



Council Meeting

AGENDA

Tuesday, August 13, 2024

6:00 PM

City Hall

I. **CALL TO ORDER**

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. July 9, 2024 Council Minutes
 - b. July 25, 2024 Council Minutes
 - c. July 28, 2024 Council Minutes
 - d. June 18, 2024 Planning Commission Minutes
 - e. June 25, 2024 Historic Preservation Commission Minutes
 - f. July 13, 2024 Downtown Development Authority Minutes
 - g. June 13, 2024 Conventions and Visitors Bureau Minutes

II. **PUBLIC FORUM**

1. Public Comment(s)

III. **BUSINESS ITEMS**

1. City Administrator Update
2. Assistant City Administrator Update

3. Department Reports

- [a.](#) Monthly Central Services Report
- [b.](#) Monthly Code Report
- [c.](#) Monthly Economic Development Report
- [d.](#) Monthly Finance Report
- [e.](#) Monthly Fire Report
- [f.](#) Monthly Police Report
- [g.](#) Monthly Solid Waste Report
- [h.](#) Monthly Streets & Transportation Report
- [i.](#) Monthly Telecom Report
- [j.](#) Monthly Water, Sewer, Gas & Electric Report

4. Department Requests

- [a.](#) **Various:** Sale of Surplus Items
- [b.](#) **Utilities:** Bid Award for Raw and Finished Water Main Extensions

IV. NEW BUSINESS

1. Public Hearing(s)

- [a.](#) Conditional Use - 303 South Broad Street
- [b.](#) Conditional Use - 114 South Broad Street
- [c.](#) Rezone - 1125 North Broad Street

2. New Business

- [a.](#) Conditional Use - 303 South Broad Street
- [b.](#) Conditional Use - 114 South Broad Street
- [c.](#) Rezone - 1125 North Broad Street
- [d.](#) Final Plat - Rivers Edge Phase 1
- [e.](#) Resolution - Property Condemnation for Water Line Project
- [f.](#) Resolution - Franchise Fee

V. DISTRICT ITEMS

1. District Items

2. Mayoral Update**VI. ADJOURN TO EXECUTIVE SESSION**

1. Real Estate Issue (s)
2. Legal Issue (s)

VII. ADJOURN

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Myoshia Crawford	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Beverly Harrison	Interim City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Absent:	Charles Boyce	Council Member
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Staff Present:	Danny Smith, Jeremiah Still, Matthew McClung, Andrew Dykes, Beth Thompson, Rodney Middlebrooks, Mike McGuire, Brad Callender, Chris Bailey, Chris Croy, Les Russell, Sandy Daniels, Brian Wilson
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Visitors:	Tracy Stuever, Emily Casey, Vicki Bailey, Matthew Harmon, Jacqueline Harmon, Mike Harmon, Pierre Turcotte, Kelly Turcotte, Brooke Turcotte, Michael Dominy, Shannon Dominy, Sarah Dominy, Horice Willis, Giancarlo Podeszwa, Jennifer Willis, Chris Goga, Diane Goga
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I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Horice Willis, with the Tabernacle Baptist Church, gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present, except for Council Member Charles Boyce. There was a quorum.

3. Approval of Agenda

To amend the agenda to Add Item 1 Carver Middle School Presentation, under Section II – Public Forum before Item 2 Public Comments.

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

To approve the agenda as amended.

*Motion by Thompson, seconded by Crawford.
Passed Unanimously*

4. Approval of Consent Agenda

- a. June 11, 2024 Council Minutes
- b. May 21, 2024 Planning Commission Minutes
- c. May 28, 2024 Historic Preservation Commission Minutes
- d. May 9, 2024 Downtown Development Authority Minutes
- e. May 9, 2024 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Carver Middle School Presentation

Ms. Brooke Turcotte discussed successful outcomes from Carver, the clubs, and organizations. The excellent teachers provide life lessons as well as studies. She takes pride in being a part of Carver Middle School.

2. Public Comments

Mr. Giancarlo Podeszwa, owner of The Thirsty Moose, discussed parking issues. He and his wife have received 67 parking violations totaling more than \$3,000. The fines are due to parking for 16 minutes, not the entire day. It affects his staff, vendors, and suppliers, which is a big concern for him.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes waived his report, due to the length of the agenda.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated a rail has been added by the splash pad for safety. The plans are back for the Wayne Street lot, which will create more parking. There will be a total of 117 spots when it is done. The Georgia Main Street recertification will be on July 16. There will be a Back-to-School Splash Bash on July 20, and the next First Friday Concert will on August 2.

3. Department Reports

- a. Monthly Central Services Report
- b. Monthly Code Report
- c. Monthly Economic Development Report
- d. Monthly Finance Report
- e. Monthly Fire Report
- f. Monthly Police Report
- g. Monthly Solid Waste Report
- h. Monthly Streets & Transportation Report
- i. Monthly Telecom Report
- j. Monthly Water, Sewer, Gas & Electric Report

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

4. Department Requests**a. Various: Sale of Surplus Items**

Mr. Chris Croy requested approval to surplus a list of vehicles and equipment from various departments. They have reached their useful life, and the maintenance costs far exceed the value of the items.

To surplus the items on GovDeals.

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

b. Airport: Consulting and Engineering Services

Mr. Chris Bailey recommended approval of awarding the upcoming five-year Airport Consulting and Engineering Services Contract to Goodwyn, Mills, & Cawood (GMC). He stated that GMC is currently being used by the City. The Georgia Department of Transportation (GDOT) requires it to be redone every five years to be able to receive grant funding.

Approval of Goodwyn, Mills, & Cawood for Consulting and Engineering Services at the Airport.

*Motion by Sams, seconded by Brown.
Passed Unanimously.*

c. Police: Walton County School SRO Program Agreement

Major Matthew McClung explained the contract for the City to provide the School Resource Officer Program services for the Monroe Area High School. The program funding amount is \$66,897.00 and is completely reimbursed by the Walton County Board of Education.

Approval of the SRO Program Agreement with the Walton County Board of Education to provide school resource officers at the Monroe Area High School for \$66,897.00 for the 2024 – 2025 school term.

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

d. Police: Walton County School SRO Program Agreement for Foothills Regional High School

Major Matthew McClung explained the contract for the City to provide the School Resource Officer Program services for the Foothills Education Charter High School. The Walton County Board of Education agrees to pay the City of Monroe the rate of \$210.00 per day, for 176 days, for a total of \$36,960.00.

Approval of the SRO Program Agreement with the Walton County Board of Education to provide school resource officers at the Foothills Education Charter High School for \$36,960.00 for the 2024 – 2025 school term.

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

e. Police: George Walton Academy SRO Program Agreement

Major Matthew McClung explained the contract for the City to provide the School Resource Officer Program services for George Walton Academy. The program funding amount is \$60,000.00 and is completely reimbursed by George Walton Academy.

Approval of the SRO Program Agreement with George Walton Academy to provide school resource officers for \$60,000.00 for the 2024 – 2025 school term.

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

f. Utilities: Bid Award for Bypass Sewer Relocation

Mr. Rodney Middlebrooks recommended approval to award the relocation of the sewer main at the new Georgia Highway 11 Bypass to Mid-South Builders for the amount of \$261,440.00. There are sections that are thirty feet deep, which is far beyond the capabilities of the City.

To approve Mid-South Builders for the Sewer Relocation for \$261,440.00.

*Motion by Thompson, seconded by Gregory.
Passed Unanimously.*

IV. NEW BUSINESS

1. Public Hearings

a. Conditional Use – 700 Breedlove Drive

Mr. Brad Callender presented the application for conditional use of this property to allow a Music Studio in the existing office building. The subject property is currently Zoned P (Professional / Office / Institutional District). Music studios are allowed in the P Zoning District as Conditional Uses. The classrooms will have increased insulation to reduce noise levels. The Planning Commission recommended approval of the Conditional Use request as submitted without conditions.

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

Ms. Tracy Stuever spoke in favor of the conditional use. They have never had a noise complaint but are still adding the extra insulation. She discussed their support of local churches and events around Monroe.

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

2. New Business

a. Conditional Use – 700 Breedlove Drive

To approve the Conditional Use to allow a Music Studio in the P Zoning District.

*Motion by Gregory, seconded by Thompson.
Passed Unanimously.*

b. Application – Beer & Wine Package Sales – Family Dollar #20209
To approve the application.

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

c. 2025 CDBG – Grant Writing and Administration Services Selection
Mr. Chris Bailey recommended awarding the 2025 Community Development Block Grant (CDBG) Grant Writing, Administrative, and Related Grant Services to Carter & Sloop. They will pick-up with the ongoing RDF Project that is already in progress.

To approve Carter & Sloop for the 2025 CDBG Grant Writing, Administrative, and Related Services.

*Motion by Gregory, seconded by Sams.
Passed Unanimously.*

d. Resolution – ECG Voting Delegate
City Administrator Logan Propes explained the ECG Voting Delegate Resolution appoints Vice-Mayor Lee Malcom as the alternate voting delegate.

To approve the resolution as presented.

*Motion by Thompson, seconded by Crawford.
Passed Unanimously.*

e. Resolution – MEAG Voting Delegate
City Administrator Logan Propes explained the ECG Voting Delegate Resolution appoints Vice-Mayor Lee Malcom as the alternate voting delegate.

To approve the resolution as presented.

*Motion by Crawford, seconded by Thompson.
Passed Unanimously.*

f. Approval – Temporary Moratorium on All Rezone, Annexation, Conditional Use, Variance, and Certificate of Appropriate Applications in the City Limits
City Administrator Logan Propes explained the temporary moratorium on all Rezone Applications, Annexation Applications, Conditional Use Applications, Variance Applications, and Certificate of Appropriateness Applications for all properties located in the City Limits of Monroe. The moratorium will last until the City can review and approve an updated Zoning Ordinance with the implementation of the Form Based Code. Hopefully, it will be able to expire October 31, 2024.

City Attorney Paul Rosenthal explained the City Ordinance allows Council to waive a second reading, which will allow the Ordinance to go into effect tonight.

To waive the second reading of the Ordinance.

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

To adopt the Temporary Moratorium Ordinance as presented.

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

g. 1st Reading – Alcohol Ordinance Amendment

City Administrator Logan Propes explained the previous amendment changed the pouring hours from 2:00 am to 1:00 am. It has been requested to move the 1:00 am time to midnight, Monday through Saturday, except New Years Day will remain 2:00 am. This will create a closing time of 1:00 am for establishments.

City Attorney Paul Rosenthal stated it does not change any other obligations under the ordinance; it changes the serving time and sets the time limit of 1:00 am for patrons. Kitchen staff may still be cleaning up, but patrons can no longer be on the premise after 1:00 am.

To waive the second reading of the Ordinance.

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

To adopt the Alcohol Ordinance Amendment.

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

V. DISTRICT ITEMS

1. District Items

Council Member Myoshia Crawford stated there will be a Community Event in Maple Heights from 1:00 to 6:00 on July 27 for Back-to-School items; it is sponsored by the Masonic Lodge.

2. Mayoral Update

Mayor John Howard discussed the positive comments from citizens about the Fireworks, the cable going out, and the Nelson Mandella Fellows Program that will be at the Historic Courthouse.

VI. ADJOURN

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

MAYOR

INTERIM CITY CLERK

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Myoshia Crawford	Council Member
	Julie Sams	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Beverly Harrison	Interim City Clerk
	Paul Rosenthal	City Attorney

Absent:	Charles Boyce	Council Member
	Adriane Brown	Council Member

Staff Present: Beth Thompson, Chris Bailey, Mike McGuire, Les Russell, Brian Wilson

Visitors: Larry Bradley

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that all Council Members were present, except for Council Member Charles Boyce and Council Member Adriane Brown. There was a quorum.

II. NEW BUSINESS

1. Public Hearings

a. 2024 Millage Rate

City Administrator Logan Propes discussed the 2024 Millage Rate. Staff recommends a millage rate increase of 6.661, due to increasing costs associated with maintaining City Services. This is an increase of 0.452 mills over the calculated full rollback and only a .194 mill increase over the 2023 rate, which translates to approximately \$500,330 more than 2023 at 100% of collections. The last increase of the millage rate was in 2019. The net maintenance and operations millage rate is 6.661 mills, and the bond millage rate is 0.00 giving a total millage rate of 6.661 mills.

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

Mr. Larry Bradley, of 705 McDaniel Street, spoke against the millage rate. He discussed the history of City taxes and the amounts for homeowners, who he feels are paying more than their portion. He would like the City to try to help the homeowners.

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

No Action.

III. ADJOURN

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

**2024 COUNCIL RETREAT
THE RITZ-CARLTON, AMELIA ISLAND
4750 AMELIA ISLAND PARKWAY
AMELIA ISLAND, FL 30234**

I. CALL TO ORDER – JOHN HOWARD

All Council Members were present, except for Council Member Charles Boyce. Council Member Tyler Gregory was present via telephone. Also present were City Administrator Logan Propes, Assistant City Administrator Chris Bailey, Finance Director Beth Thompson, and Rodney Middlebrooks.

II. ENTERPRISE FUNDS DISCUSSION W BUSINESS

- 1. Utility Rates: Electric, Gas, Water & Sewer**
- 2. Solid Waste Rates**
- 3. Stormwater Master Plan Update**
- 4. Wastewater Treatment Plant Upgrade Update**

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

There was no action taken.

III. OTHER BUSINESS

- 1. Future Transportation Projects**
- 2. Police Certification Incentives Update**

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

There was no action taken.

IV. ADJOURN

Meeting adjourned at 1:18 p.m.

*Motion by Gregory, seconded by Brown.
Passed Unanimously.*

MAYOR

INTERIM CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—June 18, 2024**

Present: Rosalind Parks, Randy Camp, Mike Eckles

Absent: Shauna Mathias, Nate Treadaway

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

Visitors: Vicki Bailey

Call to Order by Chairman Eckles at 6:00 pm.

Motion to Approve the Agenda

Motion Parks. Second Camp.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the May 21, 2024 minutes.
Motion to approve

Motion Camp. Second Parks.
Motion carried

Code Report: There are seven items submitted for the July Planning Commission meeting—all members are encouraged to attend; one item is detailed and complex—a 200-page pattern book to allow an advanced reading.

Old Business: None

New Business:

The First Item of Business is Conditional Use Case #3224, a request for a conditional use permit at 700 Breedlove Dr. for a music studio. This building has been under renovation in the last year. Extra insulation has been added to the space the music studio will be renting. The space will be divided into four classrooms with a waiting room for parents. Staff recommends approval without conditions.

Chairman Eckles: Anyone here to speak for or against the application? Yes—Vicki Bailey; this is a new location for an existing music studio. The lease at the previous location (Old City Hall) is being terminated due to building renovations. The new space has one additional classroom. The extra insulation is in the area around the four classrooms.

Chairman Eckles: Are there different instructors that lease each classroom?

V. Bailey: Yes, there is one for cello, guitar, piano, and voice; each instructor has their own classroom. Each lesson is typically 30 minutes.

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve

Motion Camp. Second Parks.
Motion approved

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Camp
Meeting adjourned; 6:08 pm

Historic Preservation Commission
Meeting Minutes
Regular Meeting—June 25, 2024

Present: Elizabeth Jones, Jane Camp, Laura Powell, Chuck Bradley

Absent: Marc Hammes

Staff: Brad Callender, Director of Planning & Development
Laura Wilson, Code Admin

Visitors: Hannah Smith, Debra Smith, Chris Collin, Donnie Wright, Jacob Doster

Meeting called to order at 6:00 P.M.

Motion to approve agenda as submitted

Motion Camp, Second Bradley
Motion carried

Chairman Jones asked if there were any changes or corrections to the May 28, 2024 minutes.
To approve minutes as submitted.

Motion by Powell, Second by Bradley
Motion carried

Old Business:

The First item of Old Business: Request for COA #3196, a request for a fence at 244 Boulevard. The applicant and property owner, Hannah Smith is requesting a mixed material fence; chain link along the front and sides with a wooden privacy fence in the back. The applicant spoke in favor of the application.

Chairman Jones? Will the chain link only be going down the sides?

Smith: There is a cut in the front as well.

Chairman Jones read a section from the Primer (page 52) regarding the shape and design of a fence.

Commissioner Bradley: The fence in the front could be a privacy fence or another material like aluminum or iron; it would have better aesthetics.

Smith: What about a wooden picket fence?

Camp: A wooden picket would like nice with a privacy fence in the back; I do not think the combination of media (chain link and wood) is going to do anything for your house.

Chairman Jones: Any questions from the public? No

Motion to approve wood picket fence along the front and sides of house with a privacy fence in the back

Motion by Camp, Second by Bradley
Motion carried

New Business:

The First Item of New Business: Request for COA #3255, a request for updated signage at 127 N Lumpkin St. The space is currently occupied by Strange Taco and High Voltage restaurants. The two menus have combined and

formed into one restaurant—High Voltage Wing & Taco Bar. The old High Voltage sign will be removed and the new sign will go where the current Strange Taco sign is. Levi Dilly will paint the new sign. Applicant and owner, Chris Collin spoke in favor of the project. Discussion continued regarding how to remove the old High Voltage sign from the brick and Collin confirmed they are working with someone who specializes in historic brick.

Chairman Jones: Any questions from the public? No

Motion to approve as submitted

Motion by Powell, Second by Camp
Motion carried

The Second Item of New Business: Request for COA #3257, a request for a new sign at 110 Court St for Rosenthal Wright Attorneys at Law. The sign is a brass plaque that will be placed on the front of the building. Donnie Wright spoke in favor of the application.

Chairman Jones: Any questions from the public? No

Motion to approve as submitted

Motion by Bradley, Second by Camp
Motion carried

The Third Item of New Business: Request for COA #3258, a request for a fence at 104 Norris St. Property owner and applicant, Jacob Doster, is requesting a chain link fence around a portion of the rear property to help contain a dog to the rear yard. Chairman Jones read page 52 of the Primer out loud which discusses how fences should be compatible in shape, color, and mass to other fences in the area and relate to the design of the building. The house is located on the corner of Duke and Norris streets and Chairman Jones is concerned about the high visibility of the proposed chain link fence.

Chairman Jones: Would you be able to put up more of a privacy/picket fence? Especially down that side (Duke)
Doster: I am concerned it would look less appropriate because all you will see is fence and it will look like a fortress.

Chairman Jones: Ideally, you would want a picket fence but that is hard to do with an animal—discussion continued regarding type/height of fence, painting the fence black, plantings around the fence, and how far back along the property line the fence will go.

Chairman Jones: Any questions from the public? No

Motion to approve a black chain link fence with plantings around it

Motion by Camp, Second by Powell
Motion carried

Motion to adjourn

Motion by Camp, Second by Bradley
Motion carried

Adjourned at 6:36 pm

**CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
JUNE 13, 2024 – 8:00 A.M.**

The Downtown Development Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Andrea Gray Whit Holder Lee Malcom	Chairman Vice-Chairman Secretary Board Member City Council Representative
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Those Absent:	Brittany Palazzo Chris Collin Clayton Mathias	Board Member Board Member Board Member
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Staff Present: Sandy Daniels, Logan Propes, Beverly Harrison, Kaitlyn Stubbs, Les Russell, Laura Beth Caudell, Brian Wilson

Visitors: Julie Treadwell

I. CALL TO ORDER

1. Roll Call

Chairman Anderson noted that all Committee Members were present, except Board Members Brittany Palazzo, Chris Collin, and Clayton Mathias were absent. There was a quorum.

2. Approval of Previous Meeting Minutes

a. May 9, 2024 Minutes

To approve the minutes as presented.

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

3. Approval of Financial Statements

a. April Financials

To approve the April 2024 Financials.

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

II. PUBLIC FORUM

There were no public comments.

III. CITY UPDATE

City Administrator Logan Propes stated his update would be discussed during the meeting.

IV. COUNTY UPDATE

There was no update from the County.

V. COMMUNITY WORK PLAN & REPORTS

1. Downtown Design

Ms. Sandy Daniels explained that Committee Member Brittany Palazzo has been out of the country, but they will meet about the murals when she returns.

The Committee and Ms. Daniels discussed when and where to have the Retreat.

2. Redevelopment Projects

City Administrator Logan Propes explained DCA states it is a Conflict of Interest for Tyler Gregory to be working at Allen-Smith Consulting. The whole process will have to be restarted for the RDF Application on Old Ford Building, and a new grant writer selected.

The Committee and Mr. Propes discussed the Old Police Building, the new Monroe sign, benches, and swings.

3. Entertainment Draws

Ms. Sandy Daniels discussed needing more volunteers for the Blooms Flower Festival, the First Friday Concerts, the splash pad, the Blooms Flower Festival and Fall Fest.

The Committee discussed the banquet being a success, and ordering merchandise to be sold.

Ms. Daniels will work on getting some merchandise information.

VI. PROGRAMS

1. Farmers Market

The Farmer’s Market is still booming; people are loving it.

VII. FUNDING

1. Sponsorship

Ms. Sandy Daniels stated \$7,800 has been collected so far.

2. Community Event Grants

There were no community event grants.

VIII. NEW BUSINESS

1. Resolution – RLF JEC Development, LLC

To approve the Resolution for the property located at 129 North Wayne Street.

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

The Committee, Mr. Propes, and Ms. Daniels discussed needing more restrooms at the Town Green, handicapped parking, and paid parking.

IX. ANNOUNCEMENTS

1. Next Meeting – July 11, 2024 at 8:00 at City Hall

X. ADJOURN

*Motion by Gray, seconded by Holder.
Passed Unanimously*

**CITY OF MONROE
CONVENTION & VISITORS BUREAU AUTHORITY
JUNE 13, 2024 – 9:00 A.M.**

The Convention & Visitors Bureau Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Andrea Gray Whit Holder Lee Malcom	Chairman Vice-Chairman Secretary Board Member City Council Representative
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Those Absent:	Brittany Palazzo Chris Collin Clayton Mathias	Board Member Board Member Board Member
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Staff Present: Sandy Daniels, Logan Propes, Beverly Harrison, Kaitlyn Stubbs, Les Russell, Laura Beth Caudell, Brian Wilson

Visitors: Julie Treadwell

I. CALL TO ORDER

1. Roll Call

Chairman Anderson noted that all Committee Members were present, except Board Members Brittany Palazzo, Chris Collin, and Clayton Mathias were absent. There was a quorum.

2. Approval of Previous Meeting Minutes

a. May 9, 2024 Minutes

To approve the minutes as presented.

*Motion by Gray, seconded by Holder.
Passed Unanimously*

3. Approval of Financial Statements

a. April Financials

To approve the April 2024 Financials.

*Motion by Holder, seconded by Gray.
Passed Unanimously*

II. CHAIRMAN UPDATE

There was no update.

III. DIRECTOR UPDATE

Ms. Sandy Daniels discussed the Welcome Center revisions, the commercials, and the ad in Walton Magazine.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

City Administrator Logan Propes stated that he and Mr. Brian Wilson are working on a feasibility study for a hotel.

VI. ANNOUNCEMENTS

- 1. Next Meeting – June 13, 2024 at 9:00 am at City Hall**

VII. ADJOURN

*Motion by Gray, seconded by Holder.
Passed Unanimously*



**CENTRAL SERVICES, BUILDINGS
& GROUNDS, PARKS, GUTA,
AND AIRPORT
MONTHLY REPORT
AUGUST
2024**

CENTRAL SERVICES

MONTHLY REPORT

AUGUST 2024

	2024 January	2024 February	2024 March	2024 April	2024 May	2024 June	2024 July	2023 July	2023 August	2023 September	2023 October	2023 November	2023 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	7	5	4	7	8	7	9	2	4	7	5	2	7	5.7	74
Vehicle Inspections	0	0	0	0	0	0	1	0	0	0	1	3	0	0.4	5
Equipment Inspections	0	0	0	0	0	0	0	0	0	0	0	3	0	0.2	3
Worksite Inspections	14	10	17	15	2	1	4	0	4	2	0	1	0	5.4	70
Employee Safety Classes Attendance	4	11	8	12	9	7	7	7	4	9	7	8	8	7.8	101
	17	37	53	49	55	35	24	31	22	35	27	40	42	35.9	467
PURCHASING															
P-Card Transactions	442	468	564	614	511	522	494	506	616	458	533	517	381	509.7	6,626
Purchase Orders	106	117	94	114	87	121	101	72	111	87	83	85	107	98.8	1,285
Total Purchases	548	585	658	728	598	643	595	578	727	545	616	602	488	608.5	7,911
Sealed Bids/Proposals	3	3	2	2	2	4	2	2	2	2	4	4	1	2.5	33
INFORMATION TECHNOLOGY															
Workorder Tickets	66	66	43	57	51	52	64	62	68	73	55	58	67	60.2	782
Phishing Fail Percentage	0.4%	2.6%	2.3%	1.9%	0.8%	1.5%	1.5%	0.1%	1.2%	2.2%	1.9%	0.7%	1.0%	1.4%	
MARKETING															
Job Vacancies	4	7	7	6	6	9	10	5	6	4	4	6	7	6.2	81
Social Media Updates	13	15	21	37	32	41	40	17	14	4	13	7	9	20.2	263
GROUNDS & FACILITIES															
Contractor Acres Mowed	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	2,452.9
Trash Collection	3,820	2,440	4,320	4,170	2,900	4,150	3,960	3,880	4,440	3,290	2,645	1,920	2,460	3,415.0	44,395.0
Street Sweeper Utilization	42.2%	40.4%	55.1%	59.8%	39.4%	19.1%	20.7%	N/A	N/A	61.5%	32.8%	48.1%	15.6%	39.5%	434.5%
Crew Acres Mowed	98.6	98.6	98.6	98.6	98.6	102.6	102.6	98.6	105.3	105.3	98.6	98.6	98.6	100.2	1,303.2

PROJECTS & UPDATES

FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of June, the grounds and parks crews collected 3,960 pounds of trash and debris while also maintaining approximately 102.6 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 188.7 acres of rights-of-way and grounds at facilities and parks. Central Services crews and contractor labor continue to focus weekly on maintaining a beautiful, safe, and inviting downtown, along with surrounding areas.

Visitor Center Project:

Exterior restoration is underway and making quick progress. The building has been cleaned and new grout installed in all granite areas with a base coat of sealant. Exterior windows received new glazing and primer on the frames. The project is in its final phase of painting.

South Madison Property Abatement:

All utilities were disconnected from the buildings and the demolition started in May. The buildings have been demoed and currently crews are working removing the concrete foundations.

PROCUREMENT

Procurement has been working on several projects and solicitations, including the review of the Stormwater Master Plan, Blaine Station RFQ, and Airport Lease Agreements.

Engineering Design Services – RFQ – Davis Street, South Madison Ave, Mears Street Sidewalk Improvements:

Phase I evaluations have been submitted and notice of finalist selection has been sent to all finalist. Phase II of the process will include further technical approach to the proposed projects. Questions were due August, 7th and final submissions are due August 15, 2024 at 2:00pm (EST).

[Information regarding our current bids and proposals can be found on the City of Monroe website.](#)

INFORMATION TECHNOLOGY

There have many additions and changes to our cybersecurity functions throughout the City per guidelines for our insurance renewals. If you see the message, *CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders*, understand that it is part of our standard text with any emails that may or may not come from an external source to our city email server.

PARKS

TOWN GREEN

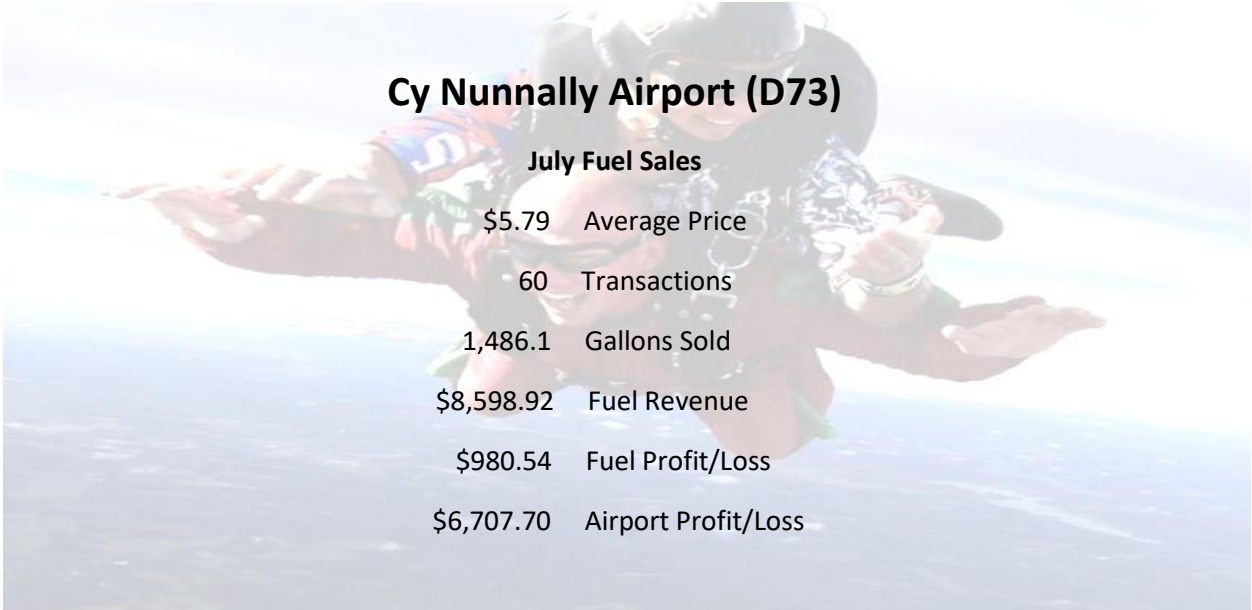
The Town Green splash pad opened officially May 4th and has been a big hit with the community. Hours of operation are Monday – Sunday, 10am to 6pm.

In an effort to improve safety, a handrail rail was installed along the parking area beside the splash pad, and a fence was installed around the water retention area at the rear of the stage.

Our next scheduled event is September 6th, The Swingin’ Medallions will be performing as part of our First Friday Concert Series.



AIRPORT



Cy Nunnally Airport (D73)

July Fuel Sales

\$5.79	Average Price
60	Transactions
1,486.1	Gallons Sold
\$8,598.92	Fuel Revenue
\$980.54	Fuel Profit/Loss
\$6,707.70	Airport Profit/Loss

The terminal building is now OPEN! The terminal building is open 24 hours a day, seven days a week for the convenience of pilots using our airport. The new facility includes restrooms, a kitchen, lounge, and flight planning station.

Encroachment mulching along the runway was completed in June. Roughly 3 acres was cleared along the eastern runway, an area identified in the last airport inspection.

Construction of the FY24 grant awarded taxiway crack/seal project began late July and is currently 90 percent complete. At the end of August, the contractor will return to install the permanent taxiway markings.



AIRPORT

MONTHLY REPORT

AUGUST 2024

	2024 January	2024 February	2024 March	2024 April	2024 May	2024 June	2024 July	2023 July	2023 August	2023 September	2023 October	2023 November	2023 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.80	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	
Transactions	20	58	46	67	83	57	60	77	79	103	95	66	67	67.5	878
Gallons Sold	502.7	1,427.9	1,085.0	1,438.5	1,887.8	1,306.7	1,486.1	1,856.9	1,950.0	2,469.3	2,343.3	1,630.8	1,483.0	1605.2	20,867.9
AvGas Revenue	\$2,910.70	\$8,267.54	\$6,282.01	\$8,328.63	\$10,930.35	\$7,565.83	\$8,598.92	\$10,773.79	\$11,290.50	\$14,297.06	\$13,567.71	\$9,442.23	\$8,586.38	\$9,295.51	\$120,841.65
AvGas Profit/Loss	\$430.41	\$1,250.12	\$946.27	\$2,765.30	\$1,256.47	\$865.10	\$980.54	\$1,652.43	\$1,714.26	\$2,174.74	\$2,063.04	\$1,429.88	\$1,298.90	\$1,448.27	\$18,827.46
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$5,000.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,261.54	\$55,400.00
Lease Agreements	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,454.49	\$57,908.41
Grounds Maintenance	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$4,035.00	\$535.00	\$535.00	\$535.00	\$804.23	\$10,455.00
Buildings Maintenance	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$3,112.21	\$1,499.91	\$530.00	\$530.00	\$530.00	\$803.24	\$10,442.12
Equipment Maintenance	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$867.59	\$7,057.16	\$126.90	\$126.90	\$126.90	\$716.97	\$9,320.65
Airport Profit/Loss	\$5,357.57	\$6,177.28	\$5,873.43	\$7,692.46	\$6,183.63	\$5,792.26	\$6,707.70	\$6,529.59	\$3,268.49	(\$4,348.27)	\$6,940.20	\$6,307.04	\$6,176.06	\$5,281.34	\$68,657.44



CODE

DEPARTMENT

MONTHLY REPORT

August

2024

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of June 1, 2024 thru June 30, 2024.

