



Council Meeting

AGENDA

Tuesday, April 09, 2019

6:00 PM

City Hall

I. CALL TO ORDER

- 1. Invocation**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Consent Agenda**
 - [a.](#) March 5, 2019 Council Minutes
 - [b.](#) March 12, 2019 Council Minutes
 - [c.](#) March 19, 2019 Planning Commission Minutes

II. PUBLIC PRESENTATIONS

- [1.](#) Proclamation - Child Abuse Prevention Month

III. PUBLIC FORUM

- 1. Public Comments**
- 2. Public Hearing**
 - [a.](#) Zoning Ordinance Code Text Amendment #7

IV. NEW BUSINESS

- [1.](#) Appointment - Library Board
- [2.](#) Appointment - Historic Preservation Commission

[3.](#) 2nd Reading - Speed Zone Ordinance Amendment

[4.](#) 2nd Reading - Zoning Ordinance Code Text Amendment #7

V. **ADJOURN**

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Patrick Kelley, Sadie Krawczyk, Chris Bailey, Beverly Harrison

Visitors: Andrew Kenneson, Sharon Swanepoel, Les Russell, George Baker III, Sydney Dorawa

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

2. City Administrator Update

City Administrator Logan Propes stated the contractors will hopefully be finishing up with the West Spring Street Project in the next 90 days. The North Broad LCI Project is moving along, even with all of the bad weather. The limited no left turn from McDaniel Street to South Broad Street is in place and seems to be working well. He explained they are studying some low-cost, impactful ways to improve the traffic situation, but it may take some experimenting. The Georgia Department of Transportation has given a project number to the east bound on-ramp off of West Spring Street behind Home Depot. He explained PI #0016783 is a joint project between the City, County, and State. He stated the project will alleviate some of the impact from traffic at Highway 138 and West Spring Street. Mr. Propes stated the total project is estimated to be \$1.8 million and the State has agreed to fund \$1.3 million. GDOT will be starting enhancements and improvements to the intersection at Highway 138 and Spring Street in the next couple of months.

3. Central Services Update

Mr. Chris Bailey discussed the potential installation of a crosswalk at South Broad Street and Court Street, which will make crossing safer for pedestrians and vehicles. The new system is being coordinated with the Georgia Department of Transportation for compliance and permitting. He stated the trees downtown are being trimmed, the replacement planter boxes have

been ordered, and the irrigation system will be reworked as the old boxes are replaced. The grounds crew picked up almost 2,400 pounds of trash in February. He explained the Safety and Emergency Response Plan is being worked on and will be consolidated with all operations in the City. The master document will enable the City to be eligible for grants at the State and Federal level. Pre-bids have been done by Garland / DBS for all of the CIP items that will be getting started in the next couple of months. Mr. Bailey stated they are working on the Americans with Disabilities Act (ADA) Compliance Plan for the City. He introduced Sydney Dorawa the intern hired from the UGA School of Public & International Affairs. She will be doing some research, working on energy sources, and policy review comparisons.

Council and staff discussed signage for littering and fining.

II. COMMITTEE INFORMATION

1. Finance

a. Monthly Finance Report

Ms. Beth Thompson presented the monthly Finance Report. Mauldin & Jenkins have completed their field work for the external audit, without any major issues. The system-generated purchase orders and requisitions have been implemented with the new software. She explained this will help the department heads be more accountable with their budgets. The employee self-service portal has also been implemented. Employees will access their paycheck stubs, W-2's, and important information through the portal. The conversion for the utility billing software has been pushed back to mid-July, due to some issues being encountered during the testing process.

b. Customer Service / Drive-Thru Renovation

Mr. Chris Bailey explained the Sizemore Group will not be needed for the design and architecture work on the drive-thru project. The work can be done in-house, because there is not much that can be taken apart structurally. He stated the operating system includes three overhead system lanes with two-way video monitoring, the internal unit for receiving, all new speakers, and audio. He explained the bid of \$41,352.84 from Diebold Nixdorf for three customer lanes includes all labor, installation, and the repair of any ceiling and wall damages during installation.

The committee recommends approval of the new Diebold Nixdorf drive-thru tubing system for a total cost of \$41,352.84 to Council.

*Motion by Malcom, seconded by Little.
Passed Unanimously.*

2. Airport

a. Monthly Airport Report

Mr. Chris Bailey presented the monthly Airport Report. He explained they had the final inspection of the East Apron Project, and due to excessive rain, a curb and gutter has to be added at the parking area. The project will still finish about \$84,000 under the original \$1.2 million amount. The Georgia Department of Transportation has proposed taking that extra funding and requesting additional funds to help cover the West Apron Project. He presented the Georgia Statewide Aviation System Plan Report, which was last done in 2002. He stated the Airport is situated on 170 acres and is a Level II – Business Airport of Local Impact. He discussed improvements such as runway length, Automated Weather Observing System (AWOS), and RNAV (GPS) published approach. Mr. Bailey presented the objectives for remaining a Level II

Airport, Land Use and Zoning Efforts, Runway Protection Zones Control Efforts, and Through-the-Fence Operators Efforts. He discussed the details of the four non-compliance items: Runway Width, Airfield Signage, General Aviation Terminal Administration, and General Aviation Auto Parking. He explained approximately \$1.16 million would get the Airport in 95% compliance with GDOT for a Level II Airport. He also presented the projects which have been completed over the last five years. The Extra Special People Big Jump Fundraiser Event will be held on May 11 from 10:00 am to 6:00 pm at the Airport.

Mayor, Council, and staff discussed Runway 3, the Airport Layout Plan, and the planned Capital Improvement Projects.

Mayor Howard requested the Airport Commission Meeting to be held onsite next Wednesday.

b. Roof Repair & Gutter Replacement – Flight Train Monroe Hangar

Mr. Chris Bailey presented the request for repair of the roof and replacement of the gutter system at the Flight Train Monroe hangar by Garland / DBS for \$16,920.00. He explained the hangar is leased by Rodney Etheridge, and the City of Monroe is responsible for all repairs on buildings leased at the airport.

City Administrator Logan Propes explained the money will come from SPLOST Transportation Funds.

The committee recommends to Council approval of the roof repair and gutter replacement for the amount of \$16,920.00.

*Motion by R. Bradley, seconded by Dickinson.
Passed Unanimously.*

3. Public Works

a. Monthly Solid Waste Report

Mr. Danny Smith presented the monthly Solid Waste Report. He discussed the tipping fees, diversion rates, and tonnage. There are some Transfer Station projects still pending. The welding and the sprinkler system have been completed.

b. Monthly Streets & Transportation Report

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. He stated the crews are doing road repairs, asphalt patching, and cleaning stormwater grates. The leaf trucks continue to run every day, but should be shutting down within the next month. The crews are working on the sidewalks on Williams Street and will pick back up on Highland Avenue when that project is complete. He discussed the ADA Plan, which includes the sidewalks. He explained it gets updated annually through the State of Georgia.

c. Approval – Tires for John Deere Loader

Mr. Danny Smith requested approval to replace the solid tires on the John Deere loader at the Transfer Station, which is a budgeted item. He explained SETCO is a sole source provider and the cost is \$30,317.00. Tires were last purchased in 2017 for the loader.

The committee recommends approval of the purchase of the four solid tires from SETCO for \$30,317.00 to Council.

*Motion by Adcock, seconded by Little.
Passed Unanimously.*

d. Great American Cleanup Week, April 22 - 27, 2019

Mr. Danny Smith explained the week of April 22 to be Great American Cleanup Week, which will allow the citizens of Monroe to bring any of their trash, scrap metal, tires (limit 10), and any recyclable items to the transfer station free of charge. He proposed extending the program for the whole month of April to promote city-wide cleanup. They are prepared to set dumpsters up at designated areas, but ask that no scrap tires or paint be put inside the containers.

The committee recommends to Council approval to participate in the Great American Cleanup.

*Motion by Little, seconded by Adcock.
Passed Unanimously.*

Council Member Larry Bradley suggested advertising heavily and extra publicity.

4. Utilities**a. Monthly Electric & Telecom Report**

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He explained MEAG will be replacing the power lines from Breedlove Drive to Highland Avenue. Plaza Drive will be closed to one-way traffic while the new concrete poles are being installed. He stated the meter testing equipment has been ordered. It will also provide a printed receipt of the testing results, and the testing will be more efficient for both commercial and residential. He stated the materials have been delivered for 2nd Street Project, which should be finished in couple of weeks. They had their training for the new automated switches last week. He discussed the two House Bills from Representative Jeff Jones from Brunswick. Mr. Thompson explained if the bills are passed they will impact Georgia's electric rates. House Bills 93 and 94 concern coal ash dewatering and coal ash being moved to landfills. He stated that multiple bills have been introduced to allow EMC's into broadband, which impacts the value of land.

b. Purchase – Microduct

Mr. Brian Thompson explained the purchase is in conjunction with the new waterline project going to Loganville. Fiber counts are very limited along this route between Monroe and Loganville. He discussed three-way duct, seven-way duct, and the right-of-way space options along Highway 78. The lowest bid amount of \$38,250.00 came from Walker & Associates for the microduct. He explained installing the microduct in the new waterline ditch while it is open will save over \$300,000.00.

