



Planning Commission Meeting

AGENDA

Tuesday, August 18, 2020

5:30 PM

215 N Broad Street Monroe GA 30655

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous Meeting - July 21, 2020
- IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
 1. Request for Variance - 828 Harvest Lane
- VI. **RECOMMENDATIONS ON REQUESTS**
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
- IX. **ADJOURNMENT**

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**MONROE PLANNING COMMISSION
MINUTES FOR ZOOM MEETING
July 21, 2020**

Present: Nate Treadaway, Randy Camp, Mike Eckles, Rosalind Parks

Absent: None

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant

Visitors: None

CALL TO ORDER by Chairman Mike Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the May 19, 2020 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Parks seconded. Motion carried. Minutes approved.

Chairman Eckles asked for a Code Officer Report
Kelley stated the items from the previous meeting recommended for approval and tabling. One withdrew and one was disqualified.

Public Hearing Open 5:32 pm

The First Item of Business is for petition # RZ-000057-2020 for a rezone at 335 W Spring St from P TO R1. The applicant is John C and Michael Eckles owners of the property.

Mr. Eckles spoke to the request as he is the applicant. They are requesting to rezone back to R1 so it can be purchased by the owner of the property on Pine Crest that abuts this property. The property will never be built on as it stands.

Chairman Eckles recused himself from voting.

Public Hearing Opened at 5:34 pm

Chairman Eckles asked for any opposition. Being none, he entertained a motion.
Treadaway made a motion to approve.
Camp second. Motion carried
Recommendation to approve

Old Business: None
New Business: None

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn Parks. Seconded Camp
Meeting adjourned 5:35 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 06-30-2020
Description: Zoning variances

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: approval

Background: This property has an existing and unintentional encroachment of a drive way and this reconfiguration will allow for the sale of each lot without encumbrances. The resultant property while varied will maintain the spirit of the zoning ordinance and will not foster any deleterious effect upon the neighborhood at large. These variances are the minimum possible to accomplish all of the foregoing goals in a fair and judicious manner.

Attachment(s): application and supporting documents.



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

Plan Report

Plan NO.: VAR-000061-2020
Plan Type: Variance
Work Classification: Variance
Plan Status: In Review

Apply Date: 06/30/2020

Expiration:

Location Address

Parcel Number

828 HARVEST LN, MONROE, GA 30655

NM07C045

Contacts

Howard T Jr and Patricia Green **Owner**
824 Harvest LN, Monroe, GA 30655
(770)267-3464 patgreen@windstream.net

Description: Request for Variance of Article VII, Sect 700.1 Table 11 Lot frontage & lot width - P&Z MTG 8/18/20 @ 5:30 PM- COUNCIL MTG 9/8/20 @ 6:00 PM 215 N BROAD ST.

Valuation: \$0.00
Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$100.00
Credit Card	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkinson

Issued By:

June 30, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date



Variance/Conditional Use Application

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

Meeting of: _____

Your representative must be present at the meeting

Street address 828 Harvest Lane Council District 1 / _____ Map and Parcel # NM07C 45
Zoning R1 Acreage SEE SURVEY Proposed Use RESIDENTIAL Road Frontage SEE SURVEY ft. / on
HARVEST LANE (street or streets)

Applicant
Name PATRICIA S. GREEN
Address 824 HARVEST LANE
Phone # 770 267 3464

Owner
Name PATRICIA S GREEN
Address 824 HARVEST LANE
Phone # 770 267 3464

Request Type: (check one) Variance [X] Conditional Use []

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

State relationship of structure and/or use to existing structures and uses on adjacent lots;
VACANT LOT IN RESIDENTIAL DEVELOPMENT WITH HOMES ON EACH SIDE

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
TO ELIMINATE ENCROACHMENT ON APPLICANTS HOMESITE AT 824 HARVEST LANE
BOTH ADJACENT PROPERTIES ARE OWNED BY THE APPLICANT

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

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

IMPEDE SALE OF VACANT LOT Utilities listed below are available at street

Check all that apply: Public Water: [X] Well: [] Public Sewer: [X] Septic: [] Electrical: [X] Gas: [X]

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature Patricia S Green Date: 6 22 20