Statistics:

- Total Calls:
- Total Minutes:
- Total Minutes/Call:
- Code Inspections: 83
- Total Permits Written: 57
- Amount collected for permits: \$ 13,779.76
- Check postings for General Ledger: 84

New Alcohol Licenses: 0

New Businesses: 8

- BioStrength, LLC DBA Balance Bodies Monroe – 128 S Broad St (**DDA**)
- Piedmont Specialty Hospital Billing, LLC DBA Piedmont Walton Wound Care/Hyperbaric Center 2151B W Spring Street, Suite 230
- Plant Sensation & Co – 127 S Broad St (**DDA**)
- Nando's Car Selection – 333 Alcovy St, Ste 71
- Front Window Barbershop – 121 Midland Ave (**DDA**)
- Commerce Hearing Aid Outlet DBA Monroe Hearing Aid Center – 125 S Broad St (**DDA**)
- Rainbow USA Inc DBA Rainbow #435 – 766 W Spring St
- TNE Clips LLC DBA Great Clips – 1038 Pavilion Pkwy

Closed Businesses: 5

- Push Motion – 626 Oakwood Ln (**Residential**)
- M&K Cash for Junk Cars – 522 Walton Rd (**Residential**)
- Dickinson Contracting – 506 Breedlove Dr (**Residential**)
- Decksapes of Georgia – 333 Woodland Rd (**Residential**)
- Smooth Hauling – 505 Alcovy St (**Residential**)

City Marshal June 2024:

- Patrolled city daily.
- Removed 5 signs from road way
- 220 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 0 utility tampering and theft cases.
- 19 citations issued
- Represented City Marshals office in Municipal Court.
- Handled 7 Directed Complaints called in or e-mailed to Code Office
- 13-14 Jun 24 Military
- 22-24 Jun 24 In-service training
- 25-26 Jun 24 Military

Historic Preservation Commission July 2024:

- COA—130 S. Broad St—Signage—Approved

Planning Commission July 2024:

- COA—423 E Spring St—Addition—360 Hair--Approved
- COA—424 E Spring St—Parking lot—FISH--Approved
- COA—1001 Pavilion Pkwy—Site Development for a new restaurant—Chipotle--Approved
- Conditional Use—303 S Broad St—Private School—Alpha Omega—Recommended Approval
- Conditional Use—114 S Broad St—Retail Wine Shop—Recommended Approval
- Rezone—415 Pannell Rd—R-1A to PID—Item Withdrawn
- Rezone—1125 N Broad St—B-3 to PRD & PCD—Breedlove Dairy—Recommended Approval

Code Department Daily Activities:

- Receiving business license payments, affidavits and identification.
- Processing business license renewals
- Processing paperwork for alcohol licenses and special event permits
- Checking turn-on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to issuing business licenses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Verifying status for non-citizens thru the SAVE program
- Receipting payments for business licenses, building permits, miscellaneous funds
- Learning & implementing new all online process for State issued alcohol permits
- Process cemetery payments for grave openings and lot purchases
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning Commission and Historic Preservation Meetings.
- Scheduling Planning Commission and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Preparing all permit reports for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Requests
- Mail RC notices & citations for the City Marshals
- Staff training

3-Jun-24	205 Reed Way	vehicle parked on improper surface	RC	17-Jun-24	closed
3-Jun-24	208 Reed Way	neighborhood standards	RC	17-Jun-24	closed
3-Jun-24	1007 S Madison Ave	living in RV/Camper	RC	17-Jun-24	closed
3-Jun-24	227 Glen Irus Dr	junk vehicle	RC	17-Jun-24	closed
3-Jun-24	227 Glen Irus Dr	vehicle parked on improper surface	RC	17-Jun-24	closed
3-Jun-24	137 Perry St	tall grass/weeds	RC	17-Jun-24	closed
3-Jun-24	Ashton Pt. Apts.	neighborhood standards	citation		closed
3-Jun-24	Ashton Pt. Apts.	soffett	citation		closed
3-Jun-24	526 Green St	junk vehicle	citation		closed
3-Jun-24	526 Green St	vehicle parked on improper surface	citation		closed
4-Jun-24	132 Glen Irus Dr	served civil papers	N/A		closed
4-Jun-24	WC Tax commissioners	served civil papers	N/A		closed
4-Jun-24	4032 Mt. Cameral Ch Rd(county)	served civil papers	N/A		closed
4-Jun-24	227 Alcovy St	tall grass/weeds	RC	18-Jun-24	closed
4-Jun-24	227 Alcovy St	unclutivated veggitation	RC	18-Jun-24	closed
4-Jun-24	139 N Midland Ave	busness license renewal	RC	18-Jun-24	closed
4-Jun-24	141 N Midland Ave	busness license renewal	RC	18-Jun-24	closed
4-Jun-24	407 East Marable St	tall grass/weeds	RC	18-Jun-24	closed
5-Jun-24	427 Magnolia St	neighborhood standards	citation		closed
5-Jun-24	427 Magnolia St	roofs	citation		closed
5-Jun-24	427 Magnolia St	soffett	citation		closed
5-Jun-24	427 Magnolia St	exterior walls and siding	citation		closed
5-Jun-24	427 Magnolia St	uncultivated vegetation	citation		closed
5-Jun-24	112A Tanglewood Dr	neighborhood standards	RC	19-Jun-24	closed
5-Jun-24	425 North Broad St	tall grass/weeds	RC	19-Jun-24	closed
5-Jun-24	427 North Broad St	tall grass/weeds	RC	19-Jun-24	closed
5-Jun-24	803 Davis St	neighborhood standards	RC	19-Jun-24	closed
6-Jun-24	2120 W Spring St Suite 1500	unpermitted banner sign	citation		closed
6-Jun-24	514 Heritage Ridge Dr	tree debris	citation		closed
6-Jun-24	514 Heritage Ridge Dr	uncultivated vegetation	citation		closed
6-Jun-24	421 Reed Way	neighborhood standards	citation		closed
6-Jun-24	421 Reed Way	tall grass/weeds	citation		closed
6-Jun-24	507 Heritage Ridge Dr	tall grass/weeds	RC	20-Jun-24	closed
6-Jun-24	1333 Armestead Cir	neighborhood standards	RC	20-Jun-24	closed
6-Jun-24	1126 Reed Ct	neighborhood standards	RC	20-Jun-24	closed
7-Jun-24	913 Creekside Way	tall grass/weeds	RC	21-Jun-24	closed
7-Jun-24	922 Creekside Way	tall grass/weeds	RC	21-Jun-24	closed
7-Jun-24	1006 Meadowalk Dr	vehicle parked on improper surface	RC	21-Jun-24	closed

7-Jun-24	316 Walker Dr	neighborhood standards	RC	21-Jun-24	closed
7-Jun-24	117 Walker Dr	neighborhood standards	RC	21-Jun-24	closed
7-Jun-24	1400 Meadow Ct	tall grass/weeds	RC	21-Jun-24	closed
10-Jun-24	1257 Alcovy St.	unhealthy and unsanitary	RC	24-Jun-24	open
10-Jun-24	506 Booth Dr	neighborhood standards	RC	24-Jun-24	open
10-Jun-24	507 Booth Dr	neighborhood standards	RC	24-Jun-24	open
10-Jun-24	525 Maple St	tall grass/weeds	RC	24-Jun-24	open
10-Jun-24	525 Maple St	windows	RC	24-Jun-24	open
10-Jun-24	219 Mayfield Dr	neighborhood standards	RC	24-Jun-24	open
10-Jun-24	219 Mayfield Dr	tall grass/weeds	RC	24-Jun-24	open
10-Jun-24	219 Mayfield Dr	uncultivated vegetation	RC	24-Jun-24	open
10-Jun-24	219 Mayfield Dr	exterior doors	RC	24-Jun-24	open
10-Jun-24	419 Maple Ln	neighborhood standards	RC	24-Jun-24	open
10-Jun-24	638 Michael Cir	neighborhood standards	RC	24-Jun-24	open
10-Jun-24	559 Micahel Cir	junk vehicle	RC	24-Jun-24	open
10-Jun-24	559 Micahel Cir	unclutivated veggitation	RC	24-Jun-24	open
10-Jun-24	559 Micahel Cir	open outdoor storage	RC	24-Jun-24	open
10-Jun-24	559 Micahel Cir	tall grass/weeds	RC	24-Jun-24	open
11-Jun-24	1400 Meadow Ct	damaged fence	RC	25-Jun-24	open
11-Jun-24	1400 Meadow Ct	uncultivated vegetation	RC	25-Jun-24	open
11-Jun-24	1310 South Madison Ave	junk vehicle	RC	25-Jun-24	open
11-Jun-24	1310 South Madison Ave	vehicle parked on improper surface	RC	25-Jun-24	open
11-Jun-24	1310 South Madison Ave	tall grass/weeds	RC	25-Jun-24	open
11-Jun-24	1315 South Madison Ave	junk vehicle	RC	25-Jun-24	open
11-Jun-24	1315 South Madison Ave	vehicle parked on improper surface	RC	25-Jun-24	open
11-Jun-24	1315 South Madison Ave	tall grass/weeds	RC	25-Jun-24	open
11-Jun-24	1606 Meadowalk Dr	neighborhood standards	RC	25-Jun-24	open
11-Jun-24	1607 Manor Pl	neighborhood standards	RC	25-Jun-24	open
11-Jun-24	1607 Manor Pl	tall grass/weeds	RC	25-Jun-24	open
11-Jun-24	515 Michael Cir	neighborhood standards	RC	25-Jun-24	open
11-Jun-24	642 Michael Cir	tall grass/weeds	RC	25-Jun-24	open
12-Jun-24	1490 HW78	fence required around detention pond	RC	26-Jun-24	open
12-Jun-24	124 Bryant Rd	neighborhood standards	RC	26-Jun-24	open
12-Jun-24	107 W 5th St	neighborhood standards	RC	26-Jun-24	open
12-Jun-24	111 W 5th St	junk vehicle	RC	26-Jun-24	open
12-Jun-24	111 W 5th St	tall grass/weeds	RC	26-Jun-24	open
12-Jun-24	111 W 5th St	vehicle parked on improper surface	RC	26-Jun-24	open
12-Jun-24	114 W 5th St	tall grass/weeds	RC	26-Jun-24	open

12-Jun-24	803 Davis St	neighborhood standards	RC	26-Jun-24	open
12-Jun-24	803 Davis St	tall grass/weeds	RC	26-Jun-24	open
	13-14 Jun 2024 Military orders				
17-Jun-24	554 Green St	neighborhood standards	RC	1-Jul-24	open
17-Jun-24	312 Glen Irus Dr	tall grass/weeds	RC	1-Jul-24	open
17-Jun-24	321 Reed Way	tall grass/weeds	RC	1-Jul-24	open
17-Jun-24	707 Davis St	neighborhood standards	RC	1-Jul-24	open
17-Jun-24	707 Davis St	tall grass/weeds	RC	1-Jul-24	open
17-Jun-24	227 Glen Irus Dr	junk vehicle	citation		closed
17-Jun-24	227 Glen Irus Dr	vehicles parked on improper surface	citation		closed
17-Jun-24	601 East Marable St	tree debris	citation		closed
18-Jun-24	426 Edwards St	neighborhood standards	RC	2-Jul-24	open
18-Jun-24	141 N Midland Ave	failure to obtain/renew busness license	RC	2-Jul-24	open
18-Jun-24	411 Etten Dr	tall grass/weeds	RC	2-Jul-24	open
18-Jun-24	407 Etten Dr	neighborhood standards	RC	2-Jul-24	open
18-Jun-24	1350 Armested Cir	neighborhood standards	RC	2-Jul-24	open
18-Jun-24	1350 Armested Cir	tall grass/weeds	RC	2-Jul-24	open
	19 jun 24 juneteeth holiday				
20-Jun-24	construction at double springs and cieder ridge	noise complaint	N/A		closed
20-Jun-24	Parcel# M0200115	hazardous trees	RC	4-Jul-24	open
20-Jun-24	304 Carwood Dr	tall grass/weeds	RC	4-Jul-24	open
20-Jun-24	315 Alcovy St	trash can retrieval	DH	4-Jul-24	open
20-Jun-24	107 6th St	tall grass/weeds	RC	4-Jul-24	open
20-Jun-24	1347 Armested Cir	neighborhood standards	RC	4-Jul-24	open
20-Jun-24	614 Windsor Dr	tall grass/weeds	RC	4-Jul-24	open
20-Jun-24	614 Windsor Dr	vehicle parked on improper surface	RC	4-Jul-24	open
20-Jun-24	507 Heritage Ridge Dr	tall grass/weeds	RC	4-Jul-24	open
21-Jun-24	425 North Broad St	tall grass/weeds	citation		closed
21-Jun-24	427 North Broad St	tall grass/weeds	citation		closed
21-Jun-24	1304 Creekview dr	tree debris	RC	5-Jul-24	open
21-Jun-24	322 Walker Dr	neighborhood standards	RC	5-Jul-24	open
21-Jun-24	1307 Creekview Dr	tall grass/weeds	RC	5-Jul-24	open
21-Jun-24	333 Walker Dr	tall grass/weeds	RC	5-Jul-24	open
21-Jun-24	608 East Marable St	neighborhood standards	RC	5-Jul-24	open

21-Jun-24	608 East Marable St	tall grass/weeds	RC	5-Jul-24	open
21-Jun-24	918 Creek Side Way	tall grass/weeds	RC	5-Jul-24	open
	24-26 Jun 2024 inservice training				
	27-29 Jun 24 Military duty				



**ECONOMIC
DEVELOPMENT
DEPARTMENT
MONTHLY REPORT
August
2024**

ITEMS OF INTEREST

I. Downtown Hotel Feasibility Study

- a. Officially kicked off on July 17th.
- b. Highland Group has connected with 16 local businesses and community representatives within the city.
- c. Interviews and data collection remain ongoing; preliminary data to be made available week of August 12th.

II. Economic Development Facebook Page

- a. Currently at 474 followers (up 45% from 326 at last report).
- b. Three successful property leases initiated through page between June and July; at least one in progress for August.
- c. Turnaround time connecting property owners to viable tenants has been less than one day from posting for all properties available since June and whose rate has been under \$3,000/month; off-broad and higher rent locations have experienced longer lead times.

III. City and Downtown Business Activity

- a. New business licenses issued for July:
 - a. B&B Electrical Contractors LLC – 152 Pine Circle (**Residential**)
 - b. Team Polk Xpress LLC – 113B S Hammond Dr
 - c. Nerd Street LLC DBA Nerd Street Games – 135 S Broad St (**DDA**)
 - d. Monroe Primary Care LLC – 705 Breedlove Dr, Ste 800
 - e. Piedmont Urgent Care by Wellstreet LLC – 850 Pavilion Pkwy
 - f. Pinehurst Logistics LLC – 1304 S Broad St
 - g. Avery James Co LLC DBA Madfit Training – 212 W Spring St (**DDA**)
 - h. Boss Vintage Guitars – 129 N Broad St (**DDA**)*

- b. Business license deletions for July:
 - a. Breakingforth Inv LLC – 714 Davis St
 - b. 360 Tax Services LLC – 230 N Hammond Dr
 - c. Nells Craft Boutique – 920 Tigers Way (**Residential**)
 - d. Morton James – 129 N Broad St (**DDA**)
 - e. Ali Anu LLC – 1700 Bold Springs Rd
 - f. Monroe Auto Service Center – 381 Plaza Dr
 - g. Winged Foot Running – 135 S Broad St (**DDA**)

**Previously licensed business relocated from cowork space to storefront.*

City of Monroe Quarterly Vibrancy Report Tracking – FY24

2024	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Total
New Businesses	33	25	7		+65
Closed Businesses	37	24	7		-68

2024 DDA ONLY	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Total
New Businesses	6	9	2		+17
Closed Businesses	8	5	2		-15

Summary Financials June 2024

General Fund

General Fund revenues are at 38% & expenses are at 52% of budget for the year. The majority of General Fund revenues come from property tax and insurance premium tax collections, which is not collected until the fourth quarter.

- LOST collections decreased to be slightly below budget as of June at 48%**
- SPLOST collections are at 51% as of June**
- Received greater than 100% of budgeted business & occupational tax (license)**

Utility Fund

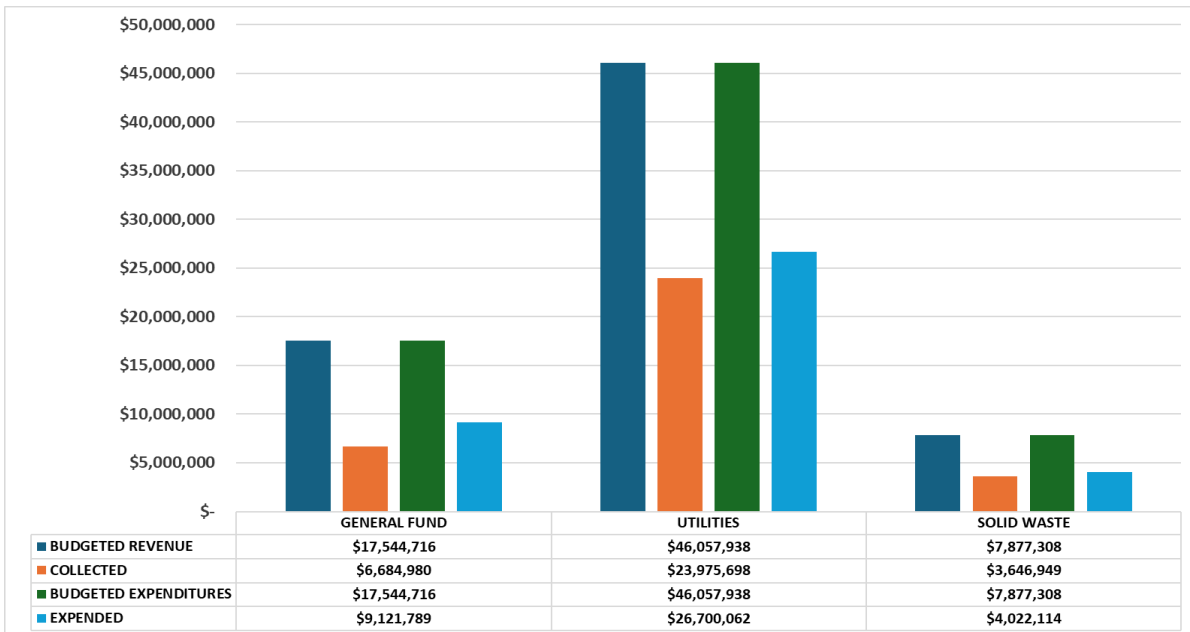
Utility revenues are at 52% of budget for the year, while expenses are at 49%. Monthly utility bill collections are at 95%, while only \$16,675 were turned over to the collection agency.

- 11,387 utility bills were mailed out**
- 469 utility bill extensions granted**
- \$4,144,268 YTD Utility CIP & bond expenditures**
- 96% of monthly extensions paid on time**

Solid Waste Fund

Solid Waste overall revenues are at 46% of budget for the year, while expenses are at 47%. Capital expenses total \$317,212 from Solid Waste CIP.

- 6,829 residential & commercial customers**
- Transfer Station collections remain @ \$300k below budget as of May**





Financial Report

as of June 2024

Online financial reports are available here
<https://cleargov.com/georgia/walton/city/monroe>

GENERAL FUND SUMMARY

GENERAL FUND REVENUES



TOTAL BUDGETED

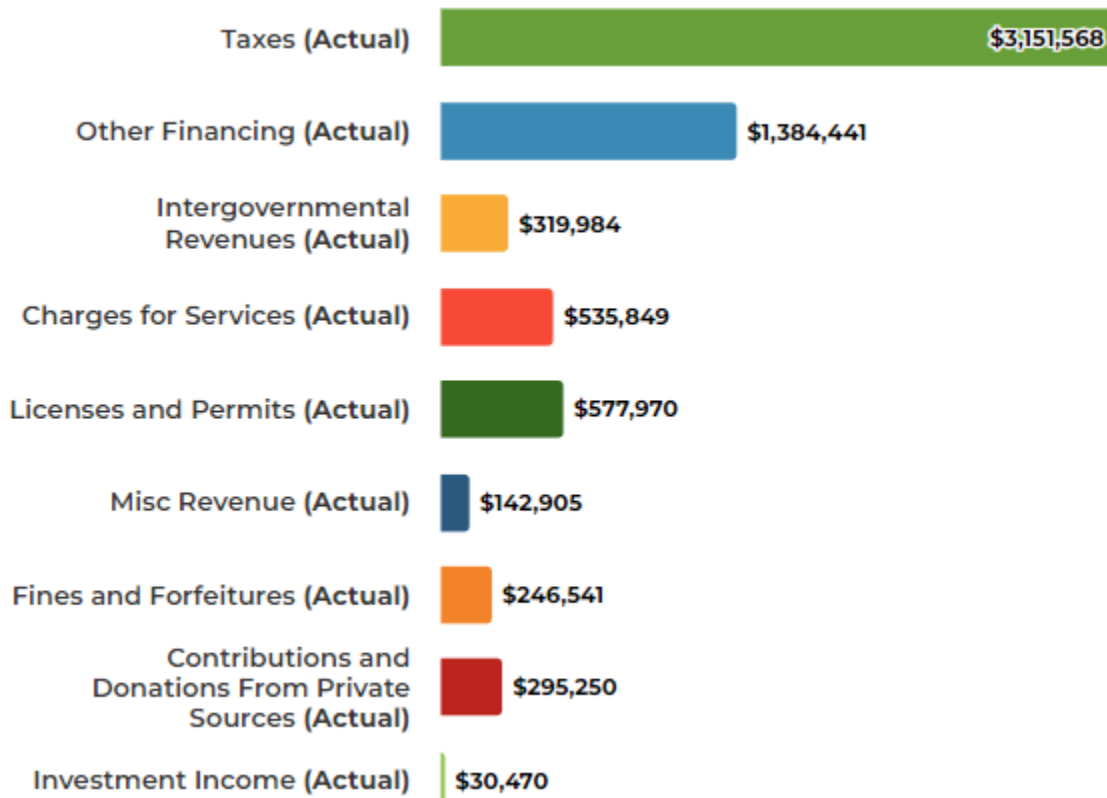
\$17,544,716

COLLECTED TO DATE

(38% of budgeted collected to date)

\$6,684,980

General Fund year-to-date revenues for the month totaled \$6,684,980 which is 38% of total budgeted revenues \$17,544,716 for 2024. Property Tax & Insurance Premium Tax collections make up @ 40% of total General Fund Revenues, which is not collected until the fourth quarter of each year.



GENERAL FUND EXPENDITURES



TOTAL BUDGETED

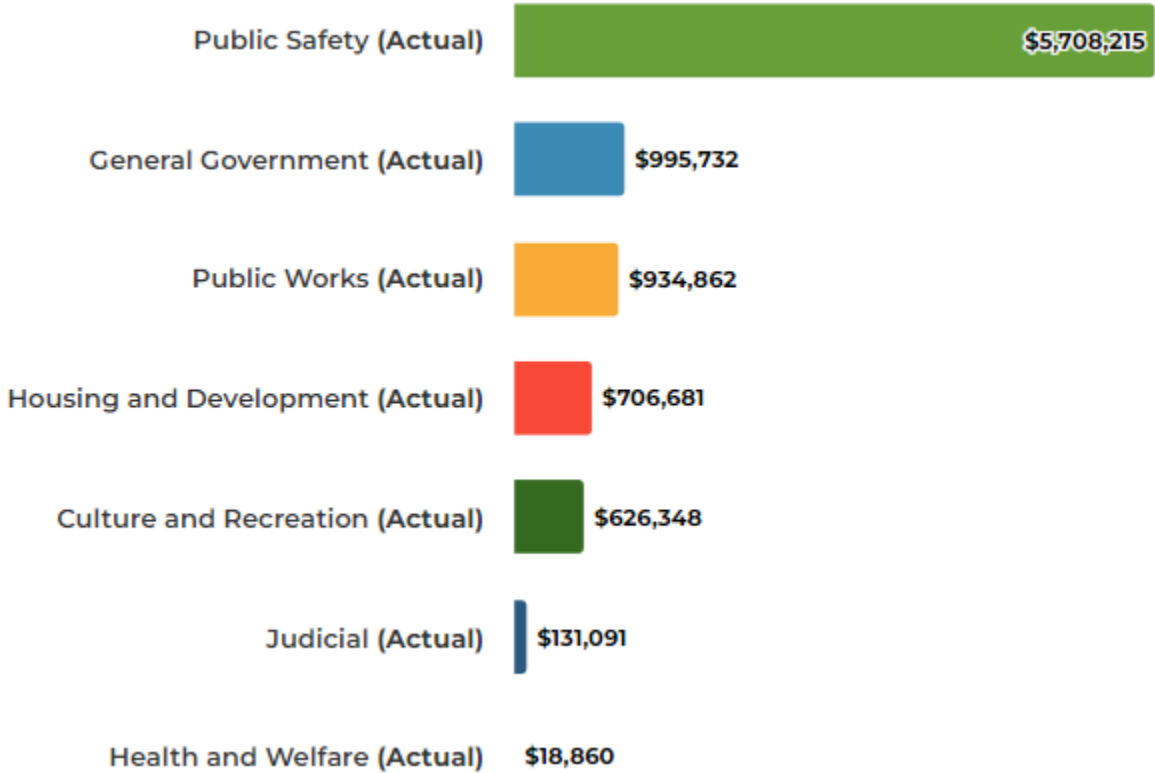
\$17,544,716

EXPENDED TO DATE

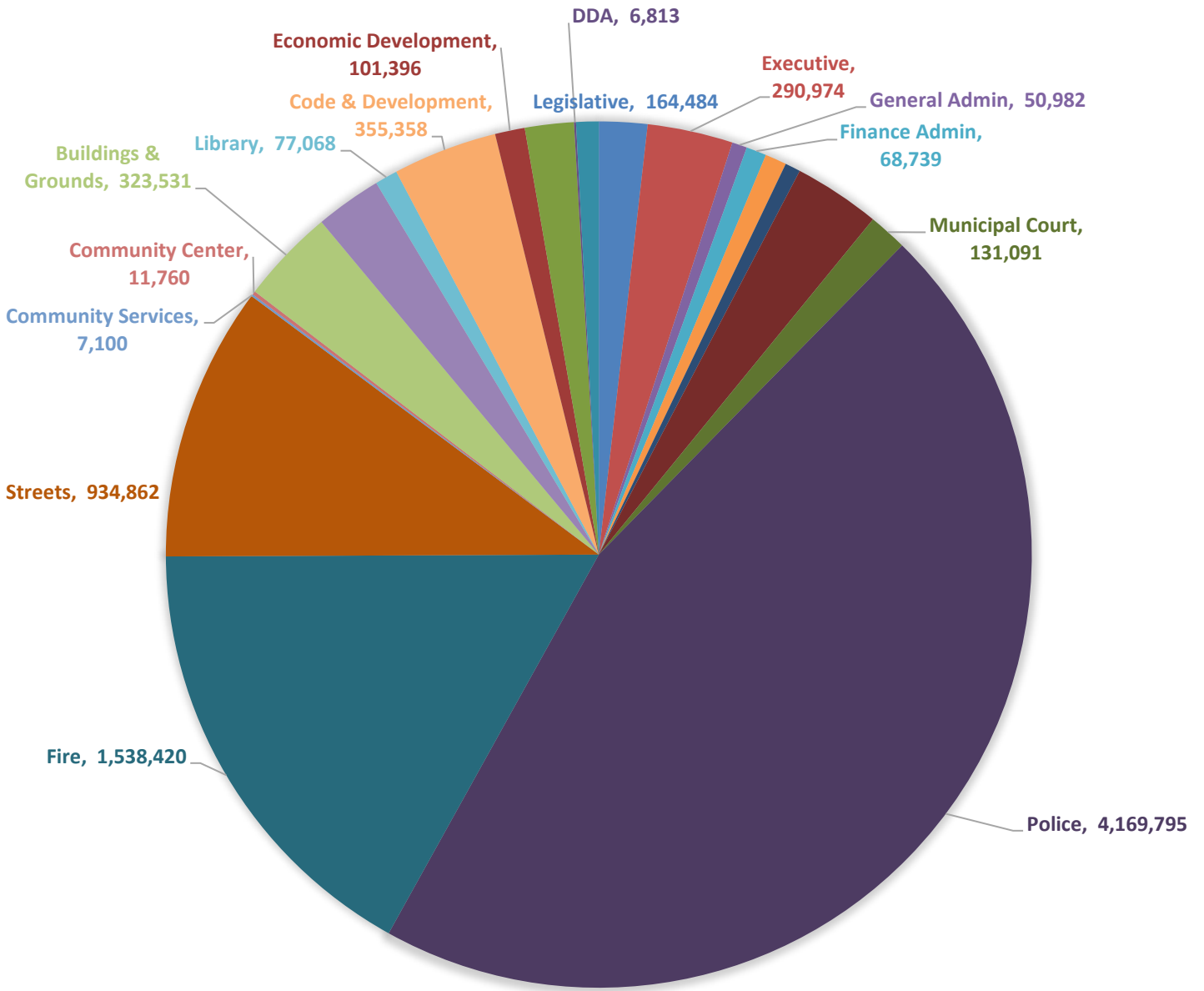
(52% of budgeted used to date)

\$9,121,789

General Fund year-to-date expenses for the month totaled \$9,121,789 which is 52% of total budgeted expenses of \$17,544,716 for 2024.



GENERAL FUND EXPENSE YTD



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

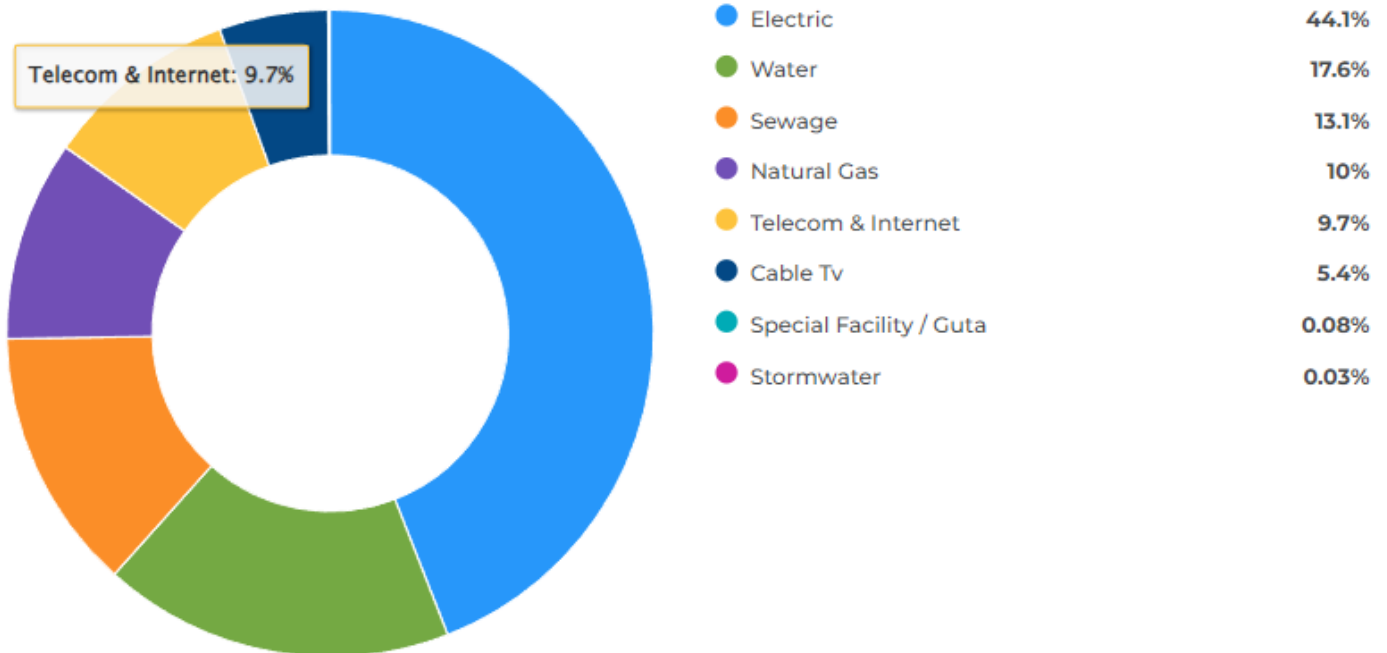
\$46,057,938

COLLECTED TO DATE

(52% of budgeted collected to date)

\$23,975,698

Utility Fund year-to-date operating revenues for the month totaled \$23,742,224 (*excluding capital revenue*). This is 51.5% of total budgeted revenues \$46,057,938 for 2024. Capital revenues total \$233,474.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

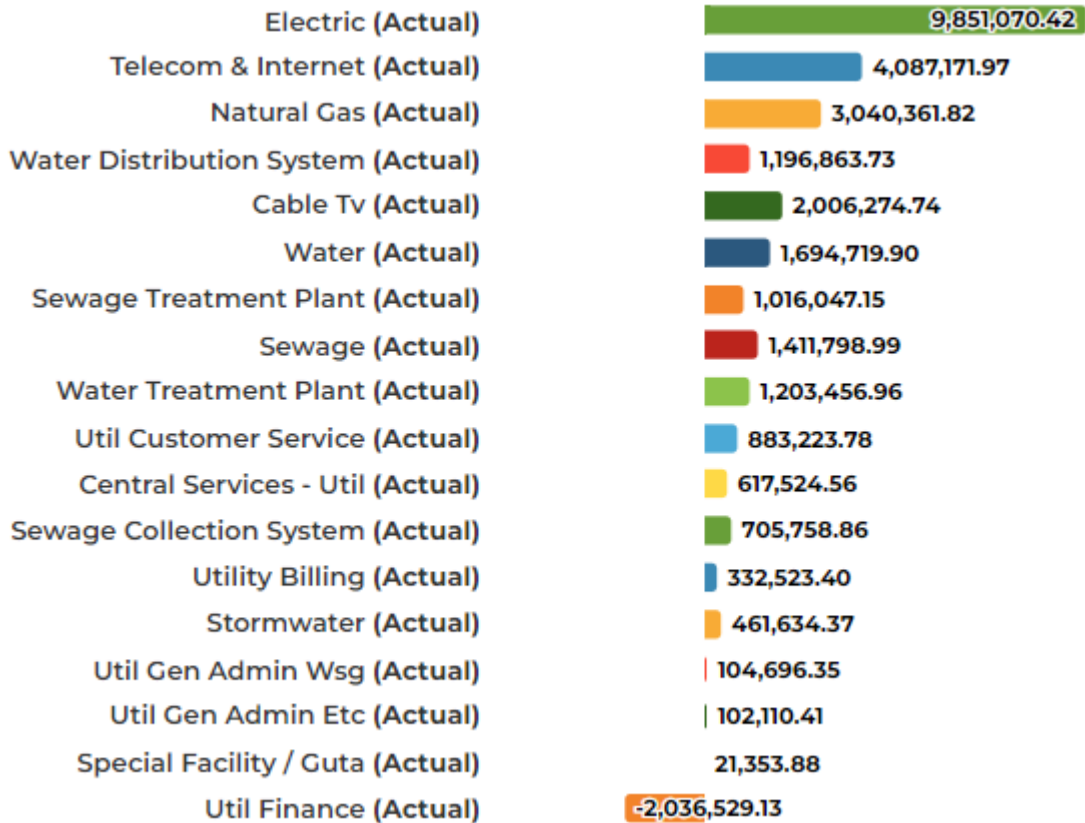
\$46,057,938

EXPENDED TO DATE

(58% of budgeted used to date)

\$26,700,062

Utility Fund year-to-date operating expenses for the month totaled \$22,555,795 (*excluding capital expense*) which is 49% of total budgeted expenses of \$46,057,938 for 2024. Year-to-date capital expenses totaled \$4,144,268 which include Utility Bond expenditures.



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

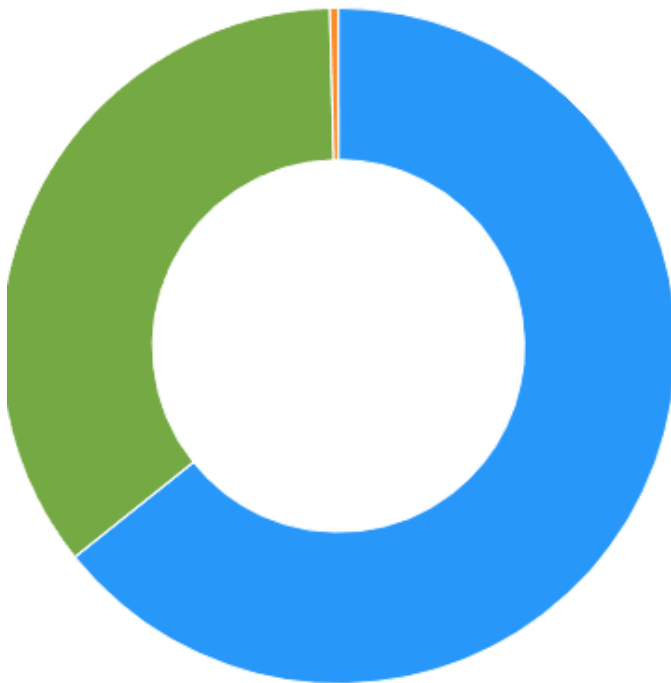
\$7,877,308

COLLECTED TO DATE

(46% of budgeted collected to date)

\$3,646,949

Solid Waste year-to-date revenues for the month totaled \$3,646,949. This is 46% of total budgeted revenues \$7,877,308 for 2024.