The committee recommends purchasing the microduct from Walker & Associates for \$38,250.00 to Council.

*Motion by Adcock, seconded by L. Bradley.
Passed Unanimously.*

c. Approval – Additional Fiber Packages

Mr. Brian Thompson discussed the additional fiber packages for the Adtran and Ubiquiti platforms. The additional internet packages are being provided in order to meet the needs of the customers. He discussed data upload speeds, data download speeds, residential customers, and commercial customers. He explained customers will have a one-time chance to keep their CATV based speeds delivered over fiber.

Council and staff discussed fiber package speeds and pricing.

The committee recommends to Council approval of the additional fiber packages as presented.

*Motion by L. Bradley, seconded by Adcock.
Passed Unanimously.*

d. Monthly Water, Sewer, Gas, & Stormwater Report

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He stated the gas main replacement on Ash Street should be finished in the next couple of weeks. It is a CIP Project, and Southern Pipeline had the low bid of \$93,478.00. He explained there were two emergency pump purchases for the Sewer Plant. The water main extension for the assisted living facility along Radford Street has been completed. He stated Britt Floor Covering had the lowest bid amount of \$20,108.30 for the flooring, and Office Pro's had the lowest bid of \$21,000.00 for the furniture at the Water Treatment Plant. Installation of the flooring will start tomorrow, and the furniture will be delivered next Tuesday. Mr. Middlebrooks discussed the Hach Turbidity water meter replacements, which have been discontinued. The new meters will be Swan units for \$83,705.00, the lowest bid amount.

The committee recommends approval of the two emergency pump purchases to Council.

*Motion by Little, seconded by L. Bradley.
Passed Unanimously.*

e. Approval – Bankers Grove Regulator Station Removal

Mr. Rodney Middlebrooks explained the request for 880 feet of two-inch plastic gas line to be installed along Banker's Grove Boulevard. The regulator station is located in the ditch with a little fence around it. The recent Public Service Commission inspection determined the regulator station has no valve to operate during an emergency. He explained it is more cost efficient to

remove the station and tie into the line on Michael Etchison Road. This will also remove the eyesore and eliminate the drainage issues caused from being located in the ditch. The low bid amount of \$22,320.00 came from Harrison & Harrison.

The committee recommends for Harrison & Harrison to remove the regulator station for the amount of \$22,320.00 to Council.

*Motion by Adcock, seconded by Little.
Passed Unanimously.*

5. Public Safety

a. Monthly Fire Report

Fire Chief Bill Owens presented the monthly Fire Report. He stated the Firefighter II Testing was completed on February 16, and the new Recruit Class began on February 26. There was a fire on West Marable Street on February 19 that started in the late evening. He explained the smoke alarm which helped save the residents was given and installed by the Fire Department over two years ago. He stated it is an example of how the program is starting to make a difference in the City.

b. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. He stated the Part 1 Crimes were down 32%. He explained there were a couple of incidents at the high school in reference to social media posts. Children think when they post on various apps the posts will only be there for a few minutes and then disappear. Other children make screen shots of the posts that get spread around and get perceived as threats. The Police Department is partnering with Monroe Area High School to develop videos concerning social media post issues, cyber bullying, sexting, and the repercussions. He explained there was a multi-agency canine search at the school, which was a true surprise search. The staff didn't even know that it was going to happen. There was only one student that was held accountable for having possession of drugs. He stated the department has added Harris Malcom as an additional Chaplin and Officer Steven Pierce has been added to replace Officer Green. Coffee with a Cop will be at 8:00 am on March 16 at Coffee Camper, and 8:00 am on March 23 at Cotton Café. There are two Lieutenants at Monroe Area High School tonight for Straight Talk, an event for students and parents.

c. Approval – Out of State Travel for Fire

Fire Chief Bill Owens requested approval to send Lieutenant Mike Towe to the Fire Department Instructors Conference in Indianapolis, Indiana, April 11 - 14, 2019. He explained that Lt. Towe is also a volunteer with Oconee, and they will be absorbing some of the costs. He will be traveling with the employees from Oconee, so there will not be any travel costs for the City. The only cost for the City will be \$371.95 for class registration and \$165.00 for meals.

The committee recommends to Council to send Lieutenant Mike Towe to the Fire Department Instructors Conference in Indianapolis, Indiana, April 11 - 14, 2019.

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

d. Architectural & Engineering Services – Police Station / Municipal Court

Mr. Chris Bailey discussed the new Police Department and Municipal Court Complex design and build. The Sizemore Group was selected from the RFQ process in April of 2018. There have been multiple discussions and meetings held concerning the process for the design, construction, bidding, and administration of the actual construction. The proposal from the Sizemore Group for Architectural & Engineering Services is for the amount of \$122,100.00. He explained this will be their final cost for all administration.

Council Member Larry Bradley questioned whether the request of \$122,100.00 for the Sizemore Group is part of the already approved \$3 million budget and not an additional expense.

Mr. Bailey clarified that this amount is part of the total \$3 million dollar budget which Council has already approved.

The committee recommends approval of the contract with Sizemore Group for the amount of \$122,100.00 to Council.

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

e. Roof & Exterior Wall Restoration – Police Station / Municipal Court

Mr. Chris Bailey explained the entire exterior of the building will be restored by the Garland / DBS Group for the amount of \$727,172.00. The renovation includes the restoration and replacement of the main roof, metal front roof, and exterior wall. He explained there is usually one vendor chosen to do an entire project, but due to the varying amounts each item will be done by the lowest bidder. The work will be done in conjunction with the design phase by the Sizemore Group. He stated the interior construction will begin at the conclusion of the exterior restoration of the building.

Council Member Larry Bradley stated the request is for Garland to be the general contractor and emphasized again that the \$727,172.00 is part of the \$3 million project budget that has already been approved.

Council and staff discussed the time frame of the project.

The committee recommends to Council approval to contract with the Garland / DBS Group for the roofing and exterior wall restoration of the police station for the amount of \$727,172.00.

*Motion by Malcom, seconded by R. Bradley.
Passed Unanimously.*

6. Planning & Code**a. Monthly Code Report**

Mr. Patrick Kelley presented the monthly Code Report. He stated there are approximately 25 houses under construction within the City; residential development has really picked up. The assisted living center Graceful Manor, which will be about 16 units, is currently under construction. LR Burger and South on Broad have both gotten started. Murphy Oil, the gas station in front of Walmart, will be completely rebuilt into a convenience store.

7. Economic Development**a. Monthly Economic Development Report**

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She stated Monroe was mentioned for the Crowdfunding Campaign in the Annual Report from ECG. They are also using the same crowdfunding partner, as Monroe, to present at the ECG Economic Development Summit. The City of Monroe has been selected by GMA as the Heart & Soul Workshop location. She explained the Young Gamechangers will be returning at the end of the month. They will be doing a site visit to Stanton Springs on March 20 with the Walton County Development Authority. She stated Walton County's Economic Development Summit will be on March 21 and 22. The new www.monroedowntown.com website is now live. She explained there is warehouse space available downtown, but there are not any retail spaces available. They will soon be looking for infill buildings and new spaces to grow. The DDA and CVB Board meetings are next week. The next downtown event will be the 14th Annual Car Show. The cars will be placed along Broad Street this year, which will be closed. She stated the Walton Proud Bus Tour, sponsored by the Walton County Chamber of Commerce, will be on March 27.

8. Parks**a. Monthly Parks Report**

City Administrator Logan Propes gave an update on the progress of the Downtown Green. The space has been under environmental review to get into the Brownfield Program. The City and the Cotton Gin owners have received pre-limitation liability letters. He explained a Prospective Purchaser Corrective Action Plan has been established and filed with the State of Georgia, the Environmental Protection Division, and the Department of Natural Resources. They will review the prepared plan for any changes, additions, or deletions prior to it being returned to the City. Some small pocket remediation of soils may be needed before receiving the full LOL letters. He explained the exact time line for the review is unknown, but he has been told this will not impact the use of the property for public events.

Council and staff discussed the prep-work costs to date, the anticipated future costs, the total amount which will be invested, the Master Plan, and the project time frame.

III. ITEMS OF DISCUSSION

- 1. Public Hearing Variance – Double Springs Church Road**
- 2. Public Hearing Rezone – 941 Monroe Jersey Road**
- 3. Public Hearing Variance – 941 Monroe Jersey Road**
- 4. Application – Micro-Brewery – Major Humphrey's Brewing Company**
- 5. Application – Beer & Wine Package Sales – Marathon Food Mart**
- 6. 2nd Reading – Performance and Maintenance Bonds Ordinance Amendment**
- 7. 1st Reading – Speed Zone Ordinance Amendment**
- 8. Resolution – Georgia Cities Week, April 21 - 27, 2019**
- 9. Resolution – 2018 Budget Amendment**

There was a general discussion on the above items. There was no action taken.

IV. ITEMS REQUIRING ACTION**1. 1st Reading – Ordinance to Amend Official Zoning Map**

City Attorney Paul Rosenthal presented the first reading of the ordinance.

2. 1st Reading – Zoning Ordinance Text Amendment – Incorporation of the Zoning Map

City Attorney Paul Rosenthal presented the first reading of the ordinance.