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

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

Signature _____ Date: _____

Date: _____

Notary Public

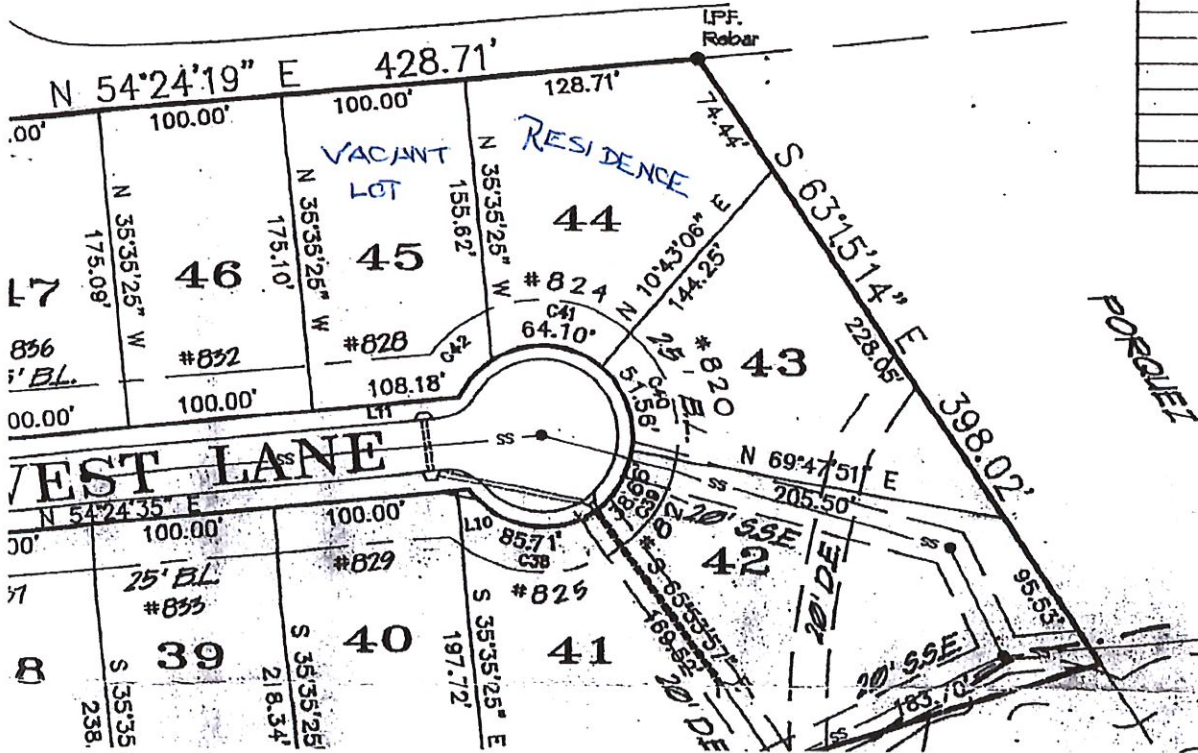
Commission Expires: _____

I hereby withdraw the above application: Signature _____ Date _____

556.5' ALONG R/W TO R/W OF BREEDLOVE DRIVE - 100' R/W

RAY MEMORIAL CHURCH

ORIGINAL SD PLAT



C6	1667.78'
C7	24612.41'
C8	24612.41'
C9	24612.41'
C10	24612.41'
C11	15487.22'
C12	15487.22'
C13	15487.22'
C14	50.00'
C15	50.00'
C16	50.00'
C17	50.00'
C18	50.00'
C19	50.00'
C20	175.00'
C21	275.00'
C22	50.00'
C23	50.00'
C24	50.00'
C25	50.00'
C26	50.00'
C27	50.00'
C28	50.00'
C29	50.00'
C30	25.00'
C31	50.00'
C32	50.00'
C33	50.00'
C34	50.00'
C35	325.00'
C36	275.00'
C37	275.00'
C38	50.00'
C39	50.00'
C40	50.00'
C41	50.00'
C42	50.00'
C43	325.00'
C44	125.00'

2019 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL		FAIR MARKET VALUE
2019	014065	281300 010	1	#45 SPRING PLACE .40AC	NM07C	45	40,000
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE	
COUNTY	16000		16000	.0109050	40.88	174.48	
SCHOOL	16000		16000	.0186000		297.60	
SCH BOND	16000		16000	.0023000		36.80	
CITY TAX	16000		16000	.0058210	71.10	93.14	
CITY BOND	16000		16000	.0019810		31.70	

TOTAL SCHOOL TAXES 334.40
 TOTAL COUNTY TAXES 174.48
 TOTAL CITY TAXES 124.84

TOTAL TAX DUE 633.72

GREEN HOWARD T JR &
 GREEN PATRICIA S
 824 HARVEST LN
 MONROE

GA 30655-2078

PAYMENT MUST BE MADE ON OR BEFORE
NOVEMBER 15, 2019
 YOUR CANCELLED CHECK IS YOUR RECEIPT

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

WALTON CO. TAX COMM.
 303 S. HAMMOND DRIVE
 SUITE 100
 MONROE, GA. 30655



This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy to your mortgage company. We encourage you to pay by mail, on the web at www.waltoncountypay.com or by phone 800.279.7450.

