subdivision of the property and development of a new single-family residence. The property currently contains one single-family residence that was constructed in 1920. Staff recommends approval without conditions. Sadie Krawczyk, board member for Hope Monroe, spoke in favor of the request.

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

Motion to approve

Motion Treadaway. Second Parks
Motion carried

The Third Item of Business is Certificate of Appropriateness Case #2433, a request for a certificate of appropriateness for 506 S. Broad St. to modify an existing parking lot at an office building. The applicant proposes to modify the parking lot to better accommodate vehicle traffic in and out of the space. The parking will be inverted so that it faces the interior of the lot. Staff recommends approval without conditions. Wes Peters, from 81 Investment LLC, spoke in favor of the request. A roundabout will be added to increase efficiency.

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

Motion to approve

Motion Camp. Second Treadaway
Motion carried

The Fourth Item of Business is Preliminary Plat Case #2434, a request for preliminary plat approval for 319 S. Madison Ave. to subdivide the site into 7 townhome lots with 1 common area lot. The plat is up for reapproval because the preliminary plat had expired. Four residences will face S. Madison Ave and 3 residences will face Milledge Ave. Staff recommends approval without conditions. Lori Volk and Bruce Hendley spoke in favor of the project.

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

Motion to approve

Motion Treadaway. Second Camp
Motion carried

The Fifth Item of Business is Preliminary Plat Case #2435, a request for preliminary plat approval to subdivide two existing properties into 6 commercial lots located at the north side of Charlotte Rowell Blvd., west side of SR 11, south side of Double Springs Ch Rd, and east side of

Double Springs Ch Rd Connector. Staff recommends approval without conditions. The road built on the property will be dedicated to the city. Lee Rowell spoke in favor of the project. The applicant prepared the property for future development.

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

Motion to approve

Motion Parks. Second Treadaway
Motion carried

The Sixth Item of Business is Zoning Text Amendment #16 Staff recommends approval without changes. These amendments are the result of House Bill 1405 that goes into effect July 1, 2023; to get the city in compliance with the new laws the following changes are being proposed:

- Section 643.4—Modifying procedures for CDO—COA’s
- Section 1440.1—Modifying published notices for CDO
- Section 1446—Adding public hearing and appeal procedures for CDO actions

Commissioner Parks: What happens if we did not approve them?

Wright: If we do not adopt these mandated changes, any zoning decisions that are made under these regulations could end up being overturned.

Chairman Eckles: Anyone else here to speak in for or against this amendment? None

Motion to approve

Motion Treadaway. Second Parks
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Parks
Meeting adjourned; 6:03pm



**Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW**

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2149

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Bell Street Subdivision

DEVELOPER: Mark Willett

PROPERTY OWNER: Together Strong Investments, LLC

DESIGN CONSULTANT: Acre Professional Surveyors

LOCATION: South side of E. Church St. and the east side of Bell St. – 502 and 506 E. Church St.

ACREAGE: ±1.25

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

EXISTING LAND USE: Two single-family residences

ACTION REQUESTED: The owner is requesting Preliminary Plat approval to recombine portions of 3 existing properties and subdivide the reconfigured properties into 4 total lots.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat as submitted.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 18, 2023

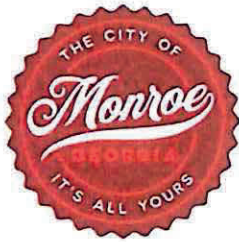
CITY COUNCIL: August 8, 2023

PRELIMINARY PLAT SUMMARY

The applicant is requesting approval of a Preliminary Plat for a subdivision of 4 single-family residential lots. 502 and 506 E. Church were administratively recombined and subdivided into 3 lots in 2021. The property owner would now like to subdivide one additional lot from the two properties, which requires a preliminary plat and final plat. The 2 new single-family residential lots will front on Bell Street and all 4 of the lots will meet the standards for the Infill Overlay District.

PROJECT SUMMARY:

- Project Name – Bell Street Subdivision
- Development Type – Single-Family Residential
- Site Area – ±1.25
- Proposed Lots – 4; smallest lot ±9,211 Sf and largest lot ±23,121 Sf
 - 2 lots will front on E. Church Street and 2 lots will front on Bell Street



CITY OF MONROE

RECEIVED
#2149

PRELIMINARY PLAT APPLICATION

Project Name: Bell Street Subdivision

Project Location: Bell Street

Development Type: Single Family

Parcel #: M0170122 & M0170121 Acreage: 1.203 Total Lots or Units: 4

Applicant: Patrick Stewart Phone #: 6782839059

Address: 506 E Church St City: Monroe State: GA Zip: 30655

Property Owner: Together Strong Investments LLC Phone #: 6782839059

Address: 1231 Mcinteer Circle City: Greensboro State: GA Zip: 30642


Developer: Mark Willett Phone #: 7702626352


Address: _____ City: _____ State: _____ Zip: _____

Designer: Acre Professional Surveyors Phone #: 7064314990

Address: _____ City: _____ State: _____ Zip: _____

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME 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.

SIGNATURE OF APPLICANT:  DATE: 05/08/2023

SIGNATURE OF OWNER:  DATE: 05/08/2023

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

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.



City of Monroe

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

MINOR SUBDIVISION PERMIT

PERMIT #:	2149	DESCRIPTION:	PRELIMINARY PLAT 4 lots
JOB ADDRESS:	502 E CHURCH ST	LOT #:	
PARCEL ID:	M0170121	BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Patrick Stewart	CONTRACTOR:	Patrick Stewart
ADDRESS:	506 E Church St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	2/22/2023
VALUATION:	\$ 0.00	EXPIRATION:	8/21/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$ 150.00
FEE TOTAL		\$ 150.00
PAYMENTS		\$ -150.00
BALANCE		\$ 0.00

NOTES:

2 Infill lots on Bell St created from two lots on Church St.

NOTICE

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

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



 (APPROVED BY)

2/22/23
 DATE



215 North Broad Street
Monroe, GA 30655
Tel (770) 267-3429
Fax (770) 267-3698

Receipt Number: R00484616

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 2/22/2023 4:13:33 PM

9

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 101

Name: Stewart, Patrick \$150.00

Total Balance Due: \$150.00

Amount: \$150.00

Total Payment Received: \$150.00

Change: \$0.00

PRELIMINARY PLAT

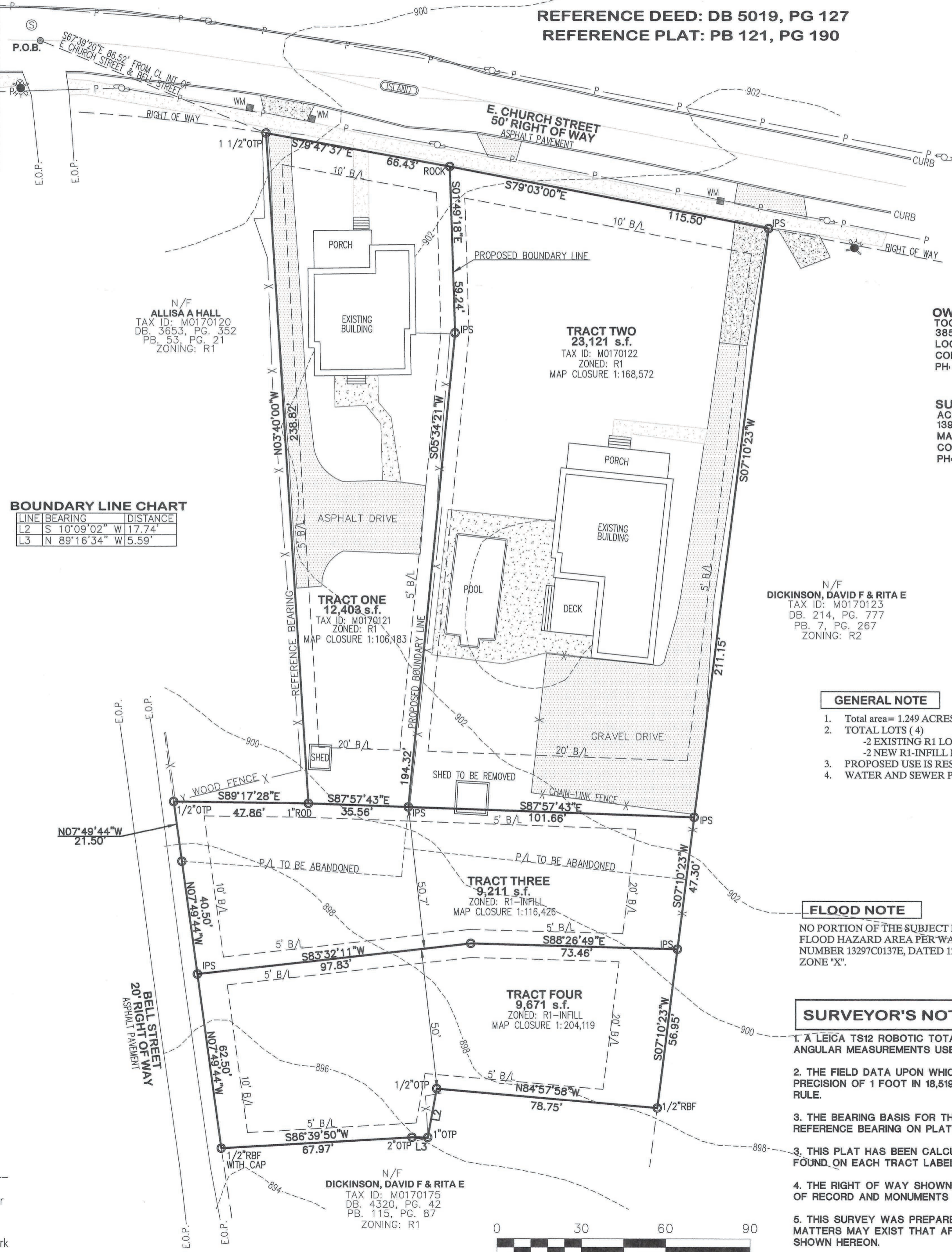
PARENT TAX PARCELS: M0170121 & M0170122

LAND LOT 65 OF THE 3RD LAND DISTRICT, G.M.D. 419

CITY OF MONROE, WALTON COUNTY, GEORGIA

- ### TEXT LEGEND
- C/L= CENTERLINE
 - C&G= CURB & GUTTER
 - FB= FEET BOOK
 - RCB= REINFORCED CONCRETE PIPE
 - CMF= CORRUGATED METAL PIPE
 - SP= SPOT ELEVATION
 - FP= FINISHED FLOOR ELEVATION
 - SE= EDGE OF PAVEMENT
 - IBS= INTERIOR BOUNDARY SET
 - RRB= REBAR IN FOUND
 - N/L= NAIL
 - N/F= NAIL DE FORMERLY
 - P.O.B.= POINT OF BEGINNING
 - P.O.C.= POINT OF COMMENCEMENT
 - R.O.W.= RIGHT OF WAY
 - DI= DROP INLET
 - WM= WATER METER
 - FES= FLARED END STRUCTURE
 - SSMH= SANITARY SEWER MANHOLE
 - GW= GUY WIRE

- ### SYMBOL LEGEND
- ⊙ PP = POWER POLE
 - P = OVERHEAD POWER
 - X = FENCE LINE



REFERENCE DEED: DB 5019, PG 127
REFERENCE PLAT: PB 121, PG 190

OWNER/SUBDIVIDER
TOGETHER STRONG INVESTMETNS, LLC
3860 NIKKI, LN
LOGANVILLE, GA. 30052
CONTACT: PATRICK STEWART
PH: 678.283.9059

SURVEYOR
ACRE GROUP, INC.
139 W WASHINGTON ST.
MADISON, GA. 30650
CONTACT: J. BENNETT
PH: 706.431.4990

N/F
DICKINSON, DAVID F & RITA E
TAX ID: M0170123
DB: 214, PG. 777
PB: 7, PG. 267
ZONING: R2

N/F
ALLISA A HALL
TAX ID: M0170120
DB: 3653, PG. 352
PB: 53, PG. 21
ZONING: R1

BOUNDARY LINE CHART

LINE	BEARING	DISTANCE
L2	S 10°09'02" W	17.74'
L3	N 89°16'34" W	5.59'

AUTHORIZATION STATEMENT:
I HEREBY SUBMIT THIS PRELIMINARY PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

Signature Of Authorized Agent/Owner _____ Date _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE.

Code Enforcement Officer _____ Date _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:

The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat.

Dated this _____ day of _____, 20____
By: _____ Chairman
By: _____ Secretary

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:

The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval if no Site Development Plans are approved and no Final Plat is recorded. If Site Development Plans are approved within one (1) year from the date of this Certificate of Approval, this Certificate of Approval shall extend to the expiration of Site Development Plans. If no Final Plat is recorded by the expiration of the Site Development Plans, then this Certificate of Approval shall expire and be null and void in its entirety and shall require a new Preliminary Plat Approval by the City of Monroe Mayor and Council.

Dated this _____ day of _____, 20____
By: _____ Mayor
By: _____ City Clerk

GENERAL NOTE

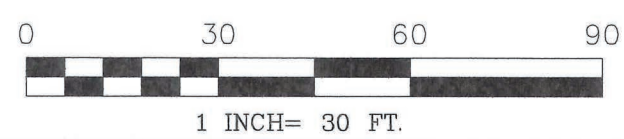
- Total area= 1.249 ACRES
- TOTAL LOTS (4)
-2 EXISTING R1 LOTS
-2 NEW R1-INFILL LOTS
- PROPOSED USE IS RESIDENTIAL SINGLE FAMILY
- WATER AND SEWER PROVIDED BY THE CITY OF MONROE

FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER WALTON COUNTY FEMA FLOOD MAP NUMBER 13297C0137E, DATED 12-08-2016. THE PROPERTY LIES IN A FLOOD ZONE "X".

SURVEYOR'S NOTES

- A LEICA TS12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 18,519 FEET AND WAS ADJUSTED USING THE COMPASS RULE.
- THE BEARING BASIS FOR THIS PLAT IS BASED ON PLAT BOOK 73 PAGE 31. SEE REFERENCE BEARING ON PLAT.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE PRECISION CAN BE FOUND ON EACH TRACT LABEL.
- THE RIGHT OF WAY SHOWN HEREON WAS CALCULATED FROM DEEDS AND PLATS OF RECORD AND MONUMENTS FOUND IN THE FIELD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. MATTERS MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.



PRELIMINARY PLAT FOR:

NO.	DATE:	REVISION:

DATE: 7/19/2021 LAND LOT: 65 DISTRICT: 3RD G.M.D.: 419
CITY: MONROE COUNTY: WALTON SCALE: 1"=30 DRAWN BY: A PALMER
JOB NUMBER: 21-461 DATE OF FIELD WORK: 7/13/2021



acre
PROFESSIONAL SURVEYORS
LAND DEVELOPMENT SURVEYING AND MAPPING

PREPARED BY: A Georgia Land Surveying Firm: LSF# 001105
139 W. WASHINGTON ST. | MADISON | GEORGIA 30650 | 706.431.4990

BELL STREET SUBDIVISION



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 2515

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Ingenium Enterprises, Inc.

PROPERTY OWNER: MAB Monroe LLC

LOCATION: South side of Pavilion Pkwy. and the north side of US Hwy 78 – 801 Pavilion Pkwy.

ACREAGE: ±1.53

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a fast food restaurant with a drive-thru window.

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

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: July 18, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a fast food restaurant with a drive-thru window, associated parking and landscaping.

PROPOSED PROJECT SUMMARY:

- Fast-Food Restaurant with Drive-Thru Window – Panda Express
 - Total Building Floor Area – 2,689 Sf
 - Façade Materials – combination of stone, EFIS, composite cladding (synthetic wood), and architectural metal accents
 - Access – Shared access drive off Pavilion Pkwy.
 - Parking – 43 Parking Spaces
 - Landscaping – 20’ landscape buffers along Pavilion Pkwy. and US Hwy 78

STAFF ANALYSIS

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

643A.1 – Site Planning:

The proposed building is a typical sized fast-food restaurant building. The building is oriented on the lot with the main entry facing east and parking on the eastern side of the lot and drive-through lanes on the west side of the building. The site has established access off Pavilion Pkwy. that was installed in the development of Pavilion Pkwy. The lot is intended to have shared access through the lot adjoining the site to the east. 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 restaurant building will be a combination of stone, EFIS, composite cladding (synthetic wood), architectural metal accents, and glass storefront windows and doors. The roof of the building will be a parapet roof style. The proposed building appears to meet the intent of the Architectural requirements under Section 643A.2.

643A.3 – Pavement:

A proposed drive-through lane drive 32-feet in width will be located between the restaurant building and the right-of-way of Pavilion Parkway and US Hwy 78. All parking on the site will be located to the eastern side of the proposed restaurant building. 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 Pavilion Pkwy. and US Hwy 78 and throughout the site. Landscaping along Pavilion Pkwy. and US Hwy 78 will be inside a 20-foot landscape buffer that will contain a mixture of shrubs, medium sized trees, and grass. 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:

The application includes the representative signs on the building elevations and various signs in the sign package. The sign package also includes a representative monument sign. Some wall signs appear to include a mix of halo lit signs and internally illuminated signs. The Pavilion PCD Pattern Book allows for internal illumination of signs, but defers to the City’s sign regulations on all signs visible from US Hwy 78. The City of Monroe Corridor Design Overlay requirements do not permit any signs to be internally illuminated (Section 643A.5(e)). In this case, all signs facing Pavilion Parkway on the building, including the monument sign may be internally illuminated. The remaining wall signs and any monument signs visible from US Hwy 78 will not be permitted to be internally illuminated. Signs visible from US Hwy 78 will be required to have back-lit, or halo lighting. Staff has added several conditions to address the size and allowance for illumination of signs on the site and on the proposed building.

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.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct a fast-food restaurant with drive-thru windows, subject to the following conditions:

1. All wall signs on the proposed building shall not exceed two and one-half (2.5) square feet per linear foot of building frontage per wall. The wall sign on the front elevation of the building facing Pavilion Parkway may be internally illuminated. The wall signs located on the east, south, and west faces of the building shall not be internally illuminated. Illumination for the signs on the west, south, and west faces of the building shall be back-lit, or halo-lit style illumination.
2. The monument or ground sign facing Pavilion Parkway sign for this site shall not exceed sixty-four (64) in size and shall not be have a height greater than nine (9) feet above grade. The monument sign facing Pavilion Parkway may be internally illuminated. Any monument or ground signs facing US Hwy 78 shall not exceed sixty-four (64) in size and shall not be have a height greater than nine (9) feet above grade. Any monument or ground signs facing US Hwy 78 shall not be internally illuminated.



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: 801 Pavilion Parkway, Monroe, GA 30655 Parcel # M0050045J00

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: MAB Monroe, LLC

Address: 525 N Tyron St., Suite 1600, Charlotte, NC 28202

Telephone Number: (704) 331-6587 Email Address: _____

Applicant: <u>Ingenium Enterprises, Inc.</u>	
Address: <u>19445 Shumard Oak Drive, Suite 102, Land O Lakes, FL 34638</u>	
Telephone Number: <u>(813) 387-0084</u>	Email Address: <u>permitting@ingeniumenterprises.com</u>

Estimated cost of project: \$1,000,000

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; Please submit two physical copies.

Norbert Kovacs

Signature of Applicant

05/04/2023

Date



Panda Express in Monroe, GA Project Narrative for COA

The project proposes to develop Lot 5 of the Monroe Pavilion with a Panda Express quick service restaurant with a drive-thru and the necessary associated parking lot, utilities, and landscaping. The proposed restaurant will be serving American Chinese food and will be open daily for lunch and dinner but will not be open during breakfast hours. The typical open hours for a Panda Express are 10:00 AM – 10:00 PM; although the exact open hours for this particular restaurant may differ slightly.

The project will stay under the maximum impervious area allotted for the property and make use of the existing stormwater design/system provided by the master developer of the Monroe Pavilion. The impervious areas being proposed by the project will include concrete pavement in the drive-thru lane, parking spaces immediately adjacent to the building, and underneath and surrounding the dumpster enclosure; heavy-duty asphalt for the remaining drive-aisles; light-duty asphalt for the remaining parking spaces; and concrete for the sidewalk and patio areas. The approximate total impervious area will be 39,000 SF. Based on the site area being 1.53-acres (66,646 SF), the approximate impervious percentage will be 59%.

The project will also make use of the existing utility connection locations in the immediate vicinity of the property. This includes water for irrigation and domestic, sanitary sewer, electric, communications, and gas.

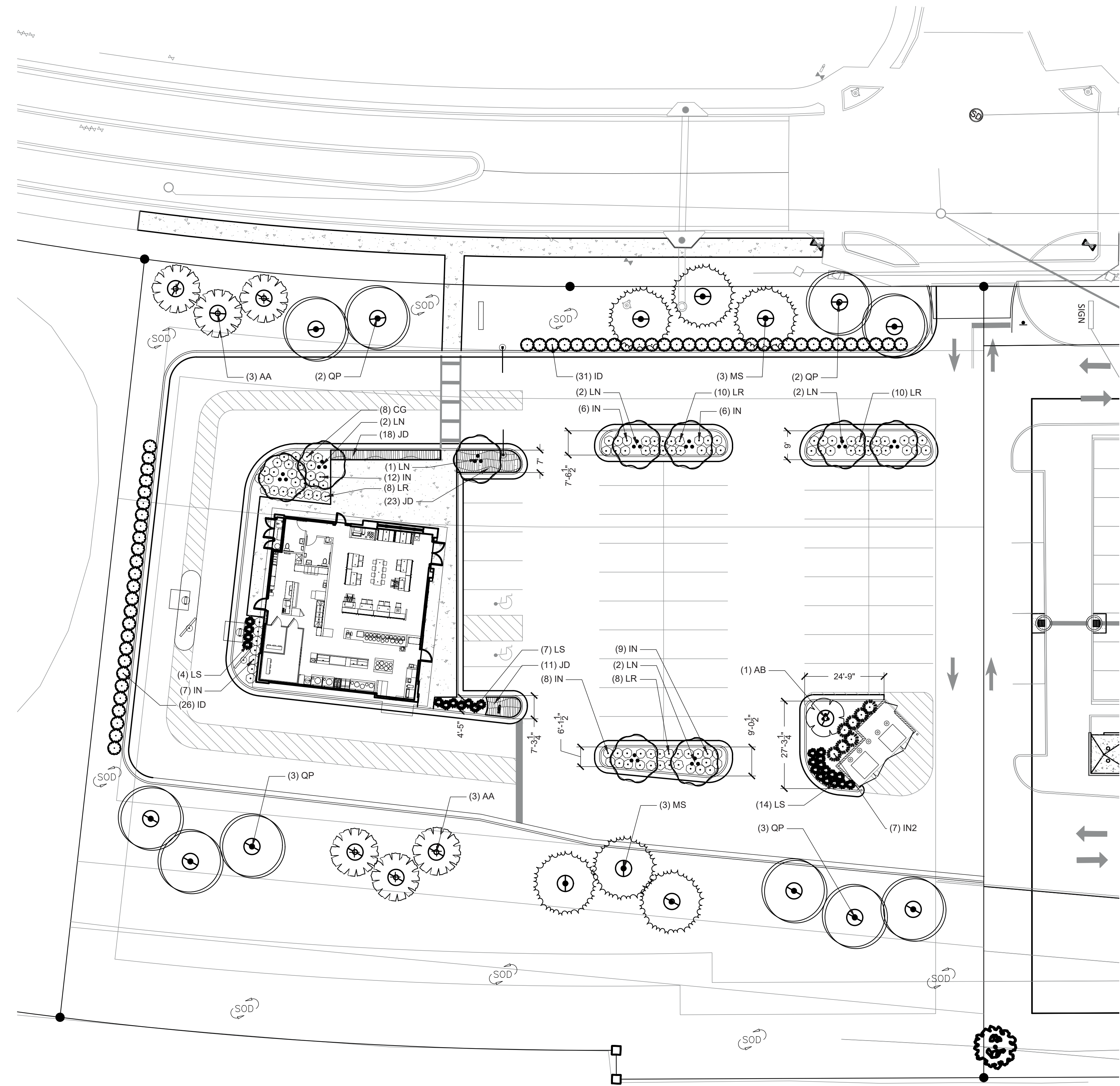


PANDA EXPRESS, INC.
 1683 WALNUT GROVE AVE.
 ROSEMEAD, CALIFORNIA 91770
 TELEPHONE: 626.799.9898
 FACSIMILE: 626.372.8288

LANDSCAPE CALCULATIONS

15% OF PARKING TO BE LANDSCAPED
 TOTAL PARKING AREA: 12,134 SF
 TOTAL LANDSCAPE AREA REQUIRED: 1,820.1 SF
 TOTAL LANDSCAPE AREA PROVIDED: 1563, 12.8%

1 OVERSTORY TREE REQUIRED PER EVERY 25'
 NORTH PERIMETER: 256 LF
 TREES REQUIRED: 10.2
 TREES PROVIDED: 10
 SOUTH PERIMETER: 297 LF
 TREES REQUIRED: 11.88
 TREES PROVIDED: 12



NOTES

1. PROVIDE 18" CONCRETE OR ROCK MULCH STRIP ADJACENT TO ALL PARKING, VERIFY WITH OWNER PRIOR TO INSTALLATION.
2. PROVIDE RIVER ROCK MULCH AROUND BASE OF TREES PLACED IN LAWN AREAS AND ALL LANDSCAPE BEDS UNLESS SPECIFICALLY PROHIBITED BY THE JURISDICTION. IF PROHIBITED, UNACCEPTABLE MULCHES LISTED UNDER THE GUYING, STAKING AND MULCHING SECTION OF THE GENERAL NOTES ON SHEET L01.2 SHALL NOT BE USED.
3. CONTRACTOR SHALL PROVIDE LARGER MULCH STONE AROUND ALL DRAIN INLETS WITHIN LANDSCAPE BEDS TO PREVENT ANY MULCH FROM FALLING INTO DRAIN INLET. CONTRACTOR SHALL PROVIDE MULCH MATERIAL SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS THE MATERIAL OF THE OWNERS CHOICE COVERING THE GROUND TO SUPPRESS WEEDS AND ANY UNDESIRABLE PLANTS FROM GROWING.
4. CONTRACTOR SHALL EDGE ALL LANDSCAPE BEDS AND TREE MULCH RINGS WITH ALUMINUM BED EDGING PER PLANT BED EDGING DETAILS. IF ORGANIC MULCH IS REQUIRED, CONTRACTOR SHALL PLACE ALUMINUM BED EDGING WHERE ANY CHANGE IN MULCH TYPES OCCUR. EDGING SHALL BE ALUMINUM AND BLACK IN COLOR, PERMALOC ALUMINUM ALLOY BLACK ANODIZED EDGING OR APPROVED EQUIVALENT. RE: DETAIL ON SHEET L01.3
5. SOD TYPE SHALL MATCH THAT OF THE SURROUNDING DEVELOPMENT. VERIFY TYPE OF SOD WITH OWNER PRIOR TO INSTALLATION.
6. IRRIGATION PLAN AND SPECIFICATIONS TO BE SUBMITTED WITH CONSTRUCTION DRAWINGS PER CODE REQUIREMENTS.
7. SHOULD ANY OF THE PROPOSED LANDSCAPE CONFLICT WITH EXISTING OR PROPOSED SIGNAGE OR UTILITIES, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO PLANT INSTALLATION.
8. ALL EXISTING TURF GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW SOD OF SAME SPECIES OF EXISTING TURF.
9. CONTRACTOR TO OBTAIN ALL RELEVANT PERMITS FOR TREE REMOVAL AND PLANTING RENOVATIONS PRIOR TO STARTING WORK.
10. INSTALL AUTOMATIC IRRIGATION SYSTEM AS REQUIRED TO ACHIEVE 100% HEAD TO HEAD COVERAGE.
11. ALL PLANT MATERIALS TO BE INSTALLED SHALL BE NURSERY GROWN AND ROOT PRUNED STOCK FREE OF INSECTS, DISEASE AND DEFECTS AND SHALL SATISFY THE REQUIREMENTS OF FLORIDA GRADE NO. 1 QUALITY OR BETTER AS DEFINED IN THE MOST CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
12. ANY AREAS NOTED ON THE PLANS AS "SEED" OR "MULCH" WHERE THERE IS AN EXISTING LAWN AREA, MULCH AREA OR NATURAL AREA THAT IS DEEMED TO BE IN GOOD CONDITION, MAY INSTEAD BE MAINTAINED AS EXISTING. AREAS VOID OF VEGETATION OR GROUND COVER OR THAT EXHIBIT EVIDENCE OF EROSION, SHALL BE IMPROVED AS NECESSARY.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

PLAN CHECK	XX-XX-XX
BID	XX-XX-XX
CONSTRUCTION	XX-XX-XX

DRAWN BY: LDC, WAS DESIGN, INC.