3. Resolution – Authorizing Technology Add-On Fee

City Administrator Logan Propes explained that State Law allows up to \$25.00 in add-on fees for certain quasi-criminal fines imposed. He suggested a \$10.00 add-on fee instead. This shifts the funding source so the user pays, rather than the funds coming out of general fund tax dollars. The fees collected will be used exclusively to provide technology needs for the court and police department. He explained the funds could be used to purchase computer equipment and body worn camera equipment to help provide a more efficient court system and a better equipped police department. Mr. Propes explained Representative Williamson will be dropping this bill for the City after the resolution has been approved.

To approve the resolution as presented.

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

V. ADJOURN

*Motion by R. Bradley, seconded by Crawford.
Passed Unanimously.*

MAYOR

CITY CLERK

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney
Absent:	Myoshia Crawford	Council Member
Staff Present:	Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Patrick Kelley, Chris Bailey, Beverly Harrison, Sadie Krawczyk	
Visitors:	Andrew Kenneson, Sharon Swanepoel, Les Russell, Brianna Connelly, Navroz Somani, Noorali Somani, Stephanie Connelly, Rod Smith, Samuel Adams, Kim Wages, Lee Rowell, Lawrence Quammen, Eli Connell, Erica Johnson, Rick Huszagh, Nathan Durham, Mona Stephens, Daniel Schussler, Shannon Schussler, Sally Mansour, Shaun Berube, Roger Rowell	

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Nathan Durham with New Beginnings Baptist Church gave the invocation.

2. Roll Call

Mayor Howard noted that Council Member Myoshia Crawford was absent. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

*Motion by Malcom, seconded by R. Bradley.
Passed Unanimously*

4. Approval of Consent Agenda

- a. February 5, 2019 Council Minutes for Industrial Development Session
- b. February 5, 2019 Council Minutes
- c. February 12, 2019 Council Minutes
- d. February 12, 2019 Executive Session Minutes
- e. February 20, 2019 Planning & Code Committee Minutes
- f. February 19, 2019 Planning Commission Minutes
- g. February 26, 2019 Historic Preservation Commission Minutes
- h. January 10, 2019 Downtown Development Authority Minutes
- i. January 10, 2019 Conventions and Visitors Bureau Minutes
- j. Customer Service / Drive-Thru Renovation – Approval to proceed for the amount of \$41,352.84. (Recommended for Council approval by Finance Committee March 5, 2019)
- k. Roof Repair & Gutter Replacement – Flight Train Monroe Hangar – To contract with Garland / DBS for the amount of \$16,920.00. (Recommended for Council approval by Airport Committee March 5, 2019)
- l. Approval – Tires for John Deere Loader – To purchase from Setco for \$30,317.00. (Recommended for Council approval by Public Works Committee March 5, 2019)
- m. Great American Cleanup Week, April 22 - 27, 2019 – Approval to participate. (Recommended for Council approval by Public Works Committee March 5, 2019)
- n. Purchase – Microduct – To purchase from Walker & Associates for \$38,250.00. (Recommended for Council approval by Utilities Committee March 5, 2019)
- o. Approval – Additional Fiber Packages – To approve the prices for the fiber packages as presented. (Recommended for Council approval by Utilities Committee March 5, 2019)
- p. Emergency Pump Purchase – To approve the emergency purchase of the pumps. (Recommended for Council approval by Utilities Committee March 5, 2019)
- q. Approval – Bankers Grove Regulator Station Removal – To contract with Harrison & Harrison for \$22,320.00. (Recommended for Council approval by Utilities Committee March 5, 2019)
- r. Approval – Out of State Travel for Fire – To send Captain Mike Towe to the Fire Department Instructors Conference in Indianapolis, Indiana, April 11-14, 2019. (Recommended for Council approval by Public Safety Committee March 5, 2019)
- s. Architectural & Engineering Services – Police Station / Municipal Court – To contract with Sizemore Group for \$122,100.00. (Recommended for Council approval by Public Safety Committee March 5, 2019)
- t. Roof & Exterior Wall Restoration – Police Station / Municipal Court – To contract with Garland / DBS for \$727,172.00. (Recommended for Council approval by Public Safety Committee March 5, 2019)

To approve the consent agenda as presented.

*Motion by Little, seconded by Adcock.
Passed Unanimously*

II. PUBLIC PRESENTATION**1. Special Olympics**

Ms. Kim Wages discussed the Special Olympics; the Spring Local Games Event will be on April 12 at Monroe Area High School. She stated they desperately need volunteers. She explained they have three big events each year: bowling, basketball, and the spring games. They also compete in four State Events. There are approximately 275 registered athletes, which range in

age from five years old to unlimited. She explained the program operates on about a \$30,000.00 yearly budget. Ms. Wages requested each of the Athletes in attendance to introduce themselves.

No Action.

III. PUBLIC FORUM

1. Public Comments

No one signed up for public comments.

2. Public Hearing

a. Variance – Double Springs Church Road

Mr. Darrell Stone presented the request for a zoning variance. He stated the applicant already has the Certificate of Appropriateness for the building structure, which will be a 42-unit Assisted Living Facility. He explained the applicant is requesting a variance for the building height. The maximum allowable height per zoning code is 35 feet, and the proposed height is 40 feet. He stated the property consists of 3.5 acres, and has approximately 344.94 feet of road frontage on Double Springs Church Road. The Code Office recommends the request be approved.

The Mayor declared the meeting open for the purpose of public input.

Mr. Robert Massey, owner and developer, spoke in favor of the variance. He stated they are building the same facility in Oconee County and Barrow County. They have lowered the height request from 48 feet to 40 feet for that building, and would like to build the same in Monroe.

There were no other public comments; Mayor Howard declared that portion of the meeting closed.

No Action.

b. Rezone – 941 Monroe Jersey Road

Mr. Darrell Stone presented the application of Mountain Creek Enterprises for rezone of this property from the split zoning M1-C / PCD to overall M1. The property consists of 7.54 acres, and has approximately 304.64 feet of road frontage on Monroe Jersey Road. The Code Office recommends the request be approved.

The Mayor declared the meeting open for the purpose of public input.

Mr. Rick Huszagh, the property owner, spoke in favor of the rezone. He explained the property was annexed into the City in 2006. The middle of the property where the biodiesel plant is operational is zoned M1. They would like to have a truck shop next to the plant. The requested variance is for a setback of 25 feet instead of 50 feet. Mr. Huszagh stated Baccus Pest Control to be the adjacent neighbors. They are zoned Industrial and did not have any problems concerning the setback when he talked with them.

There were no other public comments; Mayor Howard declared that portion of the meeting closed.

No Action.

c. Variance – 941 Monroe Jersey Road

Mr. Darrell Stone stated the applicant Mountain Creek Enterprises is requesting a variance in conjunction with the rezone. The requested variance is to reduce the side setback from 50 feet to 25 feet. Mr. Stone explained the applicant is looking at planting cedars to screen the setback portion. The property consists of 7.54 acres, and has approximately 304.64 feet of road frontage on Monroe Jersey Road. The Code Office recommends the request be approved.

The Mayor declared the meeting open for the purpose of public input.

There were no public comments; Mayor Howard declared that portion of the meeting closed.

No Action.

d. Ordinance to Amend Official Zoning Map

Mr. Darrell Stone presented the proposed zoning map, which has been updated to reflect all of the current zoning and does not contradict the Land Use Map.

City Attorney Paul Rosenthal stated the proposed zoning map is on display and currently available for view here in this meeting where this public hearing is occurring.

The Mayor declared the meeting open for the purpose of public input.

There were no public comments; Mayor Howard declared that portion of the meeting closed.

No Action.

e. Zoning Ordinance Text Amendment – Incorporation of the Zoning Map

Mr. Darrell Stone explained the text amendment has been reflected in the Zoning Ordinance.

City Attorney Paul Rosenthal stated the ordinance is to cleanup in conjunction with the new Zoning Map.

The Mayor declared the meeting open for the purpose of public input.

There were no comments; Mayor Howard declared that portion of the meeting closed.

No Action.

IV. NEW BUSINESS**1. Variance – Double Springs Church Road**

To approve the variance for a height of 40 feet.

*Motion by Malcom, seconded by R. Bradley.
Passed Unanimously.*

2. Rezone – 941 Monroe Jersey Road

To approve the rezone.

*Motion by L. Bradley, seconded by Dickinson.
Passed Unanimously.*

3. Variance – 941 Monroe Jersey Road

To approve the variance.

*Motion by R. Bradley, seconded by Dickinson.
Passed Unanimously.*

4. Application – Micro-Brewery – Major Humphrey’s Brewing Company

To approve the application.

*Motion by Dickinson, seconded by Adcock.
Passed Unanimously.*

5. Application – Beer & Wine Package Sales – Marathon Food Mart

To approve the application.

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

6. 2nd Reading – Performance and Maintenance Bonds Ordinance Amendment

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend Article 11 – Performance and Maintenance Bonds of the Development Regulations.

To approve the ordinance.

*Motion by Dickinson, seconded by Little.
Passed Unanimously.*

7. 1st Reading – Speed Zone Ordinance Amendment

City Attorney Paul Rosenthal presented the first reading of the ordinance.

8. Resolution – Georgia Cities Week, April 21 - 27, 2019

To adopt the resolution proclaiming the week of April 21st Georgia Cities Week.