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2020 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 303 S. HAMMOND DRIVE (770) 267-1352. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2020 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 303 S. HAMMOND DRIVE and/or (770) 267-1352.

LOCAL OPTION SALES TAX CREDIT:
 The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:	
Mill rate required to produce local budget	23.725
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year	6.999
Actual mill rate set by local officials	16.726

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

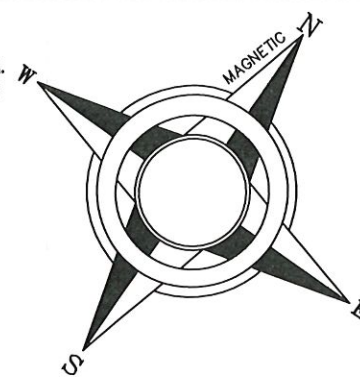
CITY OF MONROE _____ DATE _____

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

REFERENCES:
-PLAT BOOK 70 PAGE 155

OWNER OF RECORD:
HOWARD T. GREEN JR
& PATRICIA S. GREEN
824 HARVEST LANE
MONROE GA 30655

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0136E EFFECTIVE DATE: 12/8/2016



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY

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

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

TRACTS 1 & 3 TO BE COMBINED FOR A TOTAL AREA OF 0.398 ACRES.

TRACTS 2 & 4 TO BE COMBINED FOR A TOTAL AREA OF 0.458 ACRES.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE HISTORICAL DISTRICT OF MONROE.

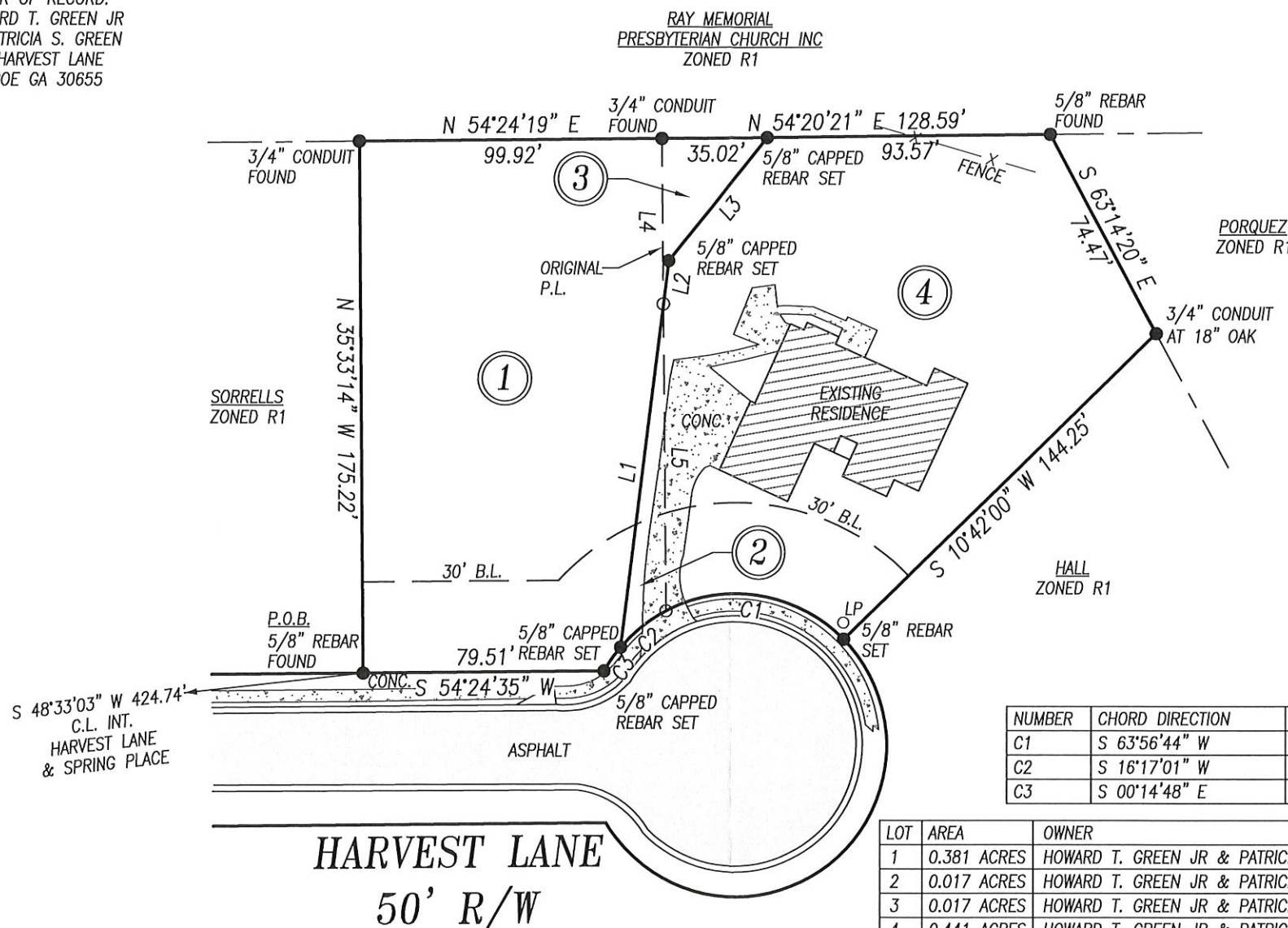
SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