● Solid Waste Disposal	64.3%
● Solid Waste Collection	35.3%
● Recyclables Collection	0.4%

SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

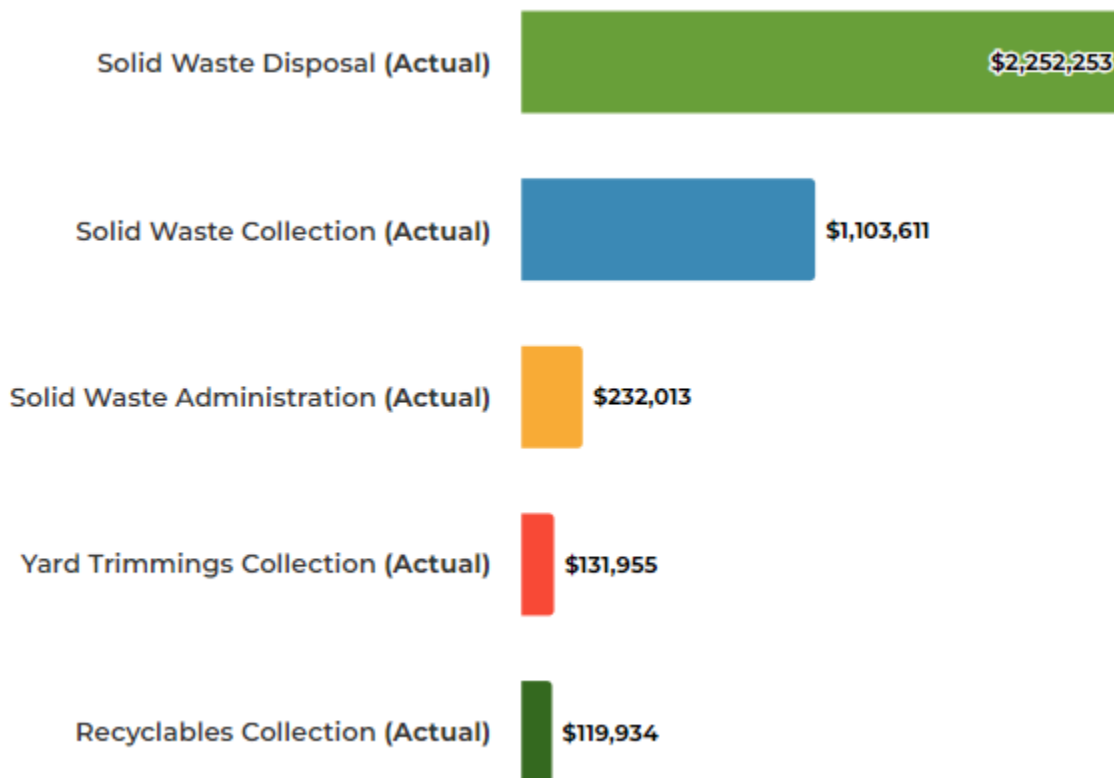
\$7,877,308

EXPENDED TO DATE

(51% of budgeted used to date)

\$4,022,114

Solid Waste year-to-date expenses for the month totaled \$3,704,902 (*excluding capital expense*) which is 47% of total budgeted expenses \$7,877,308. Year-to-date capital expenses totaled \$317,212.



Cash balances for the City of Monroe at month end totaled **\$56,803,357** including the utility bond funds.
The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	611,554.34
Stabilization Fund	1,250,000.00
Group Health Insurance Claims (Insurance Trust)	263,704.64
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST 2013	103,046.76
SPLOST 2019	4,454,758.21
SPECIAL REVENUE FUND	
Hotel/Motel	24,893.51
DEA Confiscated Assets Fund	77,782.69
Seized Fund Checking	44,920.34
Forfeiture Fund Checking	32,585.90
American Rescue Plan	876,897.31
ENTERPRISE FUND	
Solid Waste	978,744.86
Solid Waste Capital	694,231.76
Utility Revenue	1,364,195.67
Utility MEAG Short-Term Investment	8,191,437.09
Utility MEAG Intermediate Extended Investment	8,473,129.26
Utility MEAG Intermediate Portfolio Investment	4,465,950.87
Utility Tap Fees	3,185,108.34
2020 Util Bond Sinking Fund	191,151.91
2020 Bond Fund	19,249,322.33
Utility Customer Deposits (Restricted)	679,890.33
Utility Customer Deposits (Investment)	1,587,311.30

The total Utility Capital funds available at month end are \$8,176,876 as broken down in the section below:

Utility Capital Improvement Cash Balance	3,991,768
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	3,185,108
Total Current Funds Available	8,176,876

Utility Transfers Out

	Capital	
	Improvement	General Fund
January	\$ 288,503	\$ 203,225
February	\$ 322,165	\$ 228,798
March	\$ 307,048	\$ 218,107
April	\$ 267,500	\$ 189,112
May	\$ 252,762	\$ 180,237
June	\$ 256,082	\$ 183,342
July		
August		
September		
October		
November		
December		
YTD Total	\$ 1,694,060	\$ 1,202,822

Utility 2020 Bond Projects

	Original Budget	Updated Budget	Expenditures	Balance	
Alcoy Sewer Line Extension	4,000,000	4,000,000	2,113,771	1,886,229	
Loganville Water Transmission Line Extension	5,580,000	5,580,000	5,580,000		-
Broadband Fiber Extension	12,700,000	12,700,000	10,736,934	1,963,066	
Blaine Station Telecom Building	478,648	633,193	633,193		-
Wastewater Treatment Plant Upgrades	7,500,000	5,500,564	5,500,564		-
Raw Water Line Upgrades	3,520,000	3,520,000	1,780,591	1,739,409	
Water Tank Industrial Park & Line Extension	3,000,000	3,000,000	299,352	2,700,648	
East Walton Gas Line Extension	1,000,000	1,000,000	323,895	676,105	
Future Water Transmission Line Extensions	1,700,000	1,700,000	1,601,832	98,168	
Future Expansion Projects	5,771,352	5,785,448		5,785,448	
Water Plant System Upgrades	3,000,000	4,830,795	4,830,795		-
Water Tank Northside of System	1,750,000	1,750,000		1,750,000	
Bond Closing Fees from Bond Proceeds			435,942	(435,942)	
	\$50,000,000	\$50,000,000	\$33,836,868	\$16,163,132	

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	\$5,785,964	\$5,953,753	\$9,690,611	\$3,839,905	\$103,046
Public Safety	1,200,000	1,210,933	1,230,827	19,894	0
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$13,040,570	\$3,859,799	\$103,047

2019 SPLOST	Updated Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$9,000,000	\$10,934,031	\$9,550,341	\$2,515,484	\$3,899,175
Parks	8,000,000	4,686,013	6,304,938	2,127,048	508,123
	\$17,000,000	\$15,620,045	\$15,855,279	\$4,642,532	\$4,407,298



General Fund

For Fiscal Period Ending: June 2024

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Dec	July- Projected Year End 2024	Final Year End 2023
Revenue							
1500 - GENERAL ADMIN	-	-	1,000	13,350	6,275	19,625	6,275
1510 - FINANCE ADMIN	15,635,893	15,635,893	690,462	5,011,108	10,392,611	15,403,719	15,566,801
1519 - INTERGOVERNMENTAL	246,000	246,000	26,707	92,214	(870,193)	(777,979)	522,217
1565 - WALTON PLAZA	3,473	3,473	289	1,736	1,681	3,418	3,335
2650 - MUNICIPAL COURT	300,000	300,000	41,817	201,784	145,358	347,142	280,912
3200 - POLICE	85,262	85,262	14,861	68,234	330,407	398,642	1,748,189
3500 - FIRE OPERATIONS	28,644	28,644	7,799	7,799	1,000	8,799	59,270
3510 - FIRE PREVENTION/CRR	25,000	25,000	1,150	43,277	1,655	44,932	28,230
4200 - STREETS & TRANSPORTATION	200,898	200,898	-	427,290	40,752	468,042	225,145
5530 - COMMUNITY CENTER	55,000	55,000	4,583	27,500	26,705	54,205	49,205
6100 - PARKS	-	-	-	-	21,018	-	23,755
6200 - BLDGS & GROUNDS	-	-	-	-	17,835	17,835	17,835
7200 - CODE & DEVELOPMENT	590,000	590,000	20,461	586,670	237,559	824,229	717,827
7520 - ECONOMIC DEVELOPMENT	-	-	-	350	8,150	8,500	9,379
7521 - MAINSTREET	164,500	164,500	14,088	110,333	8,750	119,083	35,000
7563 - AIRPORT	210,100	210,100	16,385	93,333	116,441	209,774	228,347
Revenue Total:	17,544,770	17,544,770	839,602	6,684,979	10,486,005	17,149,966	19,521,722
Expense							
1100 - LEGISLATIVE	284,530	284,530	25,882	164,484	108,237	272,720	260,814
1300 - EXECUTIVE	634,474	634,474	46,806	290,974	238,955	529,929	477,081
1400 - ELECTIONS	-	-	-	-	-	-	23,342
1500 - GENERAL ADMIN	78,984	78,984	6,551	50,982	41,767	92,749	87,904
1510 - FINANCE ADMIN	546,900	546,900	(35,618)	68,739	310,740	379,480	520,594
1530 - LAW	160,000	160,000	223	73,035	73,685	146,720	153,840
1560 - AUDIT	50,000	50,000	2,500	52,500	1,030	53,530	40,000
1565 - WALTON PLAZA	589,598	589,598	26,570	295,018	295,781	590,798	591,839
2650 - MUNICIPAL COURT	275,324	275,324	12,447	131,091	125,209	256,299	259,436
3200 - POLICE	7,476,039	7,476,039	633,245	4,169,795	4,058,536	8,228,331	9,433,870
3500 - FIRE OPERATIONS	2,796,871	2,796,871	242,939	1,489,112	1,353,022	2,842,134	2,855,763
3510 - FIRE PREVENTION/CRR	105,933	105,933	9,070	49,309	45,925	95,234	123,846
4200 - STREETS & TRANSPORTATION	1,818,531	1,818,531	149,180	934,862	850,009	1,784,871	1,683,954
5500 - COMMUNITY SERVICES	5,800	5,800	-	7,100	5,600	12,700	11,431
5530 - COMMUNITY CENTER	9,130	9,130	1,694	11,760	2,147	13,907	12,728
6100 - PARKS	433,234	433,234	37,557	225,749	181,333	407,082	322,167
6200 - BLDGS & GROUNDS	624,374	624,374	49,280	323,531	371,329	694,861	715,899
6500 - LIBRARIES	156,943	156,943	137	77,068	77,372	154,440	159,322
7200 - CODE & DEVELOPMENT	723,678	723,678	57,180	355,358	466,426	821,784	888,132
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,844	4,844	4,844
7520 - ECONOMIC DEVELOPMENT	211,809	211,809	53,190	101,395	280,712	382,107	548,323
7521 - MAINSTREET	265,935	265,935	35,129	166,490	-	-	-
7550 - DOWNTOWN DEVELOPMENT	26,408	26,408	98	6,813	15,621	22,434	25,926
7563 - AIRPORT	265,377	265,377	3,094	76,625	152,311	228,936	240,147
Expense Total:	17,544,716	17,544,716	1,357,151	9,121,789	9,060,591	18,015,891	19,441,203
Report Surplus (Deficit):				(2,436,809)		(865,925)	80,520



Monroe, GA

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Monthly Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	989,035.14	401,832.81	-587,202.33	-59.37%	5,934,210.84	3,151,568.34	-2,782,642.50	-46.89%	11,873,171.00
Total R1: 31 - TAXES:	989,035.14	401,832.81	-587,202.33	-59.37%	5,934,210.84	3,151,568.34	-2,782,642.50	-46.89%	11,873,171.00
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	47,231.10	20,461.20	-26,769.90	-56.68%	283,386.60	577,970.27	294,583.67	103.95%	567,000.00
Total R1: 32 - LICENSES & PERMITS:	47,231.10	20,461.20	-26,769.90	-56.68%	283,386.60	577,970.27	294,583.67	103.95%	567,000.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	20,491.80	26,706.59	6,214.79	30.33%	122,950.80	92,213.99	-30,736.81	-25.00%	246,000.00
3200 - POLICE	4,103.52	2,858.48	-1,245.04	-30.34%	24,621.12	16,530.78	-8,090.34	-32.86%	49,262.00
3500 - FIRE OPERATIONS	2,386.04	7,799.00	5,412.96	226.86%	14,316.24	7,799.00	-6,517.24	-45.52%	28,644.00
4200 - STREETS & TRANSPORTATION	16,734.80	0.00	-16,734.80	-100.00%	100,408.80	200,898.62	100,489.82	100.08%	200,898.00
7200 - CODE & DEVELOPMENT	1,249.50	0.00	-1,249.50	-100.00%	7,497.00	2,191.20	-5,305.80	-70.77%	15,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00%	0.00	350.00	350.00	0.00%	0.00
Total R1: 33 - INTERGOVERNMENTAL:	44,965.66	37,364.07	-7,601.59	-16.91%	269,793.96	319,983.59	50,189.63	18.60%	539,804.00
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	71,554.70	70,999.40	-555.30	-0.78%	429,328.20	442,510.91	13,182.71	3.07%	859,000.00
3200 - POLICE	333.20	505.00	171.80	51.56%	1,999.20	2,959.30	960.10	48.02%	4,000.00
3510 - FIRE PREVENTION/CRR	2,082.50	1,150.00	-932.50	-44.78%	12,495.00	43,276.95	30,781.95	246.35%	25,000.00
7200 - CODE & DEVELOPMENT	666.40	0.00	-666.40	-100.00%	3,998.40	6,509.00	2,510.60	62.79%	8,000.00
7521 - MAINSTREET	7,038.85	5,337.59	-1,701.26	-24.17%	42,233.10	40,083.12	-2,149.98	-5.09%	84,500.00
7563 - AIRPORT	83.30	85.00	1.70	2.04%	499.80	510.00	10.20	2.04%	1,000.00
Total R1: 34 - CHARGES FOR SERVICES:	81,758.95	78,076.99	-3,681.96	-4.50%	490,553.70	535,849.28	45,295.58	9.23%	981,500.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	24,990.00	41,817.26	16,827.26	67.34%	149,940.00	201,783.92	51,843.92	34.58%	300,000.00
3200 - POLICE	2,665.60	9,005.81	6,340.21	237.85%	15,993.60	44,757.36	28,763.76	179.85%	32,000.00
Total R1: 35 - FINES & FORFEITURES:	27,655.60	50,823.07	23,167.47	83.77%	165,933.60	246,541.28	80,607.68	48.58%	332,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	1,666.00	4,280.55	2,614.55	156.94%	9,996.00	30,470.20	20,474.20	204.82%	20,000.00
Total R1: 36 - INVESTMENT INCOME:	1,666.00	4,280.55	2,614.55	156.94%	9,996.00	30,470.20	20,474.20	204.82%	20,000.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	0.00	225,000.00	225,000.00	0.00%	0.00
7521 - MAINSTREET	6,664.00	8,750.00	2,086.00	31.30%	39,984.00	70,250.00	30,266.00	75.70%	80,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	6,664.00	8,750.00	2,086.00	31.30%	39,984.00	295,250.00	255,266.00	638.42%	80,000.00

Monthly Budget Report

For Fiscal: 2024 Period Ending: 06/30/24

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
R1: 38 - MISCELLANEOUS REVENUE									
1500 - GENERAL ADMIN	0.00	1,000.00	1,000.00	0.00%	0.00	13,350.00	13,350.00	0.00%	0.00
1510 - FINANCE ADMIN	4,165.00	596.90	-3,568.10	-85.67%	24,990.00	2,117.51	-22,872.49	-91.53%	50,000.00
1565 - WALTON PLAZA	289.30	289.41	0.11	0.04%	1,735.80	1,736.46	0.66	0.04%	3,473.00
3200 - POLICE	0.00	2,491.64	2,491.64	0.00%	0.00	3,986.98	3,986.98	0.00%	0.00
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	0.00	1,391.40	1,391.40	0.00%	0.00
5530 - COMMUNITY CENTER	4,581.50	4,583.33	1.83	0.04%	27,489.00	27,499.98	10.98	0.04%	55,000.00
7563 - AIRPORT	17,418.03	16,299.77	-1,118.26	-6.42%	104,508.18	92,822.75	-11,685.43	-11.18%	209,100.00
Total R1: 38 - MISCELLANEOUS REVENUE:	26,453.83	25,261.05	-1,192.78	-4.51%	158,722.98	142,905.08	-15,817.90	-9.97%	317,573.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	236,044.53	212,752.20	-23,292.33	-9.87%	1,416,267.18	1,384,441.49	-31,825.69	-2.25%	2,833,668.00
Total R1: 39 - OTHER FINANCING SOURCES:	236,044.53	212,752.20	-23,292.33	-9.87%	1,416,267.18	1,384,441.49	-31,825.69	-2.25%	2,833,668.00
Total Revenue:	1,461,474.81	839,601.94	-621,872.87	-42.55%	8,768,848.86	6,684,979.53	-2,083,869.33	-23.76%	17,544,716.00
Expense									
1100 - LEGISLATIVE	23,701.32	25,881.89	-2,180.57	-9.20%	142,207.92	164,484.02	-22,276.10	-15.66%	284,530.00
1300 - EXECUTIVE	52,851.62	46,805.60	6,046.02	11.44%	317,109.72	290,974.47	26,135.25	8.24%	634,474.00
1500 - GENERAL ADMIN	6,579.33	6,550.51	28.82	0.44%	39,475.98	50,981.89	-11,505.91	-29.15%	78,984.00
1510 - FINANCE ADMIN	45,556.73	-35,618.28	81,175.01	178.18%	273,340.38	68,739.38	204,601.00	74.85%	546,900.00
1530 - LAW	13,328.00	222.60	13,105.40	98.33%	79,968.00	73,034.94	6,933.06	8.67%	160,000.00
1560 - AUDIT	4,165.00	2,500.00	1,665.00	39.98%	24,990.00	52,500.00	-27,510.00	-110.08%	50,000.00
1565 - WALTON PLAZA	49,113.51	26,570.31	22,543.20	45.90%	294,681.06	295,017.77	-336.71	-0.11%	589,598.00
2650 - MUNICIPAL COURT	22,934.45	12,447.08	10,487.37	45.73%	137,606.70	131,090.56	6,516.14	4.74%	275,324.00
3200 - POLICE	622,754.00	633,244.53	-10,490.53	-1.68%	3,736,524.00	4,169,794.52	-433,270.52	-11.60%	7,476,039.00
3500 - FIRE OPERATIONS	232,979.31	242,938.72	-9,959.41	-4.27%	1,397,875.86	1,488,611.54	-90,735.68	-6.49%	2,796,871.00
3510 - FIRE PREVENTION/CRR	8,824.19	9,069.81	-245.62	-2.78%	52,945.14	49,808.60	3,136.54	5.92%	105,933.00
4200 - STREETS & TRANSPORTATION	151,483.61	149,180.30	2,303.31	1.52%	908,901.66	934,862.20	-25,960.54	-2.86%	1,818,531.00
5500 - COMMUNITY SERVICES	483.14	0.00	483.14	100.00%	2,898.84	7,100.00	-4,201.16	-144.93%	5,800.00
5530 - COMMUNITY CENTER	760.52	1,693.59	-933.07	-122.69%	4,563.12	11,759.84	-7,196.72	-157.71%	9,130.00
6100 - RECREATION	36,088.35	37,557.16	-1,468.81	-4.07%	216,530.10	225,748.66	-9,218.56	-4.26%	433,234.00
6200 - BLDGS & GROUNDS	52,010.30	49,280.08	2,730.22	5.25%	312,061.80	323,531.12	-11,469.32	-3.68%	624,374.00
6500 - LIBRARIES	13,073.35	136.94	12,936.41	98.95%	78,440.10	77,068.14	1,371.96	1.75%	156,943.00
7200 - CODE & DEVELOPMENT	60,282.31	57,179.98	3,102.33	5.15%	361,693.86	355,357.90	6,335.96	1.75%	723,678.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00%	2,421.00	0.00	2,421.00	100.00%	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	17,643.65	53,190.03	-35,546.38	-201.47%	105,861.90	101,395.53	4,466.37	4.22%	211,809.00
7521 - MAINSTREET	22,152.34	35,128.57	-12,976.23	-58.58%	132,914.04	166,489.54	-33,575.50	-25.26%	265,935.00
7550 - DOWNTOWN DEVELOPMENT	2,199.78	97.50	2,102.28	95.57%	13,198.68	6,813.22	6,385.46	48.38%	26,408.00
7563 - AIRPORT	22,105.84	3,093.84	19,012.00	86.00%	132,635.04	76,625.22	56,009.82	42.23%	265,377.00
Total Expense:	1,461,474.15	1,357,150.76	104,323.39	7.14%	8,768,844.90	9,121,789.06	-352,944.16	-4.02%	17,544,716.00
Report Total:	0.66	-517,548.82	-517,549.48		3.96	-2,436,809.53	-2,436,813.49		0.00



Monroe, GA

General Fund Income Statement

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1500 - GENERAL ADMIN	0.00	0.00	1,000.00	13,350.00	-13,350.00
1510 - FINANCE ADMIN	15,635,839.00	15,635,839.00	690,461.86	5,011,108.45	10,624,730.55
1519 - INTERGOVERNMENTAL	246,000.00	246,000.00	26,706.59	92,213.99	153,786.01
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	1,736.46	1,736.54
2650 - MUNICIPAL COURT	300,000.00	300,000.00	41,817.26	201,783.92	98,216.08
3200 - POLICE	85,262.00	85,262.00	14,860.93	68,234.42	17,027.58
3500 - FIRE OPERATIONS	28,644.00	28,644.00	7,799.00	7,799.00	20,845.00
3510 - FIRE PREVENTION/CRR	25,000.00	25,000.00	1,150.00	43,276.95	-18,276.95
4200 - STREETS & TRANSPORTATION	200,898.00	200,898.00	0.00	427,290.02	-226,392.02
5530 - COMMUNITY CENTER	55,000.00	55,000.00	4,583.33	27,499.98	27,500.02
7200 - CODE & DEVELOPMENT	590,000.00	590,000.00	20,461.20	586,670.47	3,329.53
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	350.00	-350.00
7521 - MAINSTREET	164,500.00	164,500.00	14,087.59	110,333.12	54,166.88
7563 - AIRPORT	210,100.00	210,100.00	16,384.77	93,332.75	116,767.25
Revenue Total:	17,544,716.00	17,544,716.00	839,601.94	6,684,979.53	10,859,736.47
Expense					
1100 - LEGISLATIVE	284,530.00	284,530.00	25,881.89	164,484.02	120,045.98
1300 - EXECUTIVE	634,474.00	634,474.00	46,805.60	290,974.47	343,499.53
1500 - GENERAL ADMIN	78,984.00	78,984.00	6,550.51	50,981.89	28,002.11
1510 - FINANCE ADMIN	546,900.00	546,900.00	-35,618.28	68,739.38	478,160.62
1530 - LAW	160,000.00	160,000.00	222.60	73,034.94	86,965.06
1560 - AUDIT	50,000.00	50,000.00	2,500.00	52,500.00	-2,500.00
1565 - WALTON PLAZA	589,598.00	589,598.00	26,570.31	295,017.77	294,580.23
2650 - MUNICIPAL COURT	275,324.00	275,324.00	12,447.08	131,090.56	144,233.44
3200 - POLICE	7,476,039.00	7,476,039.00	633,244.53	4,169,794.52	3,306,244.48
3500 - FIRE OPERATIONS	2,796,871.00	2,796,871.00	242,938.72	1,488,611.54	1,308,259.46
3510 - FIRE PREVENTION/CRR	105,933.00	105,933.00	9,069.81	49,808.60	56,124.40
4200 - STREETS & TRANSPORTATION	1,818,531.00	1,818,531.00	149,180.30	934,862.20	883,668.80
5500 - COMMUNITY SERVICES	5,800.00	5,800.00	0.00	7,100.00	-1,300.00
5530 - COMMUNITY CENTER	9,130.00	9,130.00	1,693.59	11,759.84	-2,629.84
6100 - RECREATION	433,234.00	433,234.00	37,557.16	225,748.66	207,485.34
6200 - BLDGS & GROUNDS	624,374.00	624,374.00	49,280.08	323,531.12	300,842.88
6500 - LIBRARIES	156,943.00	156,943.00	136.94	77,068.14	79,874.86
7200 - CODE & DEVELOPMENT	723,678.00	723,678.00	57,179.98	355,357.90	368,320.10
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	211,809.00	211,809.00	53,190.03	101,395.53	110,413.47
7521 - MAINSTREET	265,935.00	265,935.00	35,128.57	166,489.54	99,445.46
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	97.50	6,813.22	19,594.78
7563 - AIRPORT	265,377.00	265,377.00	3,093.84	76,625.22	188,751.78
Expense Total:	17,544,716.00	17,544,716.00	1,357,150.76	9,121,789.06	8,422,926.94
Total Surplus (Deficit):	0.00	0.00	-517,548.82	-2,436,809.53	



Monroe, GA

General Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2024

DEP...	2023 June Activity	2024 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2023 YTD Activity	2024 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1500 - GENERAL ADMIN	0.00	1,000.00	1,000.00	0.00%	0.00	13,350.00	13,350.00	0.00%
1510 - FINANCE ADMIN	629,331.91	690,461.86	61,129.95	9.71%	5,055,350.54	5,011,108.45	-44,242.09	-0.88%
1519 - INTERGOVERNMENTAL	1,028,380.95	26,706.59	-1,001,674.36	-97.40%	1,392,409.45	92,213.99	-1,300,195.46	-93.38%
1565 - WALTON PLAZA	275.63	289.41	13.78	5.00%	1,653.78	1,736.46	82.68	5.00%
2650 - MUNICIPAL COURT	20,008.88	41,817.26	21,808.38	108.99%	135,553.42	201,783.92	66,230.50	48.86%
3200 - POLICE	4,885.71	14,860.93	9,975.22	204.17%	264,619.46	68,234.42	-196,385.04	-74.21%
3500 - FIRE OPERATIONS	13,792.99	7,799.00	-5,993.99	-43.46%	54,401.47	7,799.00	-46,602.47	-85.66%
3510 - FIRE PREVENTION/CRR	2,875.47	1,150.00	-1,725.47	-60.01%	26,575.47	43,276.95	16,701.48	62.85%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	178,925.21	427,290.02	248,364.81	138.81%
5530 - COMMUNITY CENTER	3,750.00	4,583.33	833.33	22.22%	22,500.00	27,499.98	4,999.98	22.22%
7200 - CODE & DEVELOPMENT	51,581.22	20,461.20	-31,120.02	-60.33%	463,624.34	586,670.47	123,046.13	26.54%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00%	1,229.00	350.00	-879.00	-71.52%
7521 - MAINSTREET	8,750.00	14,087.59	5,337.59	61.00%	26,250.00	110,333.12	84,083.12	320.32%
7563 - AIRPORT	18,921.86	16,384.77	-2,537.09	-13.41%	109,526.57	93,332.75	-16,193.82	-14.79%
Revenue Total:	1,782,554.62	839,601.94	-942,952.68	-52.90%	7,732,618.71	6,684,979.53	-1,047,639.18	-13.55%
Expense								
1100 - LEGISLATIVE	22,366.60	25,881.89	-3,515.29	-15.72%	135,479.18	164,484.02	-29,004.84	-21.41%
1300 - EXECUTIVE	40,971.96	46,805.60	-5,833.64	-14.24%	234,194.52	290,974.47	-56,779.95	-24.24%
1500 - GENERAL ADMIN	5,817.27	6,550.51	-733.24	-12.60%	43,976.64	50,981.89	-7,005.25	-15.93%
1510 - FINANCE ADMIN	17,316.75	-35,618.28	52,935.03	305.69%	205,544.24	68,739.38	136,804.86	66.56%
1530 - LAW	385.40	222.60	162.80	42.24%	79,066.65	73,034.94	6,031.71	7.63%
1560 - AUDIT	2,000.00	2,500.00	-500.00	-25.00%	51,000.00	52,500.00	-1,500.00	-2.94%
1565 - WALTON PLAZA	27,139.06	26,570.31	568.75	2.10%	296,058.27	295,017.77	1,040.50	0.35%
2650 - MUNICIPAL COURT	14,899.62	12,447.08	2,452.54	16.46%	129,835.35	131,090.56	-1,255.21	-0.97%
3200 - POLICE	584,140.78	633,244.53	-49,103.75	-8.41%	4,092,864.80	4,169,794.52	-76,929.72	-1.88%
3500 - FIRE OPERATIONS	237,982.06	242,938.72	-4,956.66	-2.08%	1,444,199.13	1,488,611.54	-44,412.41	-3.08%
3510 - FIRE PREVENTION/CRR	8,249.55	9,069.81	-820.26	-9.94%	43,725.09	49,808.60	-6,083.51	-13.91%
4200 - STREETS & TRANSPORTATION	135,582.63	149,180.30	-13,597.67	-10.03%	782,612.59	934,862.20	-152,249.61	-19.45%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	5,831.00	7,100.00	-1,269.00	-21.76%
5530 - COMMUNITY CENTER	0.00	1,693.59	-1,693.59	0.00%	10,580.67	11,759.84	-1,179.17	-11.14%
6100 - RECREATION	23,397.63	37,557.16	-14,159.53	-60.52%	130,074.54	225,748.66	-95,674.12	-73.55%
6200 - BLDGS & GROUNDS	54,682.36	49,280.08	5,402.28	9.88%	335,853.20	323,531.12	12,322.08	3.67%
6500 - LIBRARIES	38,601.91	136.94	38,464.97	99.65%	81,950.58	77,068.14	4,882.44	5.96%
7200 - CODE & DEVELOPMENT	105,720.69	57,179.98	48,540.71	45.91%	408,581.13	355,357.90	53,223.23	13.03%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	44,585.42	53,190.03	-8,604.61	-19.30%	240,494.55	101,395.53	139,099.02	57.84%

General Fund Prior-Year Comparative Income Statement

For the Period Ending 06/30/2

DEP...	2023		June Variance		2024		YTD Variance	
	June Activity	June Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
7521 - MAINSTREET	0.00	35,128.57	-35,128.57	0.00%	0.00	166,489.54	-166,489.54	0.00%
7550 - DOWNTOWN DEVELOPMENT	6,340.24	97.50	6,242.74	98.46%	12,884.57	6,813.22	6,071.35	47.12%
7563 - AIRPORT	48,278.75	3,093.84	45,184.91	93.59%	85,338.24	76,625.22	8,713.02	10.21%
Expense Total:	1,418,458.68	1,357,150.76	61,307.92	4.32%	8,850,144.94	9,121,789.06	-271,644.12	-3.07%
Total Surplus (Deficit):	364,095.94	-517,548.82	-881,644.76	-242.15%	-1,117,526.23	-2,436,809.53	-1,319,283.30	-118.05%



Monroe, GA

General Fund Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1500 - GENERAL ADMIN	0.00	0.00	1,000.00	13,350.00	13,350.00	0.00%
1510 - FINANCE ADMIN	15,635,839.00	15,635,839.00	690,461.86	5,011,108.45	-10,624,730.55	67.95%
1519 - INTERGOVERNMENTAL	246,000.00	246,000.00	26,706.59	92,213.99	-153,786.01	62.51%
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	1,736.46	-1,736.54	50.00%
2650 - MUNICIPAL COURT	300,000.00	300,000.00	41,817.26	201,783.92	-98,216.08	32.74%
3200 - POLICE	85,262.00	85,262.00	14,860.93	68,234.42	-17,027.58	19.97%
3500 - FIRE OPERATIONS	28,644.00	28,644.00	7,799.00	7,799.00	-20,845.00	72.77%
3510 - FIRE PREVENTION/CRR	25,000.00	25,000.00	1,150.00	43,276.95	18,276.95	73.11%
4200 - STREETS & TRANSPORTATION	200,898.00	200,898.00	0.00	427,290.02	226,392.02	112.69%
5530 - COMMUNITY CENTER	55,000.00	55,000.00	4,583.33	27,499.98	-27,500.02	50.00%
7200 - CODE & DEVELOPMENT	590,000.00	590,000.00	20,461.20	586,670.47	-3,329.53	0.56%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	350.00	350.00	0.00%
7521 - MAINSTREET	164,500.00	164,500.00	14,087.59	110,333.12	-54,166.88	32.93%
7563 - AIRPORT	210,100.00	210,100.00	16,384.77	93,332.75	-116,767.25	55.58%
Revenue Total:	17,544,716.00	17,544,716.00	839,601.94	6,684,979.53	-10,859,736.47	61.90%
Expense						
1100 - LEGISLATIVE	284,530.00	284,530.00	25,881.89	164,484.02	120,045.98	42.19%
1300 - EXECUTIVE	634,474.00	634,474.00	46,805.60	290,974.47	343,499.53	54.14%
1500 - GENERAL ADMIN	78,984.00	78,984.00	6,550.51	50,981.89	28,002.11	35.45%
1510 - FINANCE ADMIN	546,900.00	546,900.00	-35,618.28	68,739.38	478,160.62	87.43%
1530 - LAW	160,000.00	160,000.00	222.60	73,034.94	86,965.06	54.35%
1560 - AUDIT	50,000.00	50,000.00	2,500.00	52,500.00	-2,500.00	-5.00%
1565 - WALTON PLAZA	589,598.00	589,598.00	26,570.31	295,017.77	294,580.23	49.96%
2650 - MUNICIPAL COURT	275,324.00	275,324.00	12,447.08	131,090.56	144,233.44	52.39%
3200 - POLICE	7,476,039.00	7,476,039.00	633,244.53	4,169,794.52	3,306,244.48	44.22%
3500 - FIRE OPERATIONS	2,796,871.00	2,796,871.00	242,938.72	1,488,611.54	1,308,259.46	46.78%
3510 - FIRE PREVENTION/CRR	105,933.00	105,933.00	9,069.81	49,808.60	56,124.40	52.98%
4200 - STREETS & TRANSPORTATION	1,818,531.00	1,818,531.00	149,180.30	934,862.20	883,668.80	48.59%
5500 - COMMUNITY SERVICES	5,800.00	5,800.00	0.00	7,100.00	-1,300.00	-22.41%
5530 - COMMUNITY CENTER	9,130.00	9,130.00	1,693.59	11,759.84	-2,629.84	-28.80%
6100 - RECREATION	433,234.00	433,234.00	37,557.16	225,748.66	207,485.34	47.89%
6200 - BLDGS & GROUNDS	624,374.00	624,374.00	49,280.08	323,531.12	300,842.88	48.18%
6500 - LIBRARIES	156,943.00	156,943.00	136.94	77,068.14	79,874.86	50.89%
7200 - CODE & DEVELOPMENT	723,678.00	723,678.00	57,179.98	355,357.90	368,320.10	50.90%
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	211,809.00	211,809.00	53,190.03	101,395.53	110,413.47	52.13%
7521 - MAINSTREET	265,935.00	265,935.00	35,128.57	166,489.54	99,445.46	37.39%
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	97.50	6,813.22	19,594.78	74.20%
7563 - AIRPORT	265,377.00	265,377.00	3,093.84	76,625.22	188,751.78	71.13%
Expense Total:	17,544,716.00	17,544,716.00	1,357,150.76	9,121,789.06	8,422,926.94	48.01%
Report Surplus (Deficit):	0.00	0.00	-517,548.82	-2,436,809.53	-2,436,809.53	0.00%