*Motion by Malcom, seconded by R. Bradley.
Passed Unanimously.*

9. Resolution – 2018 Budget Amendment

Finance Director Beth Thompson reviewed the FY2018 end-of-year budget amendments. She explained the amendments are needed to ensure compliance with City Financial Policies and also satisfy the State of Georgia criteria. Amendments are required to balance any line items that cause overages at the department level. She stated that adopting the amendments allows staff to finalize the FY2018 Financial Statements and the Comprehensive Annual Financial Statements.

Council Member Larry Bradley stated Council and staff spend a significant amount of time going over the various line items and amounts during the budget process. Some of the line items came out significantly different than originally budgeted, and some came out heavily over the budgeted amount. Thankfully, there were shortages in others that were able to offset to meet a balanced budget. He recommends items be brought to Council's attention as differences are seen throughout the year. Even if the differences are justified they should not wait until the year is over to be brought to Council; it could at least be brought to Council on a quarterly basis. He stated it is incumbent upon Council Members to spend more time discussing significant variances that may occur.

Council Member Norman Garrett stated staff seems to always make adjustments during the budget, so it doesn't seem like it really matters.

Council Member Larry Bradley stated there will always be budget amendments, because the budget is a planning document with educated guesses. It is often an estimate, but if something comes up that is unexpected other adjustments might need to be made.

Ms. Thompson stated she plans on meeting with each Department Head on a quarterly basis to go over their budgets to make sure they know where they stand. She explained the new software will also be a better tool to help keep track of expenditures. Inter-departmental budget amendments are done during the year, but cross-over budget amendments are not done until the end of the year. She stated sometimes revenues don't come in as planned. For example, Municipal Court came in way under budget, because Court was cancelled for the month of December. It could not be planned for because it happened unexpectedly.

To approve the resolution to amend the budget as presented.

*Motion by Little, seconded by Adcock.
Passed Unanimously.*

10. 2nd Reading – Ordinance to Amend Official Zoning Map

City Attorney Paul Rosenthal gave the second reading of the ordinance to adopt the "Official Zoning Map, City of Monroe, GA".

To adopt the Ordinance to amend the Official Zoning Map of the City of Monroe.

*Motion by Dickinson, seconded by Malcom.
Passed Unanimously.*

11. 2nd Reading – Zoning Ordinance Text Amendment – Incorporation of the Zoning Map
City Attorney Paul Rosenthal gave the second reading of the ordinance to amend Article III – Establishment of Districts, Section 310 – District Boundaries of the Zoning Ordinances, Subsection 310.1 – Incorporation of the Zoning Map.

To adopt the Zoning Ordinance Text Amendment – Incorporation of the Zoning Map as presented.

*Motion by Dickinson, seconded by R. Bradley.
Passed Unanimously.*

V. ADJOURN

*Motion by R. Bradley, seconded by Malcom.
Passed Unanimously.*

MAYOR

CITY CLERK

**MONROE PLANNING COMMISSION
MINUTES
MARCH 19, 2019**

Present: Mike Eckles, David Butler, Randy Camp, Kyle Harrison

Absent: Rosalind Parks

Staff: Debbie Adkinson – Code Dept Assistant
Patrick Kelley – Director of Code & Development
Darrell Stone – Director of Planning and Development
Logan Propes – City Administrator
Paul Rosenthal – City Attorney

Visitors: Lee Rowell, Charlie Massey

CALL TO ORDER –CHAIRMAN MIKE ECKLES at 5:30 pm

Chairman Eckles asked for any changes, corrections or additions to the February 19, 2019 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Butler seconded. Motion carried. Minutes approved.

Code Officer Report: None

Public Hearing open 5:31 pm

The first item of business: is for petition # 19-00276 for a COA at Double Springs Church Road. The applicant is Robert Massey. The request is for a COA for the site plan for the 48 unit assisted living home on 3.5+/- ac.

Chairman Eckles asked for a representative of the request.

Charlie Massey a member of the development team for the assisted living home spoke to the request in his father's stead. The site plan was sent in and he was there to basically answer any questions they may have.

Chairman Eckles asked if the site plan has all the requirements on it.

Kelley commented on the site plan and stated that it was a good attempt at complying with the Corridor Design Overlay District. There are some specifics that aren't laid out but if it is approved in concept we can make sure those details are filled in, (i.e. irrigation plan and the percentage of impervious coverage, etc.) before the development permit is issued.

Chairman Eckles asked if there were any questions concerning the site plan. Being none he closed the public hearing at 5:33 pm.

Chairman Eckles entertained a motion.

Motion made by Harrison to approve.
Seconded by Camp
Motion Carried. COA for site plan granted.

Public Hearing opened at 5:33 pm

The seconded item of business: is for petition # 19-00257 is for a Zoning Ordinance Text Amendment to create a new Infill Overlay District.

Chairman Eckles asked for someone to speak to the text amendment.

Darrell Stone, the Director of Planning and Development spoke to this request. The new Infill Overlay District is designed to fill parcels within proximity of the Central Business District for high density single family detached dwelling units to encourage in town living with specific focus on a walk-able community central to the business district. It will also be a tool to incentivize on existing R1A, R2 and MH parcels. It's designed to create small community dwelling units around pedestrian access with parking and vehicular access that's located to the rear of the dwelling unit. R1A, R2 and MH are allowed up to 10 single family detached dwelling units per gross acre. It can only be applied up to 3 acres. If it goes beyond the 3 acres it will only be allowed in R2 and MH. The max for those areas will not exceed 100 units. All existing infill will require a total structural removal on the R2 and MH unless specific Historic structures are approved to remain by the Code Officer. Developments that exceed 30 units shall be required to have open space. Elements include for recreation such as a pool, play ground, club house, fitness center, play courts not limited to tennis, volley ball, basketball, are required. There are charts that spell out the total square footage for lots, setbacks, etc.

Chairman Eckles asked if everyone had a chance to look over all the details.

Camp asked if there is a map to detail all areas included in this overlay district. Stone stated he has one in his office. There are 700 parcels that are the R2, MH district and 900+ parcels of the R1A. This doesn't include what is developed on the parcels. The hope is to provide quality housing for all.

Chairman Eckles asked for any questions or comments.

Camp stated he thought it was a good thing that creates a healthy environment for Monroe. Stone stated there are also architectural standards in place. Listed materials are hardi plank, brick, stone, & architectural singles, with no percentages dictated. No vinyl allowed.

Harrison if requirements in Table 9 deviated extensively from any of the R1 or R1A requirements. Kelley: yes it is significant departure from what has been done traditionally.

Chairman Eckles opened the floor for any comments or objections from the public. There was none.

Public Hearing closed at 5:42 pm

Chairman Eckles entertained a motion.

Motion to approve by Camp Seconded by Butler
Motion Carried. Recommendation for Approval

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn Harrison Seconded Butler
Motion Carried – Meeting adjourned at 5:43 pm

PROCLAMATION CITY OF MONROE GA

WHEREAS, According to the Children's Defense Fund's most recent State of America's Children report, there were 1,854 confirmed cases of child abuse and/or neglect each day in America in 2017, and

WHEREAS, The Georgia Family Connection Partnership reports that there were 188 substantiated cases of child abuse and/or neglect in Walton County in 2017, and

WHEREAS, In 2018, A Child's Voice Child Advocacy Center responded to 96 cases of child physical or sexual abuse in Walton County by conducting Forensic Interviews, Forensic Medical Examinations, and family support services, and

WHEREAS, Children may delay or never make a disclosure of their abuse, and sometimes formal reports of child abuse are not submitted to law enforcement or the Division of Family and Children Services (DFCS), and

WHEREAS, The Center for Disease Control and Prevention (CDC) suggests that reported cases of child abuse may underestimate the true occurrence and estimates that 1 in 4 American children experience some form of child maltreatment in their lifetimes, and

WHEREAS, Darkness to Light reports that around 1 in 10 children will be sexually abused by their 18th birthday and only 38% of child victims will disclose their abuse, and

WHEREAS, According to Darkness to Light, victims of child abuse are significantly more likely to experience emotional, psychological, health, and behavioral issues, and

WHEREAS, With a strong support system and effective counseling, children are able to heal from physical and sexual abuse, and

WHEREAS, Children's Advocacy Centers, like A Child's Voice, work within the community to spread awareness about child abuse, teach citizens how to recognize the signs and respond to child abuse, and utilize a multidisciplinary approach to coordinating care for families with the help of Walton County law enforcement, DFCS, District Attorney's Office, school systems, and mental health counselors, and

WHEREAS, A Child's Voice Child Advocacy Center invites all residents of Walton County to participate in Child Abuse Prevention Month in April 2019 by sharing their time and talents to help create better, brighter futures for children and families;

NOW, THEREFORE, I, JOHN HOWARD, MAYOR OF THE CITY OF MONROE, do hereby proclaim April 1-30, 2019 as

CHILD ABUSE PREVENTION MONTH

in the City of Monroe and encourage all residents to become aware of the prevalence of child abuse in our community and to learn how to properly recognize, respond to and prevent instances of child physical or sexual abuse by supporting children and families, and the agencies that serve them, in the City of Monroe and Walton County.