PANDA PROJECT #: D20740
 PANDA STORE #: 3651
 CIVIL PROJECT #: 210121



GA CERT. OF AUTHORITY #

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JARED ADY, PLA ON THE DATE ADJACENT TO THE SEAL ON THE COVER SHEET (C01.0).
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

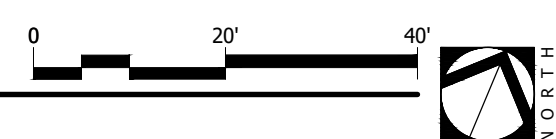
CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS FOLLOWING INSTALLATION.

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

**24-HOUR CONTACT:
 JOE CELENTO
 912-272-4811**

1 LANDSCAPE PLANTING PLAN
 Scale: 1" = 20'



PLANTING PLAN
 L01.0



PANDA EXPRESS, INC.

1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
TELEPHONE: 626.799.9898
FACSIMILE: 626.372.8288

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS	
	AB	1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	15 GAL				
	AA	6	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	B&B OR CONT	2.5"-3"	10'-12' H	FULL HEAD, SPECIMEN QUALITY	
	LN	9	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL. OR B&B	1.5" - 2"	8'-10'	MINIMUM 3 TRUNKS; FULL HEAD	
	MS	6	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	B&B OR CONT		6'	MIN. 3 TRUNKS @ 1" EACH	
	QP	10	QUERCUS PHELLOS	WILLOW OAK	45 GAL	2"CAL	10'-12'	FULL HEAD, SPECIMEN QUALITY	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	CG	8	CRYPTOMERIA JAPONICA 'GLOBOSA NANA'	DWARF JAPANESE CEDAR	7 GAL			36" o.c.	
	ID	57	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	7 GAL			48" o.c.	
	IN	60	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL			36" o.c.	
	IN2	7	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL	4'-5'		54" o.c.	
	LS	25	LANTANA SELLOWIANA	TRAILING LANTANA	3 GAL			36" o.c.	FULL
	LR	36	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL			36" o.c.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	JD	52	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	3 GAL			30" o.c.	FULL FORM
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	SOD	142 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD				

QUANTITY TAKEOFF DISCLAIMER:
 QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE:

PLAN CHECK	XX-XX-XX
BID	XX-XX-XX
CONSTRUCTION	XX-XX-XX

DRAWN BY: LDC, WAS DESIGN, INC.

PANDA PROJECT #: D20740
 PANDA STORE #: 3651
 CIVIL PROJECT #: 210121



GA CERT. OF AUTHORITY #

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JARED ADY, PLA ON THE DATE ADJACENT TO THE SEAL ON THE COVER SHEET (C21) (3).
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PLANTING DETAILS

L01.2

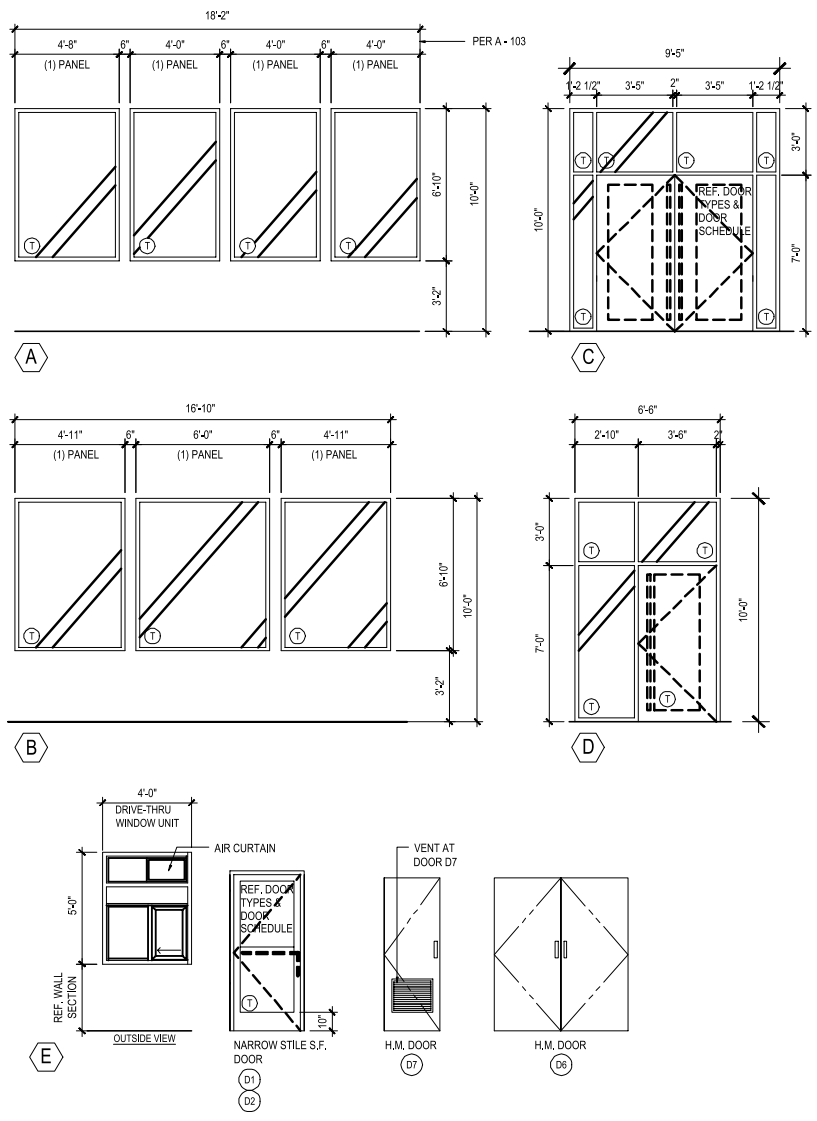
EXTERIOR FINISH SCHEDULE INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 7646 FIRST STAR	FINE	BUILDING BODY NOTE: EIFS TO RECEIVE FINAL COAT OF STO-CORP STO-LASTIC ELASTOMERIC COATING TINTED TO DESIRED COLOR AS SCHEDULED
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
EIFS-3	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELIS
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: 864-862-1221 PROVIDE 3/8" MORTAR JOINTS. MFG. ARGOS. COLOR: CHARCOAL
CD-1	FIBERON	WILDWOOD	BAMBOO	-	COMPOSITE CLADDING - CONTACT: MARIA SCHOLLER 419-704-5824 EMAIL: maria.scholler@fiberoncladding.com
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK-7C	BATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

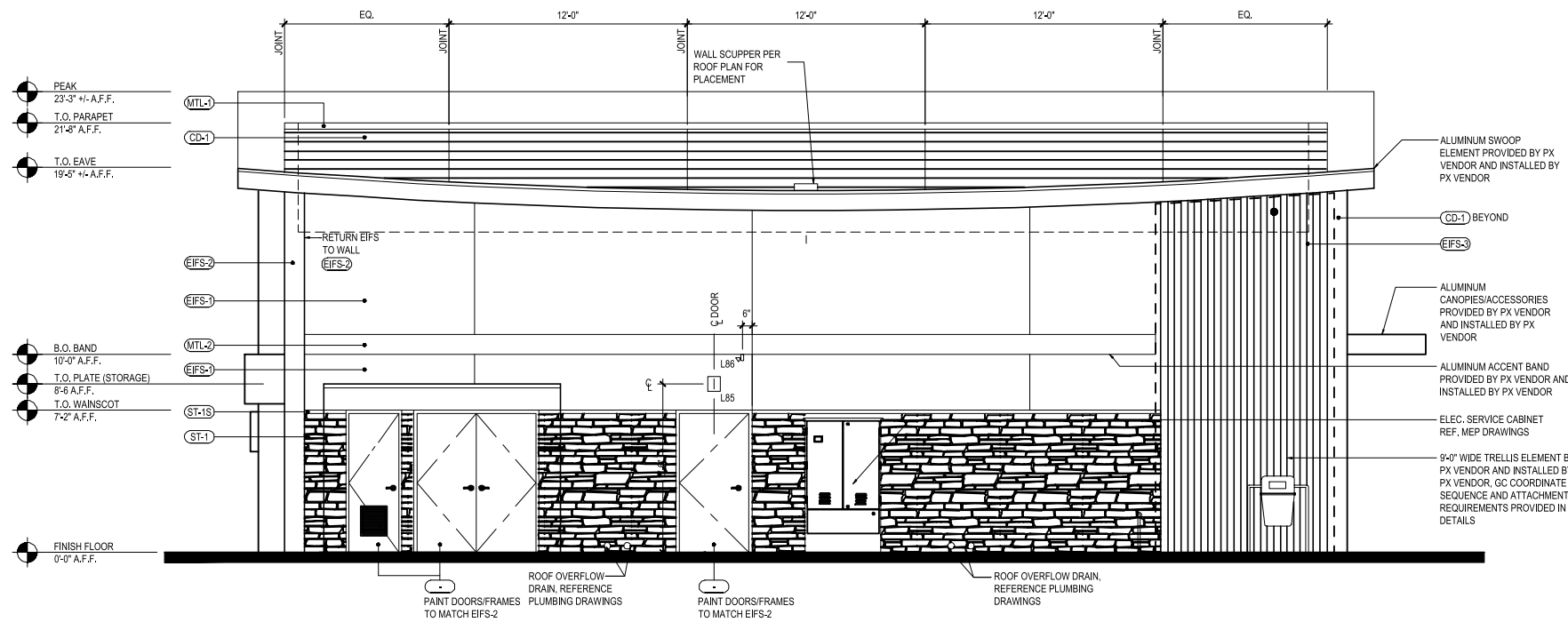
WINDOW SCHEDULE INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	18'-2" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	16'-10" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	9'-5"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
D	6'-6"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
E	4'-0"	59.5"	TEMPERED GLASS	BLACK ANODIZED ALUMINUM	QUIK-SERV (HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5, CONTACT: WADE ARNOLD, 800-388-8307

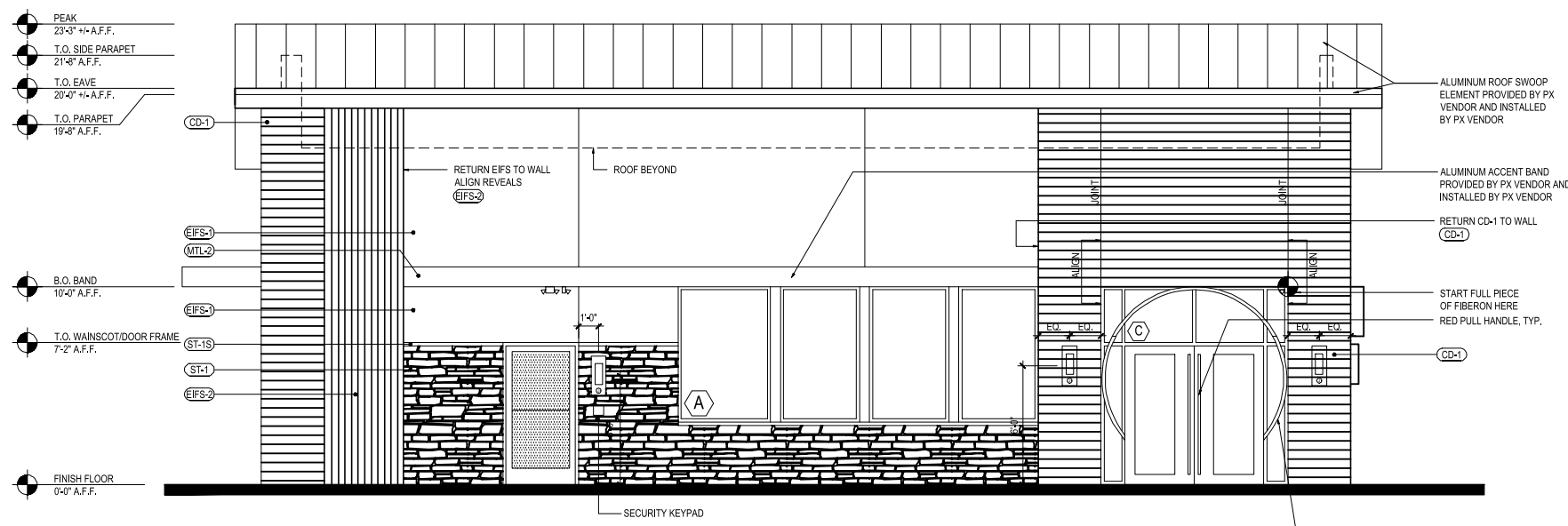
- NOTES
- INSULATING GLASS SOLARBAN 60 LOW E WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35% DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
 - WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
 - GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
 - MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CH-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
 - WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE. TEMPERED GLASS



WINDOW AND DOOR ELEVATIONS 3
Scale= NTS A-200



WEST ELEVATION 2
Scale= 1/4" = 1'-0" A-200



EAST ELEVATION 1
Scale= 1/4" = 1'-0" A-200

19

bdg
architects

400 N. Ashley Dr., Ste. 600
Tampa, FL 33602

P: 813 - 323 - 9233
FL Lic#AR-0014752
www.bdgllp.com

PANDA EXPRESS
CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, CA 91770

PANDA EXPRESS
PANDA HOME 2600 R3
Montre Pavilion, US
Highway 78
Monroe, GA 30655

THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS (HEREINAFTER "PLANS") ARE THE SOLE AND EXCLUSIVE PROPERTY OF BDG ARCHITECTS, AND MAY NOT BE REPRODUCED, PUBLISHED, COPIED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE SURETY AND CONSTRUCTION OF THE PLANS. THE PLANS SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, OR ANY CHANGES IN THE SCOPE, DESIGN, OR TYPE OF THESE PLANS FOR ANY REASON, BY ANY PERSON OTHER THAN BDG ARCHITECTS, SHALL AUTOMATICALLY VOID ANY REPRESENTATIONS OR WARRANTIES THAT BDG ARCHITECTS MAY HAVE ON THE PROJECT, AND RESULT IN THE FULL AND COMPLETE RELEASE OF BDG ARCHITECTS FROM ANY LIABILITY CLAIMS OR DAMAGES INCLUDING BROKER AND OVERSEER FEES, OF OR RELATED TO THE PLANS. ANY DECISIONS OR CORRECTIONS TO THE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECTS FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. FAILURE TO OBTAIN NECESSARY PERMITS OR CONSENTS TO ANY CHANGES PRIOR TO PERFORMING WORK SHALL RESULT IN THE WAIVER OF ANY CLAIMS OF DAMAGES ASSOCIATED WITH THE DEFICIENCIES OR OMISSIONS OF THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SCHEDULING AND CONFORMANCE OF HIS WORK, AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.

SEAL

Architect of Record:
Christopher Gary Kirschner, AIA, LEED AP
NC License No. 10173

ISSUE/BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

PANDA PROJECT #:	TBD
PANDA STORE #:	TBD
BDG PROJECT #:	229201
DATE:	04-28-2023
DRAWN BY:	MJ
CHECKED BY:	ER
SHEET TITLE	

EXTERIOR ELEVATIONS

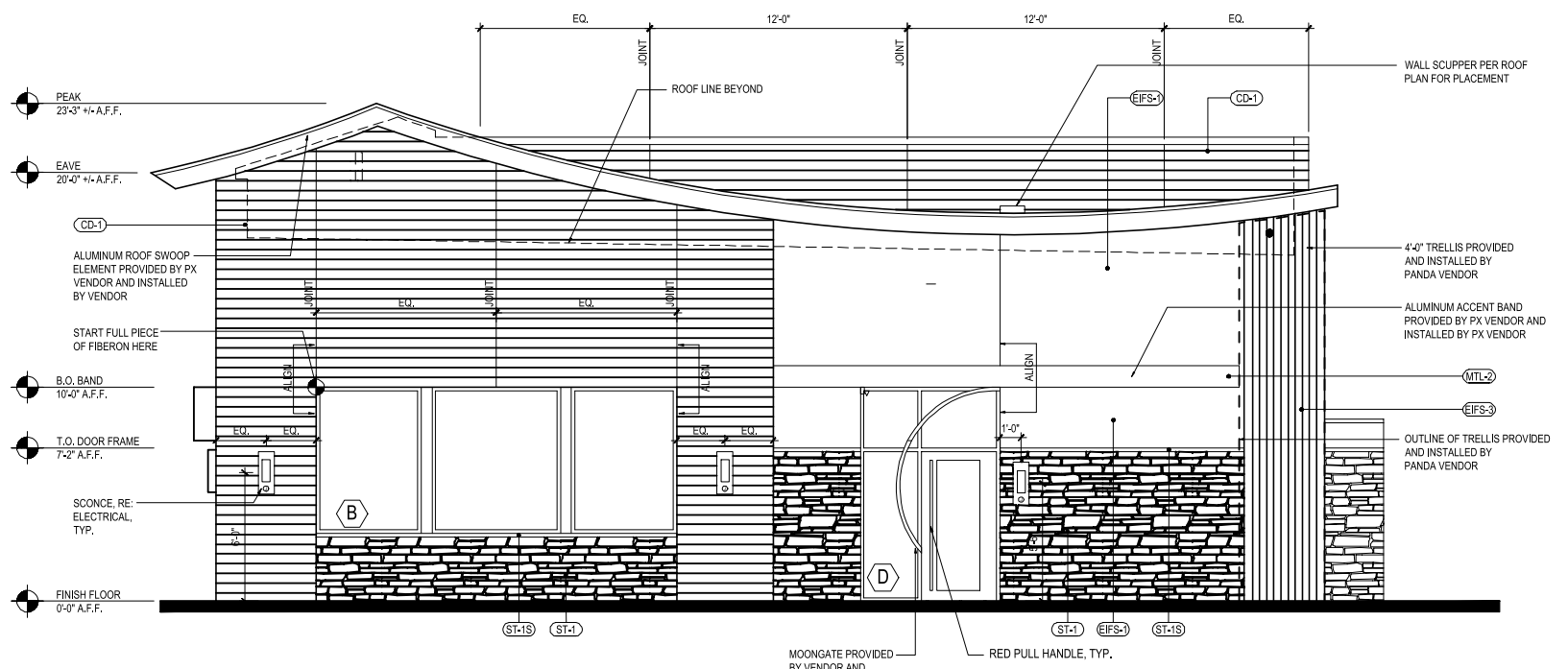
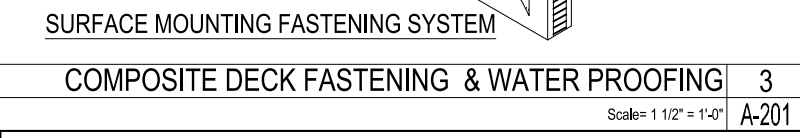
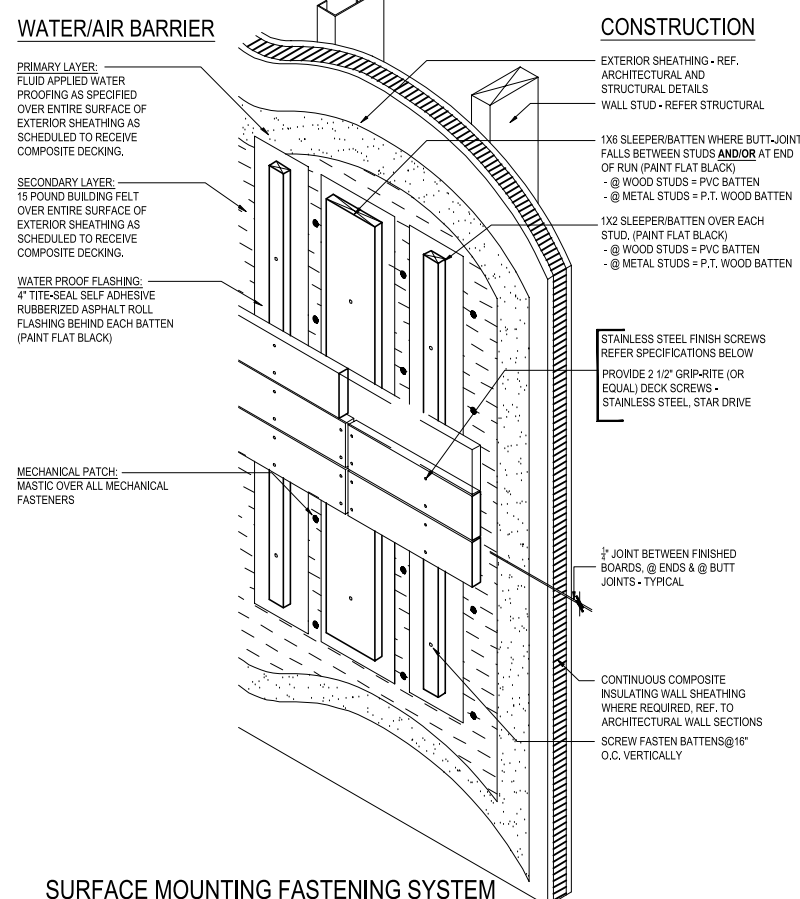
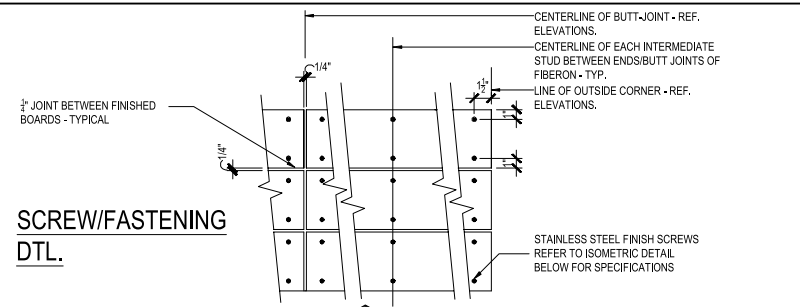
SHEET NUMBER

A-200

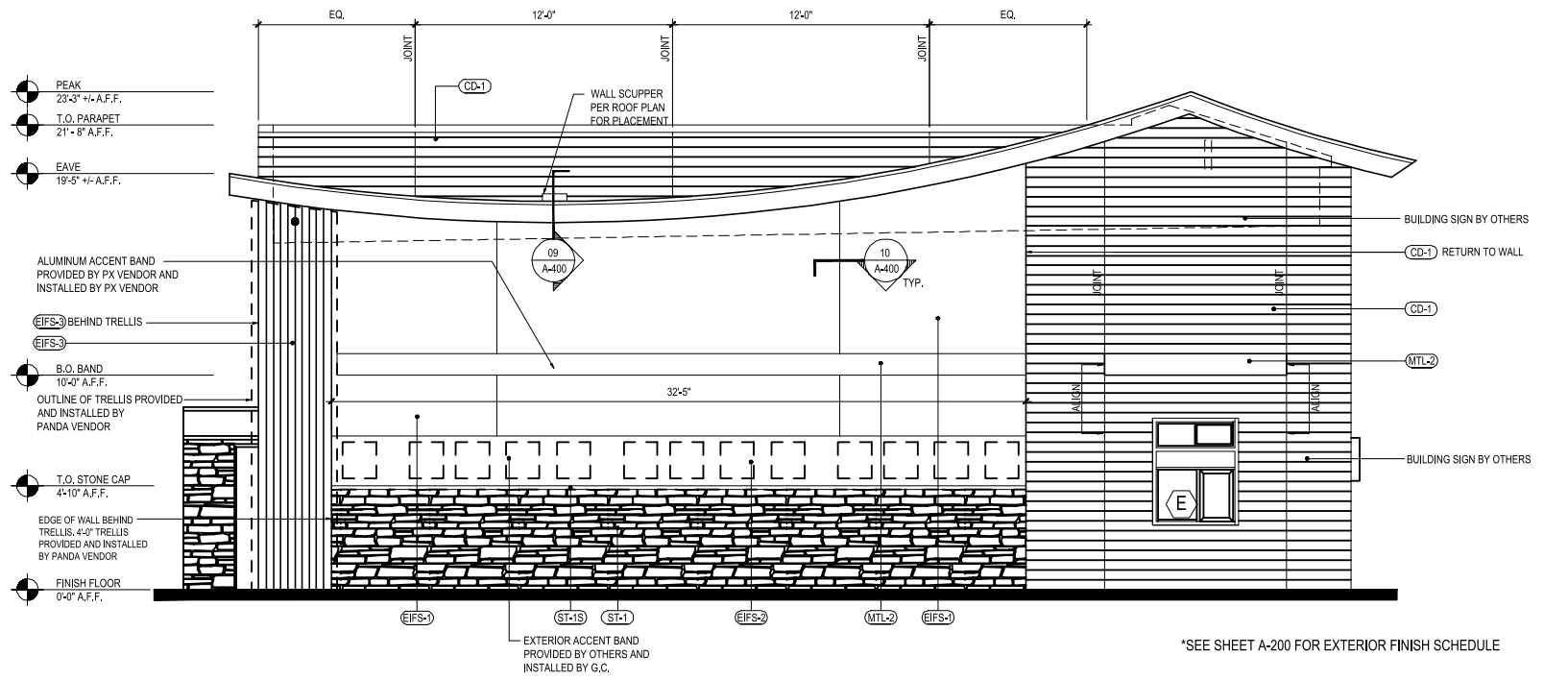


PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, CA 91770

PANDA EXPRESS PANDA HOME 2600 R3 Monroe Pavilion, US Highway 78 Monroe, GA 30655



NORTH ELEVATION 2 Scale= 1/4" = 1'-0" A-201



SOUTH ELEVATION 1 Scale= 1/4" = 1'-0" A-201

THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS AND WATER-PROOFING PLANS ARE THE SOLE AND EXCLUSIVE PROPERTY OF BDG ARCHITECTS...