Utilities Fund

For Fiscal Period Ending: June 2024

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed July-Dec	Projected Year End 2024	Final Year End 2023
Revenue							
4002 - WATER	8,085,138	8,085,138	672,931	3,690,425	3,946,528	7,636,953	7,647,796
4003 - SEWER	6,035,167	6,035,167	422,166	2,788,562	2,592,024	5,380,586	5,145,173
4004 - STORMWATER	15,000	15,000	-	2,077	650	2,727	2,950
4005 - GAS	4,617,132	4,617,132	232,338	3,175,742	1,304,175	4,479,916	4,651,559
4006 - GUTA	35,000	35,000	11,635	41,149	29,310	70,459	46,354
4008 - ELECTRIC	20,305,167	20,305,167	1,722,675	10,301,775	11,333,772	21,635,547	21,754,115
4009 - TELECOM & INTERNET	4,460,167	4,460,167	385,515	2,306,896	2,261,748	4,568,645	4,438,272
4010 - CABLE TV	2,505,167	2,505,167	186,343	1,174,390	1,232,314	2,406,704	2,636,866
4012 - UTIL FINANCE	-	-	157,140	261,208	155,030	416,237	405,111
4015- CENTRAL SERVICES	-	-	-	-	-	-	-
Revenue Total:	46,057,938	46,057,938	3,790,743	23,742,224	22,855,551	46,597,775	46,728,196
Expense							
4002 - WATER	7,508,091	7,508,091	616,537	3,483,490	3,338,170	6,821,660	6,810,789
4003 - SEWER	5,751,710	5,751,710	441,157	2,629,529	2,406,350	5,035,879	5,127,365
4004 - STORMWATER	502,802	502,802	30,937	276,836	316,451	593,288	583,456
4005 - GAS	5,213,422	5,213,422	304,677	2,678,694	1,405,038	4,083,732	4,555,638
4006 - GUTA	51,750	51,750	2,703	21,354	28,420	49,774	55,988
4007 - GEN ADMIN WSG	213,675	213,675	16,353	104,696	174,863	279,560	310,586
4008 - ELECTRIC	18,377,891	18,377,891	1,469,448	9,429,999	8,730,903	18,160,901	19,407,415
4009 - TELECOM & INTERNET	3,962,481	3,962,481	351,753	2,077,031	1,734,471	3,811,502	3,547,059
4010 - CABLE TV	4,086,423	4,086,423	342,057	2,000,182	2,067,255	4,067,438	4,198,524
4011 - GEN ADMIN ELEC/TELECOM	78,979	78,979	6,804	102,110	176,870	278,980	280,126
4012 - UTIL FINANCE	(2,680,717)	(2,680,717)	(315,899)	(2,036,529)	(1,508,794)	(3,545,323)	(3,474,409)
4013 - UTIL CUST SVC	1,500,428	1,500,428	153,886	844,957	925,072	1,770,029	1,667,705
4014 - UTIL BILLING	543,777	543,777	41,153	332,523	298,693	631,217	564,023
4015 - CENTRAL SERVICES	947,226	947,226	95,084	600,219	539,417	1,139,636	1,011,909
CAPITAL	-	-	-	-	-	-	-
Expense Total:	46,057,938	46,057,938	3,556,650	22,545,092	20,633,179	43,178,271	44,646,173
Report Surplus (Deficit):				1,197,132		3,419,504	2,082,023



Monroe, GA

Utility Fund **Monthly Budget Report** 58
Group Summary
 For Fiscal: 2024 Period Ending: 06/30/2024
 without Capital

ACTIVIT...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	673,491.99	672,931.05	-560.94	-0.08%	4,040,951.94	3,690,425.28	-350,526.66	-8.67%	8,085,138.00
4003 - SEWER	502,729.41	422,166.22	-80,563.19	-16.03%	3,016,376.46	2,788,561.77	-227,814.69	-7.55%	6,035,167.00
4004 - STORMWATER	1,249.50	0.00	-1,249.50	-100.00%	7,497.00	2,077.05	-5,419.95	-72.29%	15,000.00
4005 - GAS	384,607.09	232,337.54	-152,269.55	-39.59%	2,307,642.54	3,175,741.54	868,099.00	37.62%	4,617,132.00
4006 - GUTA	2,915.50	11,635.00	8,719.50	299.07%	17,493.00	41,149.48	23,656.48	135.23%	35,000.00
4008 - ELECTRIC	1,691,420.41	1,722,674.50	31,254.09	1.85%	10,148,522.46	10,301,774.89	153,252.43	1.51%	20,305,167.00
4009 - TELECOM & INTERNET	371,531.91	385,515.35	13,983.44	3.76%	2,229,191.46	2,306,896.48	77,705.02	3.49%	4,460,167.00
4010 - CABLE TV	208,680.41	186,342.99	-22,337.42	-10.70%	1,252,082.46	1,174,390.10	-77,692.36	-6.21%	2,505,167.00
4012 - UTIL FINANCE	0.00	157,140.36	157,140.36	0.00%	0.00	261,207.66	261,207.66	0.00%	0.00
Total Revenue:	3,836,626.22	3,790,743.01	-45,883.21	-1.20%	23,019,757.32	23,742,224.25	722,466.93	3.14%	46,057,938.00
Expense									
4002 - WATER	625,423.87	616,536.93	8,886.94	1.42%	3,752,543.22	3,483,490.06	269,053.16	7.17%	7,508,091.29
4003 - SEWER	479,117.28	441,157.42	37,959.86	7.92%	2,874,703.68	2,629,529.03	245,174.65	8.53%	5,751,710.01
4004 - STORMWATER	41,883.39	30,937.19	10,946.20	26.13%	251,300.34	276,836.38	-25,536.04	-10.16%	502,802.00
4005 - GAS	434,278.00	304,677.38	129,600.62	29.84%	2,605,668.00	2,680,451.92	-74,783.92	-2.87%	5,213,422.60
4006 - GUTA	4,310.76	2,702.64	1,608.12	37.30%	25,864.56	21,353.88	4,510.68	17.44%	51,750.00
4007 - GEN ADMIN WSG	17,799.08	16,353.04	1,446.04	8.12%	106,794.48	104,696.35	2,098.13	1.96%	213,675.00
4008 - ELECTRIC	1,530,878.26	1,469,447.83	61,430.43	4.01%	9,185,269.56	9,431,303.21	-246,033.65	-2.68%	18,377,891.00
4009 - TELECOM & INTERNET	330,074.63	351,753.04	-21,678.41	-6.57%	1,980,447.78	2,078,834.33	-98,386.55	-4.97%	3,962,481.00
4010 - CABLE TV	340,398.91	342,056.53	-1,657.62	-0.49%	2,042,393.46	2,000,182.40	42,211.06	2.07%	4,086,422.10
4011 - GEN ADMIN ELEC/TELECOM	6,578.91	6,804.01	-225.10	-3.42%	39,473.46	102,110.41	-62,636.95	-158.68%	78,979.00
4012 - UTIL FINANCE	-223,303.75	-315,898.56	92,594.81	-41.47%	-1,339,822.50	-2,036,529.13	696,706.63	-52.00%	-2,680,717.00
4013 - UTIL CUST SVC	124,985.62	153,886.21	-28,900.59	-23.12%	749,913.72	848,989.01	-99,075.29	-13.21%	1,500,428.00
4014 - UTIL BILLING	45,296.59	41,153.02	4,143.57	9.15%	271,779.54	332,523.40	-60,743.86	-22.35%	543,777.00
4015 - CENTRAL SERVICES	78,903.87	95,083.66	-16,179.79	-20.51%	473,423.22	602,023.41	-128,600.19	-27.16%	947,226.00
Total Expense:	3,836,625.42	3,556,650.34	279,975.08	7.30%	23,019,752.52	22,555,794.66	463,957.86	2.02%	46,057,938.00
Report Total:	0.80	234,092.67	234,091.87		4.80	1,186,429.59	1,186,424.79		0.00



Monroe, GA

Utility Fund Income Statement

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	8,085,138.00	8,085,138.00	672,931.05	3,842,250.23	4,242,887.77
4003 - SEWER	6,035,167.00	6,035,167.00	422,166.22	2,869,982.93	3,165,184.07
4004 - STORMWATER	15,000.00	15,000.00	0.00	2,077.05	12,922.95
4005 - GAS	4,617,132.00	4,617,132.00	232,337.54	3,175,741.54	1,441,390.46
4006 - GUTA	35,000.00	35,000.00	11,635.00	41,149.48	-6,149.48
4008 - ELECTRIC	20,305,167.00	20,305,167.00	1,722,674.50	10,302,002.89	10,003,164.11
4009 - TELECOM & INTERNET	4,460,167.00	4,460,167.00	385,515.35	2,306,896.48	2,153,270.52
4010 - CABLE TV	2,505,167.00	2,505,167.00	186,342.99	1,174,390.10	1,330,776.90
4012 - UTIL FINANCE	0.00	0.00	157,140.36	261,207.66	-261,207.66
Revenue Total:	46,057,938.00	46,057,938.00	3,790,743.01	23,975,698.36	22,082,239.64
Expense					
4002 - WATER	7,508,091.29	7,508,091.29	751,889.31	4,095,040.59	3,413,050.70
4003 - SEWER	5,751,710.01	5,751,710.01	691,210.91	3,133,605.00	2,618,105.01
4004 - STORMWATER	502,802.00	502,802.00	86,051.34	461,634.37	41,167.63
4005 - GAS	5,213,421.60	5,213,422.60	336,497.76	3,040,361.82	2,173,060.78
4006 - GUTA	51,750.00	51,750.00	2,702.64	21,353.88	30,396.12
4007 - GEN ADMIN WSG	213,675.00	213,675.00	16,353.04	104,696.35	108,978.65
4008 - ELECTRIC	18,377,891.00	18,377,891.00	1,488,442.83	9,851,070.42	8,526,820.58
4009 - TELECOM & INTERNET	3,962,481.00	3,962,481.00	612,904.31	4,087,171.97	-124,690.97
4010 - CABLE TV	4,086,423.00	4,086,422.10	342,056.53	2,006,274.74	2,080,147.36
4011 - GEN ADMIN ELEC/TELECOM	78,979.00	78,979.00	6,804.01	102,110.41	-23,131.41
4012 - UTIL FINANCE	-2,680,717.00	-2,680,717.00	-315,898.56	-2,036,529.13	-644,187.87
4013 - UTIL CUST SVC	1,500,428.00	1,500,428.00	153,886.21	883,223.78	617,204.22
4014 - UTIL BILLING	543,777.00	543,777.00	41,153.02	332,523.40	211,253.60
4015 - CENTRAL SERVICES	947,226.00	947,226.00	95,083.66	617,524.56	329,701.44
Expense Total:	46,057,937.90	46,057,938.00	4,309,137.01	26,700,062.16	19,357,875.84
Total Surplus (Deficit):	0.10	0.00	-518,394.00	-2,724,363.80	



Monroe, GA

Utility Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2024

ACTIVIT...	2023 June Activity	2024 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2023 YTD Activity	2024 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	617,020.78	672,931.05	55,910.27	9.06%	3,720,959.52	3,842,250.23	121,290.71	3.26%
4003 - SEWER	421,132.31	422,166.22	1,033.91	0.25%	2,553,148.86	2,869,982.93	316,834.07	12.41%
4004 - STORMWATER	450.00	0.00	-450.00	-100.00%	2,300.00	2,077.05	-222.95	-9.69%
4005 - GAS	224,378.70	232,337.54	7,958.84	3.55%	3,347,384.29	3,175,741.54	-171,642.75	-5.13%
4006 - GUTA	1,240.00	11,635.00	10,395.00	838.31%	20,920.00	41,149.48	20,229.48	96.70%
4008 - ELECTRIC	1,558,332.58	1,722,674.50	164,341.92	10.55%	10,444,879.44	10,302,002.89	-142,876.55	-1.37%
4009 - TELECOM & INTERNET	355,353.66	385,515.35	30,161.69	8.49%	2,176,523.63	2,306,896.48	130,372.85	5.99%
4010 - CABLE TV	211,790.05	186,342.99	-25,447.06	-12.02%	1,404,551.90	1,174,390.10	-230,161.80	-16.39%
4012 - UTIL FINANCE	112,780.20	157,140.36	44,360.16	39.33%	250,081.71	261,207.66	11,125.95	4.45%
Revenue Total:	3,502,478.28	3,790,743.01	288,264.73	8.23%	23,920,749.35	23,975,698.36	54,949.01	0.23%
Expense								
4002 - WATER	1,173,674.80	751,889.31	421,785.49	35.94%	6,078,484.84	4,095,040.59	1,983,444.25	32.63%
4003 - SEWER	453,363.27	691,210.91	-237,847.64	-52.46%	3,425,983.21	3,133,605.00	292,378.21	8.53%
4004 - STORMWATER	43,022.00	86,051.34	-43,029.34	-100.02%	272,085.42	461,634.37	-189,548.95	-69.67%
4005 - GAS	259,966.19	336,497.76	-76,531.57	-29.44%	3,149,976.45	3,040,361.82	109,614.63	3.48%
4006 - GUTA	4,108.51	2,702.64	1,405.87	34.22%	26,663.49	21,353.88	5,309.61	19.91%
4007 - GEN ADMIN WSG	23,283.63	16,353.04	6,930.59	29.77%	141,767.84	104,696.35	37,071.49	26.15%
4008 - ELECTRIC	1,486,869.06	1,488,442.83	-1,573.77	-0.11%	11,318,304.19	9,851,070.42	1,467,233.77	12.96%
4009 - TELECOM & INTERNET	695,631.63	612,904.31	82,727.32	11.89%	4,890,539.78	4,087,171.97	803,367.81	16.43%
4010 - CABLE TV	330,001.40	342,056.53	-12,055.13	-3.65%	2,143,101.43	2,006,274.74	136,826.69	6.38%
4011 - GEN ADMIN ELEC/TELECOM	17,426.91	6,804.01	10,622.90	60.96%	113,932.37	102,110.41	11,821.96	10.38%
4012 - UTIL FINANCE	-206,812.25	-315,898.56	109,086.31	52.75%	-1,809,576.86	-2,036,529.13	226,952.27	12.54%
4013 - UTIL CUST SVC	116,938.96	153,886.21	-36,947.25	-31.60%	778,008.38	883,223.78	-105,215.40	-13.52%
4014 - UTIL BILLING	37,989.82	41,153.02	-3,163.20	-8.33%	300,595.55	332,523.40	-31,927.85	-10.62%
4015 - CENTRAL SERVICES	77,334.60	95,083.66	-17,749.06	-22.95%	500,197.01	617,524.56	-117,327.55	-23.46%
Expense Total:	4,512,798.53	4,309,137.01	203,661.52	4.51%	31,330,063.10	26,700,062.16	4,630,000.94	14.78%
Total Surplus (Deficit):	-1,010,320.25	-518,394.00	491,926.25	48.69%	-7,409,313.75	-2,724,363.80	4,684,949.95	63.23%



Monroe, GA

Utility Fund Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024
without Capital

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	8,085,138.00	8,085,138.00	672,931.05	3,690,425.28	-4,394,712.72	54.36%
4003 - SEWER	6,035,167.00	6,035,167.00	422,166.22	2,788,561.77	-3,246,605.23	53.79%
4004 - STORMWATER	15,000.00	15,000.00	0.00	2,077.05	-12,922.95	86.15%
4005 - GAS	4,617,132.00	4,617,132.00	232,337.54	3,175,741.54	-1,441,390.46	31.22%
4006 - GUTA	35,000.00	35,000.00	11,635.00	41,149.48	6,149.48	17.57%
4008 - ELECTRIC	20,305,167.00	20,305,167.00	1,722,674.50	10,301,774.89	-10,003,392.11	49.27%
4009 - TELECOM & INTERNET	4,460,167.00	4,460,167.00	385,515.35	2,306,896.48	-2,153,270.52	48.28%
4010 - CABLE TV	2,505,167.00	2,505,167.00	186,342.99	1,174,390.10	-1,330,776.90	53.12%
4012 - UTIL FINANCE	0.00	0.00	157,140.36	261,207.66	261,207.66	0.00%
Revenue Total:	46,057,938.00	46,057,938.00	3,790,743.01	23,742,224.25	-22,315,713.75	48.45%
Expense						
4002 - WATER	7,508,091.29	7,508,091.29	616,536.93	3,483,490.06	4,024,601.23	53.60%
4003 - SEWER	5,751,710.01	5,751,710.01	441,157.42	2,629,529.03	3,122,180.98	54.28%
4004 - STORMWATER	502,802.00	502,802.00	30,937.19	276,836.38	225,965.62	44.94%
4005 - GAS	5,213,421.60	5,213,422.60	304,677.38	2,680,451.92	2,532,970.68	48.59%
4006 - GUTA	51,750.00	51,750.00	2,702.64	21,353.88	30,396.12	58.74%
4007 - GEN ADMIN WSG	213,675.00	213,675.00	16,353.04	104,696.35	108,978.65	51.00%
4008 - ELECTRIC	18,377,891.00	18,377,891.00	1,469,447.83	9,431,303.21	8,946,587.79	48.68%
4009 - TELECOM & INTERNET	3,962,481.00	3,962,481.00	351,753.04	2,078,834.33	1,883,646.67	47.54%
4010 - CABLE TV	4,086,423.00	4,086,422.10	342,056.53	2,000,182.40	2,086,239.70	51.05%
4011 - GEN ADMIN ELEC/TELECOM	78,979.00	78,979.00	6,804.01	102,110.41	-23,131.41	-29.29%
4012 - UTIL FINANCE	-2,680,717.00	-2,680,717.00	-315,898.56	-2,036,529.13	-644,187.87	24.03%
4013 - UTIL CUST SVC	1,500,428.00	1,500,428.00	153,886.21	848,989.01	651,438.99	43.42%
4014 - UTIL BILLING	543,777.00	543,777.00	41,153.02	332,523.40	211,253.60	38.85%
4015 - CENTRAL SERVICES	947,226.00	947,226.00	95,083.66	602,023.41	345,202.59	36.44%
Expense Total:	46,057,937.90	46,057,938.00	3,556,650.34	22,555,794.66	23,502,143.34	51.03%
Report Surplus (Deficit):	0.10	0.00	234,092.67	1,186,429.59	1,186,429.59	0.00%



Monroe, GA

Utility Fund Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

Capital

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	151,824.95	151,824.95	0.00%
4003 - SEWER	0.00	0.00	0.00	81,421.16	81,421.16	0.00%
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	0.00	228.00	228.00	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00%
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	0.00	0.00	0.00	233,474.11	233,474.11	0.00%
Expense						
4002 - WATER	0.00	0.00	135,352.38	611,550.53	-611,550.53	0.00%
4003 - SEWER	0.00	0.00	250,053.49	504,075.97	-504,075.97	0.00%
4004 - STORMWATER	0.00	0.00	55,114.15	184,797.99	-184,797.99	0.00%
4005 - GAS	0.00	0.00	31,820.38	359,909.90	-359,909.90	0.00%
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	18,995.00	419,767.21	-419,767.21	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	261,151.27	2,008,337.64	-2,008,337.64	0.00%
4010 - CABLE TV	0.00	0.00	0.00	6,092.34	-6,092.34	0.00%
4012 - UTIL FINANCE	0.00	0.00	0.00	0.00	0.00	0.00%
4013 - UTIL CUST SVC	0.00	0.00	0.00	34,234.77	-34,234.77	0.00%
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	15,501.15	-15,501.15	0.00%
Expense Total:	0.00	0.00	752,486.67	4,144,267.50	-4,144,267.50	0.00%
Report Surplus (Deficit):	0.00	0.00	-752,486.67	-3,910,793.39	-3,910,793.39	0.00%



Solid Waste Fund

For Fiscal Period Ending: June 2024

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed July-Dec	Projected Year End 2024	Final Year End 2023
Revenue							
4510- SOLID WASTE ADMINISTRATION	-	-	-	-	-	-	-
4520 - SOLID WASTE COLLECTION	2,782,802	2,782,802	243,923	1,426,461	1,370,303	2,796,764	2,665,760
4530 - SOLID WASTE DISPOSAL	5,062,506	5,062,506	403,945	2,205,821	2,163,588	4,369,409	4,495,778
4540 - RECYCLABLES COLLECTION	32,000	32,000	2,444	14,667	18,060	32,727	34,210
4585- YARD TRIMMINGS COLLECTION	-	-	-	-	-	-	-
Revenue Total:	7,877,308	7,877,308	650,313	3,646,949	3,551,951	7,198,900	7,195,748
Expense							
4510 - SOLID WASTE ADMINISTRATION	575,698	575,698	34,284	221,333	235,278	456,612	421,085
4520 - SOLID WASTE COLLECTION	1,356,552	1,356,552	138,473	797,079	792,795	1,589,874	1,523,126
4530 - SOLID WASTE DISPOSAL	4,572,620	4,572,620	429,517	2,252,253	2,902,751	5,155,004	5,173,156
4540 - RECYCLABLES COLLECTION	255,585	255,585	13,115	119,934	89,400	209,334	184,046
4585 - YARD TRIMMINGS COLLECTION	253,869	253,869	21,920	131,955	188,441	320,396	361,158
9003 - SW - OTHER FINANCING USES	862,984	862,984	32,516	182,347	179,130	361,478	361,307
Expense Total:	7,877,308	7,877,308	669,825	3,704,903	4,387,796	8,092,699	8,023,879
Report Surplus (Deficit):			(19,512)	(57,954)		(893,799)	(828,130)



Monroe, GA

Solid Waste Fund **Monthly Budget Report**

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

without Capital

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	231,807.40	243,923.26	12,115.86	5.23%	1,390,844.40	1,426,461.35	35,616.95	2.56%	2,782,802.00
4530 - SOLID WASTE DISPOSAL	421,706.74	403,945.37	-17,761.37	-4.21%	2,530,240.44	2,205,820.70	-324,419.74	-12.82%	5,062,506.00
4540 - RECYCLABLES COLLECTION	2,665.60	2,444.49	-221.11	-8.29%	15,993.60	14,666.94	-1,326.66	-8.29%	32,000.00
Total Revenue:	656,179.74	650,313.12	-5,866.62	-0.89%	3,937,078.44	3,646,948.99	-290,129.45	-7.37%	7,877,308.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	47,955.58	34,284.00	13,671.58	28.51%	287,733.48	221,333.43	66,400.05	23.08%	575,698.00
4520 - SOLID WASTE COLLECTION	113,000.74	138,472.64	-25,471.90	-22.54%	678,004.44	797,078.81	-119,074.37	-17.56%	1,356,552.00
4530 - SOLID WASTE DISPOSAL	380,899.20	429,517.30	-48,618.10	-12.76%	2,285,395.20	2,252,252.88	33,142.32	1.45%	4,572,620.00
4540 - RECYCLABLES COLLECTION	21,290.18	13,114.80	8,175.38	38.40%	127,741.08	119,934.05	7,807.03	6.11%	255,585.00
4585 - YARD TRIMMINGS COLLECTION	21,147.25	21,920.26	-773.01	-3.66%	126,883.50	131,955.44	-5,071.94	-4.00%	253,869.00
9003 - SW - OTHER FINANCING USES	71,886.56	32,515.66	39,370.90	54.77%	431,319.36	182,347.45	248,971.91	57.72%	862,984.00
Total Expense:	656,179.51	669,824.66	-13,645.15	-2.08%	3,937,077.06	3,704,902.06	232,175.00	5.90%	7,877,308.00
Report Total:	0.23	-19,511.54	-19,511.77		1.38	-57,953.07	-57,954.45		0.00



Monroe, GA

Solid Waste Fund Income Statement Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,782,802.00	2,782,802.00	243,923.26	1,426,461.35	1,356,340.65
4530 - SOLID WASTE DISPOSAL	5,062,506.00	5,062,506.00	403,945.37	2,205,820.70	2,856,685.30
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,444.49	14,666.94	17,333.06
Revenue Total:	7,877,308.00	7,877,308.00	650,313.12	3,646,948.99	4,230,359.01
Expense					
4510 - SOLID WASTE ADMINISTRATION	575,698.00	575,698.00	34,284.00	232,013.43	343,684.57
4520 - SOLID WASTE COLLECTION	1,356,552.00	1,356,552.00	138,472.64	1,103,610.81	252,941.19
4530 - SOLID WASTE DISPOSAL	4,572,620.00	4,572,620.00	429,517.30	2,252,252.88	2,320,367.12
4540 - RECYCLABLES COLLECTION	255,585.00	255,585.00	13,114.80	119,934.05	135,650.95
4585 - YARD TRIMMINGS COLLECTION	253,869.00	253,869.00	21,920.26	131,955.44	121,913.56
9003 - SW - OTHER FINANCING USES	862,984.00	862,984.00	32,515.66	182,347.45	680,636.55
Expense Total:	7,877,308.00	7,877,308.00	669,824.66	4,022,114.06	3,855,193.94
Total Surplus (Deficit):	0.00	0.00	-19,511.54	-375,165.07	



Monroe, GA

Solid Waste Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2024

DEP...	2023 June Activity	2024 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2023 YTD Activity	2024 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	222,964.80	243,923.26	20,958.46	9.40%	1,295,457.43	1,426,461.35	131,003.92	10.11%
4530 - SOLID WASTE DISPOSAL	421,135.23	403,945.37	-17,189.86	-4.08%	2,332,189.87	2,205,820.70	-126,369.17	-5.42%
4540 - RECYCLABLES COLLECTION	2,250.79	2,444.49	193.70	8.61%	16,150.14	14,666.94	-1,483.20	-9.18%
Revenue Total:	646,350.82	650,313.12	3,962.30	0.61%	3,643,797.44	3,646,948.99	3,151.55	0.09%
Expense								
4510 - SOLID WASTE ADMINISTRATION	29,618.13	34,284.00	-4,665.87	-15.75%	197,024.03	232,013.43	-34,989.40	-17.76%
4520 - SOLID WASTE COLLECTION	130,660.46	138,472.64	-7,812.18	-5.98%	887,946.00	1,103,610.81	-215,664.81	-24.29%
4530 - SOLID WASTE DISPOSAL	439,053.92	429,517.30	9,536.62	2.17%	2,299,022.35	2,252,252.88	46,769.47	2.03%
4540 - RECYCLABLES COLLECTION	8,226.09	13,114.80	-4,888.71	-59.43%	94,645.99	119,934.05	-25,288.06	-26.72%
4585 - YARD TRIMMINGS COLLECTION	25,051.43	21,920.26	3,131.17	12.50%	172,717.24	131,955.44	40,761.80	23.60%
9003 - SW - OTHER FINANCING USES	32,317.54	32,515.66	-198.12	-0.61%	182,176.79	182,347.45	-170.66	-0.09%
Expense Total:	664,927.57	669,824.66	-4,897.09	-0.74%	3,833,532.40	4,022,114.06	-188,581.66	-4.92%
Total Surplus (Deficit):	-18,576.75	-19,511.54	-934.79	-5.03%	-189,734.96	-375,165.07	-185,430.11	-97.73%



Monroe, GA

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Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

without Capital

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00%
4520 - SOLID WASTE COLLECTION	2,782,802.00	2,782,802.00	243,923.26	1,426,461.35	-1,356,340.65	48.74%
4530 - SOLID WASTE DISPOSAL	5,062,506.00	5,062,506.00	403,945.37	2,205,820.70	-2,856,685.30	56.43%
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,444.49	14,666.94	-17,333.06	54.17%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	7,877,308.00	7,877,308.00	650,313.12	3,646,948.99	-4,230,359.01	53.70%
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00%
4510 - SOLID WASTE ADMINISTRATION	575,698.00	575,698.00	34,284.00	221,333.43	354,364.57	61.55%
4520 - SOLID WASTE COLLECTION	1,356,552.00	1,356,552.00	138,472.64	797,078.81	559,473.19	41.24%
4530 - SOLID WASTE DISPOSAL	4,572,620.00	4,572,620.00	429,517.30	2,252,252.88	2,320,367.12	50.74%
4540 - RECYCLABLES COLLECTION	255,585.00	255,585.00	13,114.80	119,934.05	135,650.95	53.07%
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00%
4585 - YARD TRIMMINGS COLLECTION	253,869.00	253,869.00	21,920.26	131,955.44	121,913.56	48.02%
9003 - SW - OTHER FINANCING USES	862,984.00	862,984.00	32,515.66	182,347.45	680,636.55	78.87%
Expense Total:	7,877,308.00	7,877,308.00	669,824.66	3,704,902.06	4,172,405.94	52.97%
Report Surplus (Deficit):	0.00	0.00	-19,511.54	-57,953.07	-57,953.07	0.00%



Monroe, GA

Solid Waste Fund Budget Report

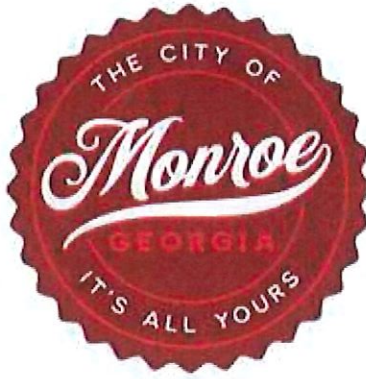
Group Summary

For Fiscal: 2024 Period Ending: 06/30/2024

Capital

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	10,680.00	-10,680.00	0.00%
4520 - SOLID WASTE COLLECTION	0.00	0.00	0.00	306,532.00	-306,532.00	0.00%
4530 - SOLID WASTE DISPOSAL	0.00	0.00	0.00	0.00	0.00	0.00%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	0.00	0.00	0.00	317,212.00	-317,212.00	0.00%
Report Total:	0.00	0.00	0.00	317,212.00	-317,212.00	0.00%

Performance Indicators	Jun-24	May-24	Apr-24	Mar-24	Feb-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23
Utilities													
Electric Customers	6,992	7,024	7,003	6,992	6,972	6,972	6,964	6,962	6,950	6,955	6,946	6,931	6,935
Natural Gas Customers	4,467	4,473	4,473	4,479	4,467	4,462	4,441	4,429	4,405	4,407	4,384	4,384	4,386
Water Customers	10,956	10,986	10,931	10,621	10,896	10,903	10,888	10,904	10,888	10,897	10,884	10,855	10,846
Wastewater Customers	7,910	7,920	7,892	7,879	7,840	7,858	7,844	7,846	7,846	7,847	7,843	7,831	7,840
Cable TV Customers	1,446	1,466	1,485	1,500	1,523	1,547	1,566	1,587	1,616	1,656	1,693	1,720	1,756
Digital Cable Customers	106	109	113	117	117	122	125	127	127	133	134	137	140
Internet Customers	2,274	3,423	3,433	3,448	3,431	3,427	3,436	3,053	3,144	3,221	3,590	3,679	3,854
Residential Phone Customers	646	656	666	670	673	679	686	686	692	696	703	704	711
Commercial Phone Customers	260	263	262	270	269	264	266	267	272	272	271	271	270
Fiber Customers	2,406	2,328	2,254	2,178	2,097	2,052	2,006	1,952	1,868	1,748	1,609	1,485	1,290
WIFI Router Customers							-						
Work Orders Generated													
Utilities													
Connects	182	283	306	249	256	252	229	210	277	236	264	204	273
Cutoff for Non-Payment	43	80	74	43	45	48	37	41	72	42	37	26	72
Electric Work Orders	86	111	98	76	98	103	58	75	110	138	128	111	94
Water Work Orders	86	141	149	126	151	137	70	93	169	60	135	104	142
Natural Gas Work Orders	32	33	39	28	23	46	31	39	33	35	34	35	39
Disconnects	142	194	224	188	198	182	179	166	185	186	183	167	186
Sewer Work Orders	-	26	11	15	4	21	5	13	3	6	9	3	4
Telecomm Work Orders	250	261	281	255	260	235	210	243	259	325	371	307	398
Stormwater Work Orders	-	-	-	-	-	4	-	-	-	-	-	-	-
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 3,549,808	\$ 3,472,782	\$ 3,618,562	\$ 4,441,688	\$ 4,343,200	\$ 3,847,969	\$ 3,448,145	\$ 3,429,163	\$ 3,851,586	\$ 4,214,066	\$ 3,886,967	\$ 3,600,639	\$ 3,480,362
Utility Revenue Collected	\$ 3,312,583	\$ 3,229,367	\$ 3,513,166	\$ 4,188,675	\$ 4,107,270	\$ 3,616,210	\$ 3,000,764	\$ 3,211,321	\$ 3,603,815	\$ 3,973,501	\$ 3,667,299	\$ 3,375,264	\$ 3,281,825
Amount Written Off for Bad Debt	\$ 16,675	\$ 17,580	\$ 12,822	\$ 18,950	\$ 19,658	\$ 15,358	\$ 15,467	\$ 25,304	\$ 18,061	\$ 15,197	\$ 16,916	\$ 21,107	\$ 30,819
Extensions													
Utilities													
Extensions Requested	469	564	599	480	538	608	497	548	587	581	381	483	533
Extensions Pending	27	51	27	18	33	7	107	39	148	45	157	-	-
Extensions Defaulted	18	26	39	19	26	22	16	37	22	17	7	30	22
Extensions Paid per Agreement	477	514	548	475	486	579	413	139	461	519	217	481	509
Percentage of Extensions Paid	96%	95%	93%	96%	95%	96%	97%	93%	96%	97%	98%	94%	96%
Taxes													
Admin Support													
Property Tax Collected	\$ 5,520	\$ 21,058	\$ 51,177	\$ 50,418	\$ 66,594	\$ 3,196,293	\$ 3,196,293	\$ 916,997	\$ 216,602	\$ 63,522	\$ 31,698	\$ 41,121	\$ 5,420
Accounting													
Payroll & Benefits													
Payroll Checks issued	-	1	3	1	1	1	-	-	-	-	-	5	-
Direct Deposit Advices	654	654	654	971	666	686	771	781	682	1,005	668	672	666
General Ledger													
Accounts Payable Checks Issued	290	362	286	289	287	423	266	301	266	242	327	271	292
Accounts Payable Invoices Entered	410	472	381	383	378	447	366	390	512	324	434	342	374
Journal Entries Processed	88	75	92	85	87	106	148	80	94	88	94	85	110
Miscellaneous Receipts	213	354	457	504	634	529	624	332	321	288	330	370	375
Utility Deposit Refunds Processed	33	51	23	38	48	43	72	50	47	51	55	54	48
Local Option Sales Tax	\$ 267,710	\$ 256,648	\$ 255,063	\$ 260,270	\$ 232,723	\$ 273,794	\$ 251,963	\$ 250,168	\$ 245,199	\$ 247,614	\$ 282,230	\$ 268,812	\$ 260,312
Special Local Option Sales Tax - 2019		337,249	322,477	320,376	327,317	292,377	344,941	303,722	313,759	308,109	311,067	350,757	315,910
Payroll & Benefits													
Filled Positions	257	259	257	256	255	254	260	261	263	259	258	257	259
Vacancies	19	17	19	21	21	22	14	13	11	15	16	17	15
Unfunded Positions								5	5	5	5	5	5
Airport													
Airport													
Airport Fuel Sales - Gallons	1,436	1,718	1,531	983	1,276	700	1,286	1,459	2,814	2,252	1,122	1,969	1,114
Fuel Sales - Revenue	8,314	9,950	8,865	5,693	7,390	4,053	7,445	8,446	16,296	13,042	6,499	11,401	6,674