IN TESTIMONY WHERE OF, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Monroe, Georgia, this 1st day of April, the year of our Lord two thousand nineteen.



Mayor John Howard
Monroe, Georgia



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 03-28-19
Description: Zoning ordinance Text Amendment –Infill Overlay District (IOD) and other affected zoning sections.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval*

Background: This is an effort to provide for and encourage infill development, to apply aesthetic controls to ensure the desired development pattern and quality, while allowing for affordability and sustainable development. There are other updates to the R1, R1A, R2, and MH ordinance sections as well that amend setbacks, square footages, materials, and other design and site specifications.

Attachment(s): Text amendment below

TEXT AMENDMENT ZONING CODE



215 North Broad Street
Monroe, GA 30655
CALLFORINSPECTIONS
770-207-4674 ... Phone
dadkinson@monroega.gov

23

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
19-00257	03/04/2019	\$ 0.00	\$	adkinson

N
A
M
E
+
A
D
D
R
E
S
S

LOCATION **215 N Broad St**
Monroe, GA 30655

USEZONE **B2**

PIN **M0014-026-000**

FLOODZONE **Yes**

CONTRACTOR

City Of Monroe

SUBDIVISION **CORRIDOR OVERLAY DISTRICT**

LOT
BLOCK **0**

Monroe GA 30655

UTILITIES...
Electric
Sewer
Gas

OWNER **City Of Monroe ()**

PROJECTID# **215NBroadSt-190304-1**

Monroe GA 30655

EXPIRATIONDATE: **08/31/2019**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

**ZONING ORDINANCE TEXT AMEND - INFILL
OVERLAY DISTRICT**

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

NATURE OF WORK

Other

SINGLE FAMILY ONLY

#BATHROOMS

CENSUS REPORT CODE

#BEDROOMS

886 - ZONING CODE TEXT AMENDMENT

TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Hebbie Adkinsen

3-4-19

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

19-00257

PERMIT PIN

58245

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

THE MAYOR AND THE COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS
FOLLOWS:

Article I.

The following Sections of the Official Zoning Ordinance of the City of Monroe, Georgia are hereby amended with Amendment # 7 of said zoning ordinance by deleting said Sections in their entirety and substituting the following in lieu thereof:

Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings.

SEE THE ATTACHED “**EXHIBIT A**” FOR THE COMPLETE TEXT OF THE ABOVE-
REFERENCED SECTIONS OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF
MONROE, GEORGIA

Article II.

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

Article III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This 2nd day of April, 2019.

SECOND READING AND ADOPTED. This 9th day of April, 2019.

CITY OF MONROE, GEORGIA

By: _____ (SEAL)

John S. Howard, Mayor

Attest: _____ (SEAL)

Debbie Kirk, City Clerk

EXHIBIT A

**OFFICIAL ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA,
SEVENTH AMENDMENT
APRIL 9, 2019**

Section 300 Districts.

The City is divided into the following zoning districts set forth in *Table 1 – Districts* below.

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing
COMMERCIAL:		
	P	Professional / Office / Institutional
	CBD	Downtown Commercial
	B-1	Neighborhood Commercial
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing
OVERLAY:		
	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay
	A-H	Airport Hazard Overlay
	MHDO	Monroe and Walton Mills Historic
	IOD	Infill Overlay District
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

Section 610.3 Residential Land Use Regulations. (R1, R1A, MH, R2).

The residential zoning districts referenced below correspond to the districts listed in Section 610 and intent statements as found in Section 610.2 above. In **Table 6 - Residential Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in residential zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “See Section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

[Existing Table 6 – Residential Zoning District Land Use Regulations to remain.]

Section 640 Overlay Districts: HPO, A-H, CDO, MHDO, IOD.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), and the Infill Overlay District (IOD). Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

Section 643.3 Boundaries of the Corridor.

The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:

- (1) Highway 11/Broad Street
- (2) East and West Spring Street (Hwy 10 Bus)
- (3) Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
- (4) Highway 78

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District. Additionally the IOD is a tool to incentivize infill on existing R1A, R2, and MH zoned parcels. The IOD District design standards are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1A, R2, and MH. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The IOD district can only be applied on parcels up to three acres in the aggregate that are zoned R1A. IOD District projects greater than three acres can be only be applied to parcels zoned R2 and MH. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific historic structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.3 Permitted Uses.

Within a IOD development the following uses are permitted:

- (1) Single-family detached dwellings.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 9 for lot dimensional requirements.

Infill Overlay District (IOD) Dimensional Requirements
Table 9

Lot area, minimum	4,000 sf
Lot density, maximum	10.0 upa
Lot coverage, max	50%
Lot width, min at building line	50 ft
Lot frontage, min	50 ft.
Lot depth, min.	80 ft.
Setback, front yard (minimum)	10 ft.
Setback, side yard (minimum)	6 ft.
Setback, rear yard (minimum)	20 ft
Building height, maximum	35 ft.
Building area, minimum	1,300 sf
Square footage	
Building width, minimum	24 ft.

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

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) 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.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 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.
- (4) 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.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded four (4) foot sidewalks on all streets.
- (8) Four (4) Overstory Trees (2.5" caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique

site conditions, however, they must be more or less evenly distributed across the front lot line.

- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

All IOD developments shall conform to the following minimum design standards:

- (1) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (2) 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.
- (3) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (4) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (5) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (6) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (7) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.
- (8) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (9) All roof overhangs shall be a minimum of 12 inches.
- (10) No chain link fencing of any type shall be permitted in an IOD development.
- (11) All utilities serving the IOD development and its dwelling units shall be underground.
- (12) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.7 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.8 Homeowner Association.

A homeowner's association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner's association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City's Attorney's Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

Section 700.1 R1, R1A, R2, MH Dimensional Requirements.

The following chart delineates dimensional requirements for the specified residential zoning districts. For the chart of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X.

Section 700.1: Table 11-Residential Zoning District Dimensional Requirements

	R1	R1A	R2	MH
LOT	See Note (8)	See Note (8)	See Note (8)	See Notes(2), (8)
Lot area, min (1)	14,000 sf See note(7)	10,000 sf See note(7)	5 acres See note (9)	10 acres
Lot density, maximum	3.0 upa	4.0 upa	6.0 upa See note (6)	4.0 upa
Lot coverage, max	40%	40%	40%	40%
Lot width, min at building line	100 ft.	75 ft.	150 ft.	200 ft.
Lot frontage, min	75 ft.	50 ft.	150 ft.	200 ft.
YARD				
Setback, front yard(min) highways and arterials	40 ft. min See note(3)	40 ft. min See note(3)	40 ft. min See note(3)	50 ft. min See note(3)
Setback, front yard (min) collectors and other streets	30 ft. min See note (3)	10 ft. min See note (3)	30 ft.	50 ft.
Setback, side yard (min)	10 ft. min	10 ft. min	25 ft. See note (4)	50 ft. See note (4)

Setback, rear yard (min)	25 ft	25 ft.	50 ft.	50 ft.
BUILDING				
Building height, max See note(5)	35 ft.	35ft.	35 ft.	35 ft.
Building area, min square footage	1,600 sf	1,500 sf.	800 sf-1-bedroom 1000 sf-2 bedroom 1,200 sf-3	800 sf. 1 bedroom 1000 sf. 2 bedroom 1200 sf. 3 bedroom
Building width, min	24ft.	24ft.	16ft.	16ft.

Notes for Table 11, Section 700.1

- (1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.
- (2) Area requirements for manufactured home parks and individual manufactured home spaces within parks are set forth in Section 1045.
- (3) Front building line shall conform to the mean building line established by existing buildings along a developed block. For properties located with overlay districts (HPO and CDO), the frontage setbacks are established by the designated design review board to maintain the most compatible building line along a historic block or design corridor.
- (4) Attached dwelling unit buildings must also have a twenty (20) foot setback between buildings on the property; for townhouses the twenty (20) foot setback is applied between buildings and not between individual dwelling units.
- (5) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (6) The maximum lot density may be increased to 10 upa for multi-family dwelling developments at the discretion of and after submission of site review and approval by the Planning Commission. In addition, the maximum number of dwelling units per building may be increased from 8 to 24 units per building. In order for a multi-family dwelling development to be granted said increase in maximum lot density and per building capacity, the development should contain a minimum of five of the following site and use features:
 - (a) Approved comprehensive landscape plan including the use of significant ornamental landscaping materials.
 - (b) Increased side and rear landscaped buffers to minimize impact of the development on any single family residential uses adjacent to the development.
 - (c) Onsite Property Management providing a minimum of 20 hours per week of onsite management
 - (d) Use of the services of a POST certified law enforcement officer to serve as a "Courtesy Officer" for the development.
 - (e) Controlled access gates at all entrances to the development.

- (f) Common trash refuse compactor for resident use only properly blinded from view.
- (g) Common central mail receptacle for the development approved by the Postmaster.