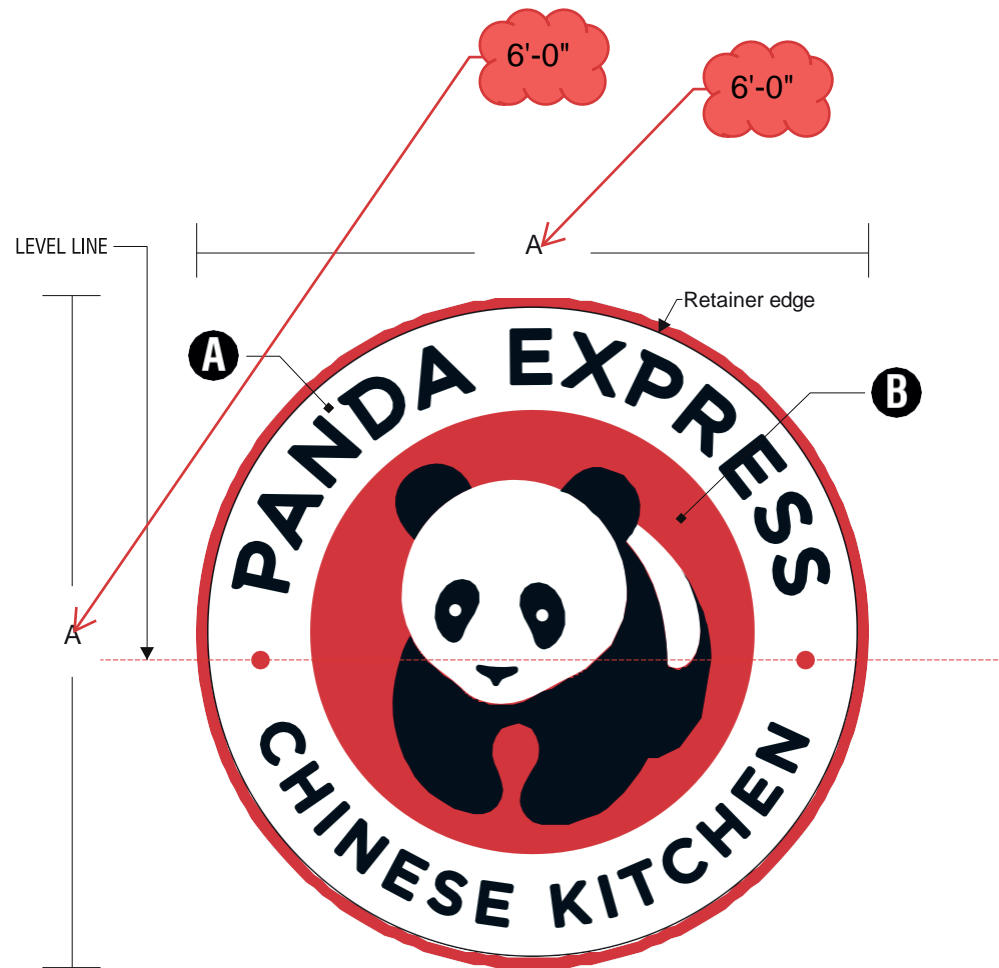
Architect of Record: Christopher Gary Kirschner, AIA, LEED AP NC License No. 10173

Table with 3 columns: ISSUE/BY, DATE, DESCRIPTION

PROJECT INFORMATION BLOCK table with fields for PANDA PROJECT #, PANDA STORE #, BDG PROJECT #, DATE, DRAWN BY, CHECKED BY, SHEET TITLE

SHEET NUMBER table with SHEET NUMBER and SHEET TOTAL





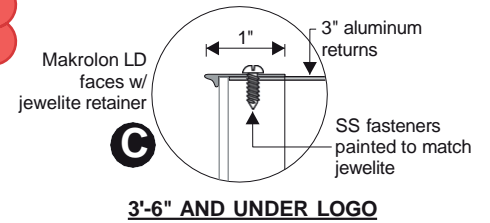
PLASTIC FACE LOGO
SCALE: NTS

*Logos used on building elevations should be consistent in graphic application, either all polycarbonate, all flex, or all push thru.

A	Returns	Sq Ft	OA Sq Ft	LED Modules	MODEL
2'-0"	3"	3.14	4	37	(1) 60W 12V
2'-6"	3"	4.91	6.25	51	(1) 60W 12V
3'-0"	3"	7.07	9	74	(1) 60W 12V, (1) 40W 12V
3'-6"	3"	9.62	12.25	102	(2) 60W 12V
4'-0"	3 1/2"	12.56	16	138	(3) 60W 12V
4'-6"	3 1/2"	15.9	20.25	177	(4) 60W 12V
5'-0"	3 1/2"	19.64	25	198	(4) 60W 12V
5'-6"	3 1/2"	23.76	30.25	243	(5) 60W 12V
6'-0"	3 1/2"	28.28	36	295	(6) 60W 12V
6'-6"	3 1/2"	33.19	42.25	368	(7) 60W 12V
7'-0"	3 1/2"	38.49	49	400	(8) 60W 12V

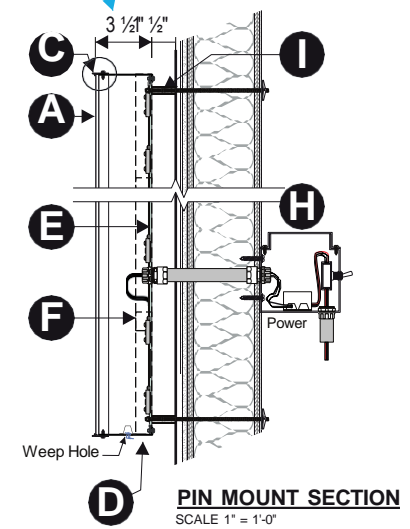
AN OPTION WITH NO ILLUMINATION WILL BE PROVIDED

NOTES:
1) bumpers as needed to be placed behind black vinyl to prevent shadows
2) remote power

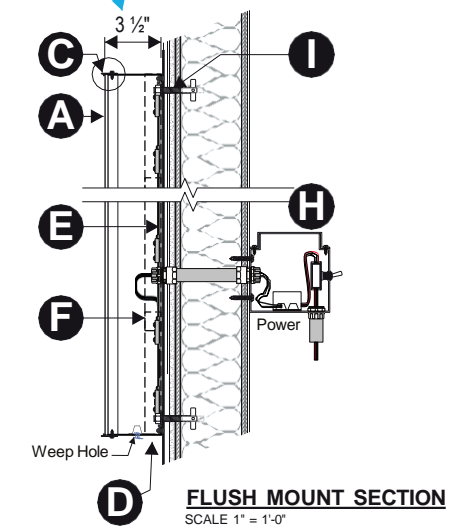


4'-0" AND OVER: 3 1/2" DEEP
3'-6" AND UNDER: 3" DEEP

4'-0" AND OVER: 3 1/2" DEEP
3'-6" AND UNDER: 3" DEEP



PIN MOUNT SECTION
SCALE 1" = 1'-0"



FLUSH MOUNT SECTION
SCALE 1" = 1'-0"

- PMS BLACK 7C (SATIN FINISH)
- MAKROLON #7328 WHITE/WHITE
- 3M 180C-22 BLACK
- PMS 711C RED 3M-SCOTCHCAL RED 3630-33

STANDARD PANDA FACE, RETURNS AND TRIMS | STANDARD PANDA VINYL COLOR SPECS

Allen Industries FILE NUMBER: E212503
 Listed MET E212503 Electric Sign Complies with UL48
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



A	B	C	D	E	F	G	H	I
<p>PLEX FACE MATERIAL</p> <p>MANUFACTURER: BAYER MAKROLON SIZE/THICKNESS: .177" COLOR: (B27) #7328 WHITE LD POLYCARBONATE FINISH: GLOSS NOTES: BUMPERS AS REQUIRED TO PREVENT FACE DEFLECTION</p>	<p>GRAPHIC APPLICATION</p> <p>COLOR: 1ST SURFACE DECORATED TRANSLUCENT VINYL IN PROJECT COLORS</p>	<p>RETAINER</p> <p>LOGOS 3'-6" AND UNDER: 1" JEWELITE BLACK PMS 7C</p> <p>LOGOS 4'-0" AND OVER: FABRICATED ALUMINUM, FACE PAINTED TO MATCH PROJECT RED RETURN PAINTED PMS BLACK 7C TO MATCH RETURNS RETAINER FACE TO HAVE MINIMUM OVERLAP NEEDED TO CONTAIN LOGO FACE</p>	<p>RETURN MATERIAL</p> <p>FABRICATED ALUMINUM CONSTRUCTION SIZE/THICKNESS: .080" 4'-0" AND OVER: 3 1/2" X .063" 3'-6" AND UNDER: 3" X .063" COLOR: PAINTED PMS BLACK 7C FINISH: GLOSS NOTES: INTERIOR PAINTED ULTRA WHITE (MIN 85 BRIGHTNESS); BAFFLED DRAIN HOLES</p>	<p>BACKING MATERIAL</p> <p>FABRICATED ALUMINUM CONSTRUCTION SIZE/THICKNESS: .080" COLOR: ULTRA WHITE FINISH: GLOSS NOTES: MIN 85 BRIGHTNESS</p>	<p>FRAMING MATERIAL</p> <p>MATERIAL: ALUMINUM SIZE/THICKNESS: 1" x 1" x .125" COLOR: NONE FINISH: NONE NOTES: WELD TO RETURNS</p>	<p>ILLUMINATION MATERIAL SPEC</p> <p>MANUFACTURER: AA LED MODEL: ITEM#: LS-MZ0612 COLOR: EXO LED WHITE LENGTH X MODULES NOTES: VERSION 2; 4 YEARS PARTS & LABOR WARRANTY WITH UL APPROVED DRIVER -ELEC OUT TO BE CENTERED IN SIGN, 6" FROM BASE.</p>	<p>POWER SUPPLY SPEC</p> <p>MANUFACTURER: AA LED OR SIMILAR UL APPROVED LED DRIVER MODEL: 60W 12V NOTES: TOTAL NO. TRANSFORMERS: (X) 60W</p>	<p>ATTACHMENT</p> <p>FLUSH MOUNT: 3/8" LIBERTY ("T" STYLE) TOGGLES OR EQUIVALENT</p> <p>PIN MOUNT: SCREWS: 3/8" -16 X 12" LONG ALL THREAD w/ 3/8" RIVIT NUTS</p>



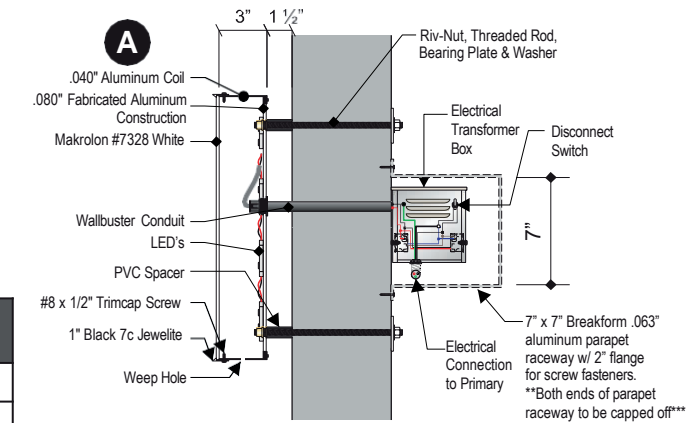


LETTERSET FRONT VIEW
SCALE: NTS

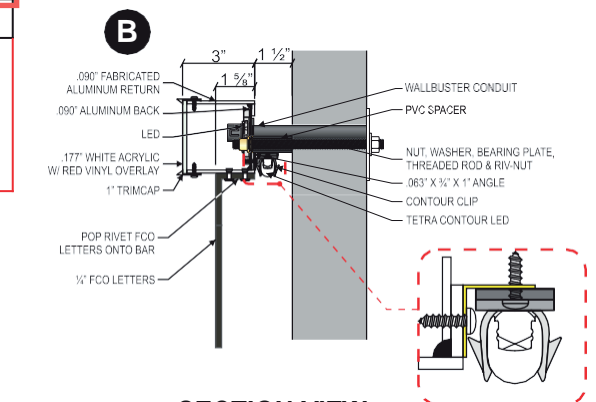
SIDE VIEW
SCALE: 3/8" = 1'-0"

A "P"	B OAH	C OAL	D FCO LTRS	E UNDERScore	F LTR DEPTH	OA Sq Ft
1'-0"	1'-7"	5'-4 5/8"	3 5/8"	1 1/4"	3"	8.53
1'-6"	2'-4 3/8"	8'-07/8"	5 1/2"	1 3/4"	3"	19.09
1'-9"	2'-9 1/16"	9'-8 1/16"	6 3/8"	2 1/8"	3"	26.05
2'-0"	3'-1 7/8"	10'-9 1/4"	7 1/4"	2 3/8"	3"	34.0
2'-6"	3'-11 3/8"	13'-5 1/2"	9 1/8"	3"	3"	53.13
3'-0"	4'-8 7/8"	16'-1 3/4"	11"	3 5/8"	3"	76.52

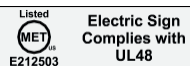
NOTES:
1.) Bar electrical and support may need to be bridged from main sign.



SECTION VIEW
DUAL LIT LETTERS
SCALE: 1" = 1'-0"



SECTION VIEW
BAR W/ FCO LETTERS
SCALE: 1 1/2" = 1'-0"



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



A

FACE-LIT LETTERS:
FACE: .150" BAYER MAKROLON #7328
 1ST SURFACE 3M #3630-33 RED
TRIMCAP: 1" BLACK PMS7C JEWELITE
RETURN: .040" X 3" BLACK/WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKER: .080" FABRICATED ALUM. CONSTRUCTION, ULTRA WHITE GLOSS FINISH, MIN 85 BRIGHTNESS

B

BAR W/ FCO LETTERS
FACE: .150" BAYER MAKROLON #7328
TRIMCAP: 1" WHITE TRIMCAP
RETURN: .125" X 3" FABRICATED RETURN PAINTED WHITE SATIN FINISH
BACKER: .90" ALUMINUM BACK, INTERIOR PAINTED WHITE

C

LED ILLUMINATION
DUAL-LIT LETTERS:
MANUFACTURER: AALED
ITEM#: LS-MZ0612
COLOR: (X) EXO LED COLD WHITE
POWER SUPPLY: 4-60W (12V)
BAR W/ FCO LETTERS
MANUFACTURER: GE
ITEM#: TETRA CONTOUR
LENGTH: X'-X" OPEN FACE ILLUM.
 X W / 1.1 AMPS

D

ATTACHMENT
 MECHANICAL FASTENERS AS REQUIRED PER WALL CONSTRUCTION. IF INSTALLED OVER PANEL SYSTEM OR EIFS SYSTEM SPACERS REQUIRED

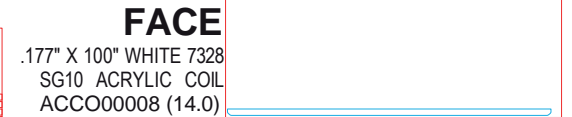
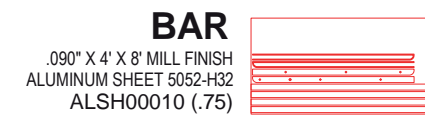
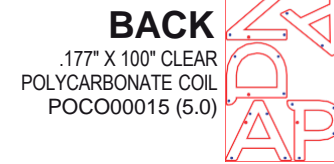
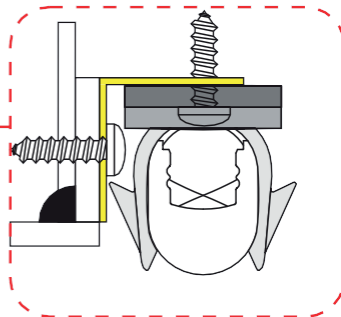
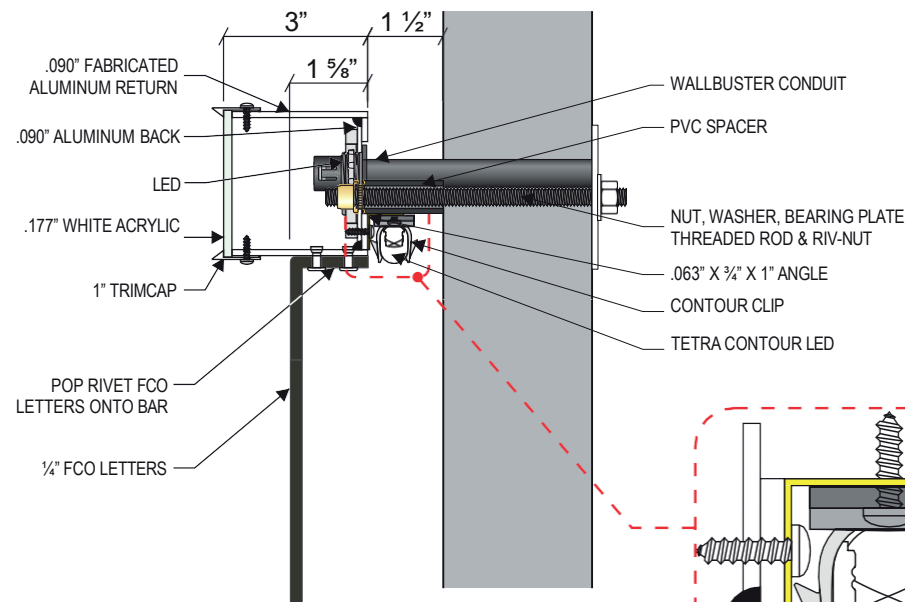
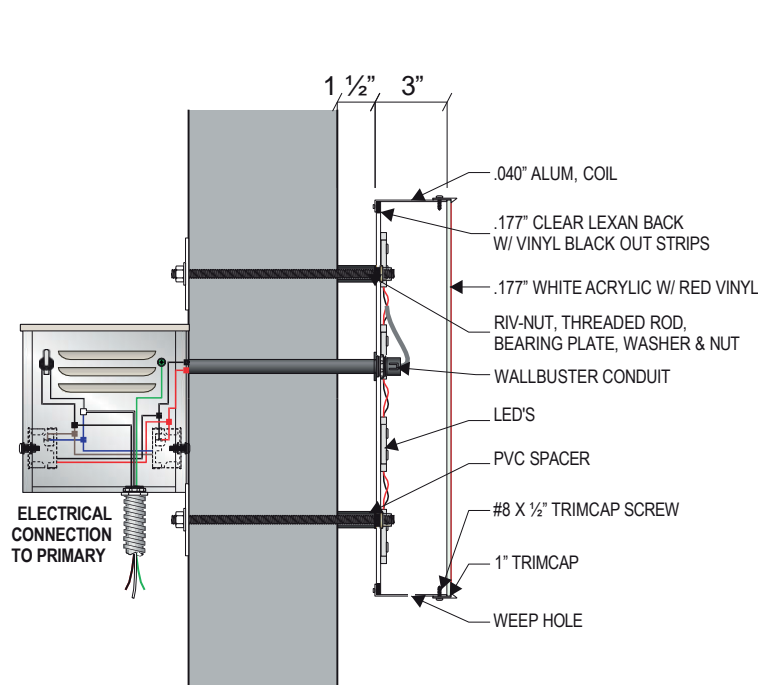
- MAKROLON #7328 WHITE
- PAINT: PMS BLACK 7C SATIN FINISH
- PAINT: AKZO PANDA RED (AKZO SIGN 3762) SATIN FINISH

- VINYL: 3M #3635-70 DIFFUSER FILM
- VINYL: 3M #3630-22 BLACK (STRIPS)
- VINYL: 3M #3630-33 RED VINYL

STANDARD PANDA FACE, RETURNS AND TRIM CAP COLOR SPECS

VINYL SPECS



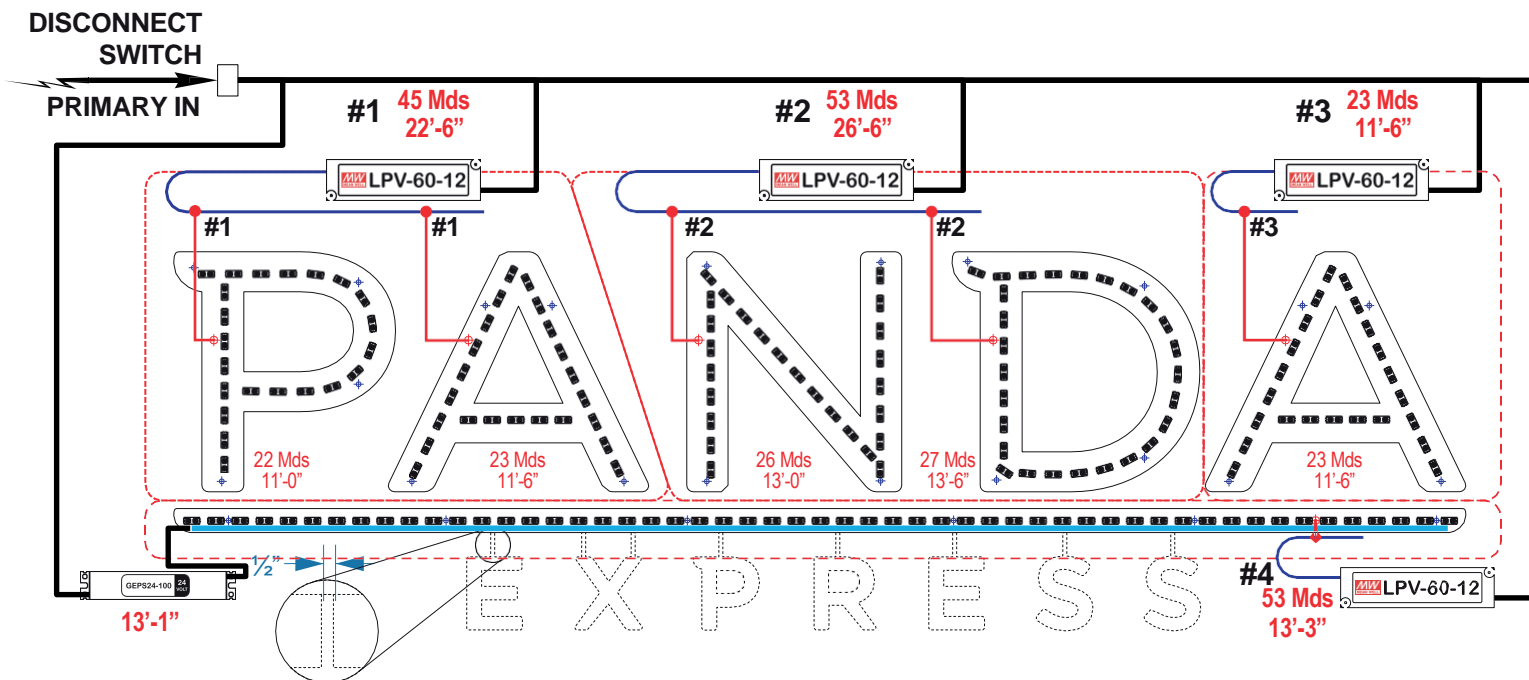


1 SECTION DETAIL @ DUAL LIT CHANNEL LETTER
2 Scale: 1 1/2" = 1'-0"

2 SECTION DETAIL @ BAR W/ FCO LETTERS
2 Scale: 3" = 1'-0"

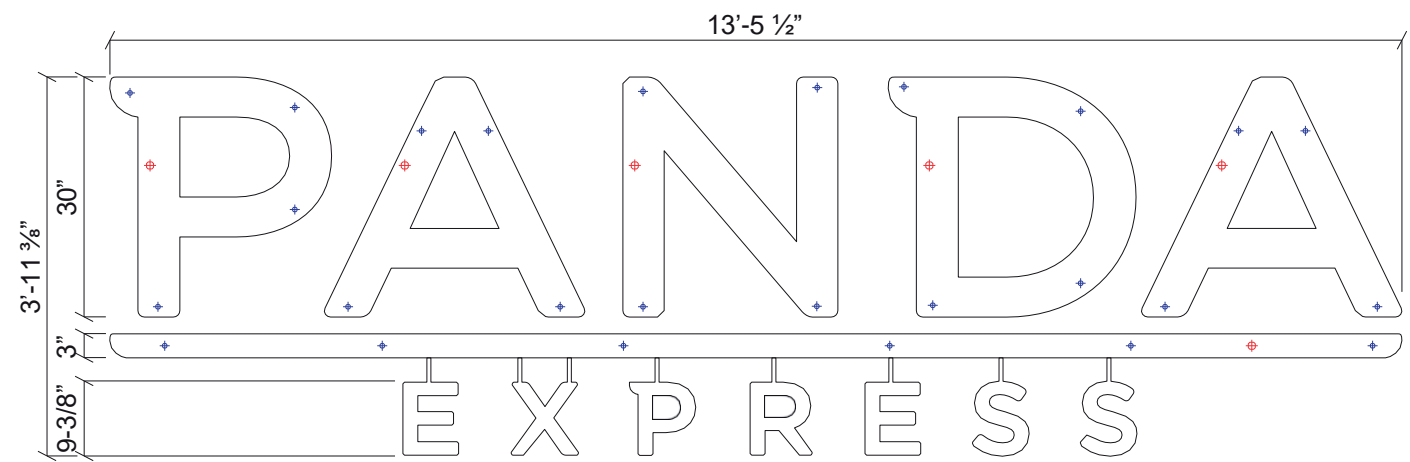
3 MATERIAL ISSUE
2 Scale: 3/16" = 1'-0"