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

August 2024

City of Monroe Fire Dept

Monroe, GA

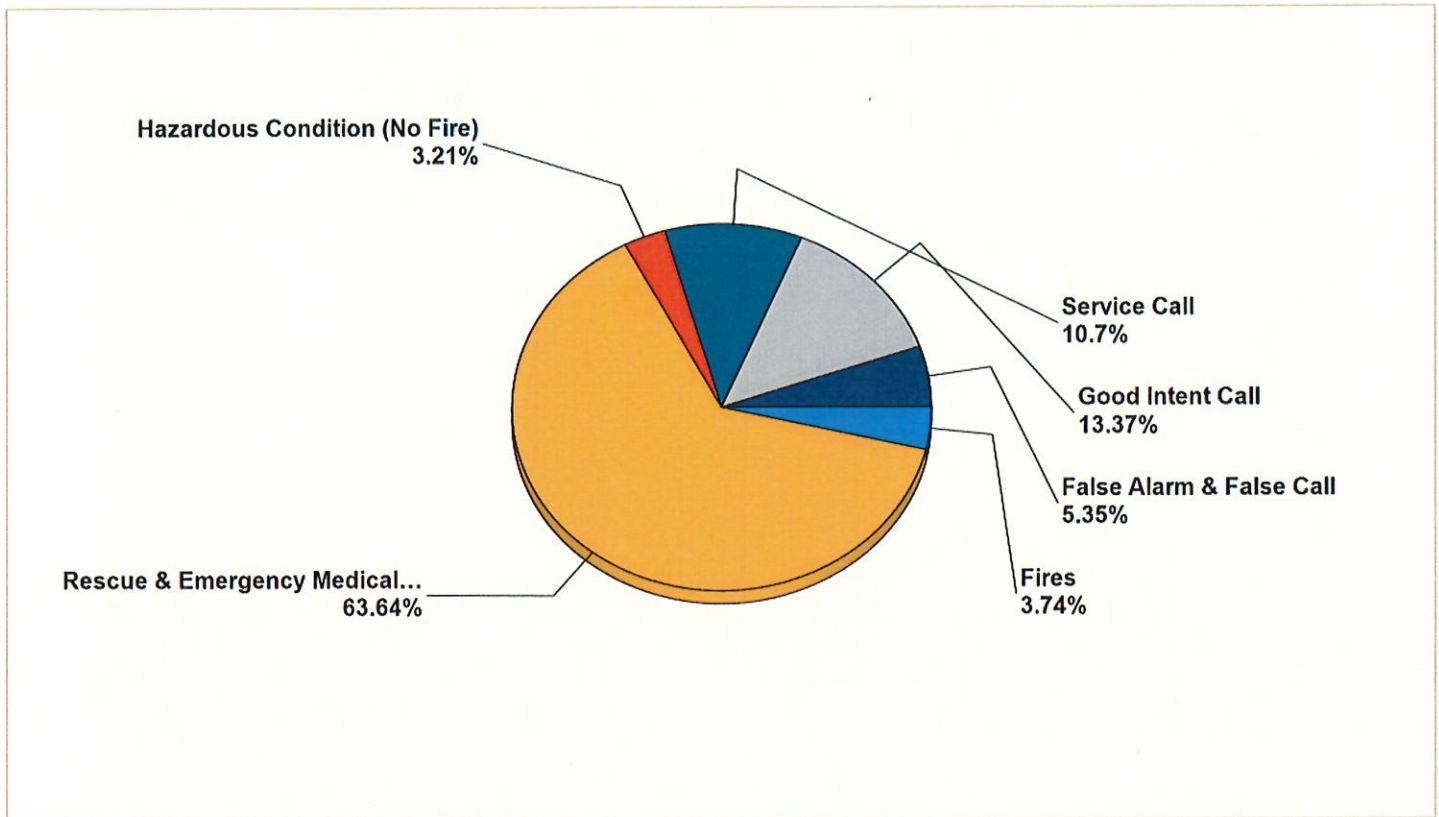
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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 06/01/2024 | End Date: 06/30/2024



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	7	3.74%
Rescue & Emergency Medical Service	119	63.64%
Hazardous Condition (No Fire)	6	3.21%
Service Call	20	10.7%
Good Intent Call	25	13.37%
False Alarm & False Call	10	5.35%
TOTAL	187	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Detailed Breakdown by Incident Type

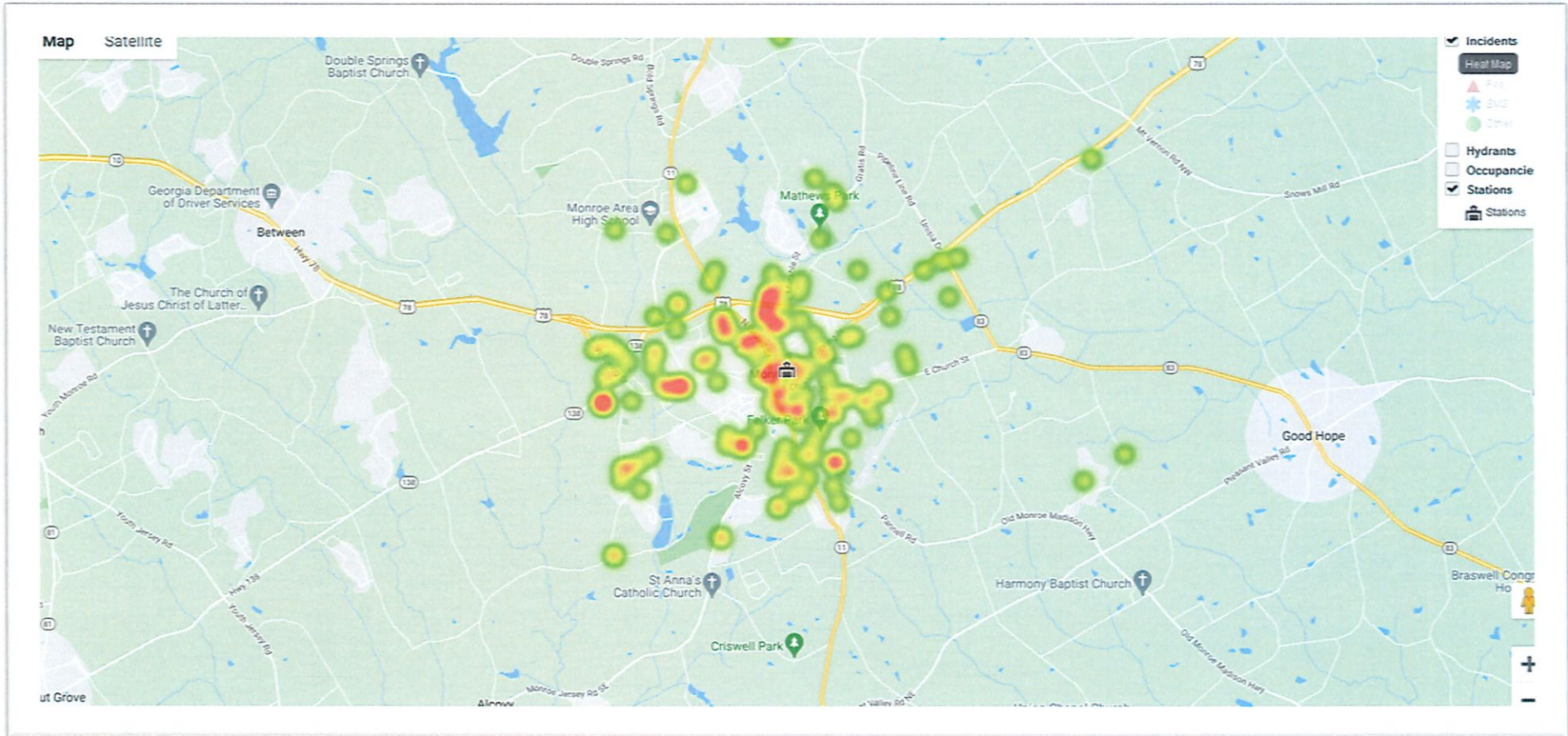
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	0.53%
113 - Cooking fire, confined to container	2	1.07%
131 - Passenger vehicle fire	1	0.53%
138 - Off-road vehicle or heavy equipment fire	1	0.53%
141 - Forest, woods or wildland fire	1	0.53%
151 - Outside rubbish, trash or waste fire	1	0.53%
311 - Medical assist, assist EMS crew	70	37.43%
321 - EMS call, excluding vehicle accident with injury	44	23.53%
322 - Motor vehicle accident with injuries	1	0.53%
324 - Motor vehicle accident with no injuries.	4	2.14%
411 - Gasoline or other flammable liquid spill	1	0.53%
413 - Oil or other combustible liquid spill	2	1.07%
444 - Power line down	1	0.53%
445 - Arcing, shorted electrical equipment	2	1.07%
522 - Water or steam leak	1	0.53%
531 - Smoke or odor removal	1	0.53%
542 - Animal rescue	1	0.53%
553 - Public service	5	2.67%
554 - Assist invalid	10	5.35%
561 - Unauthorized burning	2	1.07%
611 - Dispatched & cancelled en route	19	10.16%
622 - No incident found on arrival at dispatch address	3	1.6%
651 - Smoke scare, odor of smoke	2	1.07%
671 - HazMat release investigation w/no HazMat	1	0.53%
733 - Smoke detector activation due to malfunction	1	0.53%
735 - Alarm system sounded due to malfunction	3	1.6%
743 - Smoke detector activation, no fire - unintentional	2	1.07%
744 - Detector activation, no fire - unintentional	1	0.53%
745 - Alarm system activation, no fire - unintentional	3	1.6%
TOTAL INCIDENTS:	187	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



City of Monroe Fire Dept

Monroe, GA



June 2024 Incident Distribution Map

City of Monroe Fire Dept

Monroe, GA



Incident Comparison 2020-2024

June	2020	2021	2022	2023	2024
100 - Fire	3	3	7	7	7
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0	0
300 - Rescue & EMS	88	130	121	134	119
400 - Hazardous Condition	6	4	8	8	6
500 - Service Call	16	15	10	12	20
600 - Good Intent & Canceled Call	52	63	55	34	25
700 - False Alarm & False Call	6	14	20	10	10
800 - Severe Weather & Natural Disaster	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0
	171	229	221	205	187

City of Monroe Fire Dept

Monroe, GA

This report was generated on 7/23/2024 9:00:25 AM



75

Average Response Time for Agency for Response Mode for Date Range

Response Mode: Lights and Sirens | Start Date: 06/01/2024 | End Date: 06/30/2024

RESPONSE MODE	INCIDENT COUNT	AVERAGE RESPONSE TIME (Dispatch to Arrived)
AGENCY: City of Monroe Fire Dept		
Lights and Sirens	181	0:05:19

Only REVIEWED incidents included. Times shown are in HH:MM:SS (Hour:Minute:Second) format.



City of Monroe Fire Dept

Monroe, GA

This report was generated on 7/23/2024 8:57:38 AM



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Count of Overlapping Incidents for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

# OVERLAPPING	% OVERLAPPING	TOTAL
32	17.11	187

OVERLAPPING INCIDENT DETAILS					
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
6/8/2024					
6/8/2024 6:09:24 PM	6/8/2024 6:44:59 PM	2024-1083	321	Monroe (City of) Headquarters	
6/8/2024 6:33:58 PM	6/8/2024 6:46:22 PM	2024-1084	735	Monroe (City of) Headquarters	
6/9/2024					
6/9/2024 6:28:33 PM	6/9/2024 6:36:48 PM	2024-1089	311	Monroe (City of) Headquarters	
6/9/2024 6:28:33 PM	6/9/2024 6:36:48 PM	2024-1090	321	Monroe (City of) Headquarters	
6/10/2024					
6/10/2024 11:36:25 AM	6/10/2024 11:57:36 AM	2024-1096	311	Monroe (City of) Headquarters	
6/10/2024 11:48:42 AM	6/10/2024 12:03:40 PM	2024-1097	311	Monroe (City of) Headquarters	
6/11/2024					
6/11/2024 1:28:07 PM	6/11/2024 1:49:45 PM	2024-1104	554	Monroe (City of) Headquarters	
6/11/2024 1:28:34 PM	6/11/2024 1:49:32 PM	2024-1105	311	Monroe (City of) Headquarters	
6/11/2024 2:32:00 PM	6/11/2024 2:50:07 PM	2024-1106	111	Monroe (City of) Headquarters	
6/11/2024 2:48:55 PM	6/11/2024 3:11:21 PM	2024-1107	311	Monroe (City of) Headquarters	
6/12/2024					
6/12/2024 12:55:16 PM	6/12/2024 1:41:56 PM	2024-1110	311	Monroe (City of) Headquarters	
6/12/2024 1:38:18 PM	6/12/2024 2:10:10 PM	2024-1111	321	Monroe (City of) Headquarters	
6/13/2024					
6/13/2024 7:53:30 PM	6/13/2024 8:09:25 PM	2024-1117	311	Monroe (City of) Headquarters	
6/13/2024 8:05:58 PM	6/13/2024 8:29:07 PM	2024-1118	321	Monroe (City of) Headquarters	
6/14/2024					
6/14/2024 10:25:25 AM	6/14/2024 10:34:52 AM	2024-1121	311	Monroe (City of) Headquarters	
6/14/2024 10:30:19 AM	6/14/2024 11:30:25 AM	2024-1122	553	Monroe (City of) Headquarters	
6/14/2024 11:42:45 AM	6/14/2024 12:32:08 PM	2024-1123	138	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



OVERLAPPING INCIDENT DETAILS

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ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
6/14/2024 12:04:10 PM	6/14/2024 12:16:32 PM	2024-1124	311	Monroe (City of) Headquarters	
6/23/2024					
6/23/2024 7:33:53 PM	6/23/2024 8:31:39 PM	2024-1168	444	Monroe (City of) Headquarters	
6/23/2024 7:59:11 PM	6/23/2024 8:21:37 PM	2024-1169	321	Monroe (City of) Headquarters	
6/23/2024 10:31:26 PM	6/23/2024 10:54:27 PM	2024-1171	321	Monroe (City of) Headquarters	
6/23/2024 10:37:23 PM	6/23/2024 10:54:12 PM	2024-1172	321	Monroe (City of) Headquarters	
6/24/2024					
6/24/2024 11:15:49 AM	6/24/2024 12:27:11 PM	2024-1174	413	Monroe (City of) Headquarters	
6/24/2024 11:18:55 AM	6/24/2024 11:53:10 AM	2024-1175	311	Monroe (City of) Headquarters	
6/24/2024 9:03:04 PM	6/24/2024 9:19:07 PM	2024-1178	311	Monroe (City of) Headquarters	
6/24/2024 9:17:09 PM	6/24/2024 9:32:56 PM	2024-1179	311	Monroe (City of) Headquarters	
6/26/2024					
6/26/2024 1:08:43 PM	6/26/2024 1:15:37 PM	2024-1190	611	Monroe (City of) Headquarters	
6/26/2024 1:14:32 PM	6/26/2024 1:28:14 PM	2024-1191	311	Monroe (City of) Headquarters	
6/27/2024					
6/27/2024 9:42:59 PM	6/27/2024 9:56:58 PM	2024-1203	561	Monroe (City of) Headquarters	
6/27/2024 9:53:25 PM	6/27/2024 10:05:41 PM	2024-1204	311	Monroe (City of) Headquarters	
6/29/2024					
6/29/2024 8:06:31 AM	6/29/2024 8:40:54 AM	2024-1212	321	Monroe (City of) Headquarters	
6/29/2024 8:32:01 AM	6/29/2024 8:42:46 AM	2024-1213	311	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.

City of Monroe Fire Dept

Monroe, GA

This report was generated on 7/23/2024 8:58:26 AM



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Incident Detail for Aid Given and Received for Incident Type Range for Date Range

Incident Type Range: 100 - 911 | StartDate: 06/01/2024 | EndDate: 06/30/2024

INCIDENT DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT
AID TYPE: Automatic aid given				
06/07/2024	2024-1071	2889 Shoal Creek Road	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
06/08/2024	2024-1081	223 Doster AVE	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
06/08/2024	2024-1082	1200 LABOON RD	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
06/14/2024	2024-1123	968 Highway 78	138 - Off-road vehicle or heavy equipment fire	MFD - Monroe (City of) Headquarters
06/14/2024	2024-1125	1169 Summerset CT	531 - Smoke or odor removal	MFD - Monroe (City of) Headquarters
06/14/2024	2024-1126	712 Klossner CT	113 - Cooking fire, confined to container	MFD - Monroe (City of) Headquarters
06/18/2024	2024-1145	705 Cheek RD	113 - Cooking fire, confined to container	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 3.74%

AID TYPE: Automatic aid received				
06/11/2024	2024-1106	1013 W Spring ST	111 - Building fire	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.53%

AID TYPE: Mutual aid received				
06/23/2024	2024-1166	822 Pavilion PKY	151 - Outside rubbish, trash or waste fire	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.53%

Displays all incidents with aid given or received, and excludes incidents with neither. Percentages calculated from total number of incidents for parameters provided. Only REVIEWED incidents included.



City of Monroe Fire Dept

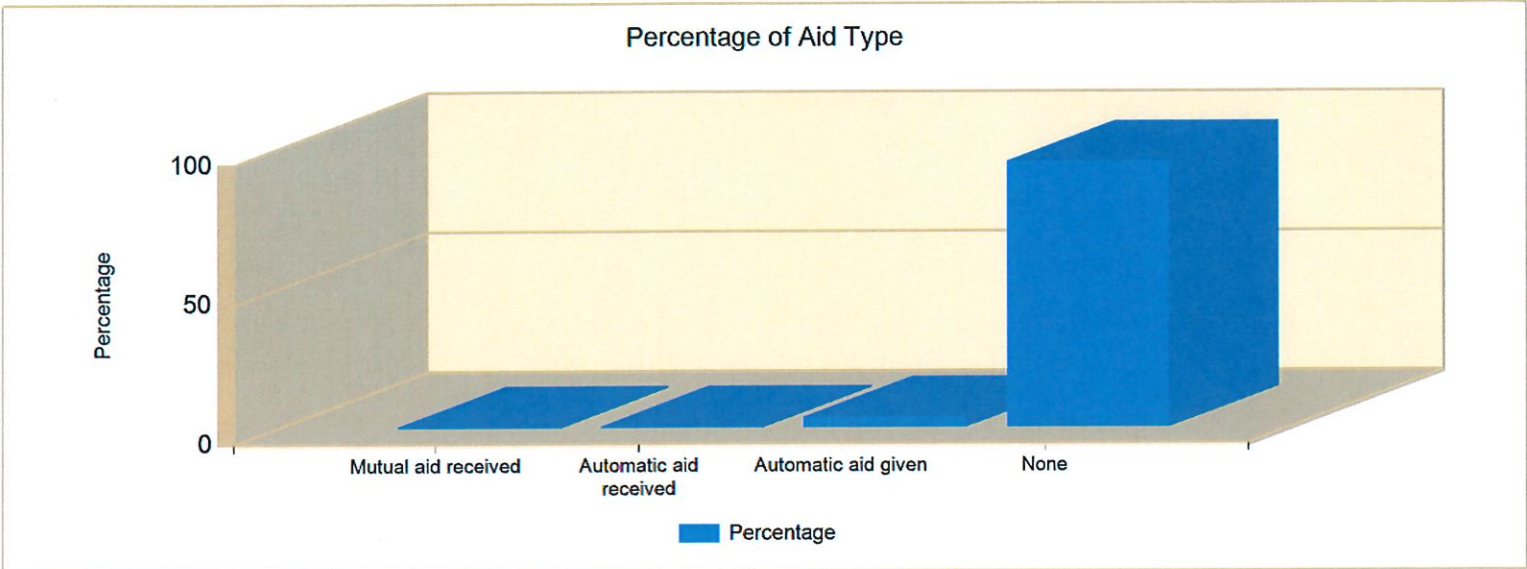
Monroe, GA

This report was generated on 7/23/2024 8:59:38 AM



Count of Aid Given and Received for Incidents for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	1	0.5%
Automatic aid received	1	0.5%
Automatic aid given	7	3.7%
None	178	95.2%

Only REVIEWED incidents included



City of Monroe Fire Dept

Monroe, GA

This report was generated on 7/23/2024 8:56:28 AM



Detailed Losses For Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
2	\$313,607.00	\$156,150.00	\$469,757.00	\$234,878.00	\$1,807.00	\$0.00	\$1,807.00	\$903.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2024-1061	06/05/2024	131 - Passenger vehicle fire	S Broad ST Monroe	\$1,307.00	\$0.00	\$1,307.00	\$1,307.00	\$0.00	\$1,307.00
2024-1106	06/11/2024	111 - Building fire	1013 W Spring ST Monroe	\$312,300.00	\$156,150.00	\$468,450.00	\$500.00	\$0.00	\$500.00

Only Reviewed Incidents included.





POLICE

DEPARTMENT

MONTHLY REPORT

August

2024

Comparison of June 2023 to June 2024 Activity Reports

	<u>2024</u>			<u>2023</u>		
Calls for Service	2,356			2,183		
Area Checks	10,490			10,589		
Training Hours	662			*1,771		
Part A Crimes	94			120		
Part B Crimes	33			51		
Arrest-Adult	58			68		
Juvenile	3			1		

*Note: 3 officers graduated from Police Academy in June 2023 (1,224 hours)

	2024 JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
AGENCY													83
LE CALLS													
WALTON SO	3,546	3,168	3,471	3,433	3,487	3,818							20,923
WCSSO AREA CHECKS	10,251	7,183	6,577	5,739	10,046	8,619							48,415
MONROE PD	2,234	2,274	2,316	2,313	2,456	2,356							13,949
MPD AREA CHECKS	11,576	11,632	11,221	11,779	11,380	10,490							68,078
LOGANVILLE PD	811	881	1,044	989	904	862							5,491
LPD AREA CHECKS	1,620	1,636	1,097	951	917	1,224							7,445
SOCIAL CIRCLE PD	389	376	401	382	454	467							2,469
SPD AREA CHECKS	2,203	2,419	2,156	2,083	2,471	1,462							12,794
TOTALS	32,630	29,569	28,283	27,669	32,115	29,298							179,564
WALTON EMS	1,624	1,517	1,693	1,506	1,700	1,422							9,462
WALTON FIRE	508	494	533	500	457	408							2,900
MONROE FIRE	247	196	196	193	239	194							1,265
LOGANVILLE FIRE	259	234	261	229	227	224							1,434
SOC CIRCLE FIRE	64	69	87	63	51	58							392
TOTALS	1,078	993	1,077	985	974	884	-00	-00	-00	-00	-00	-00	5,991
PHONE CALLS													
ABANDONED	271	239	245	180	215	207							
ADMIN IN	4,661	4,730	5,094	5,403	5,222	5,003							
ADMIN OUT	3,151	2,974	3,471	3,446	3,587	3,255							
911	4,409	4,122	4,651	4,091	4,280	4,312							
TOTAL	12,492	12,065	13,461	13,120	13,304	12,777	-00	-00	-00	-00	-00	-00	77,219

June 2024 Training Hours for Monroe Police Department

GPSTC online training: 14

Conference training: 78

In-service Training: 316

Off Site Training: 254

Total Training Hours: 662



Offense and Arrest Summary Report

Printed On:
07/22/2024

Beginning Date: 06/01/2024

Ending Date: 06/30/2024

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses 94 Clearance Rate 42.55%
 % change from last year -21.67% Last years rate 53.33%

Total Arrests 61 Hate Crime Offenses 0
 % change from last year -11.59% Law Officers Assaulted 4

Group A Crime Rate per 100,000 Population : 587.28 Summary based reporting Crime Rate per 100,000 Population : 187.43

Arrest Rate per 100,000 Population : 381.11

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Aggravated Assault	5	0	0	5	1
Burglary	0	0	0	0	0
Larceny	4	1	0	5	8
Motor Vehicle Theft	1	0	0	1	0
Arson	0	0	0	0	0
Simple Assault	3	0	0	3	12
Intimidation	2	0	0	2	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	1	0	0	1	0
Vandalism	3	2	0	5	1
Drug/Narcotic Violations	18	0	0	18	24
Drug Equipment Violations	0	0	0	0	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	1
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	1
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	1	0	0	1	2
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	38	3	0	41	50
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	1	0	0	1	2
Disorderly Conduct	1	0	0	1	2
DUI	7	0	0	7	3
Drunkenness	1	0	0	1	2
Family Offenses-nonviolent	0	0	0	0	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	1	0	0	1	1
All Other Offenses	9	0	0	9	9
Total Group B Arrests	20	0	0	20	19
Total Arrests	58	3	0	61	69

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Aggravated Assault	7	6	4
Burglary	2	0	2
Larceny	20	5	21
Motor Vehicle Theft	1	0	0
Arson	0	0	0
Simple Assault	15	3	19
Intimidation	10	3	4
Bribery	0	0	0
Counterfeiting/Forgery	7	1	0
Vandalism	12	5	12
Drug/Narcotic Violations	15	15	24
Drug Equipment Violations	0	0	10
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	0	0	11
Gambling	0	0	0
Kidnapping	0	0	2
Pornography	1	0	0
Prostitution	0	0	0
Sodomy	0	0	0
Sexual Assault w/Object	0	0	0
Fondling	2	0	3
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	1	1	0
Weapons Law Violations	1	1	8
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	94	40	120

Crime Against Person

34 - This year
 32 - Last year
 6.25% - Percent Change

Crime Against Property

43 - This year
 46 - Last year
 -6.52% - Percent Change

Crime Against Society

17 - This year
 42 - Last year
 -59.52% - Percent Change

Population : 16006

Note: Last years figures are provided for comparison purposes only.



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	4
ANIMAL COMPLAINT	14
INJURED ANIMAL	1
PROWLER	6
ATTEMPTED BURGLARY	1
BURGLARY IN PROGRESS	3
BURGLARY REPORT	1
DOMESTIC NON-VIOLENT	40
DOMESTIC VIOLENT	4
WARRANT SERVICE	20
SUBJECT WITH WEAPON	3
SUSPICIOUS PERSON	83
SUSPICIOUS VEHICLE	85
TRAFFIC STOP	3
SUICIDE ATTEMPT	2
SUICIDE THREAT	3
KEYS LOCKED IN VEHICLE	71
SPEEDING AUTO	6
ACCIDENT NO INJURIES	73
ACCIDENT WITH A DEER	3
ACCIDENT WITH INJURIES	3
OFFICER INVOLVED ACCIDENT	1
ACCIDENT UNKNOWN INJURIES	1
ROAD HAZARD	2
DRUNK DRIVER	4
HIT AND RUN	11
DIRECT TRAFFIC	12
TRANSPORT FOR BUSINESS	14
FUNERAL ESCORT	10
TRANSPORT	6
DISABLED VEHICLE	28
AREA/BLDG CHECK	36
LITTERING/ILLEGAL DUMPING	3
CHILD ABUSE	1
RAPE	1
SEXUAL ASSAULT	3
CHASE	1
BANK ALARM	2
BUSINESS ALARM	65
CELLPHONE ALERT	1
CHURCH ALARM	1
RESIDENTIAL ALARM	24
SUBJECT IN CUSTODY	5
TRANSPORT TO COURT	2

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRANSPORT TO JAIL	2
DEMENTED PERSON NON-VIOLENT	11
DEMENTED PERSON VIOLENT	1
STOLEN VEHICLE	7
911 HANGUP	16
CONTROL SUBSTANCE PROBLEM	13
AGENCY ASSISTANCE	10
AGGRAVATED BATTERY	2
ASSAULT	4
ASSAULT LAW ENFORCEMENT ONLY	4
CHILD CUSTODY DISPUTE	4
CIVIL ISSUE/DISPUTE	21
CODE VIOLATION	1
COUNTERFEIT MONEY	1
CRASH DETECTION DEVICE	3
DAMAGE TO PROPERTY	33
DEATH INVESTIGATION	1
DISPUTE NON VIOLENT IN NATURE	69
DISPUTE VIOLENT IN NATURE	2
DISTRUBING THE PEACE	9
Dead Body	1
EMERGENCY MESSAGE	1
LE ASSIST FOR EMS	13
ENTERING AN AUTO	5
EXTRA PATROL REQUEST	4
ASSIST FIRE DEPARTMENT	2
FIREARMS DISCHARGED	10
FOLLOW UP TO PREVIOUS CALL	1
FOUND PROPERTY	2
FRAUD	8
HARRASSING PHONE CALLS	4
HARRASSMENT	3
ILLEGAL PARKING	15
JUVENILE RUNAWAY	5
JUVENILE COMPLAINT	17
JUVENILE PROBLEM -NO COMPLAINT	10
LOST ITEM REPOR	8
LOUD MUSIC COMPLAINT	16
MISSING PERSON	3
MOTOR VEHICLE ACCIDENT PRI 3	2
MISCELLANEOUS LAW INCIDENT	36
POWER LINES DOWN	1
ROAD RAGE	1
SAFETY SOBRIETY CHECK POINT	2
SHOPLIFTING	6
SHOTS FIRED	1
STALKING	1
THEFT REPORT	14
THREATS	6
TRAFFIC LIGHT OUT	5

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRAFFIC VIOLATION	1213
TRAILER INSPECTION	3
TREE DOWN	2
TRESPASSING	2
UNCONSCIOUS PRIORITY 1	1
UNKNOWN LAW PROBLEM	5
UNSECURE PREMISES	5
VEHICLE INSPECTION	10
VIOLATION TPO	1
WANTED PERSON	9
WEAPONS OFFENSE	1
WELFARE CHECK	24

Total reported: 2356

Report Includes:

All dates between `00:00:00 06/01/24` and `23:59:59 06/30/24`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
314	LAW ENFORCEMENT UNIT	19
316	LAW ENFORCEMENT UNIT	5
321	LAW ENFORCEMENT UNIT	254
325	LAW ENFORCEMENT UNIT	278
327	LAW ENFORCEMENT UNIT	39
329	LAW ENFORCEMENT UNIT	3
330	LAW ENFORCEMENT UNIT	4
333	LAW ENFORCEMENT UNIT	292
336	LAW ENFORCEMENT UNIT	434
337	LAW ENFORCEMENT UNIT	121
340	LAW ENFORCEMENT UNIT	655
341	LAW ENFORCEMENT UNIT	17
342	LAW ENFORCEMENT UNIT	386
343	LAW ENFORCEMENT UNIT	246
344	LAW ENFORCEMENT UNIT	177
346	LAW ENFORCEMENT UNIT	1
347	LAW ENFORCEMENT UNIT	246
349	LAW ENFORCEMENT UNIT	609
351	LAW ENFORCEMENT UNIT	521
352	LAW ENFORCEMENT UNIT	10
353	LAW ENFORCEMENT UNIT	860
354	LAW ENFORCEMENT UNIT	455
355	LAW ENFORCEMENT UNIT	273
356	LAW ENFORCEMENT UNIT	37
358	LAW ENFORCEMENT UNIT	581
359	LAW ENFORCEMENT UNIT	386
360	LAW ENFORCEMENT UNIT	412
363	LAW ENFORCEMENT UNIT	310
364	LAW ENFORCEMENT UNIT	313
365	LAW ENFORCEMENT UNIT	320
366	LAW ENFORCEMENT UNIT	1
368	LAW ENFORCEMENT UNIT	670
369	LAW ENFORCEMENT UNIT	950
370	LAW ENFORCEMENT UNIT	117
372	LAW ENFORCEMENT UNIT	488
Total Radio Logs:		10490

Report Includes:

All dates between `00:00:00 06/01/24` and `23:59:59 06/30/24`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts

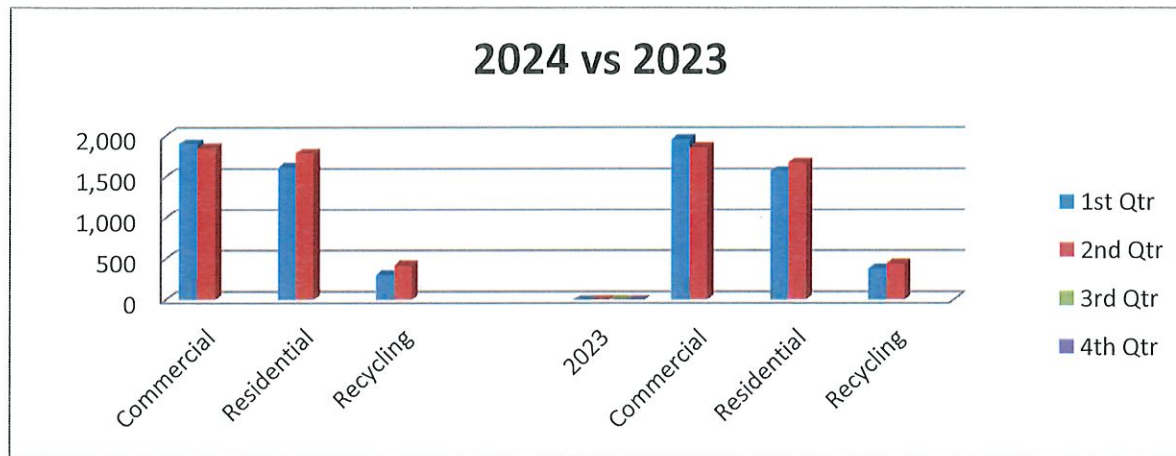


**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
AUGUST
2024**

City of Monroe Tonnage Report
Garbage/Trash vs Recycling Collection

2024	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Commercial	1,904	1851		
Residential	1,618	1789		
Recycling	306	422		

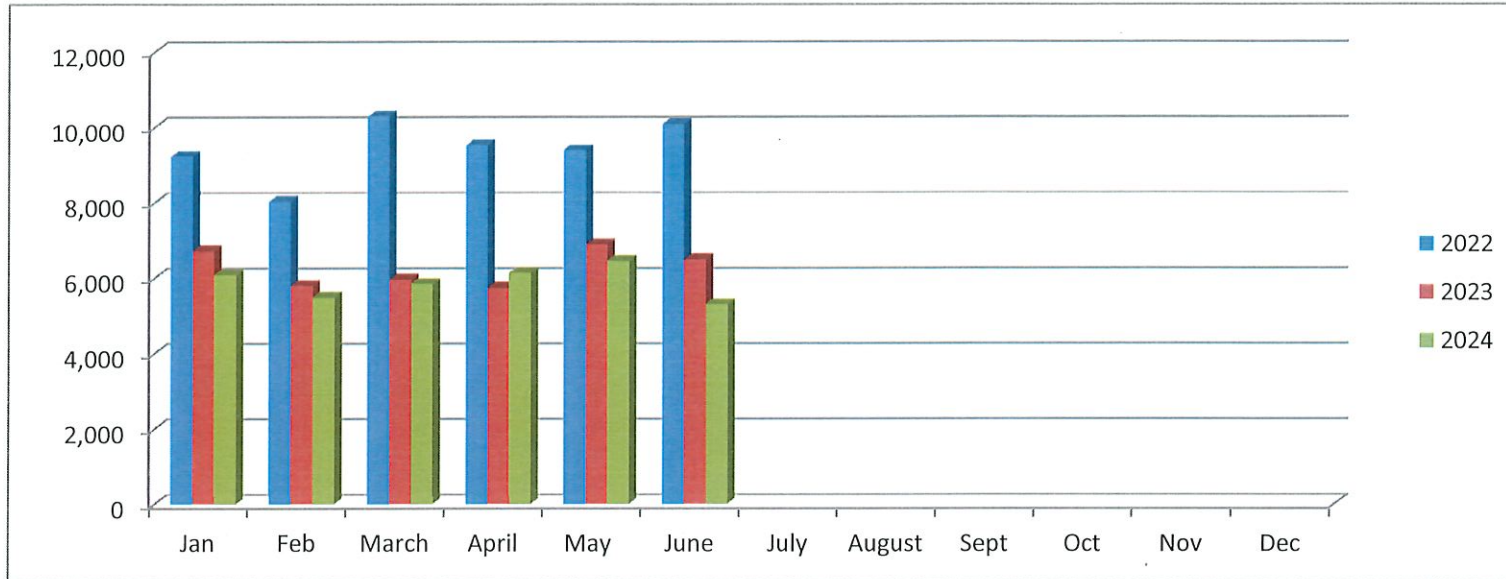
2023	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Commercial	1,961	1861		
Residential	1,569	1673		
Recycling	386	442		



Note: 2024 waste diversion rate at 11%
2023 waste diversion rate at 13%

**City of Monroe Transfer Station
Customer Inbound Garbage/Trash Tonnage**

Customers	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total:
2022	9,230	8,037	10,290	9526	9395	10,082							56,560.00
2023	6,724	5,801	5,966	5745	6893	6491							37,620.00
2024	6,080	5,486	5,847	6129	6455	5302							35,299.00



Note: 47% decrease in tonnage since June 2022, due to rate increases in 2023 and 2024.