Further, the development should provide for the installation and continued maintenance and upkeep of six of the following amenities for use by residents of the development:

- (a) Swimming Pool
- (b) Children's Playground
- (c) Pavilion at least 100 sq ft in size and a grassed picnic area at least 1,000 sq ft in size
- (d) Tennis Court(s)
- (e) Onsite Laundry Facility
- (f) Onsite Indoor Fitness Center
- (g) Indoor Community Center/Clubhouse
- (h) Indoor Theater Room
- (i) Business Center

Further, the development should incorporate at least four of the following architectural design standards and guidelines:

- (a) Brick, wood or masonry siding on all sides of all building. Vinyl and/or metal siding shall not be permitted.
 - (b) Varied shading of brick and siding colors to provide pleasing aesthetics.
 - (c) Varied fenestration and elevations and roof pitches.
 - (d) Three Dimensional Architectural Asphalt Roof Shingles.
 - (e) Wood and No Rot Composite trim boards only for corner boards, frieze boards and soffet trim (No vinyl siding components on exterior)
 - (f) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements.
- (7) All R1 and R1A proposed developments that exceed 100 dwelling units shall be required to have a minimum of 15% gross acreage dedicated to common area open space with a minimum of three (3) of the following amenities for recreation; pool, playground, pavilion, clubhouse/fitness center, Play courts such as but not limited to tennis, volleyball, or basketball.
 - (8) All proposed developments (R1, R1A, R2 and MH) over thirty (30) dwelling units shall be required to complete an "Impact Study" as prescribed by the Code Enforcement Officer to address the proposed development's impact on the community including its impact on vehicular traffic, utilities, and school system capacity.
 - (9) The minimum lot size for all single-family homes located in R2 zoned property shall comply with all dimensional requirements of the R1A district.

ARTICLE IX: BUILDING DESIGN

Section 900 General.

This Article is established to ensure that building design standards are developed for certain zoning districts within the City. These building design standards are implemented to promote and encourage quality building construction and design elements consistent with the desired construction styles that promote the best interests of the residents of Monroe.

Section 910 Residential Building Design Standards.

910.1 Single and Two Family Dwellings.

The following building design standards shall apply to all single and two family dwelling units constructed in the City, regardless of their zoning district:

- (1) All dwellings shall be constructed of brick, stone or other masonry type product. Cement based siding such as Hardiplank or other similar material is permitted. Vinyl and aluminum siding is prohibited. Vinyl or aluminum may be utilized on a limited basis in the soffit and eave trim areas.
- (2) All primary roofs shall have a minimum 5/12 pitch. Dormer and porch roofs may have lower slopes.
- (3) No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- (4) All garage doors must be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry.
- (5)

910.2 Multi Family Dwellings.

All multi-family dwellings located in the City shall be constructed with brick veneers.

NOTICE TO THE PUBLIC

CITY OF MONROE

The City of Monroe Planning and Zoning Commission will hold a public hearing for Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the Planning and Zoning Commission on March 19, 2019, at 5:30 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655 concerning the same.

The City Council of the City of Monroe, Georgia will hold a public hearing for the same Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the City Council on April 9, 2019, at 6:00 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655.

A copy of these proposed Zoning Ordinance text amendments are available for review and inspection at the City of Monroe, Code Department Office located at City Hall, 215 N. Broad Street, Monroe, Georgia 30655.

All those having an interest concerning these Zoning Ordinance text amendments should be present.

Please run on the following date: March 3, 2019

APPOINTMENTS

Updated

February 12, 2019

Appointed

Term Expires

LIBRARY BOARD (Six year term)

Estella Bell	July 9, 2013	July 1, 2019
Lynn Warren	July 9, 2013	July 1, 2019
Carolyn Yates	July 8, 2014	July 1, 2019
	(Appointment started in 2013)	
Lynn Laird	July 8, 2014	July 1, 2020
Peggy Leicht	June 12, 2018	July 1, 2024

Uncle Remus Regional Library System

37

1121 East Avenue
Madison, Georgia 30650

www.uncleremus.org

Phone 706.342.4974
Fax 706.342.4510

March 15, 2019

Mayor John Howard
City of Monroe
215 N. Broad Street
P.O. Box 1249
Monroe, GA 30655

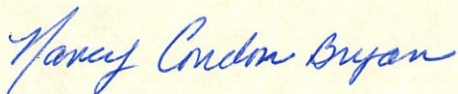
Dear Mayor Howard:

The Monroe-Walton County Library has a vacancy on the Board of Trustees. We recommend that **Hope Reese** be appointed to fill this vacancy for a term beginning on March 1, 2019, and ending on June 30, 2025.

Ms. Reese lives within the city limits and her mailing address is 307 Edwards Street, Monroe, GA 30655. We feel Ms. Reese will be a good addition to the Monroe-Walton County Library Board.

Thank you for your consideration of this item. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Nancy Condon Bryan
Member Library Services
Uncle Remus Regional Library System

cc: Blake Peters, Library Manager
file



O'Kelly Memorial Library
Loganville, Georgia

Monroe-Walton County Library
Monroe, Georgia

W.H. Stanton Memorial Library
Social Circle, Georgia

Walnut Grove Library
Walnut Grove, Georgia

Greene County Library
Greensboro, Georgia

Eatonton-Putnam County Library
Eatonton, Georgia

Jasper County Library
Monticello, Georgia

Morgan County Library
Madison, Georgia

Sparta-Hancock County Library
Sparta, Georgia



Appointed Board Member Biography

Name: Hope Reese

 Profession / Business: director, Monroe-Walton Position: Director
Business Address: 205 S Broad Center for the ArtsPhone number: 7-207-8937 Fax number: _____Email address: hope@monroeartguild.orgHome Address: 307 Edwards St. Monroe 30655Home Phone number: — Mobile Phone number: 770.900.5723

(Please indicate address where you prefer to receive your mail)

Birthday: 1-13-58 Birthplace: Hialeah, FLEducation: BS psychology / hosp. adm. Auburn UHobbies: reading, writing, gardening

Membership in Service Clubs: _____

Social Clubs: _____

Membership / Offices Held / Other Agency Boards:

Chamber of Commerce

Civic Appointments: _____

Political Offices: —Reason for wanting to serve on Library BoardWant to serve my community - love Monroe!

APPOINTMENTS

Updated

February 12, 2019

Appointed

Term Expires

HISTORIC PRESERVATION COMMISSION (Three-year term)

(As of 2/12/19 Changed from 5-year terms to 3-year terms)

Mitch Alligood	November 10, 2015	May 1, 2019
	(to fill unexpired term of David Dickinson)	
Marc Hammes	December 12, 2017	May 1, 2020
	(to fill unexpired term of James Woodall)	
Fay Brassie	December 12, 2017	May 1, 2021
	(to fill unexpired term of John Lucas)	
Crista Carrell	December 12, 2017	May 1, 2022
	(to fill unexpired term of Eric Edkin)	
Susan Brown	April 10, 2018	May 1, 2023



Appointed Board Member Biography

Name: Mitch Alligood

Profession / Business: teacher, Walton Co. Schools Position: teacher, Department Chair.

Business Address: 322 W. Highland Ave Monroe, GA 30655

Phone number: 678 654 8996 Fax number: —

Email address: Malligood@walton.k12.ga.us

Home Address: 322 W. Highland Ave Monroe, GA 30655

Home Phone number: 678 654 8996 Mobile Phone number: 678 654 8996

(Please indicate address where you prefer to receive your mail)

Birthday: 10/21/1972 Birthplace: Dublin, GA

Education: BSED (UGA) ; MAT (Piedmont College) ; EdS (Piedmont College)

Hobbies: travel, reading, gardening

Membership in Service Clubs: Historic Preservation Commission, Onstage Board of Directors

Social Clubs: LT. Joseph D. Helton Foundation

Membership / Offices Held / Other Agency Boards:

President Historic Preservation Commission

Civic Appointments: Historic Preservation Commission

Political Offices: NONE

Reason for wanting to serve on HPC Board

to continue the work I began with the HPC in an effort to enhance & protect Monroe, GA's historic places

AN ORDINANCE OF THE CITY OF MONROE TO ADOPT CERTAIN SPEED ZONE LIMITS FOR THE ROADS OF THE CITY OF MONROE; TO PROVIDE FOR CERTAIN SCHOOL ZONE HOUR RESTRICTIONS TO SPEED LIMITS; TO AUTHORIZE THE USE OF SPEED DETECTION DEVICES WITHIN THE CITY LIMITS OF THE CITY OF MONROE; TO PROVIDE PROCEDURES FOR IMPLEMENTATION AND ENFORCEMENT; AND FOR OTHER PURPOSES

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

Article I

Section 1. Pursuant to OCGA 40-6-183, the City of Monroe hereby establishes the following speed zones on the roads and streets located within the City Limits of the City of Monroe all as more fully detailed and outlined in Exhibit A, attached hereto.

Section 2. Said speed zones and speed limits, including the restrictions relating to school zones, are hereby established based on an engineering and traffic investigation as prescribed by OCGA 40-6-183.

Article II

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

Article III

This Ordinance shall take effect upon adoption and execution by the Mayor and Council.

FIRST READING. This 12th day of March, 2019.

SECOND READING AND ADOPTED on this 9th day of April, 2019.

CITY OF MONROE, GEORGIA

By: _____
John S. Howard, Mayor

Attest: _____
Debbie Kirk, City Clerk



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

42

December 17, 2018

City of Monroe
Attention: Mayor John Howard
P.O. Box 1249
Loganville, Georgia 30052

SUBJECT: Speed Zone Ordinance
City of Monroe, Walton County

Dear Mr. Howard,

Georgia Department of Transportation has completed the update for the City of Monroe Speed Zone Ordinance.