FOR ESTIMATING PURPOSES ONLY

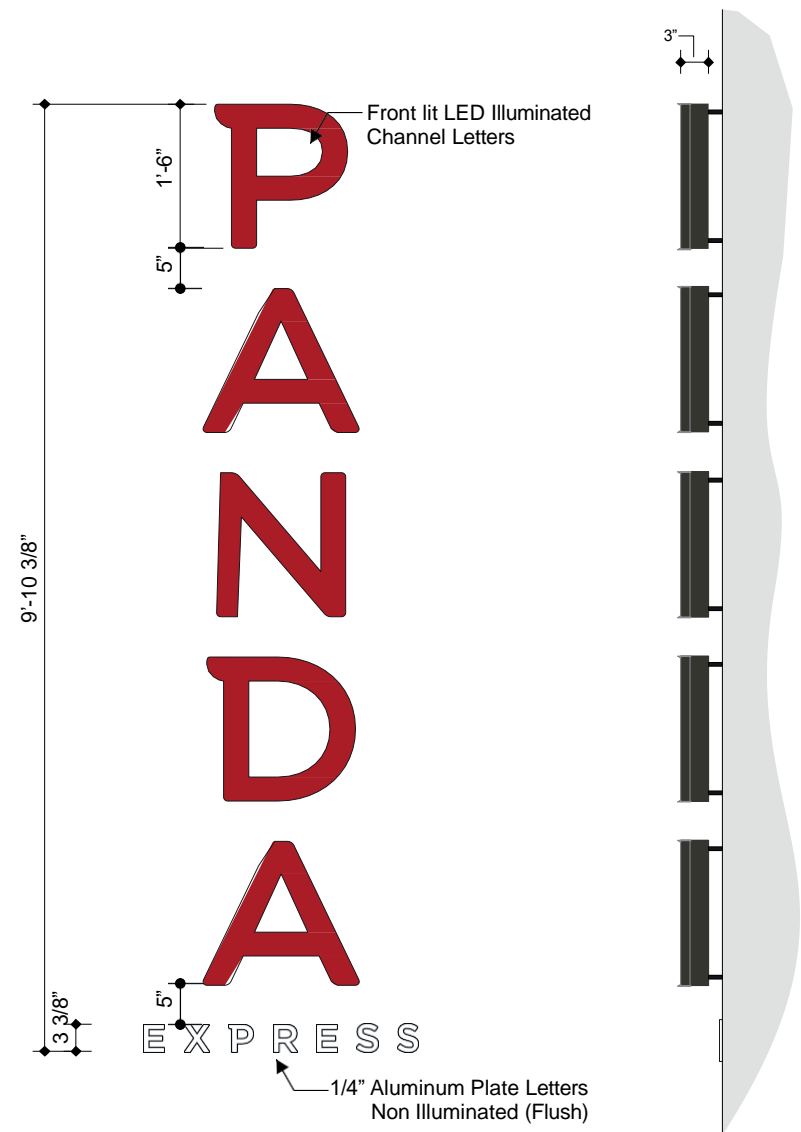


4 WIRING DIAGRAM
2 Scale: 1/2" = 1'-0"

5 ASSEMBLY / INSTALL PATTERN
2 Scale: 1/2" = 1'-0"

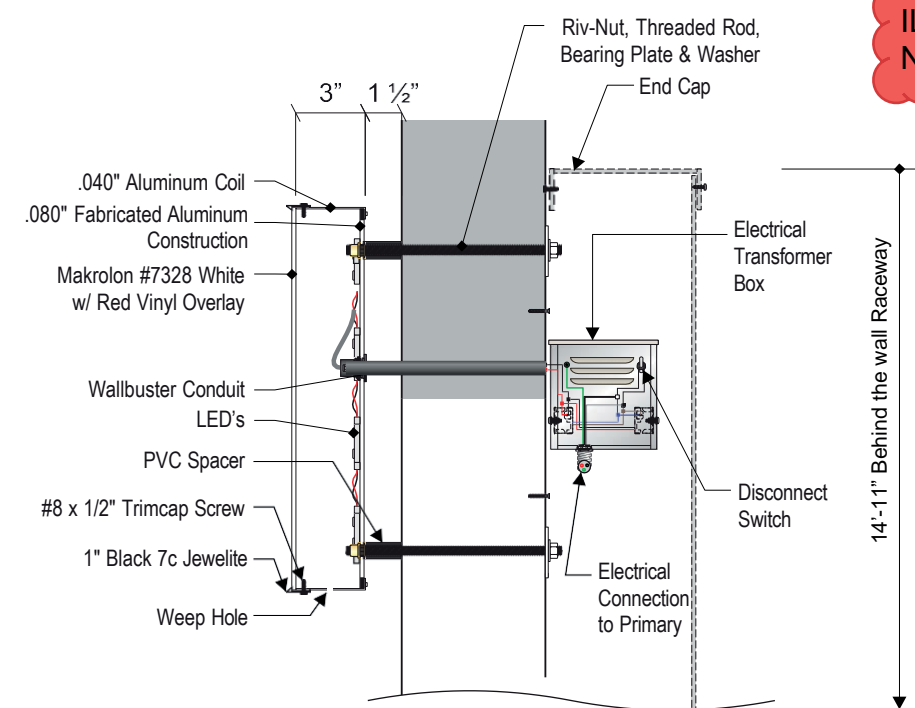


LED Lighted, Face Lit



Front View
Scale: 1/2" = 1'-0"

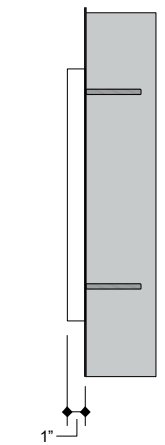
Side View
Scale: 1/2" = 1'-0"



Panda Ltr Section
Not to Scale

WILL NOT BE ILLUMINATED. SEE NEXT PAGE.

14'-1" Behind the wall Raceway



Express Ltr Section
Not to Scale

All sizes of vertical letter set that deviate from standard size are to be designed on a per site basis

Allen Industries FILE NUMBER: E212503
 Listed MET E212503 Electric Sign Complies with UL48
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
GROUNDING ELECTRICAL CONNECTIONS

A
FACE-LIT LETTERS:
 FACE: .150" BAYER MAKROLON #7328
 1ST SURFACE 3M #3630-33 RED
 TRIMCAP: 1" BLACK PMS7C JEWELITE
 RETURN: .040" X 3" BLACK/WHITE COIL
 PAINTED TO MATCH BLACK 7C SATIN FINISH
 BACKER: .080" FABRICATED ALUM.
 CONSTRUCTION, ULTRA WHITE
 GLOSS FINISH. MIN 85 BRIGHTNESS

B
FCO LETTERS
 1" WHITE ACRYLIC
 NONILLUMINATED

C
LED ILLUMINATION
FACE-LIT LETTERS:
 MANUFACTURER: AALED
 ITEM#: LS-MZ0612
 COLOR: (X) EXO LED COLD WHITE
 POWER SUPPLY: 4-60W (12V)

D
ATTACHMENT
 MECHANICAL FASTENERS AS
 REQUIRED PER WALL
 CONSTRUCTION.
 IF INSTALLED OVER PANEL
 SYSTEM OR EIFS SYSTEM
 SPACERS REQUIRED

- MAKROLON #7328 WHITE
- PAINT: PMS BLACK 7C SATIN FINISH
- PAINT: AKZO PANDA RED (AKZO SIGN 3762) SATIN FINISH

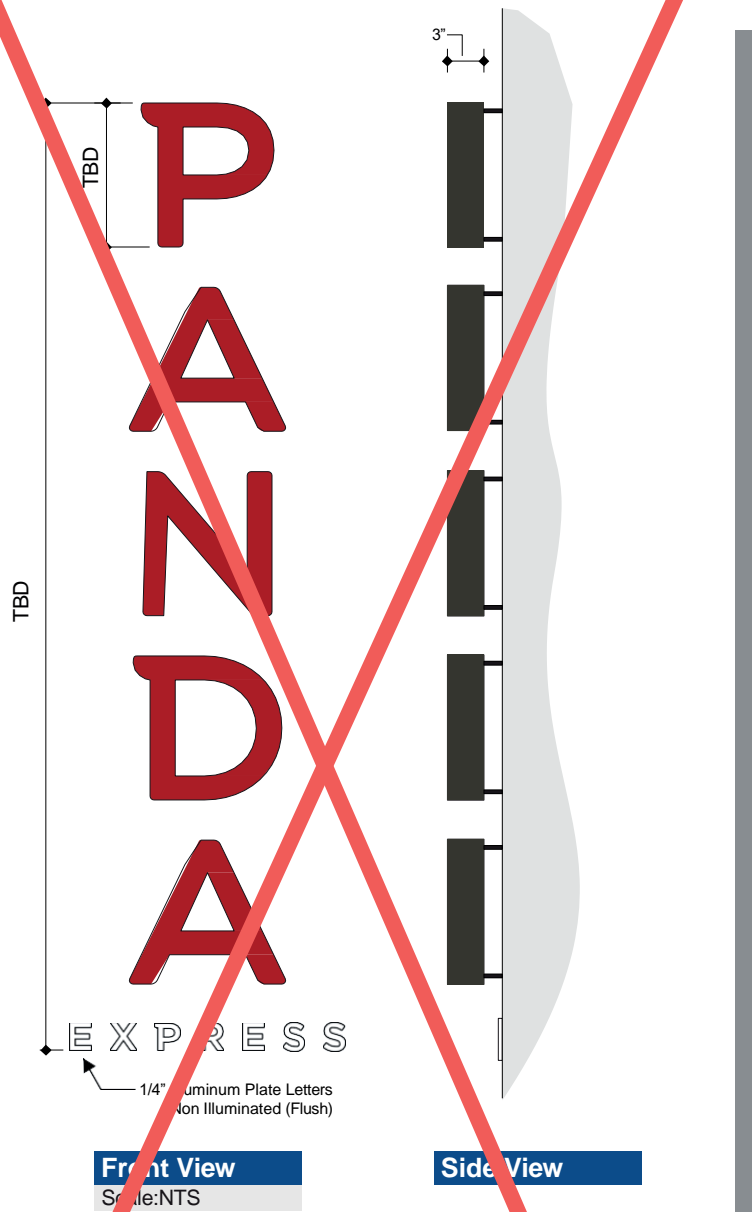
STANDARD PANDA FACE, RETURNS AND TRIM CAP
 COLOR SPECS

- VINYL: 3M #3635-70 DIFFUSER FILM
- VINYL: 3M #3630-22 BLACK (STRIPS)
- VINYL: 3M #3630-33 RED VINYL

VINYL SPECS



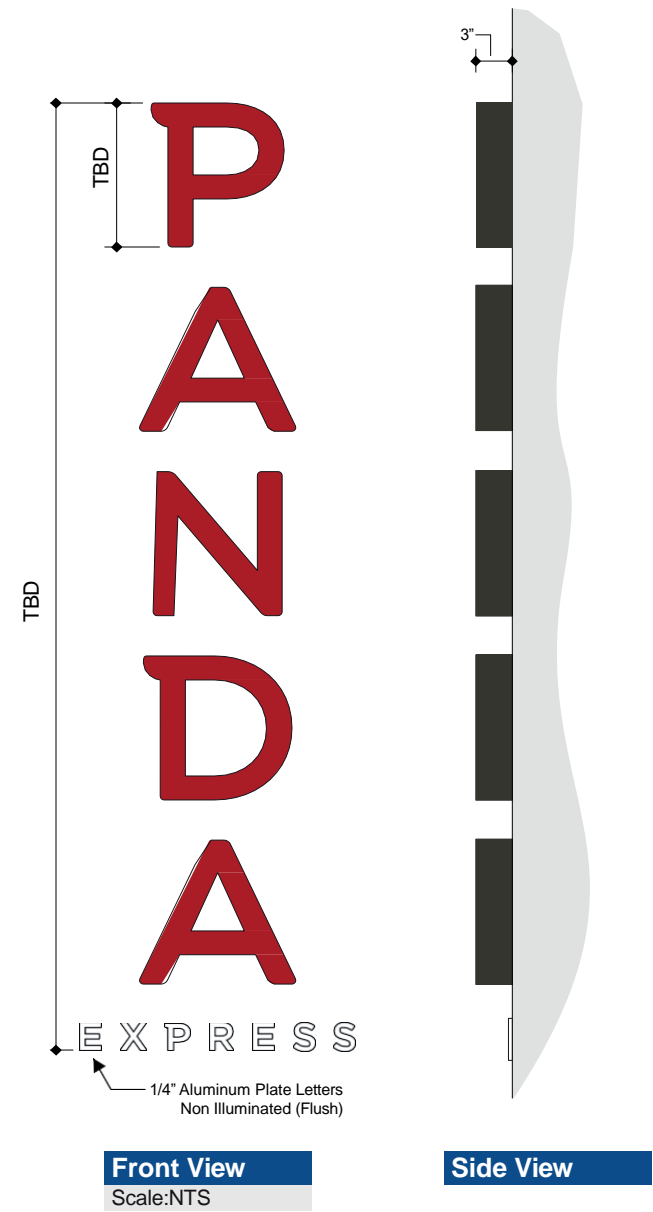
Non-Standard Options



Front View
Scale:NTS

Side View

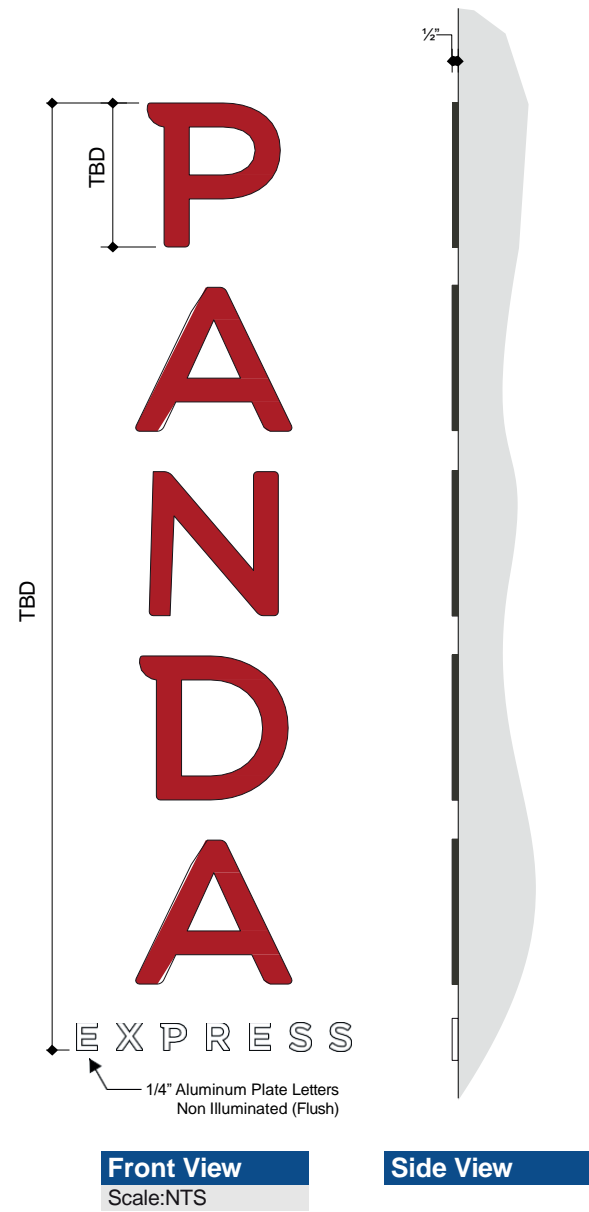
ILLUMINATED LETTERS:
REVERSE CHANNEL FABRICATED



Front View
Scale:NTS

Side View

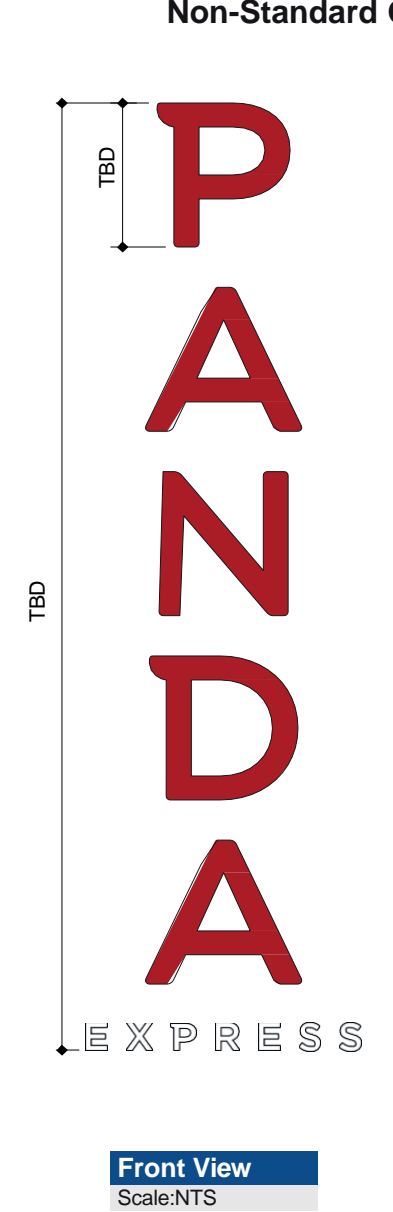
NON-ILLUMINATED LETTERS:
REVERSE CHANNEL FABRICATED
FLUSH MOUNTED
NONILLUMINATED



Front View
Scale:NTS

Side View

SINTRA LETTERS:
1/2" THK SINTRA LETTERS
FLUSH MOUNTED
NONILLUMINATED



Front View
Scale:NTS

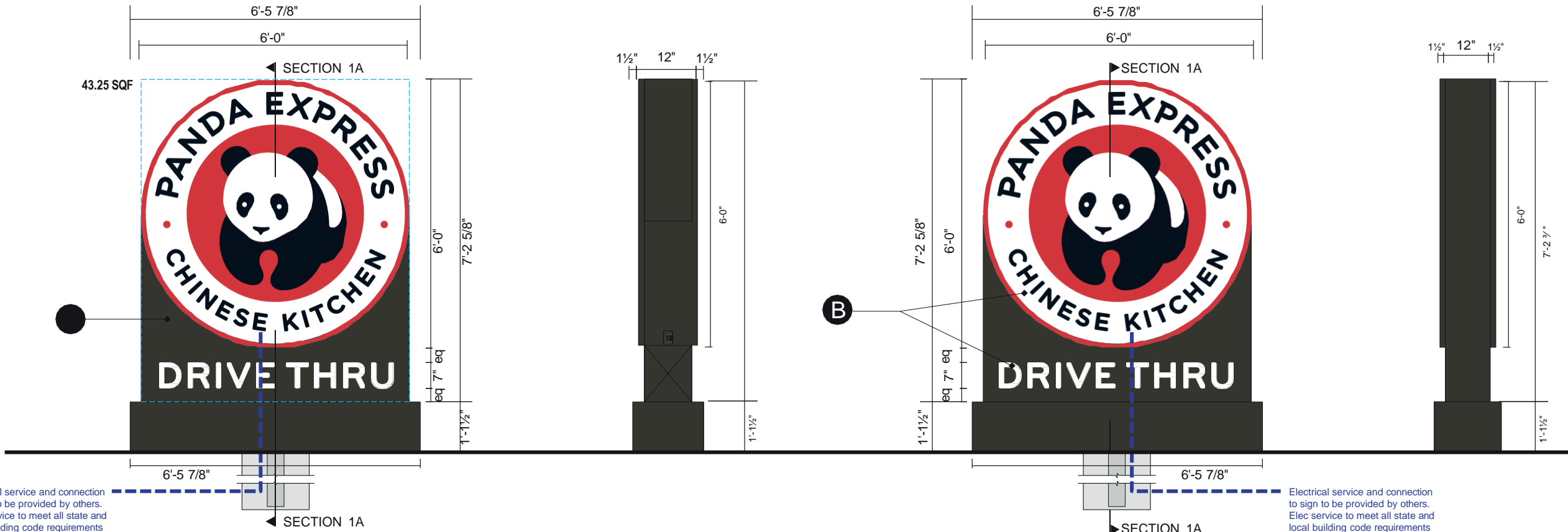
PAINTED LETTERS:
FLAT STENCIL PAINTED GRAPHICS

ONE OF THESE THREE NONILLUMINATED
OPTIONS WILL BE CHOSEN

Availability of options for use only in cases of Jurisdictional requirements and on a per project basis.



TOP VIEW



MONUMENT A6/A6.1 - LEFT ELEV
SCALE: 3/8"= 1'-0"

REAR ELEV
SCALE: 3/8"= 1'-0"

MONUMENT A6/A6.1 - RIGHT ELEV
SCALE: 3/8"= 1'-0"

STREET ELEV
SCALE: 3/8"= 1'-0"

Electrical service and connection to sign to be provided by others. Elec service to meet all state and local building code requirements

Electrical service and connection to sign to be provided by others. Elec service to meet all state and local building code requirements



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



with Drive Thru	AMPS: -
w/out Drive Thru	AMPS: -

*20Amp Circuit required. Amperage requirements are estimates only, final measurements to be taken after fabrication.

A
MAIN CABINET
FRAMED CABINET WITH .090" ALUM. CLADDING. ROUTED GRAPHIC OPENINGS IN FACES WITH BAFFLED AREA TO ALLOW FOR LED ILLUMINATION OF GRAPHICS. ACCESS PANELS IN END OF CABINET TO ALLOW FOR INSTALL AND MAINTENANCE.
FINISH: PMS BLACK 7C MATTE FINISH

B
MAIN CABINET GRAPHICS
LOGO DISC: BAYER MAKROLON.177"(B27) #7328 WHITE LD POLYCARBONATE, 1ST SURFACE DECORATED TRANSLUCENT VINYL IN PROJECT COLORS
DRIVE THRU TEXT (IF REQUIRED): BAYER MAKROLON .177" #7328 WHITE LD POLYCARBONATE
LED ILLUMINATION
MANUFACTURER: AA LED
COLOR: EXO LED WHITE
TRANSFORMER: 60W 12V

C
BASE/SKIRT
FABRICATED .090" ALUMINUM BASE/ SKIRT.
COLOR: to match PMS BLACK 7C
FINISH:MATTE FINISH

D
FOOTING
SINGLE SUPPORT POST SET IN CONCRETE FOOTER.
FOOTER SIZE: TO BE AS PER ENGINEERED COMPUTATIONS PER SIGN LOCATION TO MEET ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.
ELECTRICAL SERVICE AND CONNECTION TO SIGN TO BE PROVIDED BY OTHERS. ELEC SERVICE TO MEET ALL STATE AND LOCAL BUILDING CODES

	BLACK		3M 180C-22 BLACK
	PMS BLACK 7C		PMS 711C RED
	MAKROLON #7328 WHITE/ WHITE		3M-SCOTCHCAL RED 3630-33

STANDARD PANDA FACE, RETURNS AND TRIM CAP COLOR SPECS STANDARD PANDA VINYL COLOR SPECS





EXISTING PROPERTY

EXISTING PROPERTY





EXISTING PROPERTY



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 2516

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Adrienne Vines

PROPERTY OWNER: JEC Development

LOCATION: West side of N. Broad St. and the east side of N. Wayne St. – 113 N. Broad St.