ITEMS OF INTEREST

- I. **Mattress Update:** *124 mattresses were picked up at curbside in June 2024. Billed for only 35 at \$525.00*

- II. The ASL (Automated Side Loader) Truck Update:
The Two ASL trucks are now in operation! Currently, we are running a pilot route, to determine the most efficient route design. Once completed, the new collection route will be implemented. Customers impacted by the new ASL, will receive a notice of the guidelines for proper container set outs.

- III. **The new NON-CDL Knuckle Boom Truck Purchase:**
 The purchase was made as a substitute for the third ASL in the 2024 CIP. The ASL was budgeted in the CIP at \$365,000. The new Knuckle Boom Truck was purchased at \$216,204.00 saving \$148,796.00 The *unit was delivered Wednesday, July 31, 2024.*
Notes:
 - The priority changed due to an increase in repairs to both knuckle boom trucks.
 - The truck is a Non-CDL unit, that will allow us to cross train some of our non-cdl drivers to operate the truck.

- IV. **Holiday Route Schedule–Labor Day!**
 Monday, September 2, 2024 – No Collection!
 Tuesday, September 3, 2024 – Monday Route
 Wednesday, September 4, 2024 - Tuesday Route
 Thursday, September 5, 2024 - Wednesday Route
 Friday, September 6, 2024 – Thursday Route

- V. Curbside Recycling Update: A 32% increase in customer participation, using the 65 gallon “Blue” cart, since the program started in **March of 2021.**
The “Oops” tags are being implemented, to help educate citizens and reduce the amount of contamination in the cart.
 - Customers who would like to participate, should call our office at: 770-267-6933 to request a cart. **Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled, and set out next to the cart, for separate collection.**

- VI. Curbside Glass Collection Update: Currently have 414 customers participating. (.47) tons collected in June 2024).
Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.





**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
AUGUST
2024**

Public Works Administration

June 2024

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	799	597	688	797	750	559							4190
Work orders received	97	104	84	117	112	121							635
Work orders completed	90	101	82	114	107	114							608
Permits received/approved -		1											
Road closure						2							2
Parade													0
Procession													0
Public demonstration													0
Assembly			2	1	6	7							16
Picket													0
Road race			1	1									2

Fleet Maintenance Division

*Repaired/Service vehicles or equipment for the following departments:

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code					1								1
Electric/Cable	2	3		2		4							11
Finance													0
Fire	2	4	2	1	4	2							15
Gas/Water/Sewer	7	6	5	6	5	1							30
GUTA													0
Meter Readers			2			1							3
Motor Pool													0
Police	25	20	5	11	13	21							95
Public Works	30	23	34	33	13	6							139
TOTAL	66	56	48	53	36	35	0	0	0	0	0	0	294



**TELECOMMUNICATIONS
DEPARTMENT
MONTHLY REPORT
JULY
2024**

Subscriber Report: (As of 08/07/2024)

Subscriber Type	Month of June	Month of July	Change
Adtran Fiber Installations:	2,640	2,746	+106
Registered Cable Modem Devices:	2,505	2,456	-49
Registered WiFi Devices:	791	882	+91
Legacy CATV Accounts:	1,552	1,531	-21
Registered Streaming TV Accounts:	121	483	+362

- Fiber installations currently account for 53% (+2%) of all active installations.
- Registered Cable Modem devices currently account for 47% (-2%) of all active installations.
- Fiber installations continue to grow at a fast rate. We have hired an additional contractor to help with the backlog of installations currently on the schedule. This contractor started on Monday, August 5th. This gives us three full-time installers that focus on nothing but service installations.
- Despite Cable Modem counts dropping overall, we are still installing new cable modem services in areas where fiber is not yet available. We hope to see this number continue to drop as new areas come online and are ready for fiber service.
- Streaming TV saw an increase of almost 300% in the number of accounts that signed up for the service. This is largely due to Legacy CATV services being shut down on Monday August 5th, 2024.

Items of Interest:

New Fiber Areas Ready for Service:

The following streets / areas were completed in the month of July and are now able to service customers with high-speed fiber:

- Elm Place
- Etten Court
- Etten Drive
- Henson Drive
- Mayfield Drive (partial)
- Parkway Place
- Reed Court
- Reed Place
- Reed Street
- Reed Way
- Swanson Drive
- West Spring Street (partial)



Visual representation of newly active fiber area(s) for July.

Advertising Fiber Services:

July saw the Telecomm department make a push into advertising that we have fiber services available at various different places. Signs were ordered to let existing and potential customers know that fiber was available in their area, along with a phone number to call to inquire for more information.



Fiber signs at various intersections and entrances to neighborhoods advertising City of Monroe fiber.



Cable TV Shutdown / 'Phase 3' Kickoff

On Monday, August 5th, around 9:00 AM EST, the City of Monroe discontinued legacy cable TV services that were offered on our coaxial infrastructure. This is the first step in what we are calling 'Phase Three' of our fiber rollout. The two previous phases were as follows:

Phase One: Infrastructure: Acquiring, Planning, and Deployment.

This phase started right before the onset of COVID-19, which caused significant delays on equipment and materials arriving. During this time, the Telecomm department had a heavy push on getting infrastructure installed (overhead and underground) in anticipation of the arrival of our equipment.

Phase Two: Installing / Fiber Expansion

Around the time of February 2023, the Telecomm department made an organized effort to being turning up installations and conversions of existing customers to our newly installed equipment and infrastructure. At the start of this process, we had about 400 fiber customers in total. At present, we are just shy of 2,800. Full-time contractors were hired, which allowed us to put a heavy focus on getting many installs done on a weekly basis.

Now we are ready to begin the next phase of our fiber rollout:

Phase Three: Discontinuing Legacy Infrastructure

Now that legacy cable TV has been discontinued, we are now at a place where we can begin to shutdown and dismantle our existing RF coax infrastructure. This process will take some time, as we still have areas that are awaiting fiber to become available. These areas still have active cable modem customers, which use our existing coax infrastructure. However, in areas where fiber conversions have been completed (all customers on modems have been converted over) we have started the process of shutting down coaxial infrastructure.

Part of this process will also be to identify areas where we have isolated cable modems that have yet to make the transition over to fiber. Customers will be notified and given a timeframe in which they will either need to transition to fiber or seek an alternative service provider before their service is discontinued. We will give customers plenty of time to make the transition / switch, but once the cut off date is set, we will execute on that date.

By September, we should have the first of many areas identified and a plan in place to start aggressively targeting areas where only a few cable modems remain, with the full intention to shutdown each area after notifying remaining customers of the timeframe for discontinuation of cable modem service.



Example of a neighborhood showing fiber customers (right) vs remaining cable modem customers (left).



Areas in red show where legacy coax service has already been discontinued and is no longer operational across our infrastructure. This process has just started in the month of August. With the discontinuation of legacy cable TV service, this process should escalate quickly as we move forward.

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2024 | FY 2024



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CHART 3: RETAIL REVENUES	15-17

COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -17.17%

RECOMMENDATIONS

- *
- *
- *
- *

**MOST RECENT
12-MONTH**

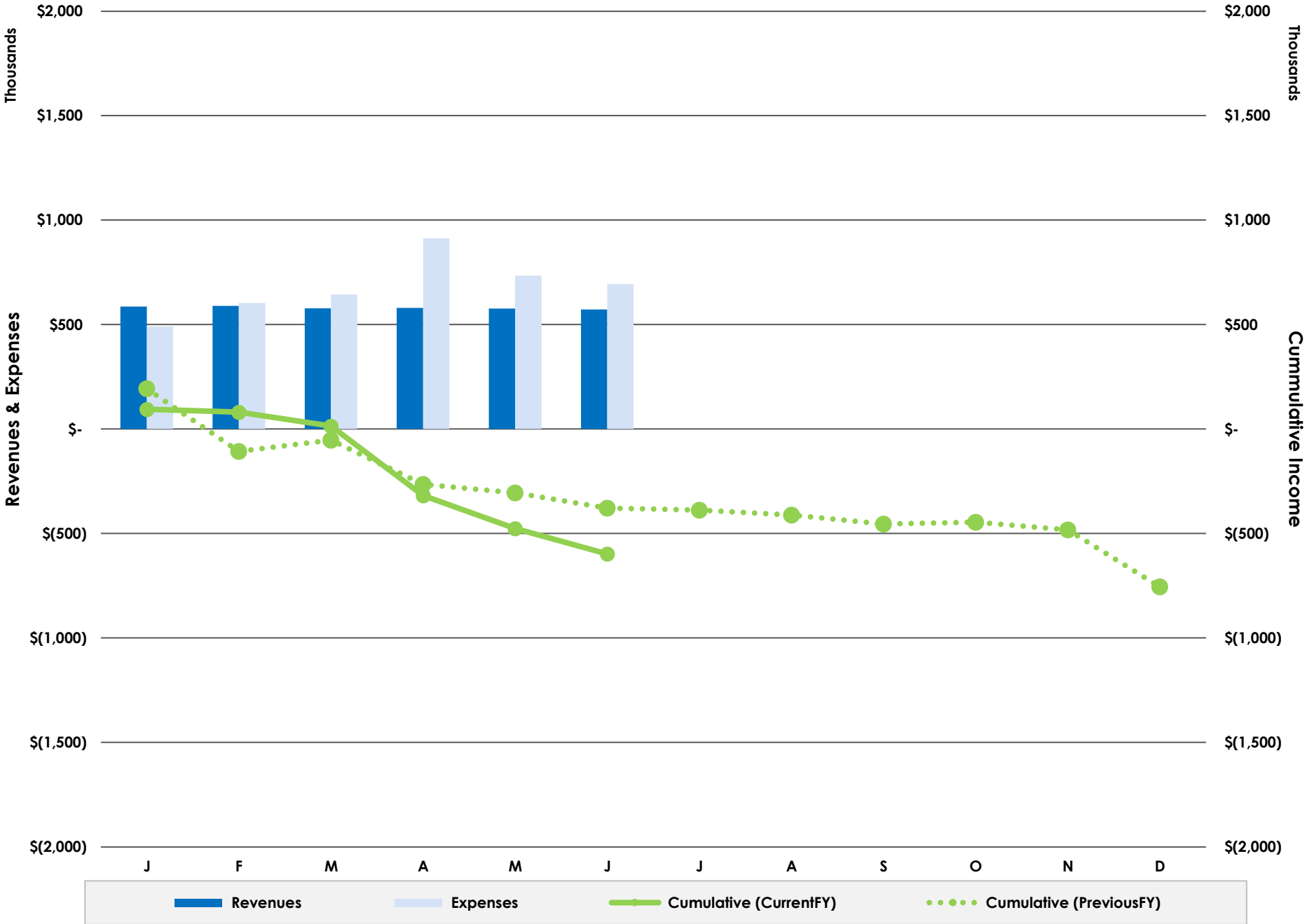
FINANCIALS

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
Revenues					
RETAIL SALES	\$ 535,362	\$ 547,438	\$ 3,227,992	\$ 3,319,193	\$ 6,479,071
OTHER REVENUES	27,286	19,612	177,975	196,240	360,417
ADJUSTMENTS	9,210	44	75,319	65,592	134,411
Total Revenues	\$ 571,858	\$ 567,093	\$ 3,481,286	\$ 3,581,025	\$ 6,973,898

Expenses					
PERSONNEL	\$ 99,833	\$ 67,868	\$ 600,218	\$ 456,351	\$ 1,055,951
PURCHASED & CONTRACTED SVC	32,434	59,659	180,335	258,983	346,450
PURCHASED PROPERTY SERVICES	12,836	22,803	22,865	88,565	93,380
SUPPLIES	80,071	26,184	268,157	191,088	725,666
COST OF GOODS SOLD	221,493	226,371	1,328,212	1,360,248	2,699,556
DEPR, DEBT SVC & OTHER COSTS	133,010	141,254	864,561	862,831	1,609,476
FUND TRANSFERS	114,132	95,695	814,669	741,201	1,418,143
Total Combined Expenses	\$ 693,810	\$ 639,835	\$ 4,079,017	\$ 3,959,268	\$ 7,948,622

Income					
Before Transfer	\$ (7,820)	\$ 22,954	\$ 216,937	\$ 362,958	\$ 443,419
After Transfer	\$ (121,951)	\$ (72,741)	\$ (597,731)	\$ (378,243)	\$ (974,723)
Margin					
Before Transfer	-1.37%	4.05%	6.23%	10.14%	6.36%
After Transfer	-21.33%	-12.83%	-17.17%	-10.56%	-13.98%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2024



	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
RETAIL SALES					
Note on Telecom Sales: Detail break-down for individual rate class is shown in TELECOM: RETAIL SALES section.					
CABLE TELEVISION	\$ 150,453	\$ 181,363	\$ 932,290	\$ 1,139,375	\$ 1,949,503
DVR SERVICE	13,179	17,662	85,837	113,327	184,273
FIBER OPTICS	168,676	101,773	950,646	484,097	1,736,885
INTERNET	168,181	211,581	1,046,329	1,374,929	2,180,198
TELEPHONE	34,053	34,031	207,772	200,589	417,598
SET TOP BOX	820	1,027	5,118	6,875	10,614
Total RETAIL SALES (ACTUAL)	\$ 535,362	\$ 547,438	\$ 3,227,992	\$ 3,319,193	\$ 6,479,071
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ -	\$ 225	\$ 114	\$ 316	\$ 439
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	849	777	4,042	5,336	9,075
EQUIPMENT SALES	-	-	-	-	-
MODEM RENTAL	5,149	6,830	32,382	44,820	68,368
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	98	488	3,459	12,616	5,596
ADMIN ALLOCATION	21,190	11,342	137,978	133,202	276,939
OPERATING TRANSFERS IN	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	(50)	-	(50)	-
Total OTHER REVENUES ACTUAL	\$ 27,286	\$ 19,612	\$ 177,975	\$ 196,240	\$ 360,417
Adjustment	\$ 9,210	\$ 44	\$ 75,319	\$ 65,592	\$ 134,411
Note: Adjustment added to match Financials					
TOTAL REVENUES (ACTUAL)	\$ 571,858	\$ 567,093	\$ 3,481,286	\$ 3,581,025	\$ 6,973,898

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	
SUMMARY					
Personnel	\$ 99,833	\$ 67,868	\$ 600,218	\$ 456,351	\$ 1,055,951
Purchased & Contracted Svc	32,434	59,659	180,335	258,983	346,450
Purchased Property Services	12,836	22,803	22,865	88,565	93,380
Supplies	80,071	26,184	268,157	191,088	725,666
Cost of Goods Sold	221,493	226,371	1,328,212	1,360,248	2,699,556
Depr, Debt Svc & Other Costs	133,010	141,254	864,561	862,831	1,609,476
Fund Transfers	114,132	95,695	814,669	741,201	1,418,143
TOTAL SUMMARY (ACTUAL)	\$ 693,810	\$ 639,835	\$ 4,079,017	\$ 3,959,268	\$ 7,948,622

TELECOM

Personnel

Salaries	\$ 63,882	\$ 44,614	\$ 386,831	\$ 308,454	\$ 739,585
Benefits	35,952	23,254	213,387	147,897	316,366
Total Personnel (ACTUAL)	\$ 99,833	\$ 67,868	\$ 600,218	\$ 456,351	\$ 1,055,951

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	870
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	-	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	-	258	258	1,294
Pest Control	-	-	-	-	-
Maintenance	627	1,125	13,782	8,299	22,790
Equipment Rents/Leases	376	188	1,314	1,314	2,441
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	-	-	83	62	264
CONSULTING - TECHNICAL	-	-	-	-	164
LAWN CARE & MAINTENANCE	-	32	-	160	96
HOLIDAY EVENTS	-	-	-	-	1,509
SECURITY SYSTEMS	-	-	-	570	-
Outside Maintenance	15,583	14,327	72,274	68,016	117,789
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	-	12,736	-	12,736
MAINTENANCE CONTRACTS	1,492	1,312	28,651	32,289	32,291
EQUIPMENT RENTAL	-	-	138	52	317
COMMUNICATION SERVICES	2,254	1,958	12,645	14,286	27,173
INTERNET COSTS	-	-	-	-	-
POSTAGE	-	-	-	-	-
MARKETING EXPENSES	345	-	345	-	345
TRAVEL EXPENSE	255	946	255	1,561	973
DUES/FEES	1,090	11,587	3,301	23,590	7,893
VEHICLE TAG & TITLE FEE	-	-	54	162	57
FCC FEES	4,780	2,965	24,996	16,087	64,262
GA DEPT OF REV FEES	-	-	-	-	715
TRAINING & EDUCATION -EMPLOYEE	327	2,986	1,038	3,526	5,778
CONTRACT LABOR	5,306	22,233	8,464	88,753	46,694
SOFTWARE EXPENSE	-	-	-	-	-
SHIPPING / FREIGHT	-	-	-	-	-

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	12-MONTH
Total Purchased & Contracted Svc (ACTUAL)	\$ 32,434	\$ 59,659	\$ 180,335	\$ 258,983	\$ 346,450
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
R & M CATV Studio - Outside	-	-	-	-	-
Equipment Rep & Maint - Inside	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	321	570	2,162	1,848	4,571
Postage	-	-	58	-	58
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
Printing	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	434	761	434
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
CATV Video Production	-	-	-	-	9,775
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	-	-	250
Uniform Rental	-	-	-	-	-
Contract Labor	12,516	22,233	20,211	85,956	76,292
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
Total Purchased Property Services (ACTUAL)	\$ 12,836	\$ 22,803	\$ 22,865	\$ 88,565	\$ 93,380

TELECOM (Continued)

Supplies

Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	-	1,346
Postage	-	-	-	-	-
Auto Parts	-	-	270	525	844
CONSTRUCTION MATERIALS	-	-	-	-	-
Damage Claims - CableTV	-	-	-	-	350
EXPENDABLE FLUIDS	-	195	22	195	22
Tires	-	-	-	1,865	-
Uniform Expense	-	-	-	-	-
Janitorial Supplies	182	263	1,098	1,718	2,489
Computer Equipment	-	-	-	-	115
Equipment Parts	-	-	379	690	2,624
R&M Building - Inside	-	-	-	-	-
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	3,981	862	10,316	9,366	213,597

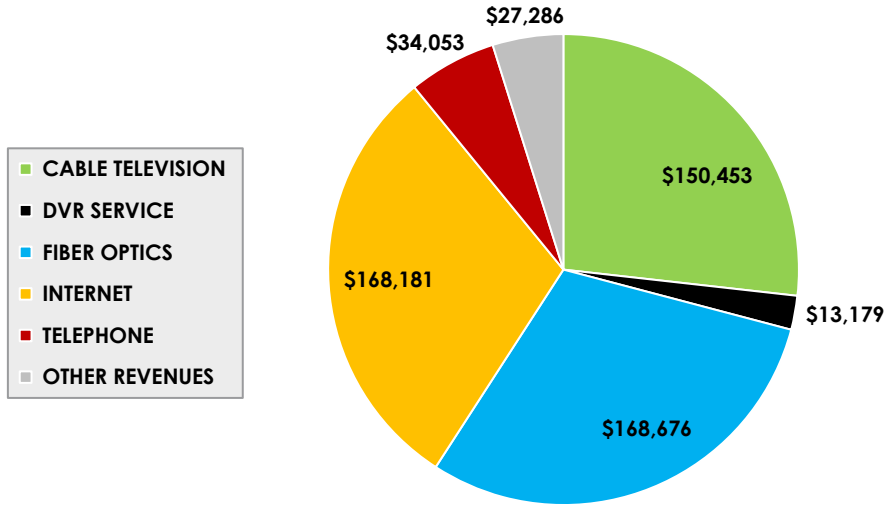
	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	12-MONTH
Sys R&M - Inside/Shipping	650	-	650	-	650
COVID-19 EXPENSES	-	-	-	-	-
Utility Cost for Other Funds	-	-	-	-	-
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,631	1,079	7,238	5,784	16,760
Food	45	52	896	469	1,691
Small Tools & Minor Equipment	257	220	1,201	891	3,500
Small Operating Supplies	12,695	330	13,977	1,329	15,336
EMPLOYEE RECOGNITION	-	191	-	619	66
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	68	224	3,990	651	8,667
AUTO PARTS	(18)	569	2,218	569	2,674
CONSTRUCTION MATERIALS	-	-	-	373	106
EXPENDABLE FLUIDS	-	-	-	-	-
SAFETY/MEDICAL SUPPLIES	-	-	-	-	178
UNIFORM EXPENSE	2,134	110	4,331	3,328	5,670
TIRES	-	-	3,731	-	3,731
JANITORIAL SUPPLIES	-	-	23	-	43
COMPUTER EQUIP NON-CAP	-	-	5,683	3,058	13,358
SYS R & M - INSIDE/SHIPPING	-	-	-	-	63
REPAIRS & MAINTENANCE	27,648	9,212	91,409	63,781	210,133
COVID-19 EXPENSES	-	-	-	-	-
UTILITY COSTS	1,938	1,949	10,230	9,732	23,719
FOOD	-	-	87	-	120
SMALL TOOLS & MINOR EQUIPMENT	2,506	879	23,899	16,491	44,278
SMALL OPERATING SUPPLIES	14,546	302	19,554	7,497	24,478
DEPRECIATION EXPENSE	6,955	5,598	41,536	30,148	69,525
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 80,071	\$ 26,184	\$ 268,157	\$ 191,088	\$ 725,666
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	18,477	18,598	109,902	110,784	222,310
Cost of Sales CATV	154,897	175,528	924,676	1,056,011	1,955,144
Cost of Sales Internet	31,022	24,435	210,431	152,290	363,152
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	9,558	7,810	40,684	41,163	88,571
Cost of Sales Streaming	7,539	-	42,519	-	70,379
Cost of Programming CATV	-	-	-	-	-

**MOST RECENT
12-MONTH**

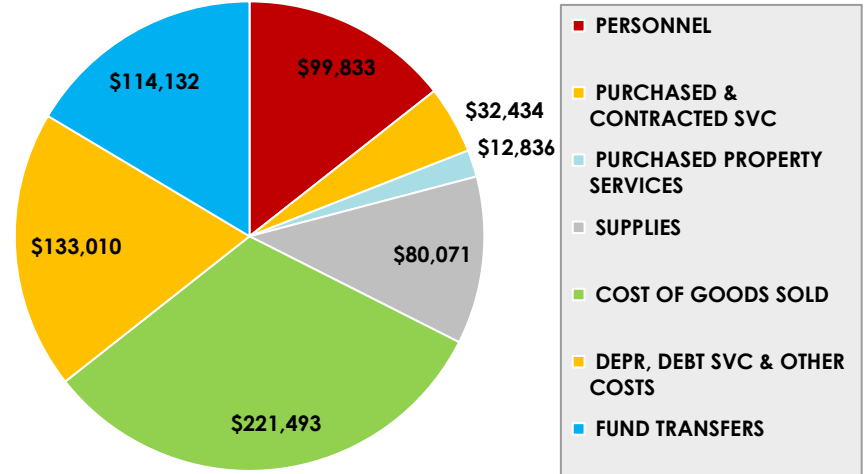
	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
Total Cost of Goods Sold (ACTUAL)	\$ 221,493	\$ 226,371	\$ 1,328,212	\$ 1,360,248	\$ 2,699,556
Depr, Debt Svc & Other Costs					
Damage Claims - CableTV	\$ -	\$ -	\$ -	\$ -	\$ -
Damage Claims - Telecom	\$ -	\$ 27,794	\$ -	\$ 27,794	\$ 35,910
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,572	15,470	93,227	92,969	170,578
INTEREST EXP - 2020 REV BONDS	43,089	43,089	258,535	258,535	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	82,552	63,624	562,815	535,874	986,886
Utility Bad Debt Expense	-	-	-	-	-
AMORT 2020 BOND PREMIUM	(8,723)	(8,723)	(52,340)	(52,340)	(104,681)
Debt Service Interest	-	-	-	-	-
Other Interest Expense	-	-	-	-	-
Construction in Progress	-	-	-	-	-
CAPITAL LEASE	-	-	-	-	1,031
CAPITAL LEASE INTEREST	-	-	-	-	357
LEASE LIABILITY INTEREST	520	-	2,324	-	2,324
Capital Exp - Capital Lease	520	-	2,324	-	3,712
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 133,010	\$ 141,254	\$ 864,561	\$ 862,831	\$ 1,609,476
Fund Transfers					
Trans Out 5% to Gen Fund - CABLE TV	9,930	12,079	61,693	78,802	123,488
Trans Out 5% to Gen Fund - TELECOM	21,650	19,991	128,035	126,525	245,643
Intergovernmental-Walton County	-	-	62,125	-	62,125
ADMIN ALLOC - ADMIN EXPENSES	82,552	63,624	562,815	535,874	986,886
Total Fund Transfers (ACTUAL)	\$ 114,132	\$ 95,695	\$ 814,669	\$ 741,201	\$ 1,418,143
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 693,810	\$ 639,835	\$ 4,079,017	\$ 3,959,268	\$ 7,948,622

**CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES**

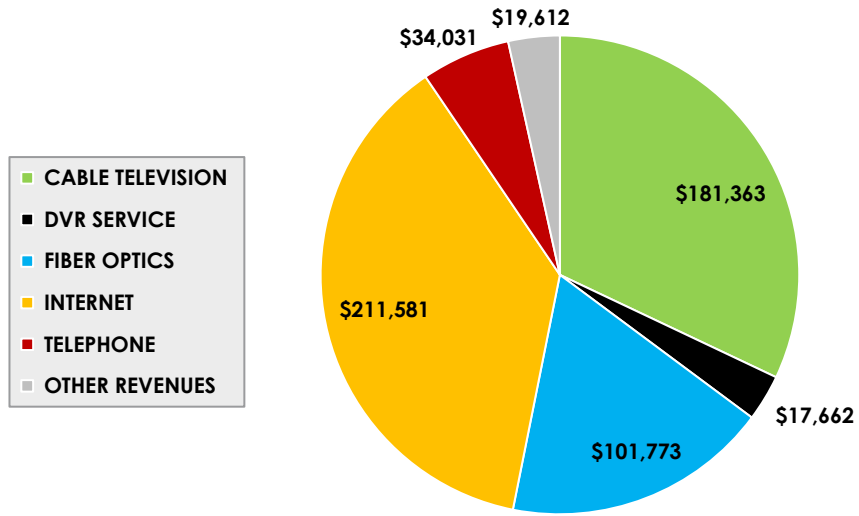
REVENUES [Jun 2024]



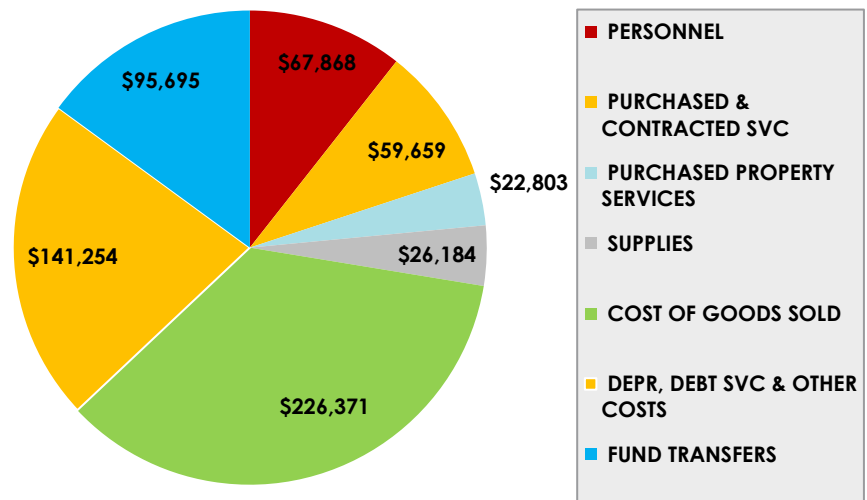
EXPENSES [Jun 2024]



REVENUES [Jun 2023]



EXPENSES [Jun 2023]



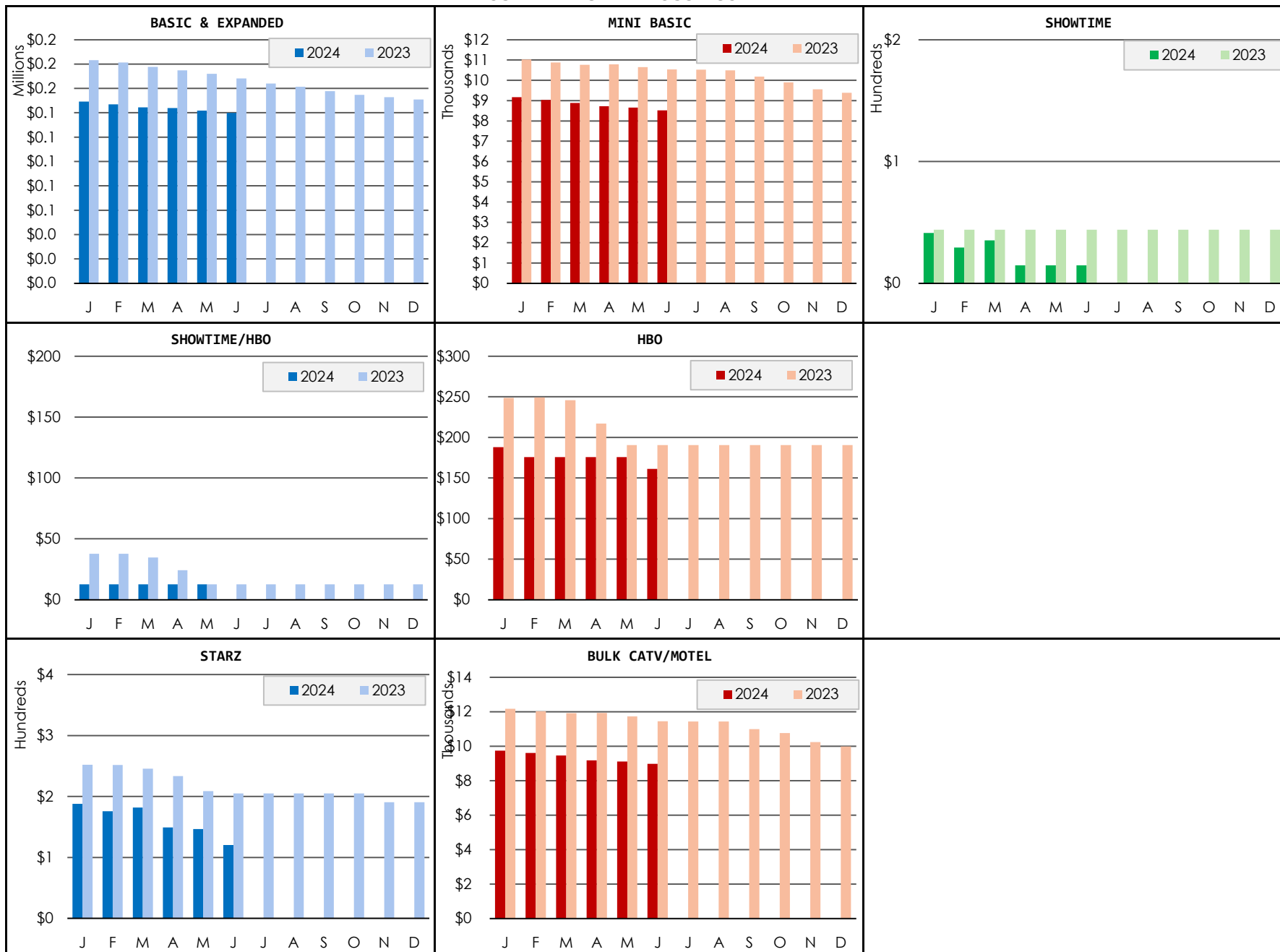
	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	1,219	1,471	7,550	9,239	15,767
Revenue (\$)	\$ 139,857	\$ 168,122	\$ 866,009	\$ 1,056,857	\$ 1,807,642
Revenue Per Bill (\$)	\$ 115	\$ 114	\$ 115	\$ 114	\$ 115
MINI BASIC					
Number of Bills	223	277	1,390	1,702	2,969
Revenue (\$)	\$ 8,514	\$ 10,530	\$ 52,982	\$ 64,629	\$ 113,013
Revenue Per Bill (\$)	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38
BOSTWICK					
Number of Bills	4	8	27	58	69
Revenue (\$)	\$ 460	\$ 920	\$ 3,113	\$ 6,609	\$ 7,944
Revenue Per Bill (\$)	\$ 115	\$ 115	\$ 115	\$ 114	\$ 115
BULK CATV/MOTEL					
Number of Bills	4	4	24	24	48
Revenue (\$)	\$ 1,310	\$ 1,310	\$ 7,860	\$ 7,860	\$ 15,720
Revenue Per Bill (\$)	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
SHOWTIME					
Number of Bills	1	3	9	18	27
Revenue (\$)	\$ 15	\$ 44	\$ 150	\$ 264	\$ 413
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 17	\$ 15	\$ 15
SHOW/HBO					
Number of Bills	-	1	5	13	11
Revenue (\$)	\$ -	\$ 13	\$ 63	\$ 159	\$ 138
Revenue Per Bill (\$)	\$ -	\$ 13	\$ 13	\$ 12	\$ 13
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	1	2	7	12	19
Revenue (\$)	\$ 15	\$ 29	\$ 100	\$ 176	\$ 276
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 15	\$ 15