Two copies of the updated ordinance is enclosed for your review and approval. Once approved, please forward one signed notarized copy of the ordinance to the Gainesville office listed below for further processing. This copy will be maintained for our files and will be forwarded to the Department of Public Safety for their review and approval.

It is the City's responsibility to sign all off-system roadways. Speed limit signs and speed checked by detection device signs have to be in place for thirty (30) days prior to radar use. The attached ordinance will go into effect upon approval from the Department of Public Safety. However, the City **cannot** use any speed detection device until the signing requirements are met.

We appreciate your patience and cooperation in this matter. Should you have questions or require assistance, please contact Jonathan Peavy at (770) 533-8276.

Sincerely,

A handwritten signature in blue ink, reading "Sue Anne Decker". The signature is fluid and cursive, with the first name "Sue" being the most prominent.

Sue Anne H. Decker, P.E.
District Traffic Engineer

SHD: JP
Attachments

The City of Monroe is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF MONROE
ON-SYSTEM

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 10	MONROE	1373' east of Troy Smith Road (West Monroe City Limits)	08.80	5100' east of Cherry Hill Road (East Monroe City Limits)	13.59	04.79	55
SR 10 Business	MONROE	State Route 10	00.00	2077' west of State Route 138	00.44	00.44	45
SR 10 Business	MONROE	2077' west of State Route 138	00.44	100' east of Jackson Street	02.56	02.12	35
SR 10 Business *** SCHOOL ZONE ***	MONROE George Walton Academy SCHOOL DAYS ONLY	575' west of George Walton Academy Drive	00.99	530' east of George Walton Academy Drive	01.20	00.21	30
SR 10 Business	MONROE	100' east of Jackson Street	02.56	67' west of Milledge Avenue	02.80	00.24	30
SR 10 Business	MONROE	67' west of Milledge Avenue	02.80	168' east of Hammond Drive	03.55	00.75	35
SR 10 Business	MONROE	168' east of Hammond Drive	03.55	State Route 10	04.10	00.55	45
SR 11	MONROE	260' north of South Madison Avenue (South Monroe City Limits)	11.35	417' north of South Madison Avenue	11.38	00.03	55
SR 11	MONROE	417' north of South Madison Avenue	11.38	542' south of Walker Drive	11.84	00.46	45
SR 11	MONROE	542' south of Walker Drive	11.84	157' south of Mears Street	12.48	00.64	35
SR 11	MONROE	157' south of Mears Street	12.48	Alcovy Street	12.86	00.38	30
SR 11	MONROE	Alcovy Street	12.86	Walton Street	13.35	00.49	25
SR 11	MONROE	Walton Street	13.35	150' north of Marable Street	13.58	00.23	30
SR 11	MONROE	150' north of Marable Street	13.58	Mayfield Drive	14.05	00.47	35
SR 11	MONROE	Mayfield Drive	14.05	213' north of Charlotte Rowell Blvd (North Monroe City Limits)	15.02	00.97	45

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 83	MONROE	1390' south of Piedmont Parkway (South Monroe City Limits)	08.19	1291' south of Piedmont Parkway	08.21	00.02	55
SR 83	MONROE	1291' south of Piedmont Parkway	08.21	State Route 10	08.99	00.78	45
SR 138	MONROE	1025' west of Michael Etchinson Road (West Monroe City Limits)	09.30	State Route 10 westbound on/off ramp	10.44	01.14	45

OFF-SYSTEM

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Alcovy Street	Monroe	State Route 11	200' South of Barrett Street	00.41	30
Alcovy Street	Monroe	200' South of Barrett Street	200' North of Oakland Ridge	01.10	35
Alcovy Street	Monroe	200' North of Oakland Ridge	South Monroe City Limits	00.40	45
Atha Street	Monroe	Madison Avenue	State Route 11	00.39	30
Baker Street	Monroe	Hammond Drive	Southview Drive	00.92	30
Birch Street	Monroe	Marable Street	Cherry Hill Drive	00.46	35
Breedlove Drive	Monroe	State Route 10 Business	Alcovy Street	01.30	35
Bryant Road	Monroe	Marable Street	State Route 10 Business	00.55	30
Carwood Mayfield Drive	Monroe	State Route 10 Business	State Route 11	01.38	35
Cherry Hill Road	Monroe	State Route 10/US 78	2400' West of State Route 10/US 78	00.45	25
Cherry Hill Road	Monroe	2400' West of State Route 10/US 78	Birch Street	00.67	35
Church Street	Monroe	State Route 11	Hammond Drive	00.89	30
Church Street	Monroe	Hammond Drive	Poplar Court	00.40	35
Church Street	Monroe	Poplar Court	East Monroe City Limits	00.50	45
Davis Street	Monroe	State Route 11	Dead End	00.97	30
Fifth Street	Monroe	Madison Avenue	Dead End	00.49	25
Sixth Street	Monroe	State Route 11	Dead End	00.26	25
Glen Iris Drive	Monroe	State Route 10 Business	Marable Street	00.53	30
Hammond Drive	Monroe	State Route 10 Business	Church Street	00.63	35
Highland Avenue	Monroe	State Route 10 Business	Madison Avenue	00.79	25
Madison Avenue	Monroe	Mill Street	South Monroe City Limits	01.13	35

Marable Street	Monroe	State Route 11	400' North of Roosevelt Street	00.73	30
Marable Street	Monroe	400' North of Roosevelt Street	250' South of Walton Road	00.35	35
Marable Street	Monroe	250' South of Walton Road	North Monroe City Limits	00.50	45
McDaniel Street	Monroe	State Route 11	Pinecrest Drive	00.35	30
McDaniel Street	Monroe	Pinecrest Drive	Breedlove Drive	00.70	35
Pannell Road	Monroe	Madison Avenue	Southeast Monroe City Limits	00.33	35
Pinecrest Drive	Monroe	State Route 10	McDaniel Street	00.48	30
Plaza Drive	Monroe	State Route 10 Business	Mayfield Drive	00.62	30
Poplar Street	Monroe	Church Street	Southeast Monroe City Limits	00.69	35
Vine Street	Monroe	State Route 11	South Monroe City Limits	00.46	35
Walker Drive	Monroe	State Route 11	Alcovy Street	00.85	30
Walton Road	Monroe	Marable Street	North Monroe City Limits	00.74	35

*****SCHOOL ZONE HOURS ARE EFFECTIVE*****

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time –
SCHOOL DAYS ONLY

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

Mayor

City Council

Sworn and Subscribed before me

This _____ day of _____, _____.

NOTARY PUBLIC



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 03-28-19
Description: Zoning ordinance Text Amendment –Infill Overlay District (IOD) and other affected zoning sections.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approval

Background: This is an effort to provide for and encourage infill development, to apply aesthetic controls to ensure the desired development pattern and quality, while allowing for affordability and sustainable development. There are other updates to the R1, R1A, R2, and MH ordinance sections as well that amend setbacks, square footages, materials, and other design and site specifications.

Attachment(s): Text amendment below

TEXT AMENDMENT ZONING CODE



215 North Broad Street
Monroe, GA 30655
CALLFORINSPECTIONS
770-207-4674 ... Phone
dadkinson@monroega.gov

47

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
19-00257	03/04/2019	\$ 0.00	\$	adkinson

NAME + ADDRESS	LOCATION	215 N Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	Yes
			PIN	M0014-026-000		
	CONTRACTOR	City Of Monroe	SUBDIVISION	CORRIDOR OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
			PROJECTID#	215NBroadSt-190304-1		
		EXPIRATIONDATE:	08/31/2019			

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

ZONING ORDINANCE TEXT AMEND - INFILL
OVERLAY DISTRICT

NATURE OF WORK

Other

CENSUS REPORT CODE

886 - ZONING CODE TEXT AMENDMENT

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

SINGLE FAMILY ONLY

#BATHROOMS

#BEDROOMS

TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Approved By

Date

Hebbie Adkinsen

3-4-19

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

19-00257

PERMIT PIN

58245

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

THE MAYOR AND THE COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS
FOLLOWS:

Article I.

The following Sections of the Official Zoning Ordinance of the City of Monroe, Georgia are hereby amended with Amendment # 7 of said zoning ordinance by deleting said Sections in their entirety and substituting the following in lieu thereof:

Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings.

SEE THE ATTACHED “**EXHIBIT A**” FOR THE COMPLETE TEXT OF THE ABOVE-
REFERENCED SECTIONS OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF
MONROE, GEORGIA

Article II.

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

Article III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This 2nd day of April, 2019.

SECOND READING AND ADOPTED. This 9th day of April, 2019.

CITY OF MONROE, GEORGIA

By: _____ (SEAL)

John S. Howard, Mayor

Attest: _____ (SEAL)

Debbie Kirk, City Clerk

EXHIBIT A

**OFFICIAL ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA,
SEVENTH AMENDMENT
APRIL 9, 2019**

Section 300 Districts.

The City is divided into the following zoning districts set forth in *Table 1 – Districts* below.