ACREAGE: ±0.29

EXISTING ZONING: B-2 (General Commercial District) & CBD (Central Business District Overlay)

EXISTING LAND USE: Commercial building

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow retail sales of wine.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 18, 2023

CITY COUNCIL: August 8, 2023

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow retail sales of wine. Retail sales of wine and beer are Conditional Uses in the B-2 (General Commercial) zoning district and the CBD (Central Business District Overlay). The applicant proposes to include the retail sales of wine with a business that will also sell olive oils, olives, spices, breads, and baked goods. The operation will be located in a 685 square foot loft space within the Monroe Mercantile Co. building located at 113 N. Broad Street. In addition to retail sales, the applicant proposes to include wine tasting as part of the operation.

PROPOSED PROJECT SUMMARY:

- Retail Sales of Wine
 - Existing Building Floor Area – Monroe Mercantile bldg. ±7,500 Sf
 - Retail operation will be located in a ±685 loft space within the building

STAFF ANALYSIS

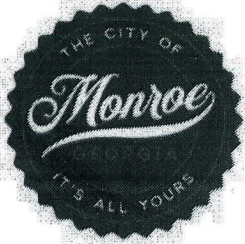
THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (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:** The proposed retail sales of wine, included within an existing commercial building in downtown, should not be detrimental to any surrounding commercial buildings or properties.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to retail sales of alcohol and beverages 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 Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is traditional downtown commercial buildings. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Retail sales of wine and beer are only allowed as Conditional Uses within the B-2 (General Commercial District) and CBD (Central Business District Overlay). A rezoning to allow the requested use is not an option for this type of land use.
- (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:** Granting the ability for retail sales of wine within the existing commercial building should not be injurious to other properties in the immediate vicinity of the site and should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site is developed as a traditional downtown building with very limited parking along the N. Wayne St. frontage of the site. With the property being located within the CBD, the site is not required to have vehicular access or parking located on the site.
- (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 commercial building and will be unaffected by allowing the requested Conditional Use for retail wine sales.
- (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:** The primary uses surrounding the site are commercial and will be unaffected by allowing retail wine sales.

- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** Granting the ability for retail sales of wine within the existing commercial building will have no impact on congestion, noise, and or traffic hazards.
- (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:** Allowing the retail sales of wine should have no impact on adjacent land uses within the downtown area.

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 retail sales of wine as submitted without conditions.



RECEIVED
2516

CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 113 N BROAD STREET

Parcel #: M0140060 Council Districts: 4 / 8

Zoning: B2 AND CBD OVERLAY Acreage/Square Feet: 0.29 ACRES

Type of Conditional Use Requested: Retail space for Olive Oils and Wines

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: JEC DEVELOPMENT Phone #: (503)927-6321

Address: 127 1/2 N BROAD STREET City: MONROE State: GA Zip: 30655

Applicant (If different than owner): ADRIENNE VINES Phone #: (256)286-3213

Address: 521 EMERALD POINTE TRAIL City: MONROE State: GA Zip: 30655

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)): THE PROPOSED USE OF THIS SPACE INCLUDES RETAIL SPACE OF OF BRANDED SPECIALTY OLIVE OILS,PREPACKAGED FOOD ITEMS, INCLUDING BUT NOT LIMITED TO: OLIVES, SPICES, BREADS AND BAKED GOODS, WINES, AND TOWN SPECIFIC KITCHEN ITEMS. SPACE IS ALSO AVAIIABLE FOR PRIVATE EVENTS. WE INTEND TO OFFER TASTING EXPERIENCES FOR OUR OILS AND WINES, BUT THIS WILL NOT BE A BAR. GLASSES OF WINE WILL NOT BE AVAILABLE TO PURCHASE. THE SHOP WOULD BE OPEN TO THE PUBLIC TUESDAY THROUGH THURSDAY, 11AM TO 5PM AND FRIDAY AND SATURDAY, 10AM TO 6PM. PLEASE SEE ATTACHED FOR ADDITIONAL INFORMATION AND REMAINING ANSWERS.

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 PROPOSED LOCATION IS THE LOFT OF THE MERCANTILE BUILDING, WHICH IS OPERATED BY OLIVE BRANCH ANTIQUES. PARKING IS SUBJECT TO CURRENT PARKING RESTRICTIONS: IN PLACE FOR THE SURROUNDING BUSINESSES IN THE AREA.

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 PROPOSED SPACE IS APPROXIMATELY 685 SQUARE FEET. PICTURES HAVE BEEN INCLUDED TO SHOW THE AREA OF THE EXISTING STRUCTURE THAT WE WILL OCCUPY. PARKING IS SUBJECT TO ALL CURRENT PARKING RESTRICTIONS IN PLACE FOR THE SURROUNDING BUSINESSES IN THE AREA

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
- Fee (see Fee Schedule)
- Survey Plat
- Typed Detailed Description of the Request
- Site Plan; Drawn to scale
- Deed
- Proof of all property taxes paid in full
- 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: *Adrienne Simes* DATE: 6/8/23

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 _____ DAY OF _____, 20_____

NOTARY SIGNATURE: _____

DATE: _____

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.

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)): _____

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: Adrienne Stines DATE: 6/1/23

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

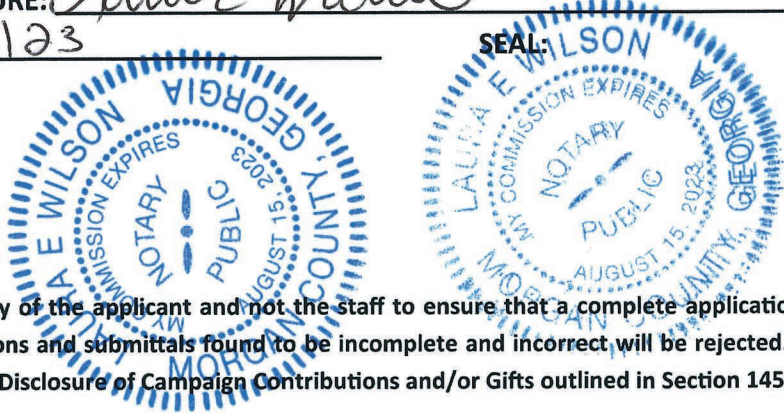
SIGNATURE: _____ DATE: 6/7/2023

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 7th DAY OF June, 2023

NOTARY SIGNATURE: Amie Wain

DATE: 6/7/23



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.

CONDITIONAL USE INFORMATION

The following is a completion of the nature of proposed use:

In addition to the normal operating hours state on application, the space would be available to book for private tastings after hours. Just as there would not be bar activity during normal hours, after hours wine consumption would be limited to tasting experiences. No glasses of wine would be available for purchase.

Additional liquor licensing would be required for the sale of wine, and we will be seeking a state license as well as a beer/wine license from Monroe that falls under the package store category.

The space is approximately 685 square feet and would support 2 employees and approximately 15 patrons at any given time during normal business hours.

There is no current plumbing in the loft space, and as such all "dishes" used for tastings would be disposable. There will be stand alone portable sinks for handwashing purposes. Public restrooms are available in the building itself.

What we seek to do is franchise with Town Square Olive Oil, located in Covington, GA. An idea of the type of business can be seen on their website: townsquareoliveoil.com, as well as on their Facebook page: Town Square Olive Oil.

Monroe does not currently offer anything like this, and we believe it would be a great addition to our town.





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

APPLICATION SUMMARY

REZONE CASE #: 2517

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: The Overlook of Monroe, LLC

PROPERTY OWNER: The Overlook of Monroe, LLC

LOCATION: Northeast corner of S. Madison Ave. and Norris St. – 707 S. Madison Ave.

ACREAGE: ±0.59

EXISTING ZONING: R-2 (Multi-Family, High Density Residential District)

EXISTING LAND USE: Single-family dwelling

ACTION REQUESTED: Rezone R-2 to PRD (Planned Residential District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a small scale planned development.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: July 18, 2023

CITY COUNCIL: August 8, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to PRD (Planned Residential District) in order to develop the subject property with a unique infill development project. The subject property currently contains one single-family residence. County tax records indicate the existing residence was constructed in 1920. The existing single-family dwelling will remain in the development on a newly subdivided lot. The applicant proposes to construct 4 new single-family residences on small sized lots. Each lot will be accessed from a private access drive on a common lot in the center of the development.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Planned Residential Development
 - Site Area – ±0.59 Acres
 - Proposed Lots – 5; smallest lot will be ±2,541 Sf and the largest lot will be ±5,372 Sf

- Dwelling Sizes – new dwellings min. ±1,383 Sf with a max dwelling size of ±1,632 Sf; existing dwelling 1,680 Sf
- Architecture – approved by the Historical Preservation Commission, American bungalow and side stair style design dwellings

STAFF ANALYSIS

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

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The subject property is currently zoned R-2 (Multi-Family, High Density Residential District). The subject property has been zoned R-2 since the City adopted zoning. A single-family residence has been on the property since 1920. Under the current zoning, the property is unable to be subdivided due to the minimum required lot size for an R-2 property. The property is also located within the Monroe and Walton Mills Historic Overlay District (MHDO). MHDO developments require a condominium style of ownership. The developers are proposing to develop this site with fee simple lots requiring development of the site as a planned district to establish unique lot standards.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PRD (Planned Residential District) to develop the property for 5 single-family detached dwellings. The existing single-family dwelling will remain on one new lot and 4 new single-family dwellings will be constructed on the 4 new lots. Access to the lots will be via private access drive on a common area lot adjacent to each new lot.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located north and east of the site along S. Madison Ave. and Norris St. are zoned R-2 and predominantly contain single-family residences. Property west of the site across S. Madison Ave. is zoned B-2 with a non-residential use. Property south of the site is zoned R-1A and contains Felker Park. The requested rezone to allow for development of the site into 5 single-family lots should not adversely affect any of the adjacent or nearby properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested rezone to develop the property with 5 single-family residences should not adversely affect any existing infrastructure or City services. The site will be accessed from the existing driveway cut on S. Madison Ave.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is predominantly residential with a limited number of non-residential sites. The future character will be predominantly residential

smaller lot and multi-family focused in this vicinity of the sub-area. The proposed rezone to develop the property for 5 single-family residences meets the intent of the goals of the Comprehensive Plan.

- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Under the existing R-2 zoning, the property will be limited to only have one single-family residence. The property is not large enough to be subdivided under the current minimum lot size requirements for the R-2 zoning district. The requested PRD zoning will be a unique incremental development opportunity to create infill inside the City.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone to allow for the development of the property for single-family residences.



CITY OF MONROE REZONE APPLICATION

RECEIVED
2517

REZONE LOCATION & DESCRIPTION

Address (or physical location): 707 S. Madison Ave., Monroe, GA 30655

Parcel #(s): M0190107

Acreage/Square Feet: .59 acres Council Districts: 6 / 8

Existing Zoning: R2 Proposed Zoning: PRD

Existing Use: Residential-condo form of ownership

Proposed Use: Residential-fee simple, single-family hoes

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: The Overlook of Monroe, LLC Phone #: 706-424-0999

Address: 1649 Gentry Lane City: Statham State: GA Zip: 30666

Applicant (If different than owner): _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): All abutting properties are zoned R2, and the use is residential.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The property is in the MHDO historic district. The MHDO guidelines do not provide building guidelines specific to individual lots to build fee-simple, single-family homes. The PRD defines building guidelines for this purpose and will allow for five individually-owned lots rather than one lot shared by all residents.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The existing zonine allows for multi-unit, high-density, residential construction. However, the proposed PRD will provide building guidelines for four additional fee-simple, single-family homes to be built. The existing structure was a duplex and is currently being renovated to be a single-family home.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): The existing structure is vacant as it has been gutted and is being renovated.

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

- City Water
- Private Well
- City Sewer
- Septic Tank
- Electrical
- Gas
- Telecom

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

- Completed Application
- Fee (see Fee Schedule)
- Typed Legal Description
- Typed Detailed Description of the Request
- Survey Plat
- Deed
- Proof of all property taxes paid in full
- Site Plan

Drawn to scale, showing the following:

- Proposed Uses/Buildings
- Proposed Improvement Information
- Parking
- Traffic Circulation
- Landscaping/Buffers
- Stormwater/Detention Structures
- Amenities

Commercial & Industrial Rezoning Site Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum Gross Square Footage of Structures
- Minimum Square Footage of Landscaped Area
- Maximum Structure Height
- Minimum Square Footage of Parking & Drives
- Proposed Number of Parking Spaces
- Required Buffers

Residential Rezoning Sites Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum # of Dwelling Units/Lots
- Maximum Structure Height
- Minimum Square Footage of Dwellings
- Minimum Lot Size
- Maximum Lot Coverage
- Maximum Structure Height
- Location of Amenities
- Required Buffers

For Planned Districts, the applicant must submit a pattern book for review before submitting any rezoning application. Any submittal of a rezone application for a Planned District which has not undergone a preliminary review by staff will be considered incomplete. The pattern book and rezoning site plan shall include all of the applicable items listed above as well as any identified by staff during the preliminary review process:

- Pattern Book Review Completed
- Other Items as identified as required by the Code Enforcement Officer

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: *Bruce Hendry* DATE: 6/2/2023

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: _____

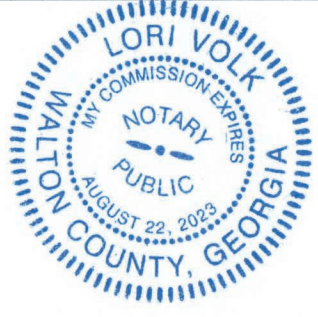
NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 2nd DAY OF June, 2023

NOTARY SIGNATURE: *Lori Volk*

DATE: 6/2/2023

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.

Carson Pointe Pattern Book

Introduction:

Pursuant to section 650.5 (1) of the Zoning Ordinance of the City of Monroe, Georgia (effective July 1, 2014) The Overlook of Monroe, llc hereby submits this Written Report in connection with its application for the rezoning of a proposed Planned Residential District (PRD). In compliance with the requirements of Section 650.5 (1)(a)-(j), this Written Report describes the land uses proposed and the type, nature, size, intent, and characteristics of the proposed PRD.

Pursuant to Section 651 Planned Residential District (PRD) Planned Residential Development is intended to allow greater flexibility in the placement, arrangement, and orientation of residential structures, the subdivision of land, and the grouping of open space and accessory facilities, such as garages and parking.

Project Description:

The proposed Carson Pointe PRD is a development plan sited on the .59 acre corner lot located at 707 S Madison Ave, which is across the street from the Felker Park.

This development is located in the Monroe and Walton Mills Historic District (hereinafter referred to as the “MHDO District”), as defined on the City of Monroe Official Historic District Map, is an area of the City of significant historic value. The protection of the historic, cultural and aesthetic nature of the District is of great importance to the City and its citizens’ general welfare. The historical significance of the District dates back to 1895 when the Monroe Cotton Mills Company was chartered and the area comprising the District was named “Carson.”

Under the Carson Pointe proposal, the development will consist of 5 Single Family Residences in a cluster-type format and will be designed and oriented around open space to encourage a sense of community among the residents while insuring compatibility with existing neighborhoods.

Development Standards and Guidelines:

1. The proposed standards for the development will follow the guidelines of the current MHDO guidelines with regards to setback requirements, density and restrictive covenants.
2. The permitted usage for Carson Pointe development shall be single –family detached dwellings.
3. The 5 homes will be for single family use and will provide a visual appeal while conforming to the current styles and designs of the existing neighborhood and the proposed house plans have already been approved by the Historical Preservation Commission.
4. The maximum permitted density in Carson Pointe (CPPRD) developments shall be ten dwelling units per gross acre.
5. The setbacks are located within the Preliminary Plat and are also located within the Development Controls Section of this proposal.
6. Each dwelling shall have a minimum separation of ten [14] feet provided between all units.
7. All dwellings shall provide a minimum of [10] ten feet setbacks from public right of way.
8. All dwellings within Carson Pointe shall provide a minimum of [10] ten feet setbacks from any adjacent property.
9. Carson Pointe development shall provide one and one-half (1.5) parking spaces per dwelling unit.
10. Carson Pointe development shall be permitted to utilize materials other than concrete and asphalt for driveways and parking areas for on-site parking and ingress and egress that are approved by the Code Enforcement Officer.
11. A legal mechanism plan of Restrictive Covenants is provided for unified control of the development. All land to be held in common ownership and used for common open space purposes shall be protected and cared for in perpetuity by the Homeowners and/or Residents of Carson Pointe development.
12. This development will incorporate a preexisting unit, which shall meet the design standards contained herein and shall be renovated to meet all current building and safety standards.
13. Dwelling unit size: All dwelling units shall be 2 story and shall contain a minimum total square footage of 1,383 and a maximum total square footage of 1,655 and a maximum of 816 square feet for the first floor, excluding porches and decks.

14. The existing dwelling unit in Carson Pointe shall remain at its existing square footage of 1,680 SF.
15. Designs Specifications for Carson Pointe development shall conform to the following minimum design standards:
- (a) All dwelling units must have wood, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl siding shall not be permitted in Carson Pointe development. All lap siding shall exhibit a maximum exposure of five inches.
 - (b) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
 - (c) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
 - (d) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
 - (e) All yard areas shall be sodded.
 - (f) Window styles shall be consistent throughout the Carson Pointe development.
 - (g) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
 - (h) All roof overhangs shall be a minimum of 12 inches.
 - (i) No chain link fencing of any type shall be permitted in Carson Pointe development.
 - (j) All utilities serving the Carson Pointe development and its dwelling units shall be underground.
 - (k) Dwelling units constructed on slabs are prohibited.
 - (l) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
 - (m) All dwelling units shall have pitched roofs with a minimum 6/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited. The maximum building height permitted for dwelling units shall be eighteen (18) feet excluding the pitched roof. The highest point of any pitched roof may not exceed thirty five (35) feet.

- (n) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.

- (o) In order to ensure that Carson Pointe conforms to these requirements and the City’s architectural heritage and to promote a variety of architectural styles and flexibility in building design, Carson Pointe must be reviewed and approved by both the Code Enforcement Officer and the Chairman of the Historic Preservation Commission prior to any permits issuing regarding the construction of the project.

- (p) These homes will be a fee-simple type of ownership where each home owns the land the home sits upon.
Individual ownership of each Lot will provide the homeowner with the ability to have personal creativity within their own space and also allow them personal privacy, while still creating the sense of community within the common areas.

Utilities:

Carson Pointe has retained the services of Alcovy Engineering to design the development and shall be included in the Site Plan with all detailing.
The project will be connected to City water, sewer, etc...

Traffic Impact:

Due to the small size of this 5 home development, traffic will not be affected adversely.

Development Schedule:


The proposed timetable to develop and build homes will be 12 months.

Development Controls:

<u>Lots 1-4</u>	<u>Lot 5 – Existing House</u>
<p>Min. Lot Area: 2,541 Min. Bedrooms: 3 Min. Setback Front: 10 ft. Min. Setback Side: 4 ft Min. Setback Rear: 10 ft. Max. Building Height: 35 ft. Min. Dwelling Size First Floor: 816 sf. Min. Dwelling Width: 24 ft. Min. Dwelling Length: 34 ft. Max. Total Dwelling Size: 1,632 sf. Max. Dwelling Width: 26 ft. Dwelling Length: 46 ft. including porches</p>	<p>Lot Area: 5,372 SF Bedrooms: 3 Setback Front: 15 ft. Setback Side: 10 ft. Setback Rear: 10 Dwelling Height: 26 Dwelling Size First Floor: 1200 sf. Dwelling Size Total 1,680 sf. Dwelling Width: 33 ft. Dwelling Length: 49 ft. including porches</p>

Development Site Plan

ACE ASSOCIATES, LLC
 1000 W. MADISON AVE., SUITE 100
 ATLANTA, GA 30309
 PHONE: 404.525.1000
 FAX: 404.525.1001



REZONE PLAN

PROPOSED CARSON POINTE PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PARCEL: M0180107
 LAND LOT: 86
 DISTRICT: 9B
 707 S MADISON AVE
 CITY OF MONROE, GA

DATE: 5/8/2023
 SCALE: 1"=20'

OWNER/DEVELOPER/
 PRIMARY PERMITTEE
 THE OVERLOOK OF MONROE, LLC
 P.O. BOX 259
 877 BRUCE HENDLEY
 BRUCE HENDLEY
 702-244-0699
 bhus@theoverlookofmonroe.com

24 HOUR EMERGENCY CONTACT
 BRUCE HENDLEY
 bhus@theoverlookofmonroe.com

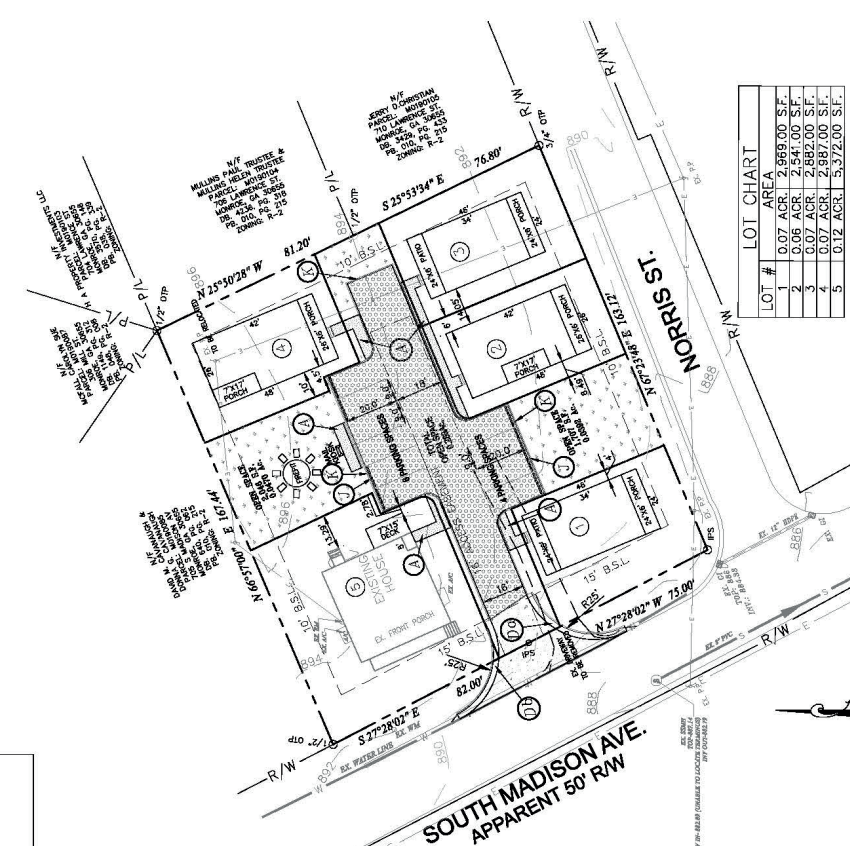
NO.	DATE	DESCRIPTION

JOB NO. 21-047
REZONE

EXISTING ZONING: R-2
PROPOSED ZONING: PRD

PAVEMENT LEGEND

- POROUS ASPHALT
- CONCRETE PAVEMENT
- P FEA GRAVEL



LOT CHART

LOT #	AREA
1	0.07 ACR. 2,969.00 S.F.
2	0.06 ACR. 2,547.00 S.F.
3	0.07 ACR. 2,887.00 S.F.
5	0.12 ACR. 5,372.00 S.F.

DEVELOPMENT CONTROLS:

LOTS 1-4	LOT 5 - EXISTING HOUSE
Min. Lot Area: 2,541 S.F.	Lot Area: 5,372 S.F.
Min. Backyard: 3	Backyard: 3
Min. Sideback Front: 10 ft. North St/15 ft. S. Madison Ave	Sideback Front: 15 ft.
Min. Sideback Side: 4 ft. 1/8 ft. S. Madison Ave	Sideback Side: 10 ft.
Min. Sideback Rear: 10 ft.	Sideback Rear: 10 ft.
Min. Building Height: 28	Dwelling Height: 28
Min. Dwelling Size First Floor: 757 sq. ft.	Dwelling Size First Floor: 1,248 sq. ft.
Min. Dwelling Size First Floor: 816 sq. ft.	Dwelling Size Total: 1,735 sq. ft.
Min. Dwelling Width: 24 ft.	Dwelling Width: 37 ft.
Min. Dwelling Length: 48 ft. including porches	Dwelling Length: 48 ft. including porches
Max. Total Dwelling Stos: 1,832 sq. ft.	
Max. Dwelling Width: 28 ft.	
Max. Dwelling Length: 48 ft. including porches	

SITE PLAN KEYED NOTES


- AREA SHOWN WITH SHH/VA/VA/VA @ 4" X 2'-0" O.C.
- 4" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- 4" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- 4" CONCRETE SIDEWALK.
- HAWKING CURB/RAIL STOP
- 8" MASON CURB.