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	11	13	72	93	150
Revenue (\$)	\$ 161	\$ 190	\$ 1,052	\$ 1,341	\$ 2,195
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 14	\$ 15
HBO					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
MAX/HBO					
Number of Bills	-	-	-	7	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ 84	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ 12	\$ -
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	9	14	67	98	149
Revenue (\$)	\$ 120	\$ 205	\$ 961	\$ 1,396	\$ 2,163
Revenue Per Bill (\$)	\$ 13	\$ 15	\$ 14	\$ 14	\$ 15
DVR					
Number of Bills	84	106	536	686	1,132
Revenue (\$)	\$ 9,896	\$ 12,688	\$ 63,864	\$ 81,718	\$ 135,079
Revenue Per Bill (\$)	\$ 118	\$ 120	\$ 119	\$ 119	\$ 119
NON DVR					
Number of Bills	22	34	148	218	335
Revenue (\$)	\$ 2,640	\$ 4,076	\$ 17,712	\$ 25,989	\$ 40,149
Revenue Per Bill (\$)	\$ 120	\$ 120	\$ 120	\$ 119	\$ 120
SET TOP BOX					
Number of Bills	67	87	414	569	865
Revenue (\$)	\$ 820	\$ 1,027	\$ 5,118	\$ 6,875	\$ 10,614
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12

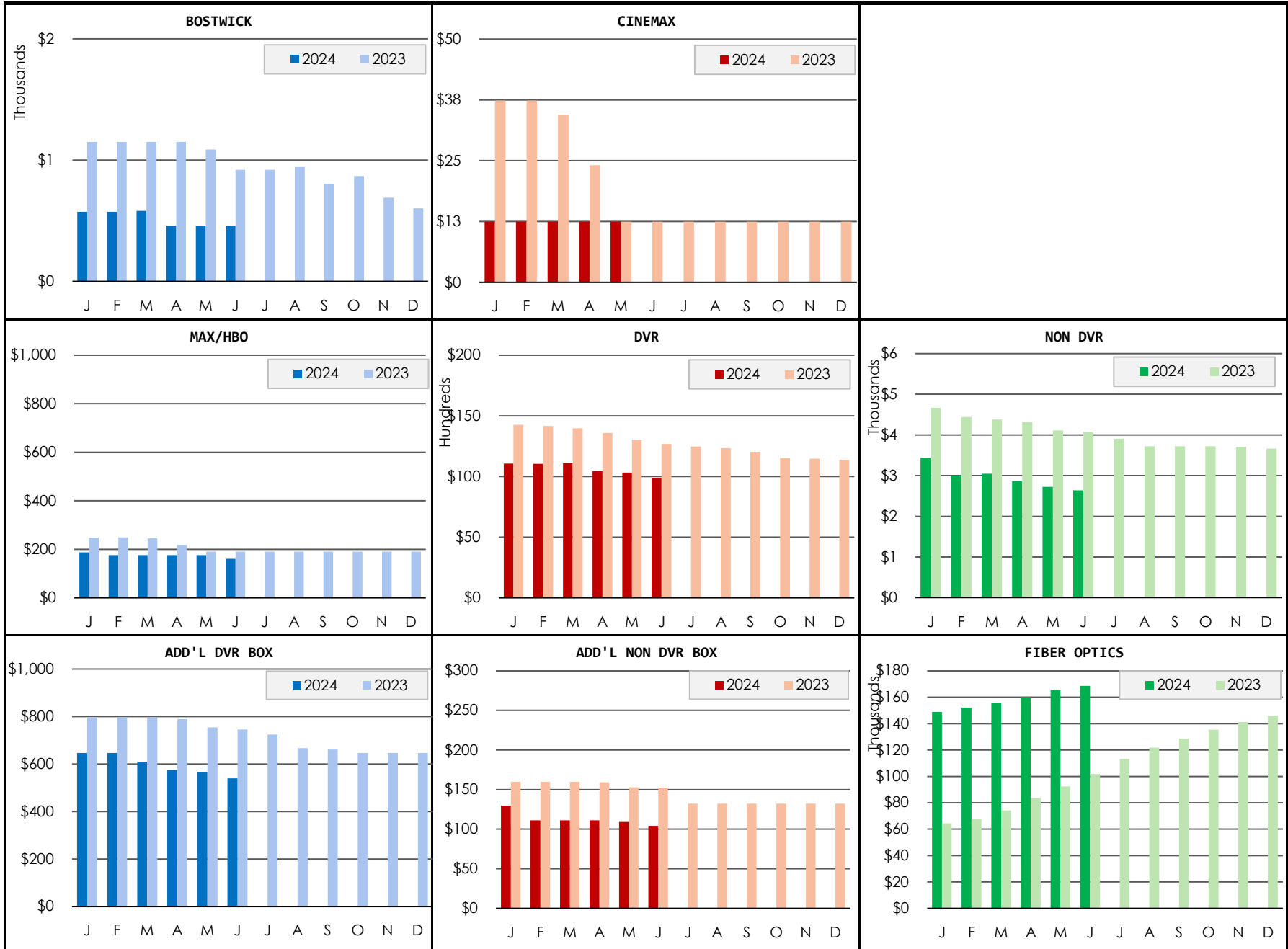
	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	40	49	256	307	528
Revenue (\$)	\$ 539	\$ 746	\$ 3,584	\$ 4,677	\$ 7,576
Revenue Per Bill (\$)	\$ 13	\$ 15	\$ 14	\$ 15	\$ 14
ADD'L NON DVR BOX					
Number of Bills	10	14	67	88	145
Revenue (\$)	\$ 104	\$ 152	\$ 676	\$ 944	\$ 1,469
Revenue Per Bill (\$)	\$ 10	\$ 11	\$ 10	\$ 11	\$ 10
FIBER					
Number of Bills	2,406	1,290	13,315	4,850	23,983
Revenue (\$)	\$ 168,676	\$ 101,773	\$ 950,646	\$ 484,097	\$ 1,736,885
Revenue Per Bill (\$)	\$ 70	\$ 79	\$ 71	\$ 100	\$ 72
INTERNET					
Number of Bills	2,735	3,639	17,135	23,629	36,264
Revenue (\$)	\$ 158,887	\$ 208,235	\$ 998,643	\$ 1,357,611	\$ 2,102,062
Revenue Per Bill (\$)	\$ 58	\$ 57	\$ 58	\$ 57	\$ 58
BASIC STREAM					
Number of Bills	2	-	2	-	2
Revenue (\$)	\$ 30	\$ -	\$ 30	\$ -	\$ 30
Revenue Per Bill (\$)	\$ 15	\$ -	\$ 15	\$ -	\$ 15
EXPAND STREAM					
Number of Bills	3	-	3	-	3
Revenue (\$)	\$ 185	\$ -	\$ 185	\$ -	\$ 185
Revenue Per Bill (\$)	\$ 62	\$ -	\$ 62	\$ -	\$ 62
Premium Stream					
Number of Bills	10	-	10	-	10
Revenue (\$)	\$ 206	\$ -	\$ 206	\$ -	\$ 206
Revenue Per Bill (\$)	\$ 21	\$ -	\$ 21	\$ -	\$ 21
Everything Stream					
Number of Bills	3	-	3	-	3
Revenue (\$)	\$ 130	\$ -	\$ 130	\$ -	\$ 130
Revenue Per Bill (\$)	\$ 43	\$ -	\$ 43	\$ -	\$ 43
WIRELESS INTERNET					
Number of Bills	639	215	3,401	814	5,528
Revenue (\$)	\$ 8,743	\$ 3,346	\$ 47,135	\$ 17,318	\$ 77,584
Revenue Per Bill (\$)	\$ 14	\$ 16	\$ 14	\$ 21	\$ 14

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
RESIDENTIAL PHONE					
Number of Bills	646	711	3,990	4,300	8,157
Revenue (\$)	\$ 9,680	\$ 8,041	\$ 58,146	\$ 42,131	\$ 112,926
Revenue Per Bill (\$)	\$ 15	\$ 11	\$ 15	\$ 10	\$ 14
COMMERCIAL PHONE					
Number of Bills	260	270	1,588	1,643	3,207
Revenue (\$)	\$ 16,615	\$ 17,588	\$ 101,905	\$ 107,307	\$ 207,557
Revenue Per Bill (\$)	\$ 64	\$ 65	\$ 64	\$ 65	\$ 65
TOTAL REVENUES	\$ 527,603	\$ 539,035	\$ 3,180,270	\$ 3,268,042	\$ 6,381,955

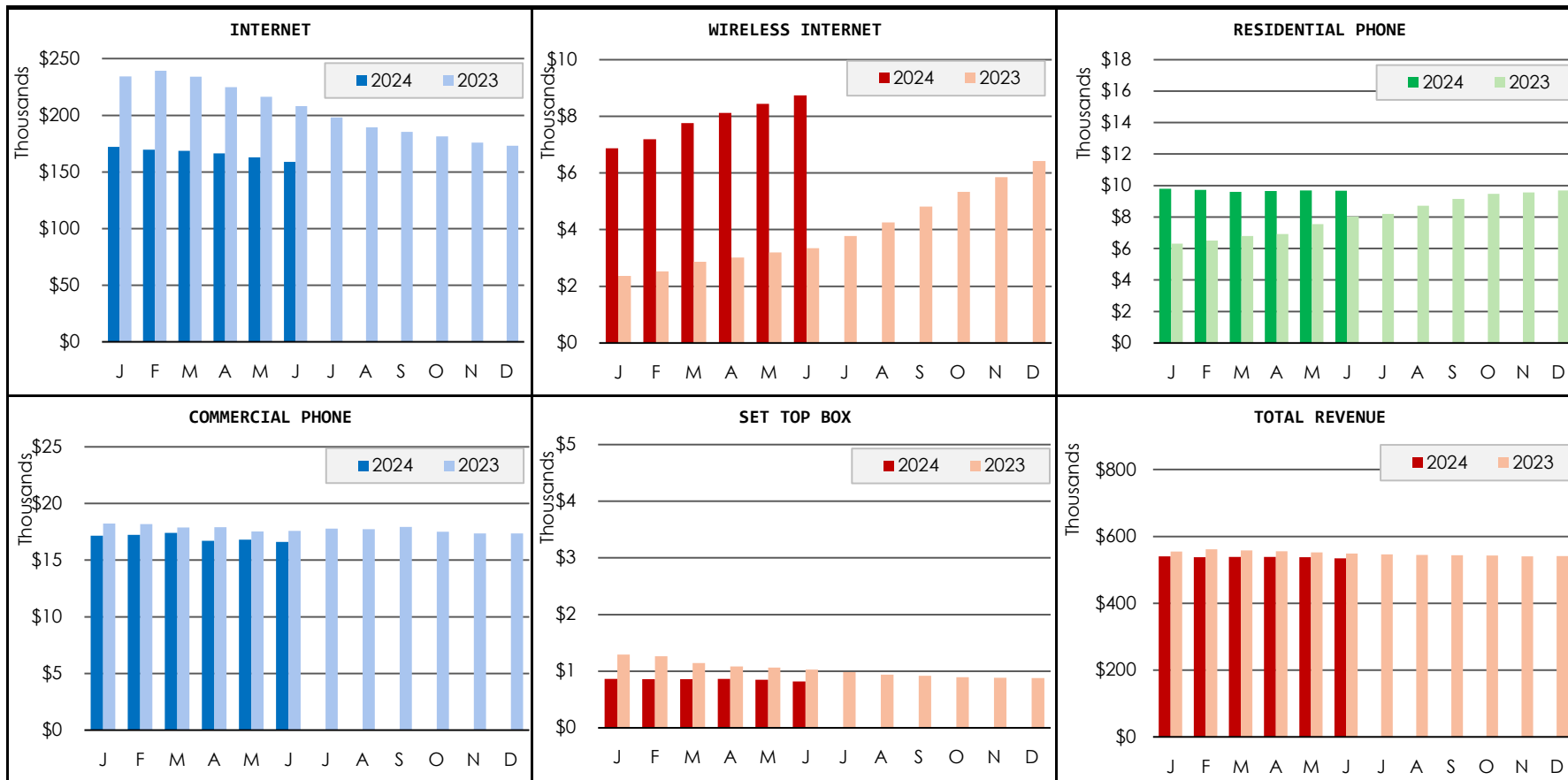
CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR



**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**

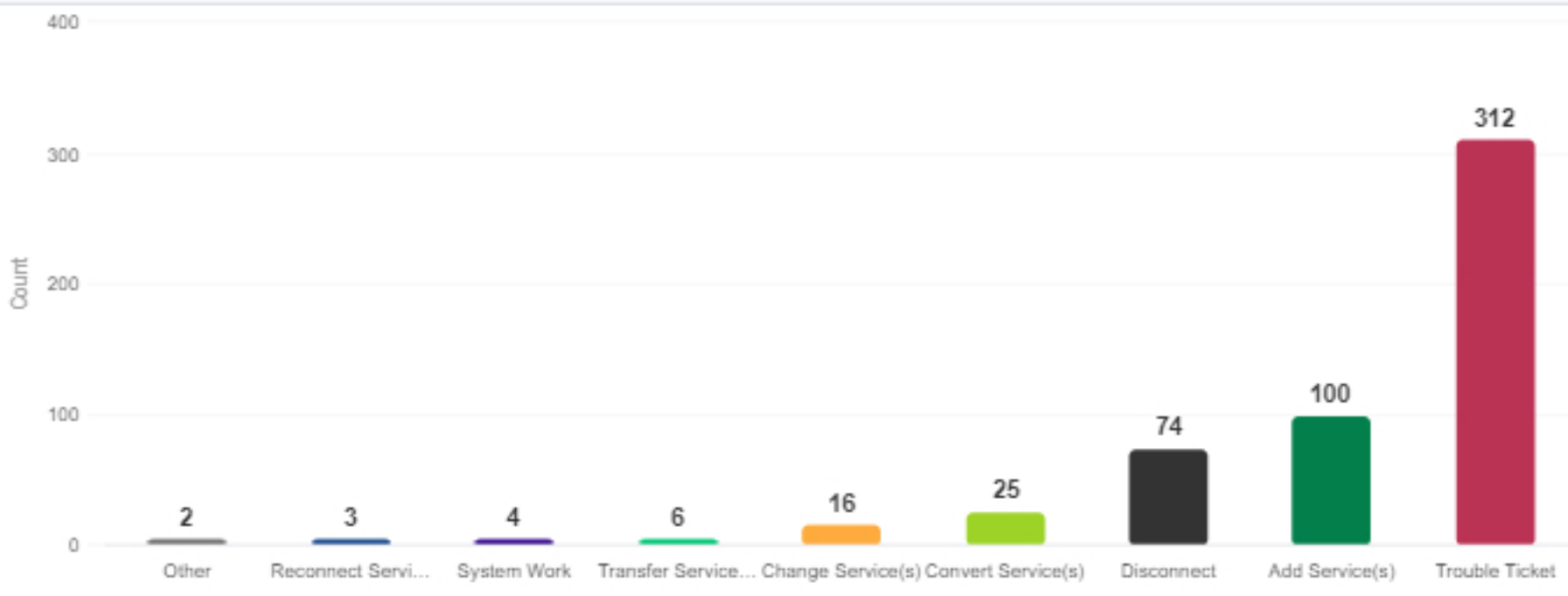


**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**



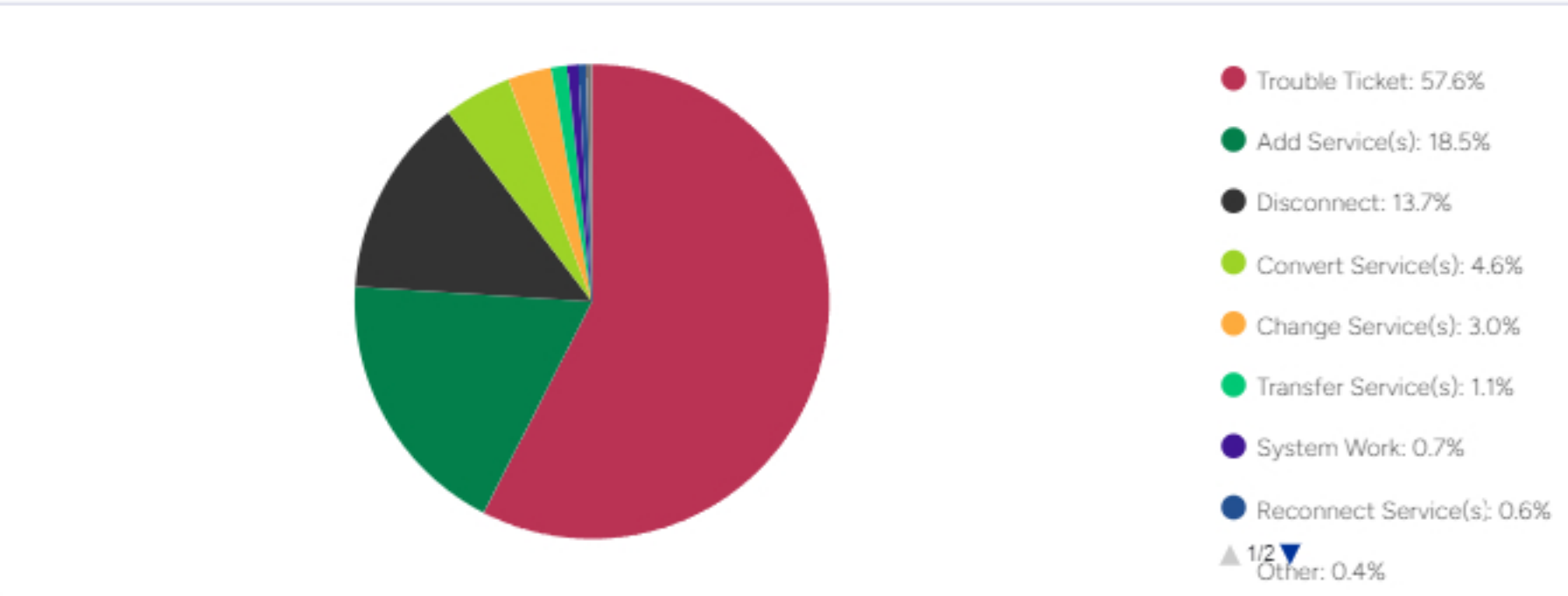
Work Orders Completed (By Type)

Just now



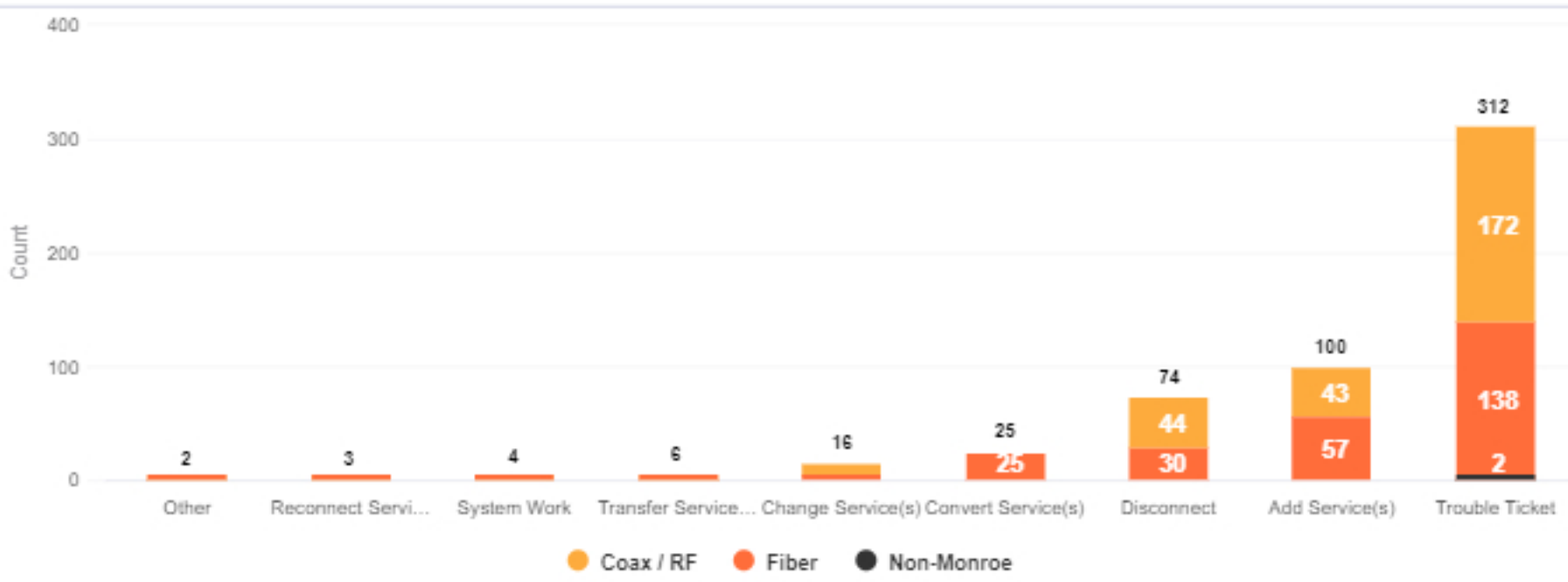
Work Orders Completed (By Type)

Just now



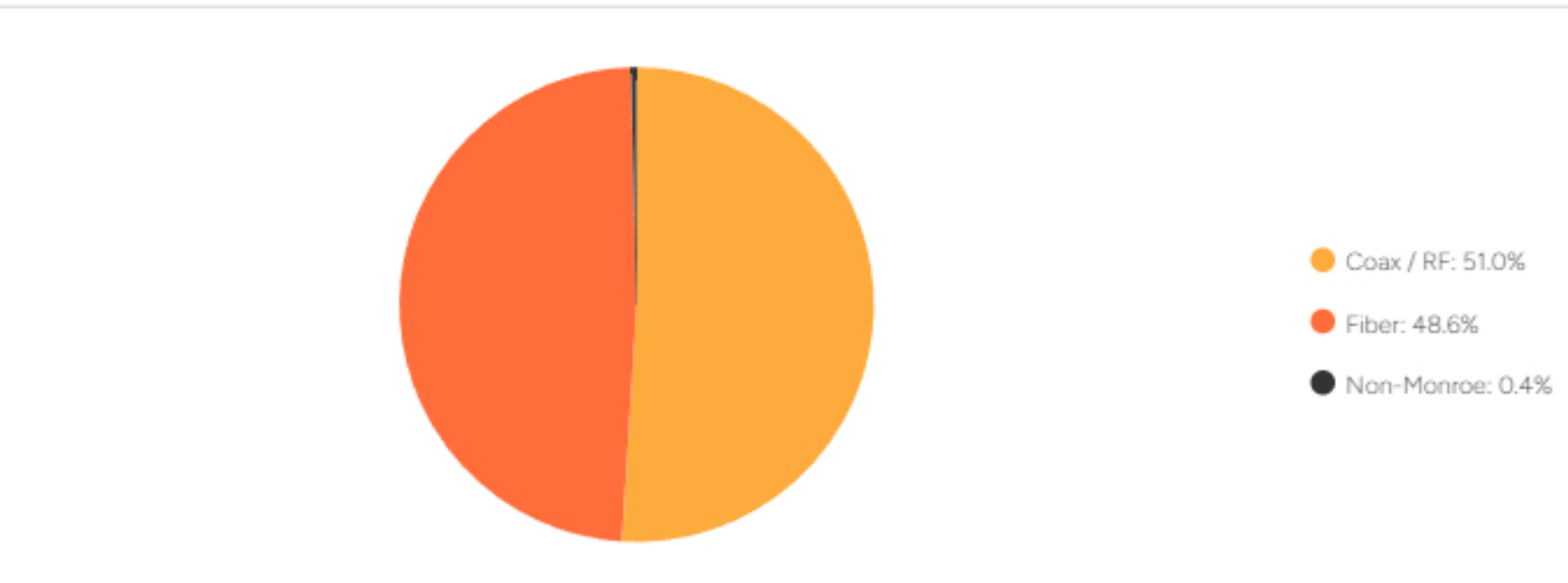
Work Orders Completed (By Service Delivery)

Just now



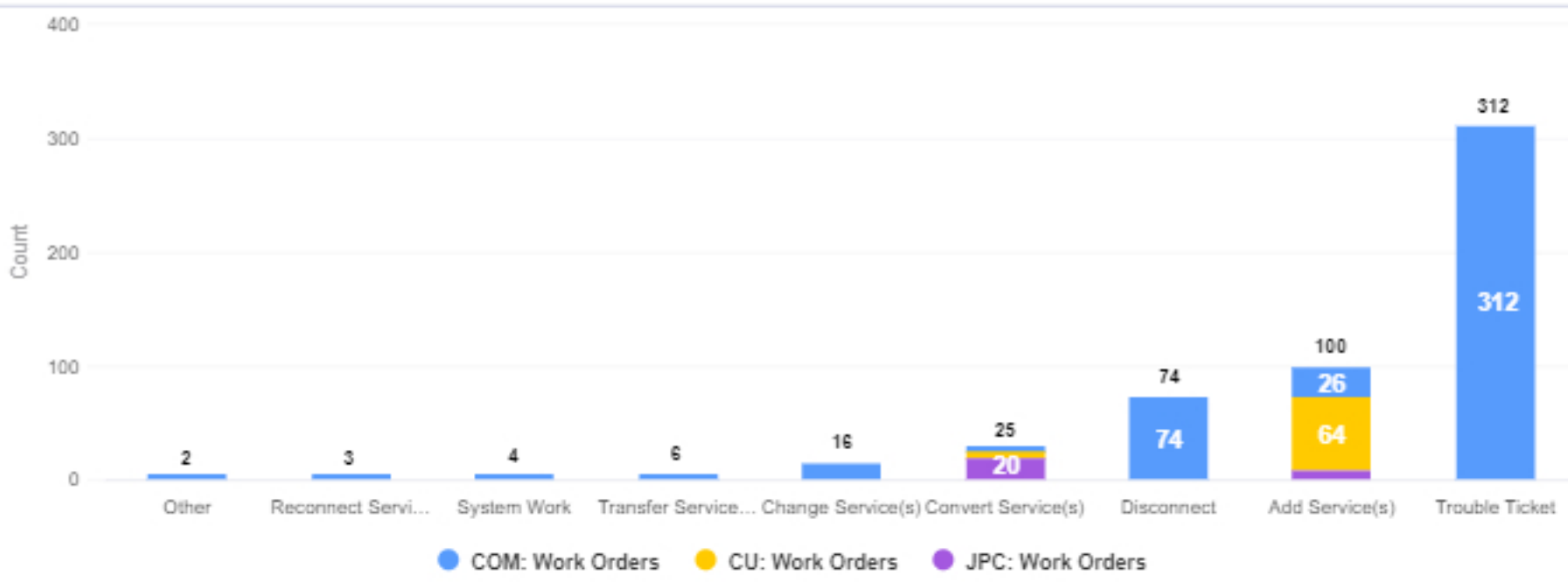
Work Orders Completed (By Service Delivery)

Just now



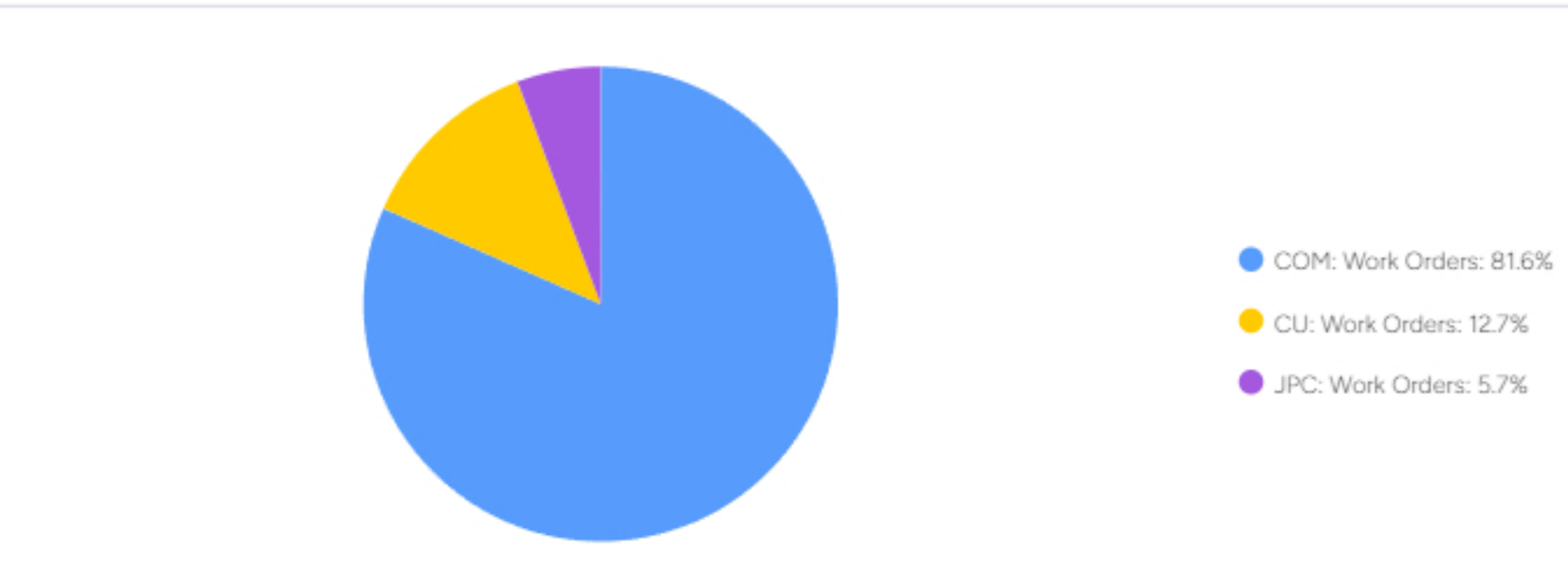
Work Orders Completed (By Group)

Just now



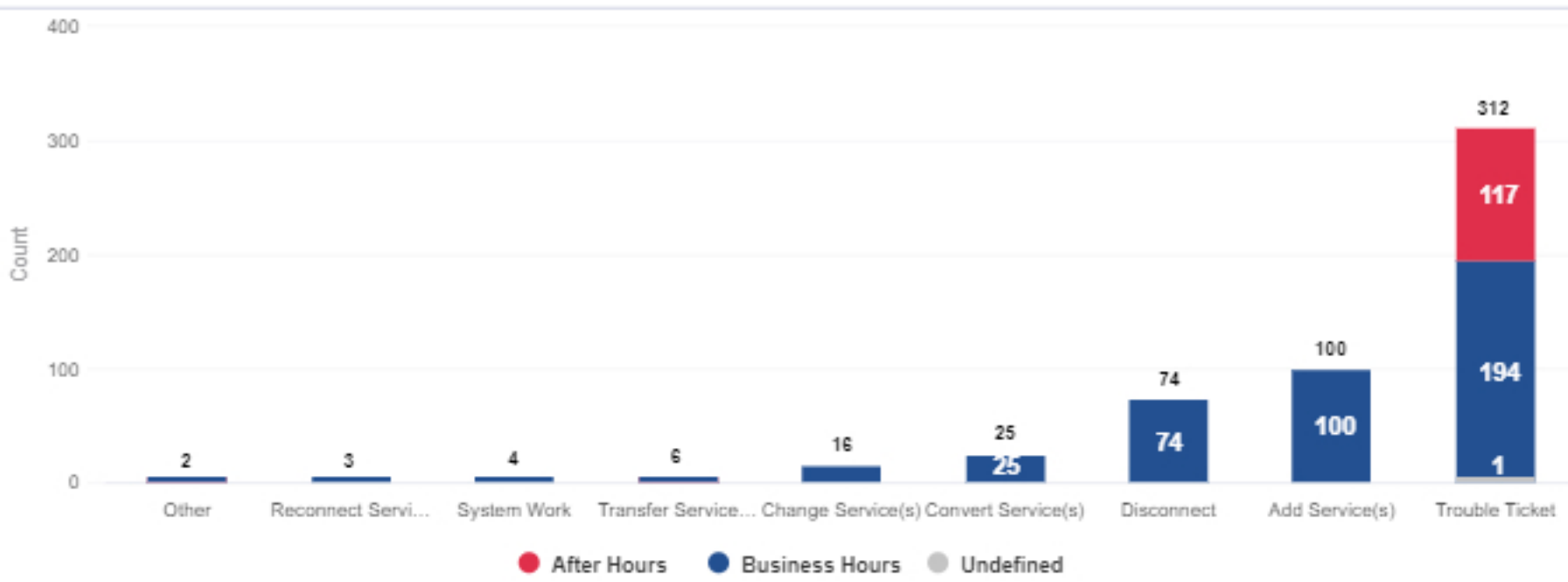
Work Orders Completed (By Group)