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing
COMMERCIAL:		
	P	Professional / Office / Institutional
	CBD	Downtown Commercial
	B-1	Neighborhood Commercial
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing
OVERLAY:		
	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay
	A-H	Airport Hazard Overlay
	MHDO	Monroe and Walton Mills Historic
	IOD	Infill Overlay District
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

Section 610.3 Residential Land Use Regulations. (R1, R1A, MH, R2).

The residential zoning districts referenced below correspond to the districts listed in Section 610 and intent statements as found in Section 610.2 above. In **Table 6 - Residential Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in residential zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “See Section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

[Existing Table 6 – Residential Zoning District Land Use Regulations to remain.]

Section 640 Overlay Districts: HPO, A-H, CDO, MHDO, IOD.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), and the Infill Overlay District (IOD). Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

Section 643.3 Boundaries of the Corridor.

The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:

- (1) Highway 11/Broad Street
- (2) East and West Spring Street (Hwy 10 Bus)
- (3) Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
- (4) Highway 78

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District. Additionally the IOD is a tool to incentivize infill on existing R1A, R2, and MH zoned parcels. The IOD District design standards are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1A, R2, and MH. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The IOD district can only be applied on parcels up to three acres in the aggregate that are zoned R1A. IOD District projects greater than three acres can be only be applied to parcels zoned R2 and MH. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific historic structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.3 Permitted Uses.

Within a IOD development the following uses are permitted:

- (1) Single-family detached dwellings.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 9 for lot dimensional requirements.

Infill Overlay District (IOD) Dimensional Requirements
Table 9

Lot area, minimum	4,000 sf
Lot density, maximum	10.0 upa
Lot coverage, max	50%
Lot width, min at building line	50 ft
Lot frontage, min	50 ft.
Lot depth, min.	80 ft.
Setback, front yard (minimum)	10 ft.
Setback, side yard (minimum)	6 ft.
Setback, rear yard (minimum)	20 ft
Building height, maximum	35 ft.
Building area, minimum	1,300 sf
Square footage	
Building width, minimum	24 ft.

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

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) 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.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 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.
- (4) 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.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded four (4) foot sidewalks on all streets.
- (8) Four (4) Overstory Trees (2.5" caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique

site conditions, however, they must be more or less evenly distributed across the front lot line.

- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

All IOD developments shall conform to the following minimum design standards:

- (1) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (2) 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.
- (3) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (4) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (5) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (6) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (7) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.
- (8) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (9) All roof overhangs shall be a minimum of 12 inches.
- (10) No chain link fencing of any type shall be permitted in an IOD development.
- (11) All utilities serving the IOD development and its dwelling units shall be underground.
- (12) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.7 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.8 Homeowner Association.

A homeowner's association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner's association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City's Attorney's Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

Section 700.1 R1, R1A, R2, MH Dimensional Requirements.

The following chart delineates dimensional requirements for the specified residential zoning districts. For the chart of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X.

Section 700.1: Table 11-Residential Zoning District Dimensional Requirements

	R1	R1A	R2	MH
LOT	See Note (8)	See Note (8)	See Note (8)	See Notes(2), (8)
Lot area, min (1)	14,000 sf See note(7)	10,000 sf See note(7)	5 acres See note (9)	10 acres
Lot density, maximum	3.0 upa	4.0 upa	6.0 upa See note (6)	4.0 upa
Lot coverage, max	40%	40%	40%	40%
Lot width, min at building line	100 ft.	75 ft.	150 ft.	200 ft.
Lot frontage, min	75 ft.	50 ft.	150 ft.	200 ft.
YARD				
Setback, front yard(min) highways and arterials	40 ft. min See note(3)	40 ft. min See note(3)	40 ft. min See note(3)	50 ft. min See note(3)
Setback, front yard (min) collectors and other streets	30 ft. min See note (3)	10 ft. min See note (3)	30 ft.	50 ft.
Setback, side yard (min)	10 ft. min	10 ft. min	25 ft. See note (4)	50 ft. See note (4)

Setback, rear yard (min)	25 ft	25 ft.	50 ft.	50 ft.
BUILDING				
Building height, max See note(5)	35 ft.	35ft.	35 ft.	35 ft.
Building area, min square footage	1,600 sf	1,500 sf.	800 sf-1-bedroom 1000 sf-2 bedroom 1,200 sf-3	800 sf. 1 bedroom 1000 sf. 2 bedroom 1200 sf. 3 bedroom
Building width, min	24ft.	24ft.	16ft.	16ft.

Notes for Table 11, Section 700.1

- (1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.
- (2) Area requirements for manufactured home parks and individual manufactured home spaces within parks are set forth in Section 1045.
- (3) Front building line shall conform to the mean building line established by existing buildings along a developed block. For properties located with overlay districts (HPO and CDO), the frontage setbacks are established by the designated design review board to maintain the most compatible building line along a historic block or design corridor.
- (4) Attached dwelling unit buildings must also have a twenty (20) foot setback between buildings on the property; for townhouses the twenty (20) foot setback is applied between buildings and not between individual dwelling units.
- (5) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (6) The maximum lot density may be increased to 10 upa for multi-family dwelling developments at the discretion of and after submission of site review and approval by the Planning Commission. In addition, the maximum number of dwelling units per building may be increased from 8 to 24 units per building. In order for a multi-family dwelling development to be granted said increase in maximum lot density and per building capacity, the development should contain a minimum of five of the following site and use features:
 - (a) Approved comprehensive landscape plan including the use of significant ornamental landscaping materials.
 - (b) Increased side and rear landscaped buffers to minimize impact of the development on any single family residential uses adjacent to the development.
 - (c) Onsite Property Management providing a minimum of 20 hours per week of onsite management
 - (d) Use of the services of a POST certified law enforcement officer to serve as a "Courtesy Officer" for the development.
 - (e) Controlled access gates at all entrances to the development.

- (f) Common trash refuse compactor for resident use only properly blinded from view.
- (g) Common central mail receptacle for the development approved by the Postmaster.

Further, the development should provide for the installation and continued maintenance and upkeep of six of the following amenities for use by residents of the development:

- (a) Swimming Pool
- (b) Children's Playground
- (c) Pavilion at least 100 sq ft in size and a grassed picnic area at least 1,000 sq ft in size
- (d) Tennis Court(s)
- (e) Onsite Laundry Facility
- (f) Onsite Indoor Fitness Center
- (g) Indoor Community Center/Clubhouse
- (h) Indoor Theater Room
- (i) Business Center

Further, the development should incorporate at least four of the following architectural design standards and guidelines:

- (a) Brick, wood or masonry siding on all sides of all building. Vinyl and/or metal siding shall not be permitted.
 - (b) Varied shading of brick and siding colors to provide pleasing aesthetics.
 - (c) Varied fenestration and elevations and roof pitches.
 - (d) Three Dimensional Architectural Asphalt Roof Shingles.
 - (e) Wood and No Rot Composite trim boards only for corner boards, frieze boards and soffit trim (No vinyl siding components on exterior)
 - (f) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements.
- (7) All R1 and R1A proposed developments that exceed 100 dwelling units shall be required to have a minimum of 15% gross acreage dedicated to common area open space with a minimum of three (3) of the following amenities for recreation; pool, playground, pavilion, clubhouse/fitness center, Play courts such as but not limited to tennis, volleyball, or basketball.
 - (8) All proposed developments (R1, R1A, R2 and MH) over thirty (30) dwelling units shall be required to complete an "Impact Study" as prescribed by the Code Enforcement Officer to address the proposed development's impact on the community including its impact on vehicular traffic, utilities, and school system capacity.
 - (9) The minimum lot size for all single-family homes located in R2 zoned property shall comply with all dimensional requirements of the R1A district.

ARTICLE IX: BUILDING DESIGN

Section 900 General.

This Article is established to ensure that building design standards are developed for certain zoning districts within the City. These building design standards are implemented to promote and encourage quality building construction and design elements consistent with the desired construction styles that promote the best interests of the residents of Monroe.

Section 910 Residential Building Design Standards.

910.1 Single and Two Family Dwellings.

The following building design standards shall apply to all single and two family dwelling units constructed in the City, regardless of their zoning district:

- (1) All dwellings shall be constructed of brick, stone or other masonry type product. Cement based siding such as Hardiplank or other similar material is permitted. Vinyl and aluminum siding is prohibited. Vinyl or aluminum may be utilized on a limited basis in the soffit and eave trim areas.
- (2) All primary roofs shall have a minimum 5/12 pitch. Dormer and porch roofs may have lower slopes.
- (3) No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- (4) All garage doors must be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry.
- (5)

910.2 Multi Family Dwellings.

All multi-family dwellings located in the City shall be constructed with brick veneers.

NOTICE TO THE PUBLIC

CITY OF MONROE

The City of Monroe Planning and Zoning Commission will hold a public hearing for Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the Planning and Zoning Commission on March 19, 2019, at 5:30 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655 concerning the same.

The City Council of the City of Monroe, Georgia will hold a public hearing for the same Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the City Council on April 9, 2019, at 6:00 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655.

A copy of these proposed Zoning Ordinance text amendments are available for review and inspection at the City of Monroe, Code Department Office located at City Hall, 215 N. Broad Street, Monroe, Georgia 30655.

All those having an interest concerning these Zoning Ordinance text amendments should be present.

Please run on the following date: March 3, 2019