LEGEND

- REIN. ASPHALT WITH CAP STAMPED "ACOW"
- CONCRETE PAVEMENT FOUND
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- LAND LOT LINE
- MANHOLE
- TRUNK MANHOLE
- LIGHT POLE
- UTILITY POLE
- PROPERTY LINE
- UTILITY LINE
- WATER LINE
- GAS LINE
- WELL
- SEWER
- EXIST. OR PAID CALL
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

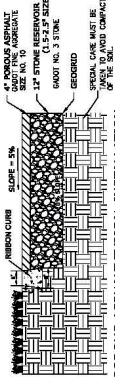
CONCRETE PAVEMENT

NO SCALE



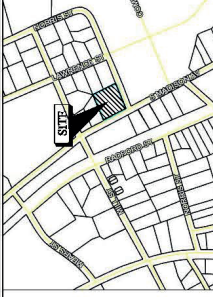
POROUS ASPHALT TYPICAL INSTALLATION

NO SCALE. SEE SHEET 052 FOR CALCULATIONS

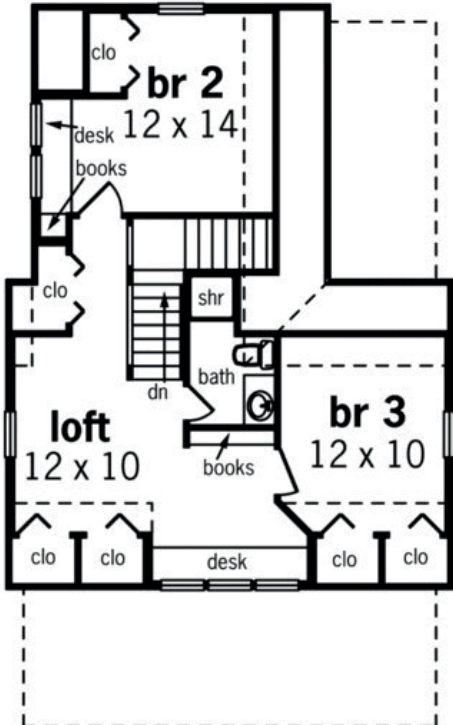
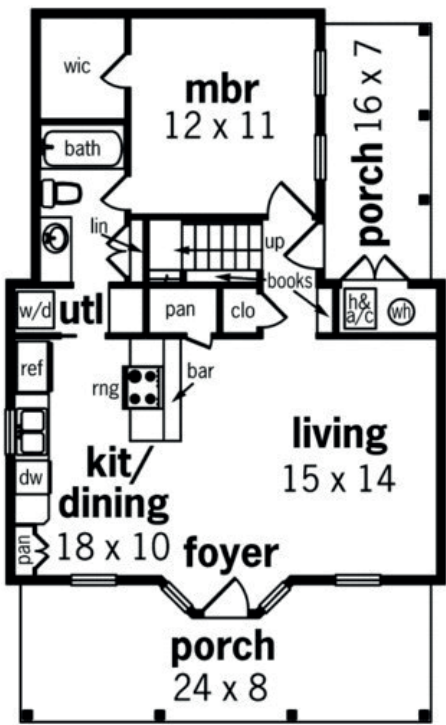


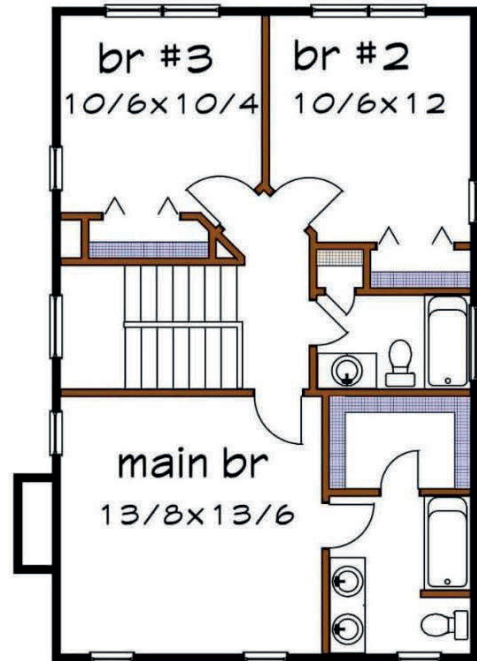
VICINITY MAP

N.T.S.



Plans Approved by Historical Preservation Commission





Creating a Bond of Community



AND Creating Pride of Ownership & Privacy

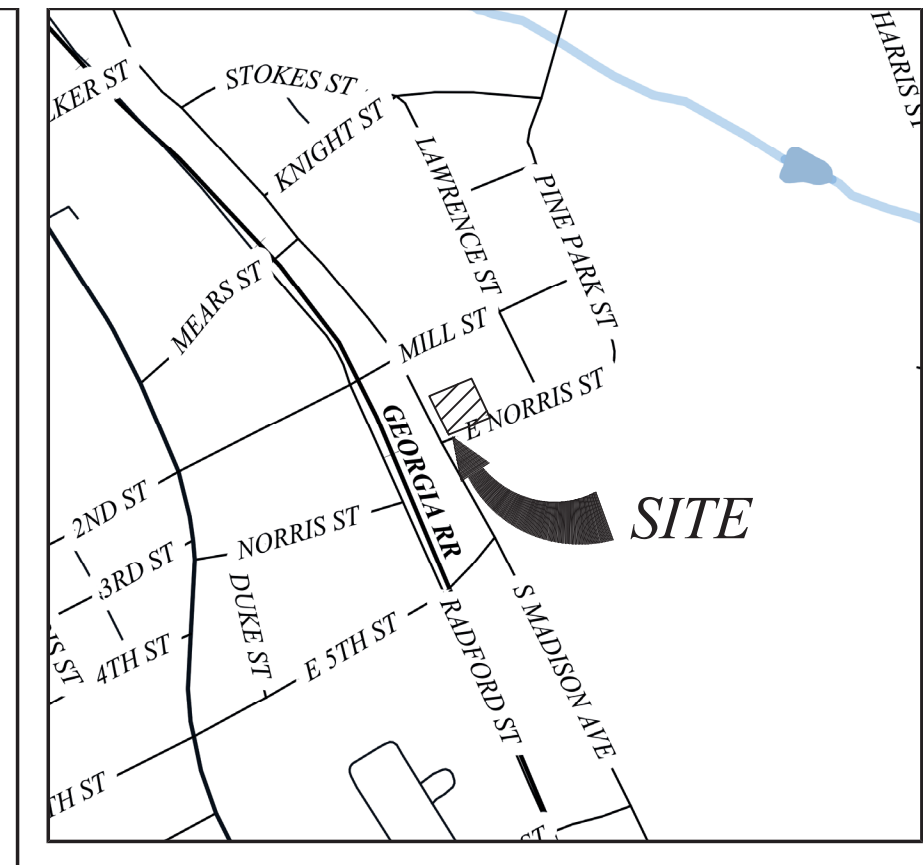


MATTHEW D. ULMER
 GEORGIA REGISTERED
 LAND SURVEYOR #3069

P.O. BOX 269
 WATKINSVILLE, GA 30677
 706-769-6610

THIS PLAT IS NOT VALID
 OR RECORDABLE UNLESS SAID
 SURVEYOR'S SIGNATURE APPEARS IN
 ORIGINAL BLUE INK OVER THE
 STAMP.

IN MY OPINION, THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATTED AND HAS BEEN
 PREPARED IN CONFORMITY WITH
 MINIMUM STANDARDS AND
 REQUIREMENTS OF GEORGIA LAW.



VICINITY MAP
 NOT TO SCALE

55

BASELINE
 SURVEYING &
 ENGINEERING, INC.

P.O. BOX 269
 WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

MATT@BASELINEGA.COM

PLAT FOR:
 PINEHURST HOMES LLC

MONROE COTTON MILLS
 SUBDIVISION
 LOT 63 & 64
 419th GEORGIA
 MILITIA DISTRICT

WALTON COUNTY

PHYSICAL ADDRESS:
 707
 SOUTH MADISON AVENUE
 MONROE, GA 30655

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
 MATTHEW D. ULMER, GA. RLS#3069
 P.O. BOX 269 WATKINSVILLE, GA 30677
 MATT@BASELINEGA.COM
 706-769-6610

- TOTAL PROJECT ACREAGE: 0.60 ACRES
- TAX PARCEL #: M0190107
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED R2
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
- VERTICAL DATA BASED ON NAVD88 DATUM; 2' INTERVAL
- THIS IS NOT A BOUNDARY SURVEY

REVISIONS	DATE

DATE
 10/13/2022

PROJECT
 21-2549S

**TOPOGRAPHIC
 SURVEY**

SHEET
 1 OF 1

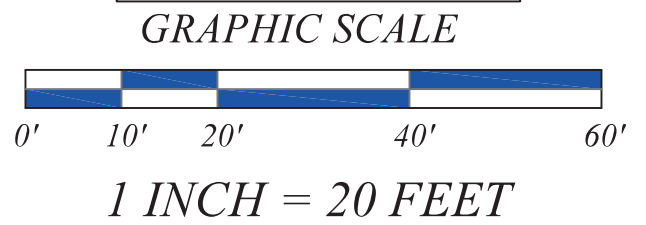
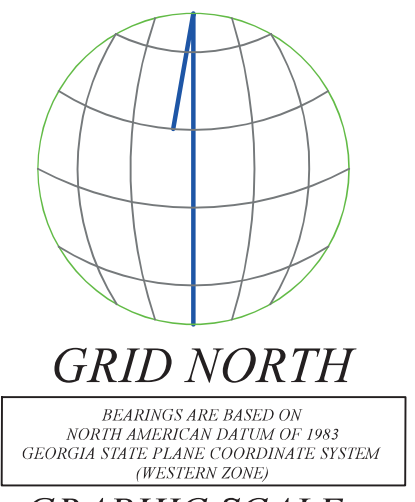


PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
RW -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB -	PLAT BOOK
LL -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

SYMBOL LEGEND

	CALCULATED POINT
	IRON MARKER FOUND
	1/2" IRON PIN SET
	CONCRETE MONUMENT
	FENCE

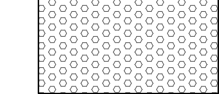
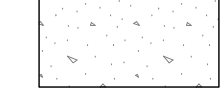



DEVELOPMENT CONTROLS:

LOTS 1 - 4	LOT 5 - EXISTING HOUSE
Min. Lot Area: 2,541 S.F.	Lot Area: 5,372 S.F.
Min. Bedrooms: 3	Bedrooms: 3
Min. Setback Front: 10 ft. Norris St /15 ft. S. Madison Ave.	Setback Front: 15 ft.
Min. Setback Side: 4 ft. /15 ft. S. Madison Ave.	Setback Side: 10 ft.
Min. Setback Rear: 10 ft.	Setback Rear: 10
Max. Building Height: 35 ft.	Dwelling Height: 26
Min. Dwelling Size First Floor: 757 sf.	Dwelling Size First Floor: 1245 sf.
Max. Dwelling Size First Floor: 816 sf	Dwelling Size Total: 1,735 sf.
Min. Dwelling Width: 24 ft.	Dwelling Width: 37 ft.
Min. Dwelling Length: 46 ft. including porches	Dwelling Length: 49 ft. including porches
Min. Dwelling Size: 1,383 sf.	
Max. Total Dwelling Size: 1,632 sf.	
Max. Dwelling Width: 26 ft.	
Max Dwelling Length: 48 ft. including porches	

EXISTING ZONING: R-2
PROPOSED ZONING: PRD

PAVEMENT LEGEND

-  POROUS ASPHALT
-  CONCRETE PAVEMENT
-  6" PEA GRAVEL

TOTAL SITE AREA = 0.60 ACRES
TOTAL DISTURBED AREA = 0.53 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

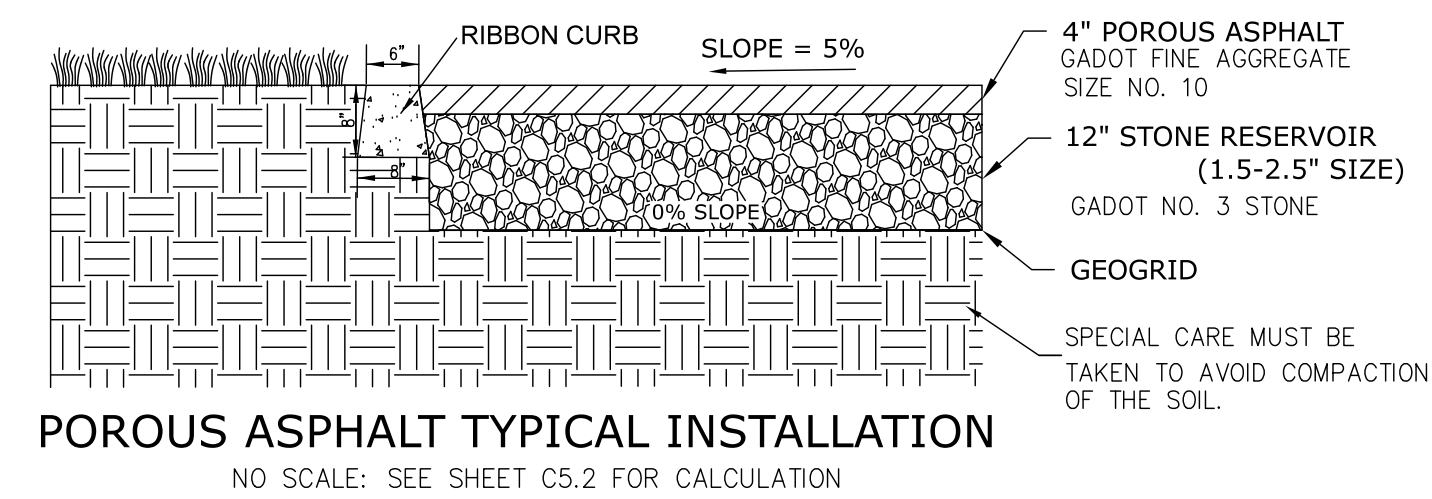
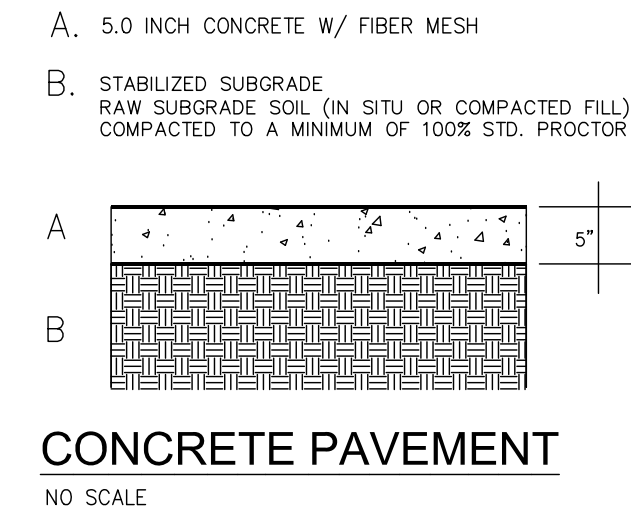
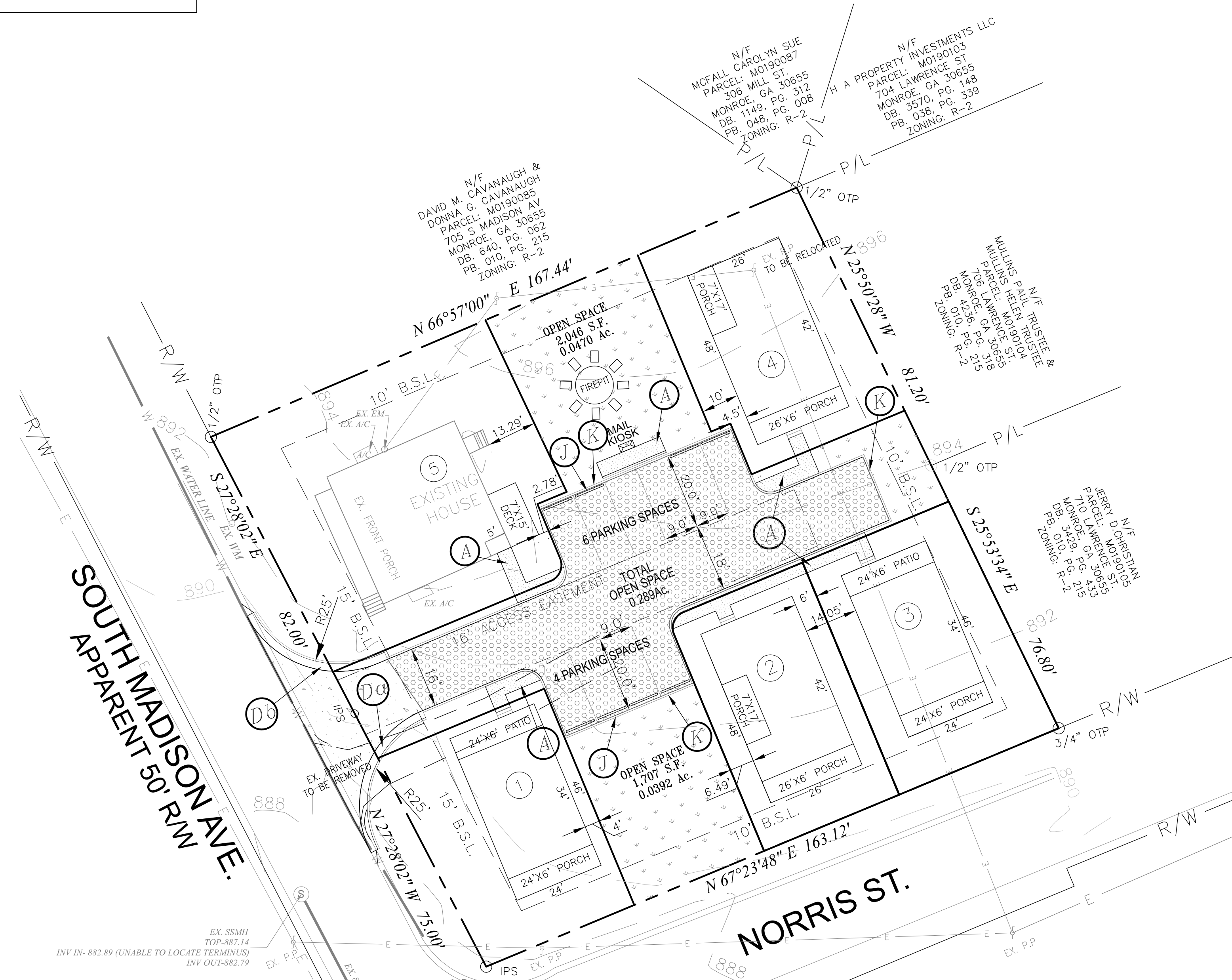
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0137E DATED 12/08/2016



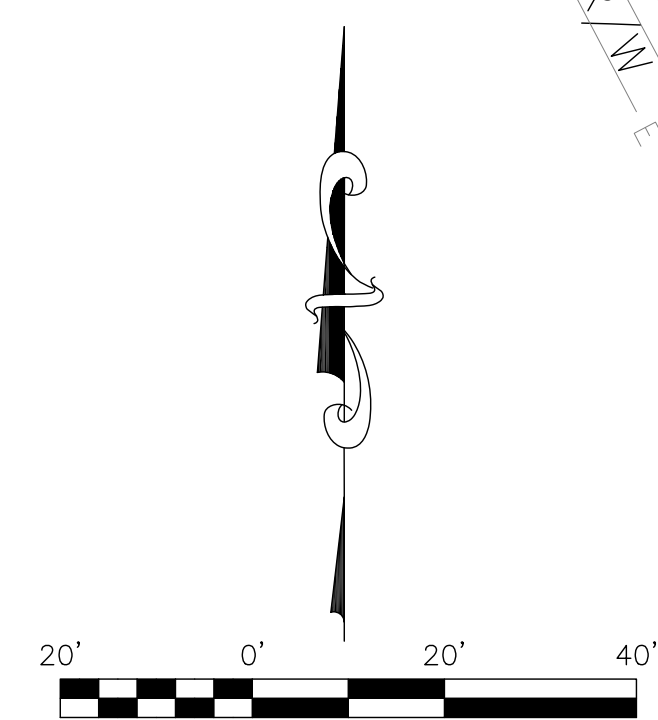
VICINITY MAP
N.T.S.

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (Db) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (C) 4' CONCRETE SIDEWALK.
- (J) PARKING CURB/WHEEL STOP
- (K) 6" RIBBON CURB.



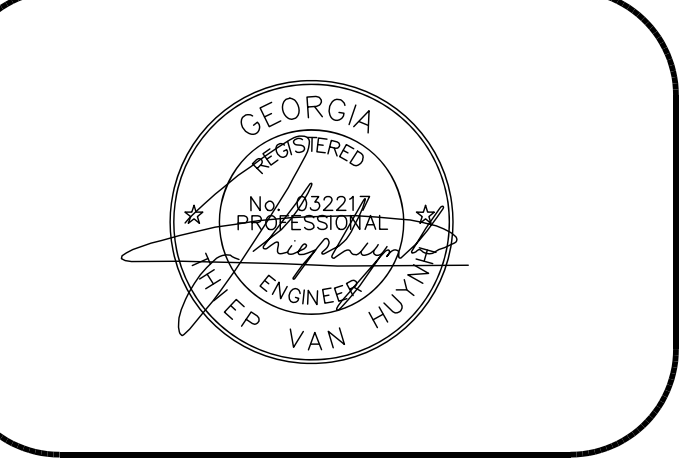
- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
 - C.M.F. = CONCRETE MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - L.L.L. = LAND LOT LINE
 - (M) = MANHOLE
 - (D) = DRAIN INLET
 - (H) = FIRE HYDRANT
 - (L) = LIGHT POLE
 - (P) = POWER POLE
 - P- = POWER LINE
 - X- = FENCE LINE
 - W- = WATER LINE
 - G- = GAS LINE
 - (V) = VALVE
 - (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



LOT CHART		
LOT #	AREA	
1	0.07 ACR.	2,969.00 S.F.
2	0.06 ACR.	2,541.00 S.F.
3	0.07 ACR.	2,882.00 S.F.
4	0.07 ACR.	2,987.00 S.F.
5	0.12 ACR.	5,372.00 S.F.

A.C.E.
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.
P.O.C. TIP HUYNH, P.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tipacell@gmail.com

© 2022
Alcovy Consulting Engineering and Associates LLC. - ALL RIGHTS RESERVED
This drawing and any permitted reproductions, in whole or part, are the sole property of Alcovy Consulting Engineering and Associates LLC. and shall not be reproduced or conveyed in any way without the written permission of Alcovy Consulting Engineering and Associates LLC.



REZONE PLAN

PROPOSED CARSON POINTE PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PARCEL: M0190107
LAND LOT: 66
DISTRICT: 3rd
707 S MADISON AVE
CITY OF MONROE, GA

DATE: 5/8/2023
SCALE: 1"=20'

OWNER/DEVELOPER/
PRIMARY PERMITTEE
THE OVERLOOK OF MONROE, LLC.
P O BOX 259
STATHAM, GA 30666
BRUCE HENDLEY
706-424-0999
bruce@hendleyhomesga.com

24 HOUR - EMERGENCY CONTACT
BRUCE HENDLEY
706-424-0999
bruce@hendleyhomesga.com

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. 21-047
REZONE



**Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW**

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2518

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Brookland Commons

DEVELOPER: McKinley Homes US, LLC

PROPERTY OWNER: McKinley Homes US, LLC

DESIGN CONSULTANT: Smith Planning Group

LOCATION: South side of Good Hope Road – 961 Good Hope Road

ACREAGE: ±43.24

EXISTING ZONING: PRD (Planned Residential District)

EXISTING LAND USE: Partially developed with streets, storm water management areas, and development infrastructure

ACTION REQUESTED: The owner is requesting Preliminary Plat approval to renew a previously approved Preliminary Plat for a planned residential development.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat as submitted.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 18, 2023

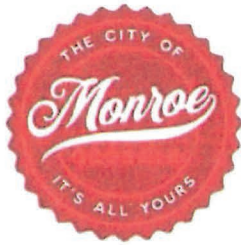
CITY COUNCIL: August 8, 2023

PRELIMINARY PLAT SUMMARY

The applicant is requesting approval of a Preliminary Plat to renew a previously approved Preliminary Plat. The previous Preliminary Plat for the development was approved on July 6, 2021. The previous Preliminary Plat has expired which is the basis for this request. The project consists of 98 single-family detached residential lots and 44 single-family attached townhome lots, for a total of 142 units.

PROJECT SUMMARY:

- Project Name – Brookland Commons
- Development Type – planned residential development with single-family detached dwellings and single-family attached townhomes
- Site Area – ±43.24
- Residential Units – 142; 98 single-family detached and 44 attached single-family townhomes



CITY OF MONROE

RECEIVED
2518

PRELIMINARY PLAT APPLICATION

Project Name: BROOKLAND COMMONS

Project Location: 961 GOOD HOPE RD

Development Type: RESIDENTIAL

Parcel #: M0240154 Acreage: 43.24 Total Lots or Units: 142

Applicant: McKinley Homes US, LLC Phone #: 404-434-5044

Address: 655 Engineering Drive City: Peachtree Corners State: GA Zip: 30092

Property Owner: McKinley Homes US, LLC Phone #: 404-434-5044

Address: 655 Engineering Drive City: Peachtree Corners State: GA Zip: 30092


Developer: McKinley Homes US, LLC Phone #: _____


Address: 655 Engineering Drive City: Peachtree Corners State: GA Zip: 30092

Designer: SMITH PLANNING GROUP Phone #: 706-769-9515

Address: 1022 TWELVE OAKS PL #201 City: WATKINSVILLE State: GA Zip: 30677

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME 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.

SIGNATURE OF APPLICANT:  DATE: 6.2.23

SIGNATURE OF OWNER:  DATE: 6.2.23

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

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.



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
706.769.9515
706.769.9595 FAX
www.smithplanninggroup.com

BROOKLAND COMMONS

MONROE, GEORGIA

PROJECT DATA

- PROJECT PARCEL DATA:
961 GOOD HOPE ROAD
MONROE, GA
TAX PARCEL #M240154
LAND LOT: 102
DISTRICT: 3
- OWNER:
KFB ENTERPRISES INC
P.O. BOX 122
CONYERS, GA 30012
- TOTAL PROJECT ACREAGE: 43.318 AC
- ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
PROPOSED USE: RESIDENTIAL
- WATER SUPPLY: CITY OF MONROE
SEWERAGE: CITY OF MONROE
SOLID WASTE COLLECTION: CITY OF MONROE
- PROPOSED UTILITIES: ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND
- THIS PROJECT SHALL MEET ALL CITY OF MONROE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH CITY OF MONROE STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF MONROE ORDINANCES AND REGULATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY BY SMITH PLANNING GROUP DATED 04/12/21.
- SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMITS.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH REZONE CASE #RZ-00096-2021.