5/20/2020
DATE

JOHN F. BREWER, III RLS#2905

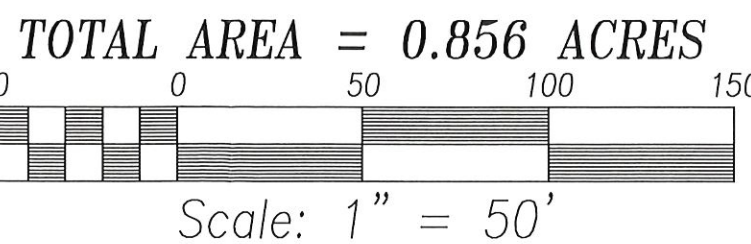


- LEGEND:
- INT. - INTERSECTION
 - BC - BACK OF CURB
 - S.E. - SANITARY SEWER EASEMENT
 - H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C.L. - CENTER LINE

NUMBER	DIRECTION	DISTANCE
L1	N 28°00'43" W	113.98'
L2	N 28°00'43" W	14.37'
L3	N 03°49'33" E	52.14'
L4	S 35°37'06" E	54.47'
L5	S 35°37'06" E	101.14'

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 63°56'44" W	59.63	63.89	50.00
C2	S 16°17'01" W	19.17	19.29	50.00
C3	S 00°14'48" E	9.54	9.56	50.00

LOT	AREA	OWNER	TAX ID	ZONED
1	0.381 ACRES	HOWARD T. GREEN JR & PATRICIA S. GREEN	A PORTION OF NM07C045	R1
2	0.017 ACRES	HOWARD T. GREEN JR & PATRICIA S. GREEN	A PORTION OF NM07C045	R1
3	0.017 ACRES	HOWARD T. GREEN JR & PATRICIA S. GREEN	NM07C044	R1
4	0.441 ACRES	HOWARD T. GREEN JR & PATRICIA S. GREEN	NM07C044	R1



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SURVEY FOR:
HOWARD T. GREEN JR.
&
PATRICIA S. GREEN

STATE OF GEORGIA
WALTON COUNTY
CITY OF MONROE
LAND LOT 31
3RD DISTRICT
DATE OF SURVEY 6/21/2019
DATE OF PLAT 6/25/2019
SCALE 1"=50'
JOB #19040-GREEN
REVISED 7/11/2019
PER CLIENT COMMENTS
REVISED 5/20/2020
PER CLIENT COMMENTS

SURVEYORS CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,524 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 248,016 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005...

JOHN F. BREWER & ASSOCIATES
LAND SURVEYING
LAND PLANNING
DEVELOPMENT SUPERVISION
1002 S. BROAD STREET
MONROE, GEORGIA 30655
TEL. (770) 267-4703
EMAIL INFO@GASURVEYING.COM

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 for lot frontage of the Zoning Ordinance for 828 Harvest Lane. A public hearing will be held on August 18, 2020 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 for lot frontage of the Zoning Ordinance for 828 Harvest Lane. A public hearing will be held on September 8, 2020 before the Mayor and Council, at 6:00 pm.

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

Please run on the following date:

July 26, 2020