DEVELOPMENT SUMMARY PRD

RESIDENTIAL
SINGLE-FAMILY DETACHED: 98 UNITS
SINGLE-FAMILY ATTACHED: 44 UNITS
TOTAL RESIDENTIAL UNITS: 142 UNITS

RESIDENTIAL DENSITY
PROPOSED: 3.35 LOTS / ACRE

COMMON OPEN SPACE / PUBLIC USE
OPEN SPACE: +1.972 ACRE (22.4%)
ROAD RIGHT-OF-WAY: +7.784 ACRE (17.9%)

PARKING
EACH SINGLE FAMILY RESIDENCE WILL HAVE A MINIMUM OF 2 OFF-STREET PARKING SPACES. IN ADDITION, RESIDENTIAL STREETS WILL PROVIDE UNMARKED PARALLEL PARKING ON ONE SIDE.
STRIPPED PARALLEL PARKING PROVIDED AROUND THE CENTRAL COMMON SPACE IS APPROXIMATELY 67 SPACES

DEVELOPMENT STANDARDS

DETACHED SINGLE FAMILY:
MAXIMUM LOT COVERAGE: 40%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS): 50 FT
SETBACKS: FRONT: 10 FT
SIDE: 5 FT
REAR: 12 FT
*THE REAR SETBACK ON LOTS THAT BACK UP TO THE PERIMETER WILL BE 24FT.
MAXIMUM BUILDING HEIGHT: 30 FT
MINIMUM LOT SIZE: 5,700 SF

ATTACHED SINGLE FAMILY (TOWNHOUSE):
MAXIMUM LOT COVERAGE: 70%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS): 24 FT
SETBACKS: FRONT: 0 FT
SIDE: 0 FT
REAR: 10 FT
*THE REAR SETBACK ON LOTS THAT BACK UP TO THE PERIMETER WILL BE 24FT.
MAXIMUM BUILDING HEIGHT: 30 FT
MINIMUM LOT SIZE: 2,700 SF

BEARINGS AND DISTANCES ALONG CENTERLINE OF GRUBBY CREEK FROM POINT A TO POINT B

COURSE	BEARING	DISTANCE
L1	S88°37'00"W	47.77
L2	S89°54'45"W	29.66
L3	N79°51'10"W	32.56
L4	N44°17'25"W	51.92
L5	N50°49'45"W	22.77
L6	N87°25'30"W	42.26
L7	N79°58'10"W	51.49
L8	S18°25'45"W	35.56
L9	N62°42'20"W	60.57
L10	N85°14'35"W	39.90
L11	N36°44'15"W	36.36
L12	S80°57'40"W	50.12
L13	S72°51'45"W	42.90
L14	S33°06'55"W	72.01
L15	N74°02'45"W	74.47
L16	S70°26'25"W	32.59
L17	N68°17'15"W	42.47
L18	S89°54'45"W	29.66
L19	S33°32'15"E	62.77
L20	S76°54'45"W	41.49
L21	S50°39'50"W	42.53
L22	N87°25'30"W	42.26
L23	S64°42'20"W	65.92
L24	S09°04'30"E	55.79
L25	S34°29'05"W	59.79
L26	S89°51'45"W	62.69
L27	S44°49'15"W	51.33
L28	S62°27'20"W	29.87
L29	S88°40'10"W	2.74
L30	N87°30'30"W	25.52
L31	S66°41'05"W	24.48
L32	S20°02'15"W	33.61
L33	S59°12'25"W	42.47
L34	S48°26'55"W	29.26

SEALS:



SHEET TITLE:

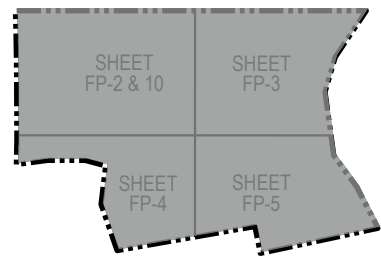
PRELIMINARY PLAT

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

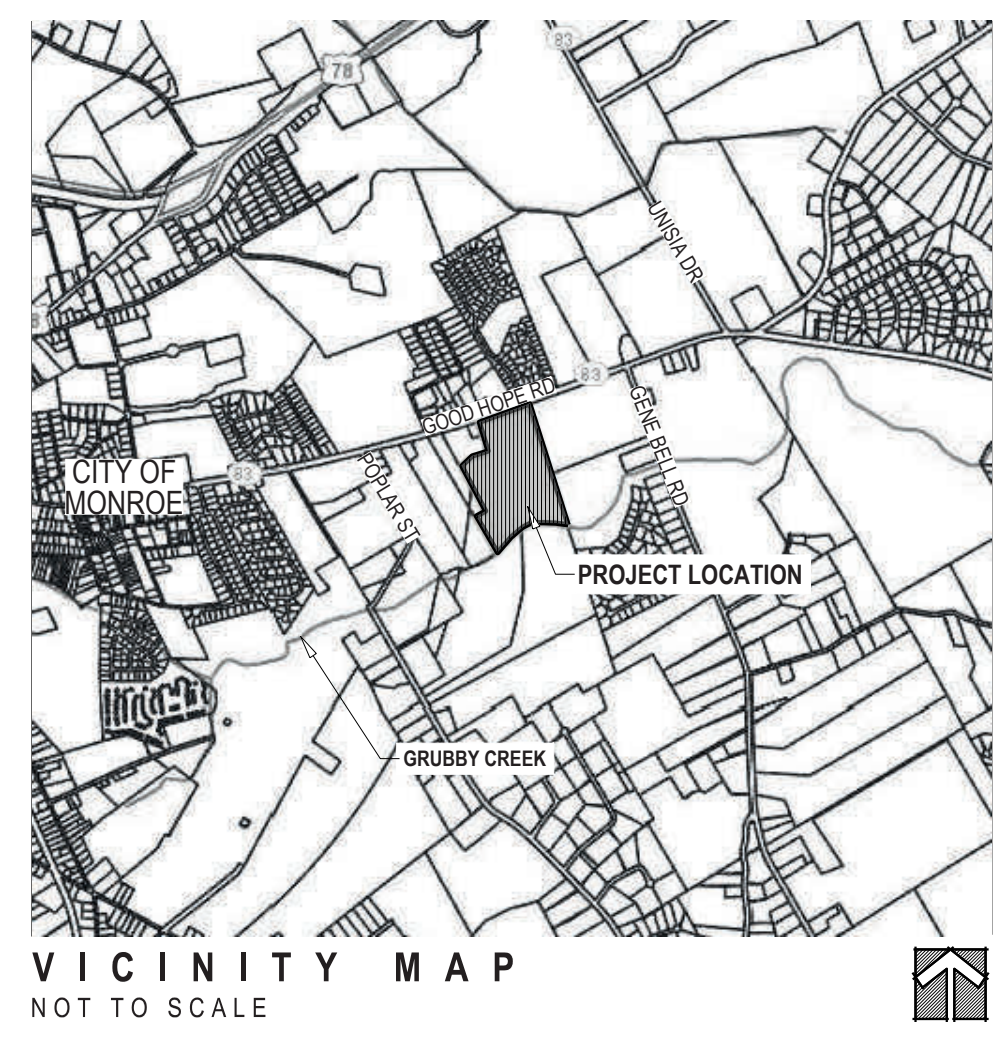
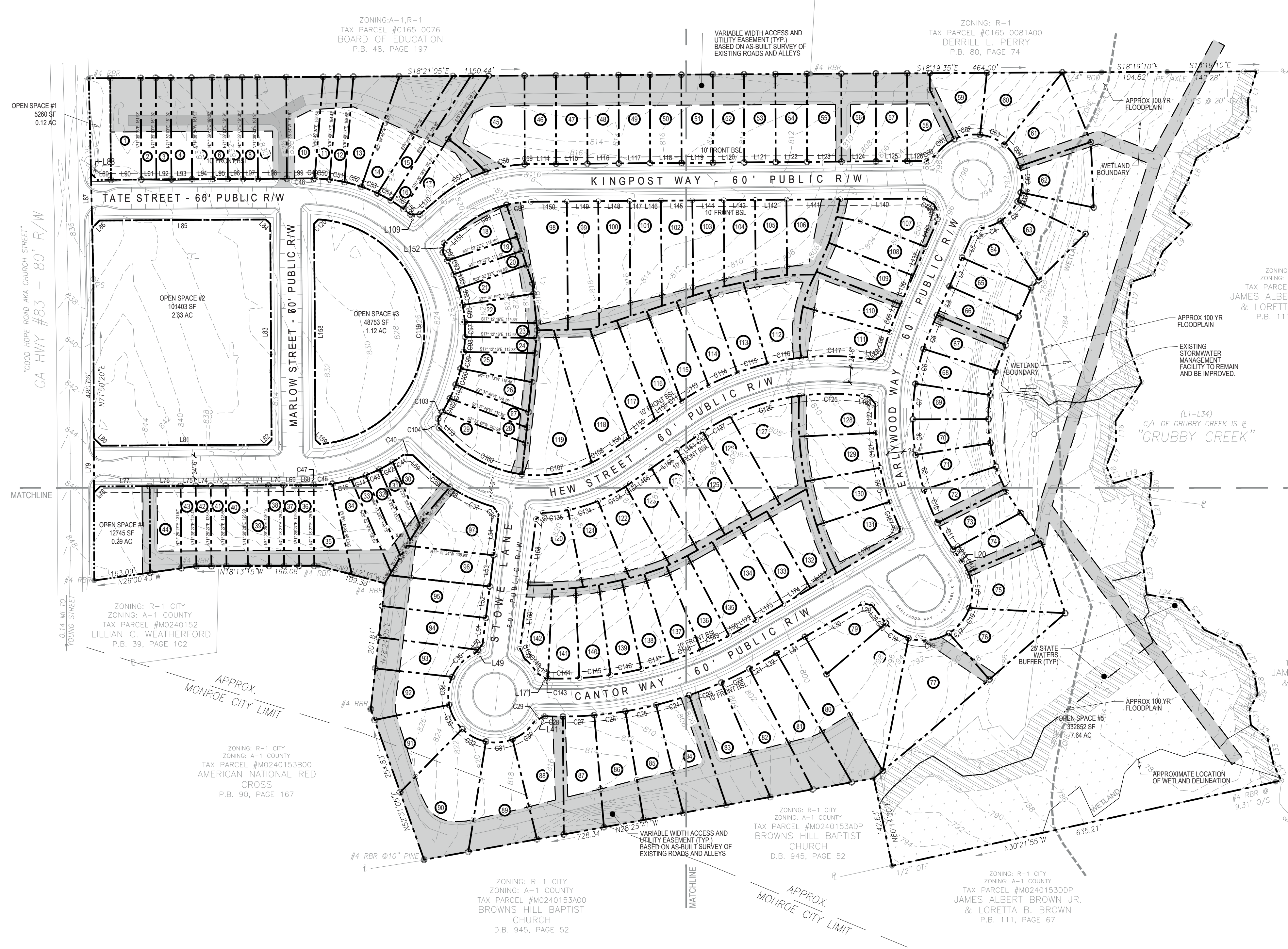
SHEET NO.

PP-1



SHEET KEY N.T.S.

○ = IPS W/ CAP
⊙ = POINT ONLY



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT.

DATED THIS ____ DAY OF _____, 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL BY THE MAYOR AND COUNCIL:

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND WILL BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL IF NO SITE DEVELOPMENT PLANS ARE APPROVED AND NO FINAL PLAT IS RECORDED. IF SITE DEVELOPMENT PLANS ARE APPROVED WITHIN ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL, THIS CERTIFICATE OF APPROVAL SHALL EXTEND TO THE EXPIRATION OF SITE DEVELOPMENT PLANS. IF NO FINAL PLAT IS RECORDED BY THE EXPIRATION OF THE SITE DEVELOPMENT PLANS, THEN THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID IN ITS ENTIRETY AND SHALL REQUIRE A NEW PRELIMINARY PLAT APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL.

DATED THIS ____ DAY OF _____, 20__

BY: _____ MAYOR

BY: _____ CITY CLERK

AUTHORIZATION STATEMENT:

I HEREBY SUBMIT THIS PRELIMINARY PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE.

CODE ENFORCEMENT OFFICER _____ DATE _____

COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

BROOKLAND COMMONS

MONROE, GEORGIA

SEALS:



SHEET TITLE:

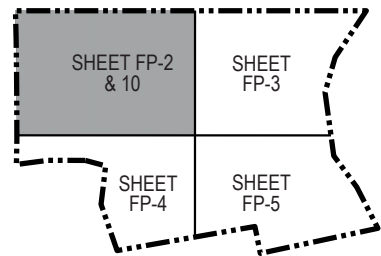
PRELIMINARY PLAT ENLARGEMENT

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

PP-2

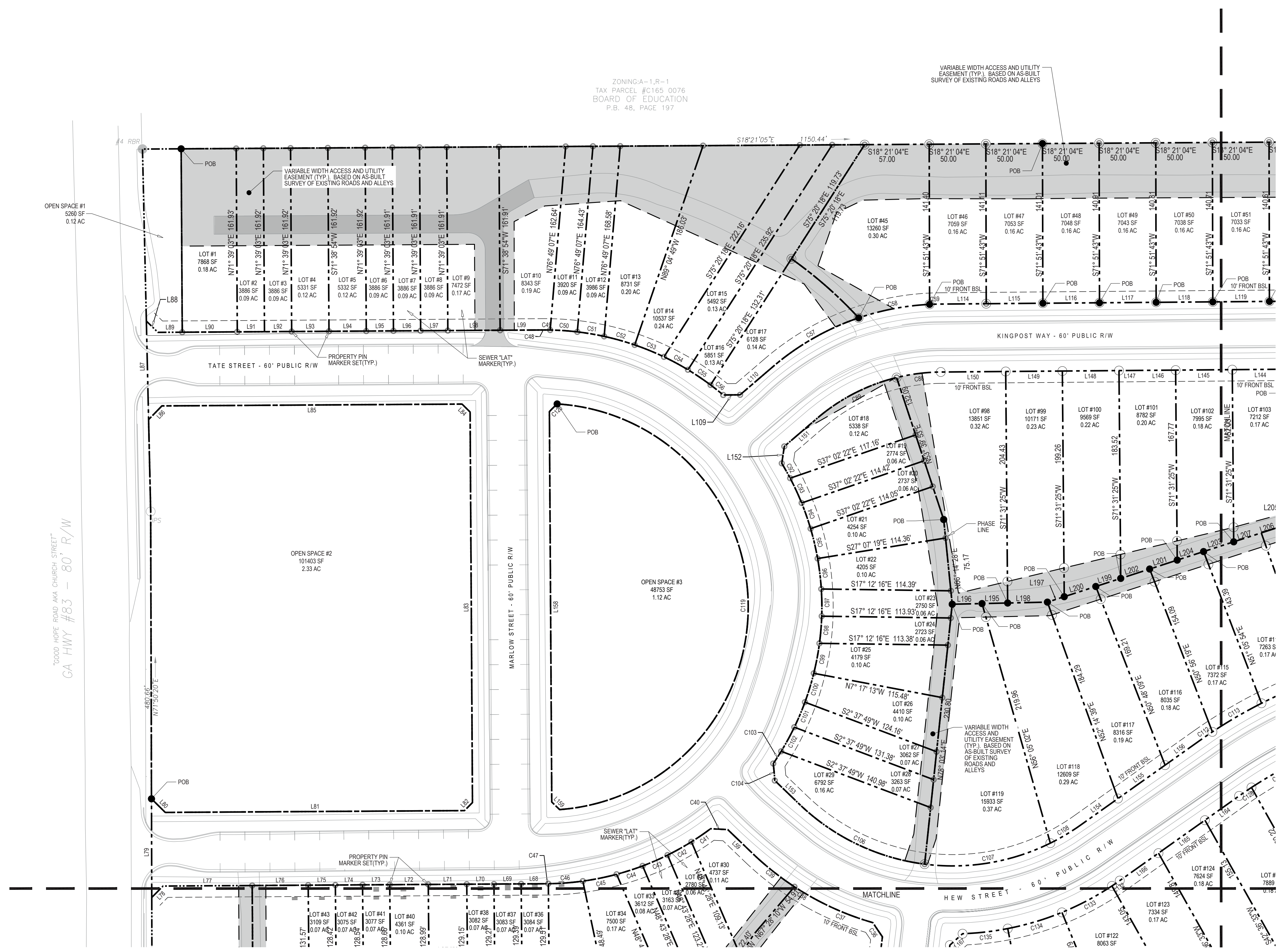


SHEET KEY - N.T.S.

○ = IPS W/ CAP
⊙ = POINT ONLY

ZONING: A-1, R-1
TAX PARCEL #C165 0076
BOARD OF EDUCATION
P.B. 48, PAGE 197

VARIABLE WIDTH ACCESS AND UTILITY EASEMENT (TYP.) BASED ON AS-BUILT SURVEY OF EXISTING ROADS AND ALLEYS

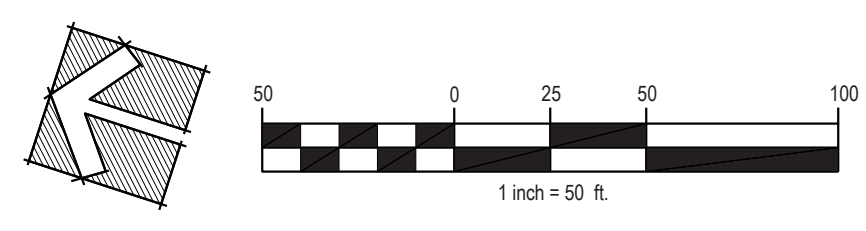


7000D HOPE ROAD AKA CHURCH STREET
GA HWY #83 - 80' R/W

OPEN SPACE #1
5269 SF
0.12 AC

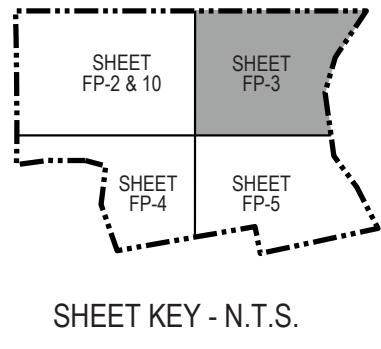
OPEN SPACE #2
101403 SF
2.33 AC

OPEN SPACE #3
48753 SF
1.12 AC

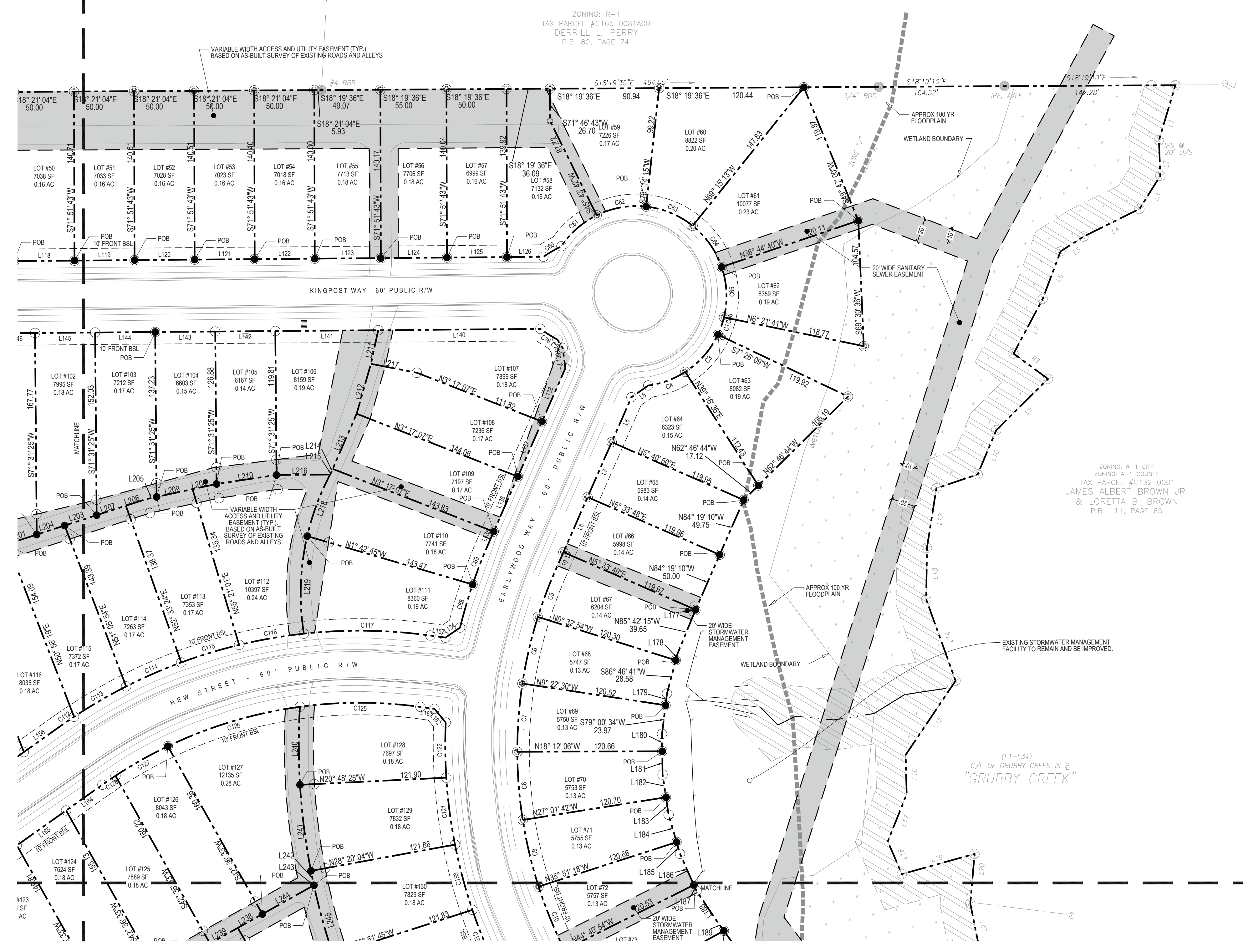


COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

BROOKLAND COMMONS
 MONROE, GEORGIA



SHEET KEY - N.T.S.
 ○ = IPS W/ CAP
 ⊗ = POINT ONLY



ZONING: R-1
 TAX PARCEL #C165 0081A00
 DERRILL L. PERRY
 P.B. 80, PAGE 74

ZONING: R-1 CITY
 TAX PARCEL #C132 0001
 JAMES ALBERT BROWN JR.
 & LORETTA B. BROWN
 P.B. 111, PAGE 65

COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

SEALS:



SHEET TITLE:

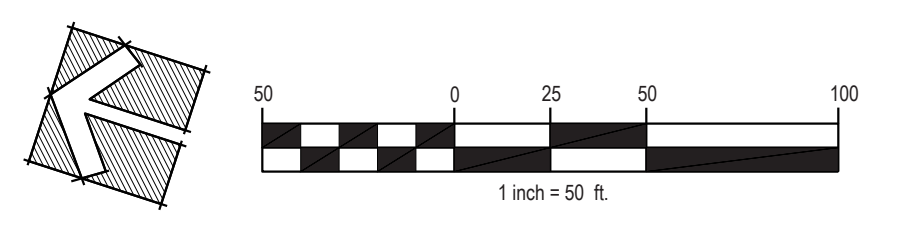
PRELIMINARY PLAT ENLARGEMENT

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

PP-3



BROOKLAND COMMONS
 MONROE, GEORGIA

SEALS:



SHEET TITLE:

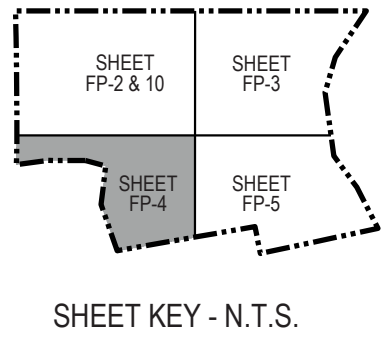
**PRELIMINARY PLAT
 ENLARGEMENT**

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

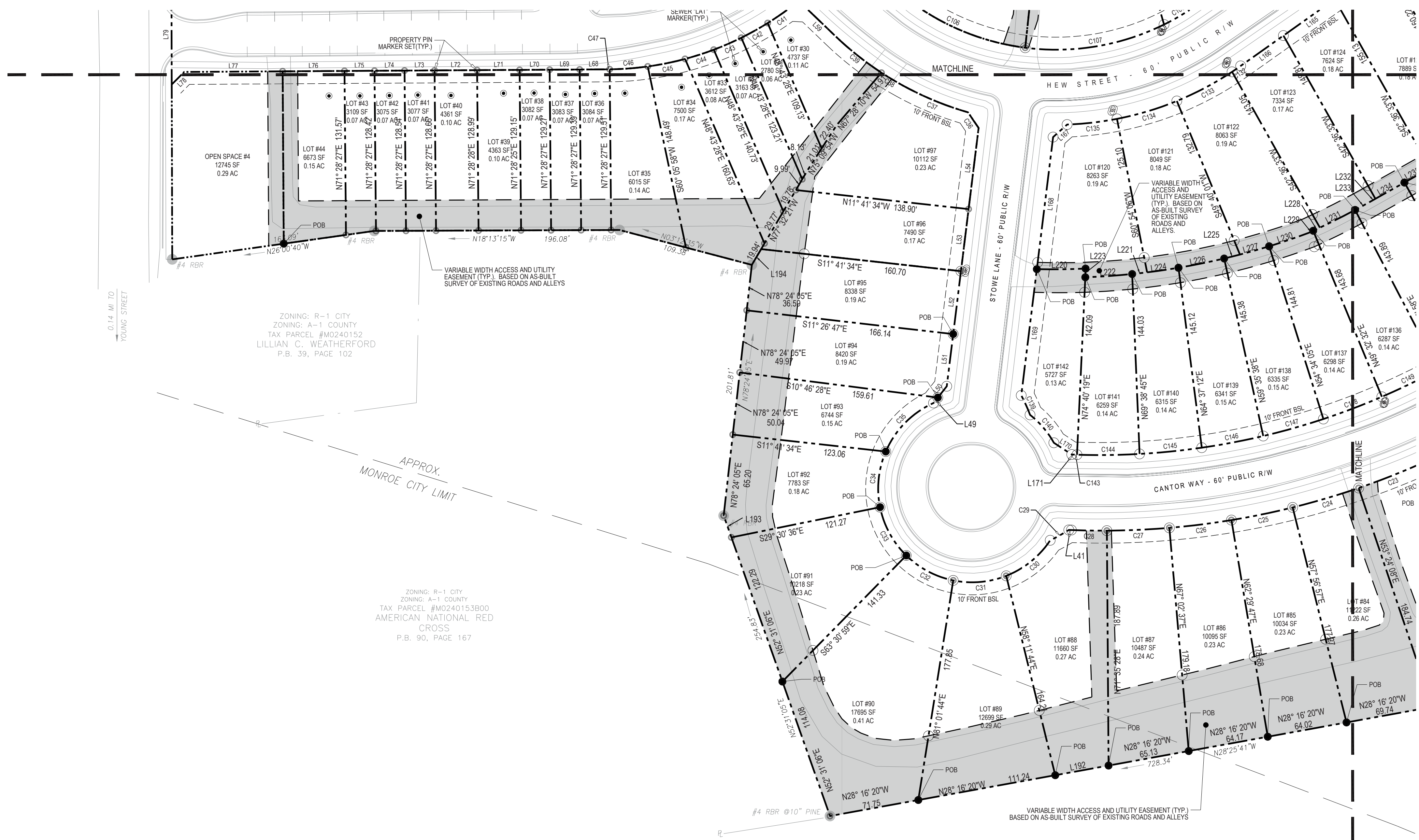
NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

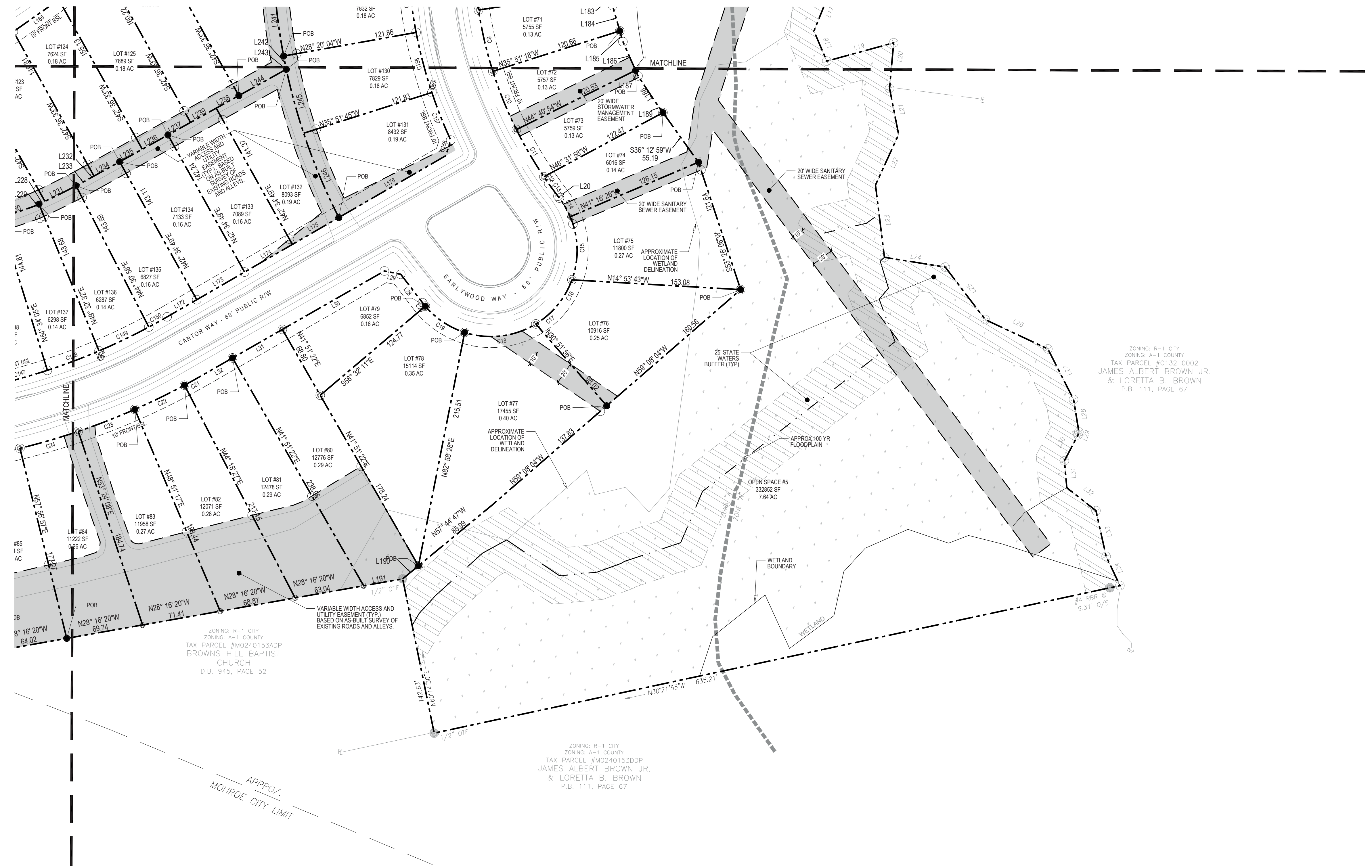
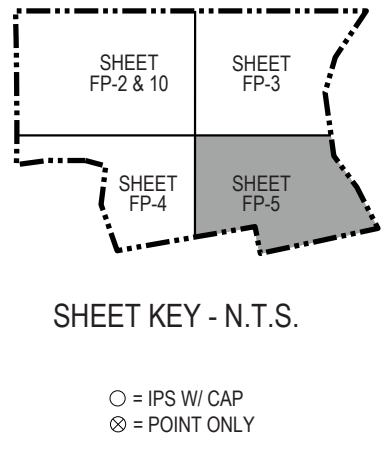
PP-4



○ = IPS W/ CAP
 ⊙ = POINT ONLY



BROOKLAND COMMONS
 MONROE, GEORGIA

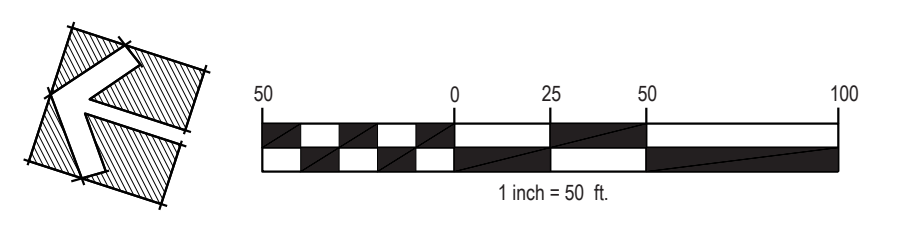


ZONING: R-1 CITY
 ZONING: A-1 COUNTY
 TAX PARCEL #M0240153ADP
 BROWNS HILL BAPTIST
 CHURCH
 D.B. 945, PAGE 52

ZONING: R-1 CITY
 ZONING: A-1 COUNTY
 TAX PARCEL #M0240153DDP
 JAMES ALBERT BROWN JR.
 & LORETTA B. BROWN
 P.B. 111, PAGE 67

ZONING: R-1 CITY
 ZONING: A-1 COUNTY
 TAX PARCEL #C132 0002
 JAMES ALBERT BROWN JR.
 & LORETTA B. BROWN
 P.B. 111, PAGE 67

COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.



SEALS:



SHEET TITLE:

**PRELIMINARY PLAT
 ENLARGEMENT**

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

PP-5



LAND PLANNING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201 WATKINSVILLE, GA 30677

706.769.9515 706.769.9595 FAX www.smithplanninggroup.com

BROOKLAND COMMONS MONROE, GEORGIA

SEALS:



SHEET TITLE:

PRELIMINARY PLAT PARCEL TABLE

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO. DATE DESCRIPTION 1 06/08/23 REVISED PER COMMENT

SHEET NO.

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains multiple rows of parcel data.

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains multiple rows of parcel data.

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains multiple rows of parcel data.

Parcel Area Table with columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains multiple rows of parcel data.



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
706.769.9515
706.769.9595 FAX
www.smithplanninggroup.com

BROOKLAND COMMONS
MONROE, GEORGIA

SEALS:



SHEET TITLE:

PRELIMINARY PLAT
LINE & CURVE
TABLE

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

PP-7

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C127	50.04	7.75	370.00
C128	13.22	2.05	370.00
C132	8.34	1.87	255.00
C133	50.03	11.24	255.00
C134	50.02	11.24	255.00
C135	40.14	9.02	255.00
C139	17.10	7.64	128.21
C140	29.55	22.57	75.00
C143	2.21	0.22	570.00
C144	50.01	5.03	570.00
C145	50.01	5.03	570.00
C146	50.01	5.03	570.00
C147	50.01	5.03	570.00
C148	50.01	5.03	570.00
C149	50.01	5.03	570.00
C150	19.04	1.91	570.00
C156	14.71	1.34	629.54
C157	46.44	6.22	428.00
C158	56.26	7.53	428.00
L5	17.08	N53° 01' 16.42"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C100	26.67	6.25	244.49
C101	24.03	5.63	244.49
C102	24.24	5.68	244.49
C103	12.86	3.01	244.49
C104	15.12	2.34	369.66
C106	124.53	36.59	195.00
C107	114.13	33.53	195.00
C108	30.94	9.09	195.00
C112	13.49	1.80	430.00
C113	50.20	6.69	430.00
C114	50.05	6.67	430.00
C115	50.37	6.71	430.00
C116	54.73	7.29	430.00
C117	105.57	14.07	430.00
C119	540.01	172.38	179.49
C120	9.63	3.11	177.65
C121	56.26	7.53	428.00
C122	45.91	6.15	428.00
C125	100.71	15.59	370.00
C126	115.18	17.84	370.00

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C61	39.52	30.19	75.00
C62	42.42	32.41	75.00
C63	42.42	32.41	75.00
C64	42.46	32.44	75.00
C65	42.53	32.49	75.00
C66	0.00	0.00	74.25
C68	37.39	4.98	430.00
C69	37.02	4.93	430.00
C75	8.16	6.23	75.00
C76	16.83	7.64	126.25
C88	39.40	13.28	170.00
C89	79.70	26.86	170.00
C92	15.06	3.53	244.49
C93	24.13	5.66	244.49
C94	24.01	5.63	244.49
C95	27.11	6.35	244.49
C96	27.12	6.36	244.49
C97	24.02	5.63	244.49
C98	24.07	5.64	244.49
C99	26.94	6.31	244.49

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C41	20.53	4.81	244.49
C42	24.13	5.66	244.49
C43	24.01	5.63	244.49
C44	24.12	5.65	244.49
C45	30.45	7.14	244.49
C46	30.55	7.16	244.49
C47	1.53	0.36	244.49
C48	0.03	0.01	244.49
C49	6.11	1.43	244.49
C50	24.01	5.63	244.49
C51	24.06	5.64	244.49
C52	28.01	6.57	244.49
C53	27.90	6.54	244.49
C54	24.08	5.64	244.49
C55	24.02	5.63	244.49
C56	14.29	3.35	244.49
C57	87.78	21.87	230.00
C58	63.94	15.93	230.00
C59	9.41	2.35	230.00
C60	17.35	7.64	130.14

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C21	16.72	1.52	630.00
C22	50.01	4.55	630.00
C23	55.01	5.00	630.00
C24	55.01	5.00	630.00
C25	50.01	4.55	630.00
C26	50.01	4.55	630.00
C27	50.01	4.55	630.00
C28	28.36	2.58	630.00
C29	17.06	7.64	127.93
C30	45.94	35.10	75.00
C31	43.12	32.94	75.00
C32	43.08	32.91	75.00
C33	44.63	34.10	75.00
C34	45.42	34.69	75.00
C35	55.71	42.56	75.00
C36	15.08	2.25	384.56
C37	56.90	12.79	255.00
C38	19.50	4.38	255.00
C39	47.48	10.67	255.00
C40	15.12	2.34	369.66

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	15.29	11.68	75.00
C2	0.00	0.00	173.63
C3	41.76	31.90	75.00
C4	33.14	25.32	75.00
C5	39.98	6.19	370.00
C6	57.00	8.83	370.00
C7	57.01	8.83	370.00
C8	57.02	8.83	370.00
C9	57.02	8.83	370.00
C10	57.03	8.83	370.00
C11	49.45	7.66	370.00
C12	7.71	1.19	370.00
C13	14.03	2.17	370.00
C14	19.60	14.40	78.00
C15	58.57	43.02	78.00
C16	27.58	20.26	78.00
C17	25.06	18.41	78.00
C18	66.94	49.17	78.00
C19	43.40	31.88	78.00
C20	3.90	2.87	78.00

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L170	17.08	S15° 18' 52"W	
L171	2.00	S15° 58' 26"E	
L172	30.96	S48° 16' 19"E	
L173	50.00	S48° 16' 19"E	
L174	50.00	S48° 16' 19"E	
L175	48.59	S48° 16' 19"E	
L176	112.02	S48° 16' 19"E	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L148	50.00	N18° 27' 59"W	
L149	50.00	N18° 27' 59"W	
L150	57.31	N18° 27' 59"W	
L151	38.04	N58° 36' 25"W	
L152	15.12	S80° 30' 17"W	
L153	30.25	S25° 51' 27"W	
L154	40.65	S53° 21' 25"E	
L155	50.99	S53° 21' 25"E	
L156	37.57	S53° 21' 25"E	
L157	12.68	S10° 12' 45"E	
L158	344.75	S71° 39' 03"W	
L159	9.63	S25° 52' 41"W	
L162	14.71	N32° 32' 03"E	
L163	11.77	N10° 08' 45"W	
L164	37.03	N53° 21' 25"W	
L165	50.27	N53° 21' 25"W	
L166	41.92	N53° 21' 25"W	
L167	15.08	N59° 55' 19"W	
L168	106.41	S79° 01' 10"W	
L169	101.74	S79° 01' 10"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L121	50.00	S18° 27' 59"E	
L122	50.00	S18° 27' 59"E	
L123	55.00	S18° 27' 59"E	
L124	55.00	S18° 27' 59"E	
L125	50.00	S18° 27' 59"E	
L126	30.35	S18° 27' 59"E	
L134	14.76	S52° 27' 26"E	
L135	10.34	S84° 18' 34"E	
L136	50.04	S84° 18' 34"E	
L137	50.04	S84° 18' 34"E	
L138	48.35	S84° 18' 34"E	
L139	17.08	N64° 24' 09"E	
L140	135.01	N18° 27' 59"W	
L141	85.64	N18° 27' 59"W	
L142	50.00	N18° 27' 59"W	
L143	50.00	N18° 27' 59"W	
L144	50.00	N18° 27' 59"W	
L145	50.00	N18° 27' 59"W	
L146	30.72	N18° 27' 59"W	
L147	19.28	N18° 27' 59"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L89	21.46	S18° 21' 20"E	
L90	48.59	S18° 21' 20"E	
L91	24.00	S18° 21' 20"E	
L92	24.00	S18° 21' 20"E	
L93	32.93	S18° 21' 20"E	
L94	32.93	S18° 21' 20"E	
L95	24.00	S18° 21' 20"E	
L96	24.00	S18° 21' 20"E	
L97	24.00	S18° 21' 20"E	
L98	46.15	S18° 21' 20"E	
L99	38.06	S18° 21' 20"E	
L109	14.87	S18° 32' 05"E	
L110	38.04	S58° 36' 25"E	
L114	40.59	S18° 27' 59"E	
L115	50.00	S18° 27' 59"E	
L116	50.00	S18° 27' 59"E	
L117	50.00	S18° 27' 59"E	
L118	50.00	S18° 27' 59"E	
L119	50.00	S18° 27' 59"E	
L120	50.00	S18° 27' 59"E	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L69	24.00	N18° 20' 57"W	
L70	24.00	N18° 20' 57"W	
L71	34.00	N18° 20' 57"W	
L72	34.00	N18° 20' 57"W	
L73	24.00	N18° 20' 57"W	
L74	24.00	N18° 20' 57"W	
L75	24.00	N18° 20' 57"W	
L76	49.42	N18° 20' 57"W	
L77	78.70	N18° 20' 57"W	
L78	14.17	N63° 15' 19"W	
L79	340.81	N71° 50' 19"E	
L80	12.15	S26° 39' 08"W	
L81	264.16	S18° 20' 52"E	
L82	10.00	S63° 20' 57"E	
L83	344.83	N71° 39' 03"E	
L84	10.00	N26° 39' 03"E	
L85	264.96	N18° 20' 57"W	
L86	11.93	N63° 49' 20"W	
L87	168.17	N70° 42' 17"E	
L88	14.27	S26° 14' 30"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L6	40.76	N84° 18' 34"W	
L7	50.00	N84° 18' 34"W	
L8	50.00	N84° 18' 34"W	
L9	0.24	N84° 18' 34"W	
L10	17.77	N84° 18' 34"W	
L20	2.13	S34° 19' 43"W	
L28	32.55	N34° 19' 43"E	
L29	15.05	N6° 50' 39"W	
L30	106.54	N48° 01' 01"W	
L31	52.00	N48° 01' 01"W	
L32	33.28	N48° 01' 01"W	
L41	2.05	N15° 43' 08"W	
L49	5.56	S69° 42' 46"E	
L50	11.52	S69° 42' 46"E	
L51	42.05	N79° 01' 17"E	
L52	50.70	N79° 01' 17"E	
L53	50.00	N79° 01' 17"E	
L54	65.40	N79° 01' 17"E	
L59	30.25	N25° 51' 27"E	
L68	22.47	N18° 20' 57"W	

COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

Proposed Amendments to the Zoning Ordinance – 17th Amendment

July 18 – Planning Commission

August 8 – City Council 1st Reading

September 12 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ *Section 520: Proposed amendments to the off-street parking requirements deferred to a future amendment.*

➤ *Section 530: Proposed amendments to the off-street loading and unloading requirements deferred to a future amendment.*

➤ *Section 610: Proposed amendment to Table 4 deferred to a future amendment.*

➤ *Section 620: Modify Commercial Zoning District Land Use Regulations in Section 620.3 – Table 5 to modify and add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; add tattoo parlor as an allowed land use.*

Section 620.3 Commercial Land Use Regulations (P, B-1, B-2, B-3):

Section 620.3 Table 5 - Commercial Zoning District Land Use Regulations

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

LAND USE CATEGORY	DISTRICT				REFERENCE
	P	B1	B2	B3	
Principal Use* (unless noted as an accessory use)					See Section or Note
Alcohol and beverage stores, retail					Code of Ord. – Chap. 6
beer and wine, retail store	X	C	P	P	Code of Ord. – Chap. 6
brewpubs	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
breweries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
distilleries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
micro-breweries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
micro-distilleries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
Beauty shops, services					
barber, hairdresser, and/or stylist shops	P	P	P	P	
beauty supply, retail	P	P	P	P	
beauty/health spas	X	X	X	X	
manicure establishment	X	X	X	X	
tanning centers	X	X	X	X	
tattoo parlors	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	

➤ *Section 630: Modify Industrial Zoning District Land Use Regulations in Section 630.3 – Table 6 to add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; to remove the general category of Residential from the land use table.*

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

Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations
 [P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Alcohol and beverage		Code of Ord. – Chap. 6
beer and wine, retail store	X	Code of Ord. – Chap. 6
brewpubs	X	Code of Ord. – Chap. 6
breweries	P	Code of Ord. – Chap. 6
distilleries	P	Code of Ord. – Chap. 6
micro-breweries	X	Code of Ord. – Chap. 6
micro-distilleries	X	Code of Ord. – Chap. 6
RESIDENTIAL	C	

➤ *Section 643: Proposed amendment to the procedures for the Corridor Design Overlay District deferred to a future amendment.*

➤ *Section 643A.2(1)(c)(vii): Modify the materials permitted on structures in the Corridor Design Overlay District to allow E.I.F.S. siding.*

(vii) Materials. Brick and wood siding are the most common traditional building materials in the City. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardboard and hardplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding are not permitted. This prohibition includes metal building types commonly known as “Butler Buildings”. Stucco, ~~not~~ including E.I.F.S., is acceptable in limited areas (e.g. parapets) or as full exterior surface for architectural styles and forms reflecting City’s historic architecture that traditionally utilized stucco (e.g. religious architecture, Art Modern and Art Deco buildings).

➤ *Section 643: Proposed amendment to the procedures for the Corridor Design Overlay District deferred to a future amendment.*

➤ *Section 644: Proposed amendment to the parking requirements for developments in the Monroe and Walton Mills Historic Overlay District (MHDO) deferred to a future amendment.*

➤ *Section 645: Modify the garage requirement in Section 645.5(6) of the Infill Overlay District to match the requirement in Section 910.1.*

645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (6) No front garage approach is permitted. Rear or side approach garage entry only. All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of this requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. If the front door is recessed behind any heated floor area of the front orientation of the dwelling, the distance shall be measured from the front door.

➤ *Section 646: Modify Central Business District Overlay (CBD) Land Use Regulations in Section 646.3 – Table 8 to modify and add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; add tattoo parlor as an allowed land use.*

Section 646.3 Central Business District Overlay (CBD):

Section 646.3 Table 8 - Central Business District Overlay (CBD)
[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Alcohol and beverage stores, retail	
beer and wine, retail store	C
brewpubs	P
breweries	X
distilleries	X
micro-breweries	P
micro-distilleries	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
tattoo parlor	P

➤ *Section 820: Amend language for development types and minimum development size for developments required to be rezoned to a Planned District.*

Section 820 Single-Family and Mixed-Use Development.

All new single-family residential and mixed-use developments greater than five (5) units shall be rezoned to a planned district as outlined in Section 650.

(1) The requirement to rezone to planned district is optional for developments located within the Infill Overlay District (IOD), Central Business District Overlay (CBD) or the Monroe and Walton Mills Historic Overlay District (MHDO), if the rules and restrictions of said districts are met for development.

➤ *Section 1000: Modify the language under the Residential – Accessory Apartment and Accessory Dwelling regulations in Section 1000.8 to grant the ability for all single-family dwellings in the City to be eligible for an accessory dwelling or apartment regardless of the underlying zoning.*

1000.8 Residential – Accessory Apartments and Accessory Dwellings

Accessory Apartments and Accessory Dwelling Units are permitted on any lot containing a single-family residence, regardless of the underlying zoning, in accordance with the following provisions:

- (1) Accessory Apartments. An accessory apartment is permitted provided that:
 - (a) Any property owner seeking to establish an accessory apartment shall apply to register the apartment with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory apartment shall have the same ownership as the principal building.
 - (c) One or more accessory apartments may be located in a single principal building, provided that no ground level floor is used for residential purposes.
 - (d) Each accessory apartment shall be limited to between three and eight hundred (300–800) square feet of heated living area; the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (e) Accessory apartments may share an exterior access door and common areas.

- (2) Accessory Dwelling Unit. An accessory dwelling unit is permitted provided that:
 - (a) Any property owner seeking to establish an accessory dwelling unit shall apply to register the unit with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory dwelling unit shall have the same ownership as the single-family dwelling.
 - (c) Either the single-family dwelling or the accessory dwelling unit must be occupied by an owner of the property, and does not rent out the owner-occupied dwelling unit.
 - (d) No lot shall have more than one (1) accessory dwelling unit. An accessory dwelling unit precludes a residential business or a bed and breakfast establishment.
 - (e) The accessory dwelling unit shall be limited to between three and eight (300–800) square feet of heated living area. If the accessory unit is located within an existing accessory building, the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (f) Accessory dwelling units located in accessory buildings shall also meet the requirements of Section 1000.1.

Proposed Amendments to the Development Regulations – 7th Update

July 18 – Planning Commission

August 8 – City Council 1st Reading

September 12 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ **Article 4, Section 4.2.4: Amend Development Permit language to extend expiration of valid Development Permits and to clarify when Development Permits expires.**

4.2 LAND DISTURBANCE PERMITS

4.2.4 Development Permit

A Development Permit may not be issued prior to Preliminary Plat approval for subdivisions or approval of Site Development Plans for non-subdivision projects. A Development Permit shall expire ~~twelve (12)~~**eighteen (18)** months after issuance, ~~unless development activity as authorized by the permit is initiated within the twelve (12) month period or if such authorized activities lapse for a period exceeding one (1) month. Provided, however, that the Code Enforcement Officer may approve one (1) extension not to exceed three (3) months within which time development activity must commence or the permit shall expire.~~ Said permit shall be issued to authorize all activities associated with land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. **The Development Permit shall automatically expire if land development activity as authorized by this permit has not commenced within six (6) months from the date of issuance or if there is a lapse in land development activity as authorized by this permit for a period of forty-five (45) consecutive days.** Water system improvements shall be authorized solely by the City of Monroe Water & Gas Department.