Just now



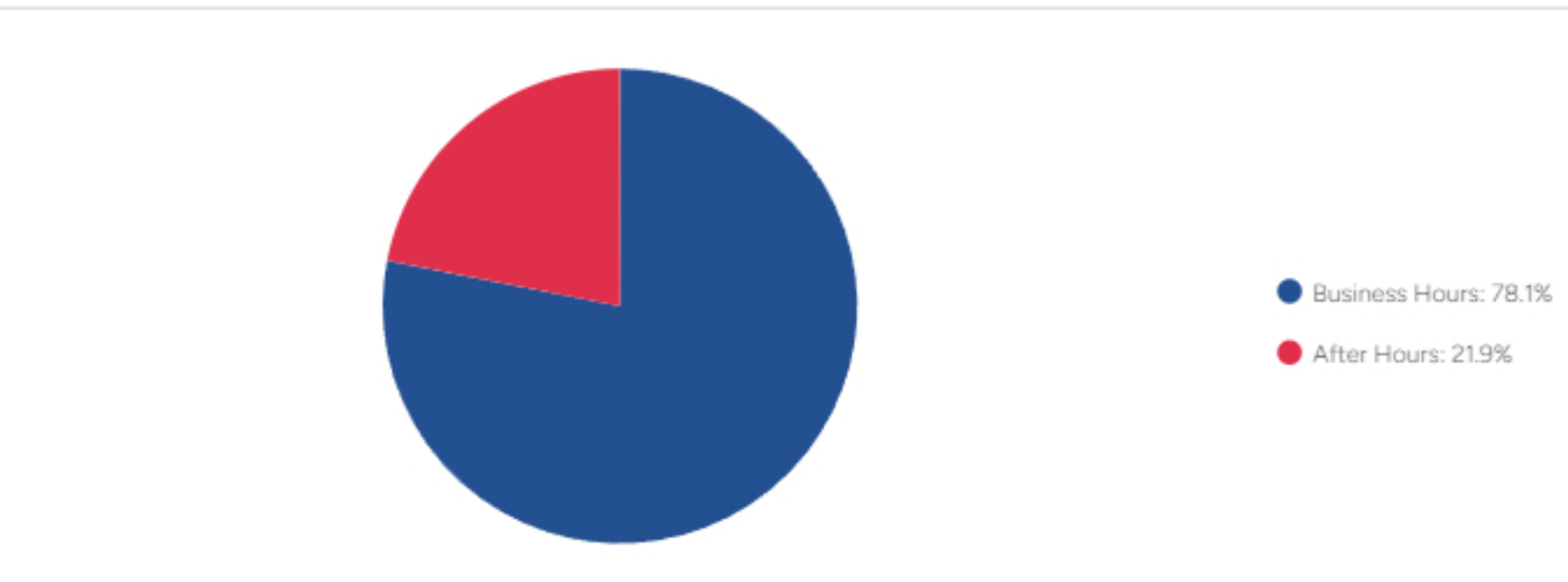
Work Orders Completed (By Submission Timeframe)

Just now



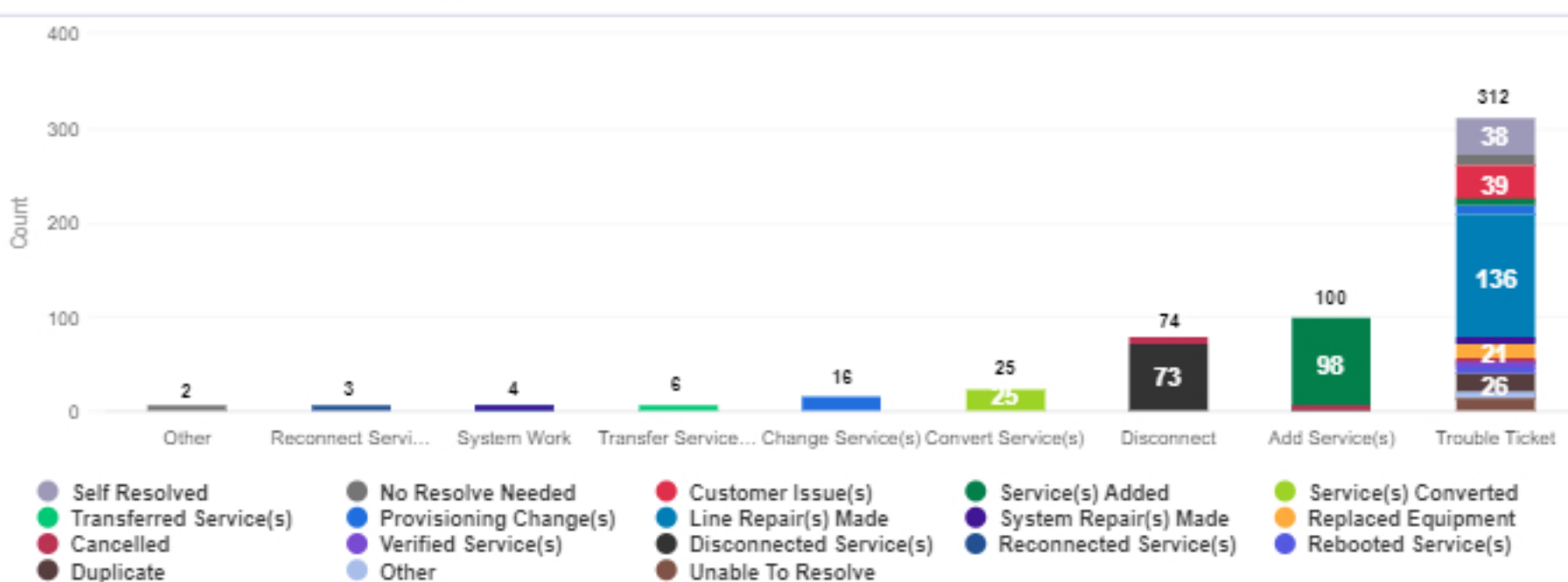
Work Orders Completed (By Submission Timeframe)

Just now



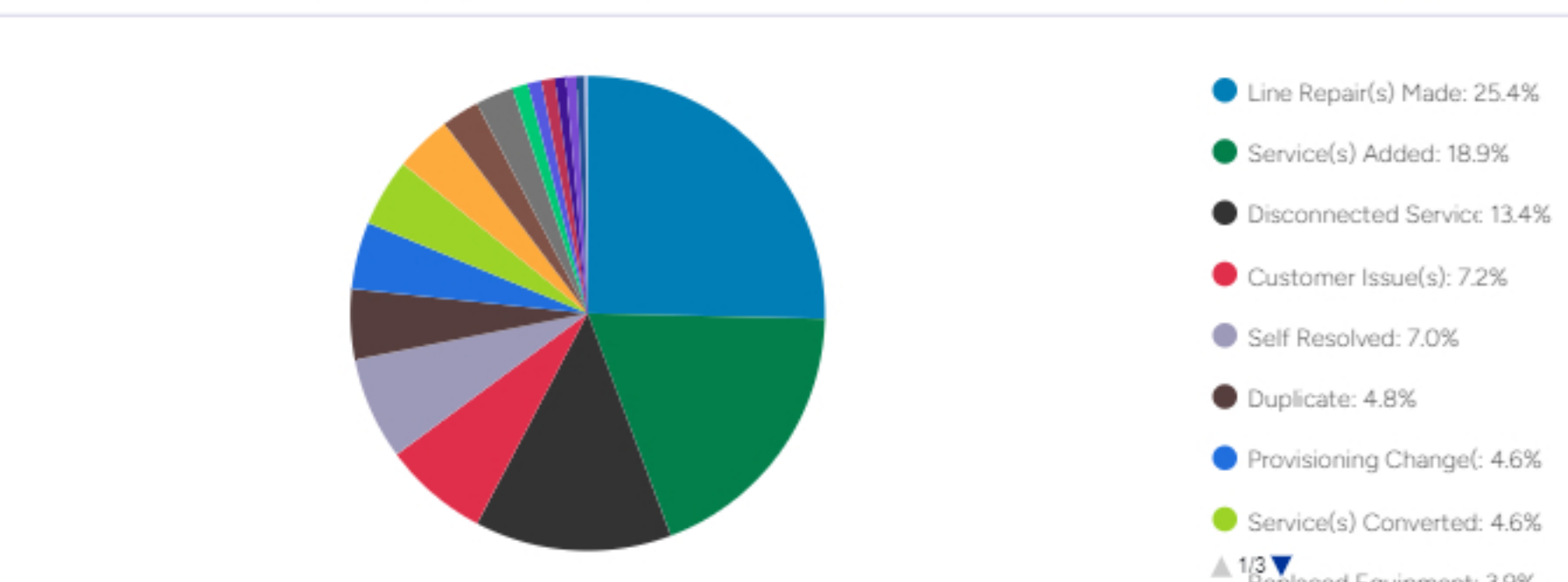
Work Orders Completed (By Resolution)

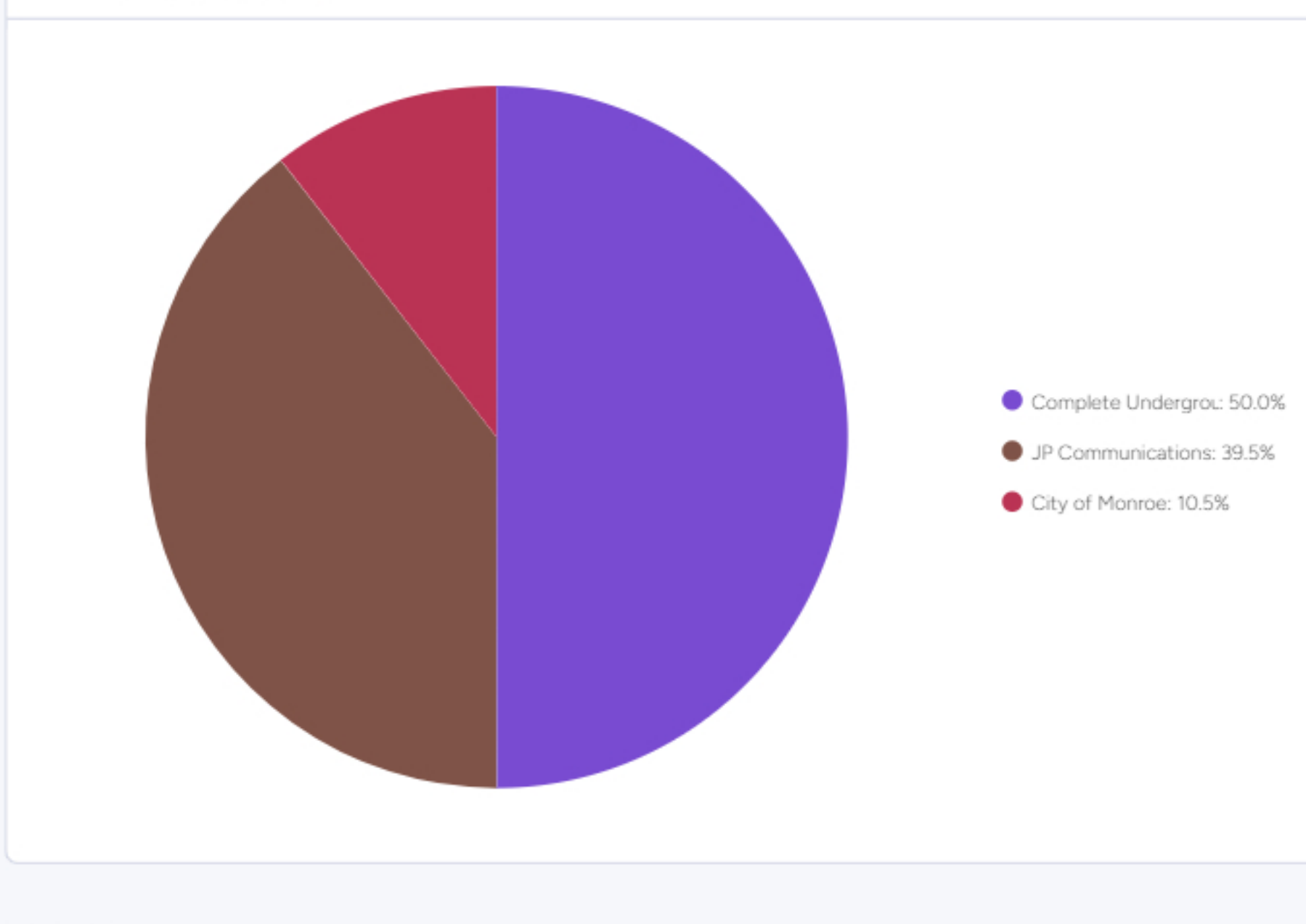
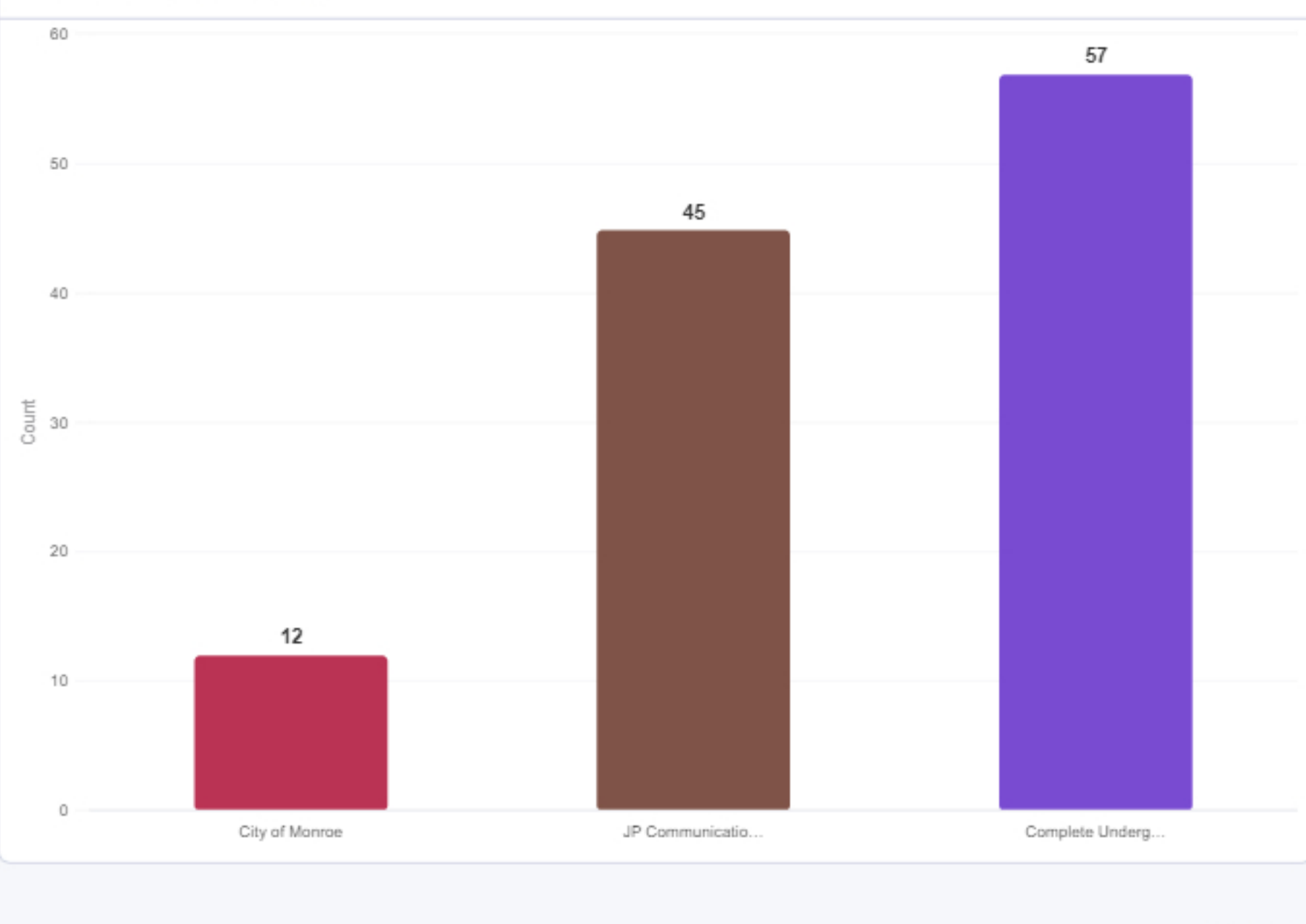
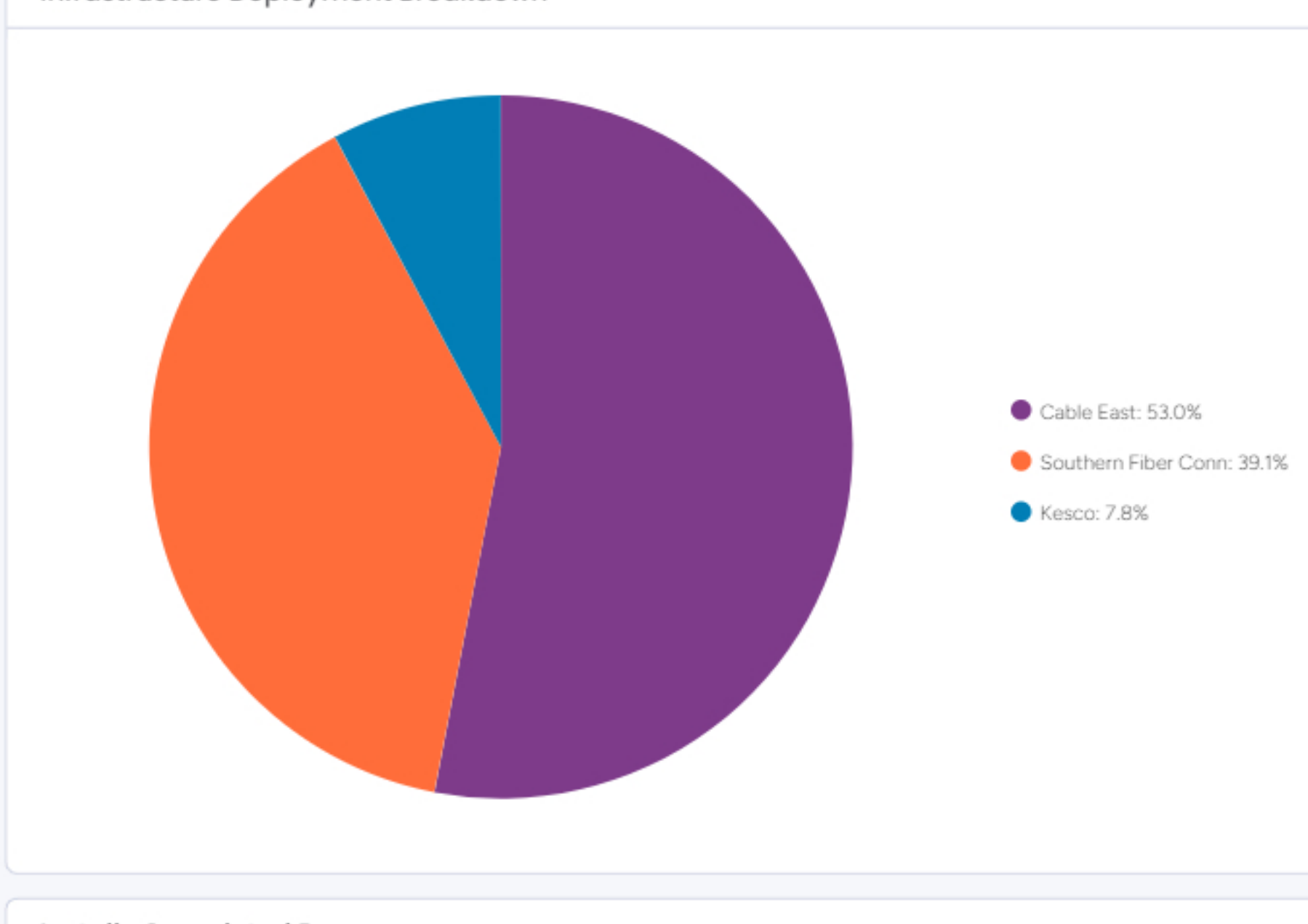
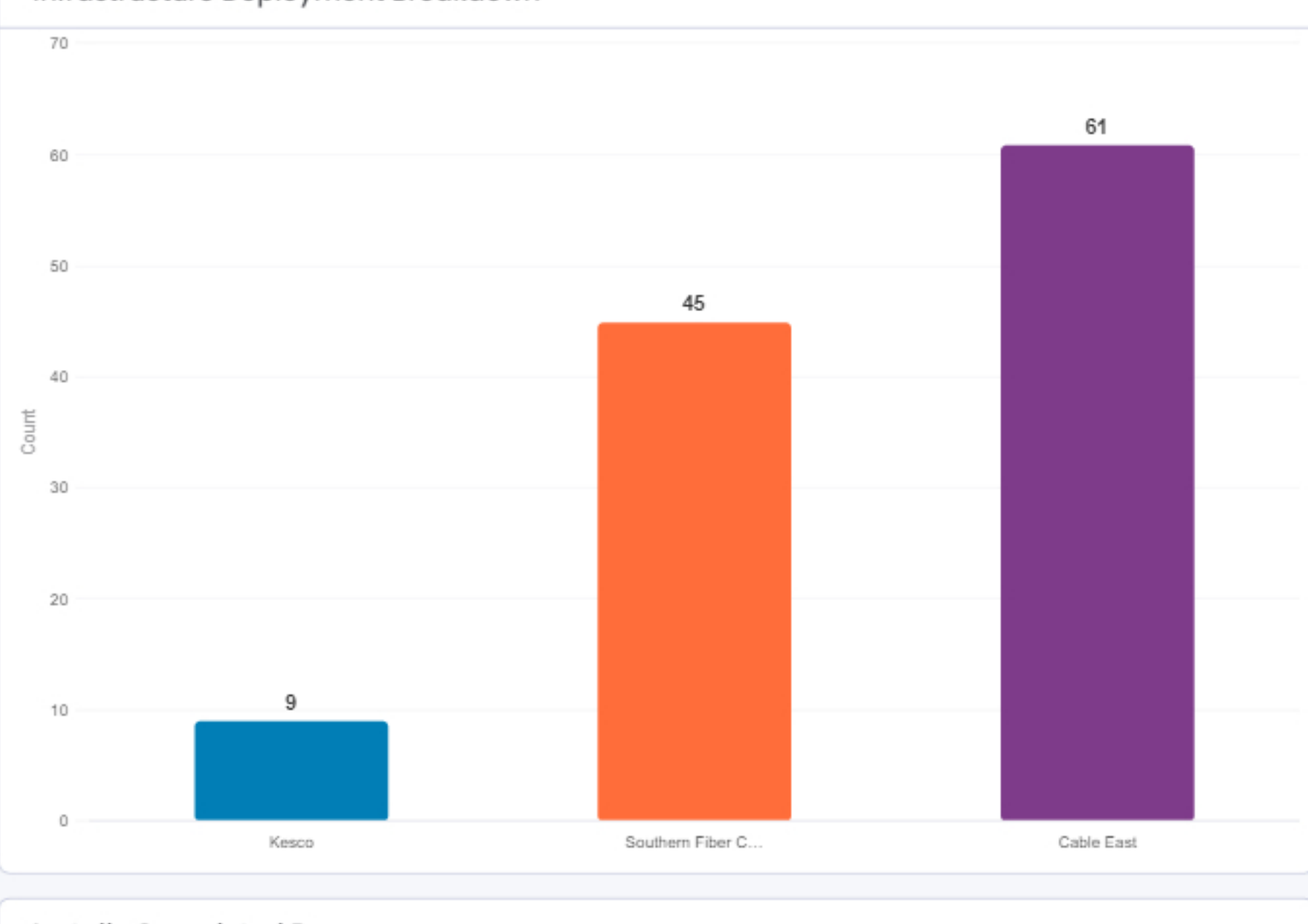
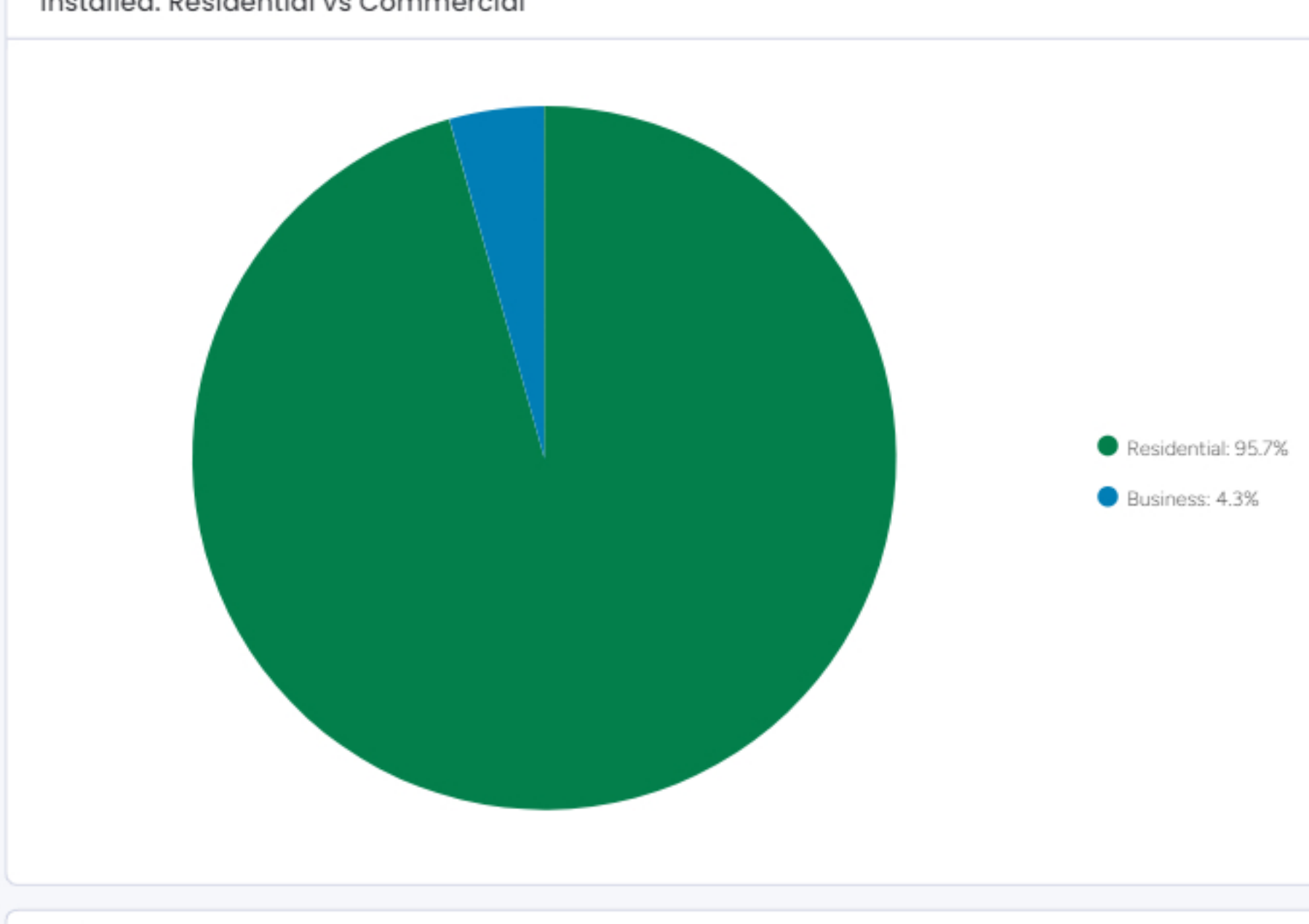
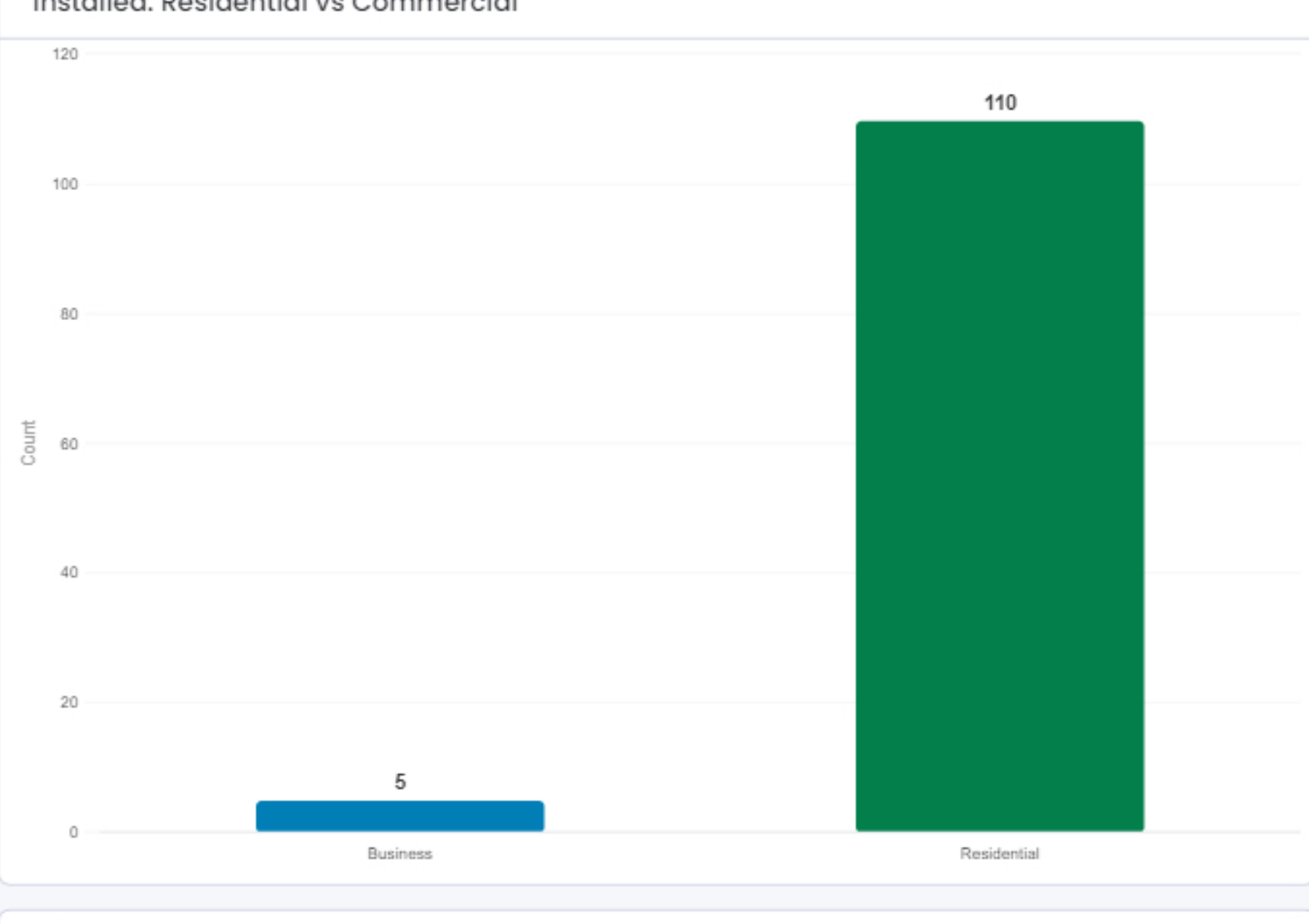
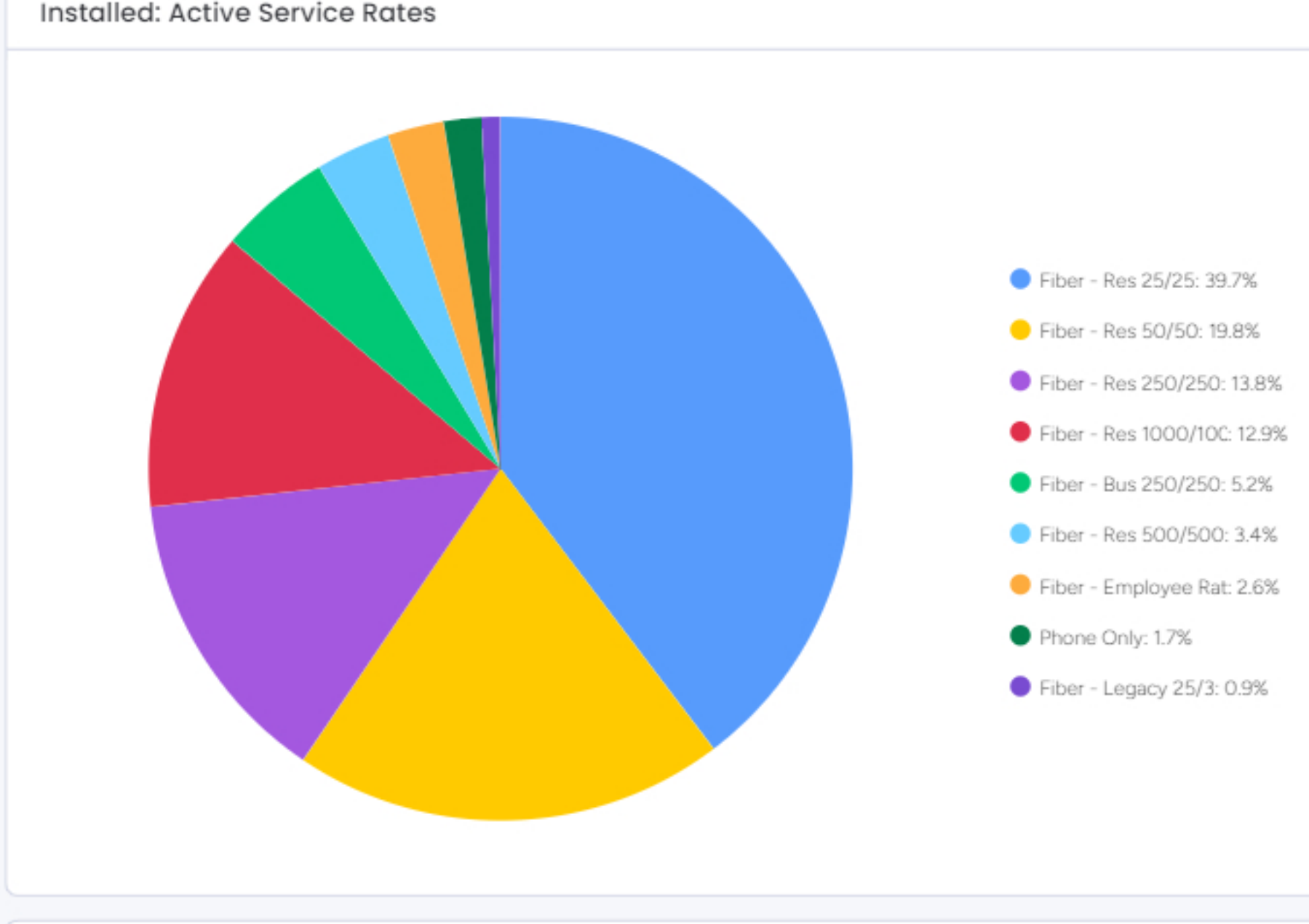
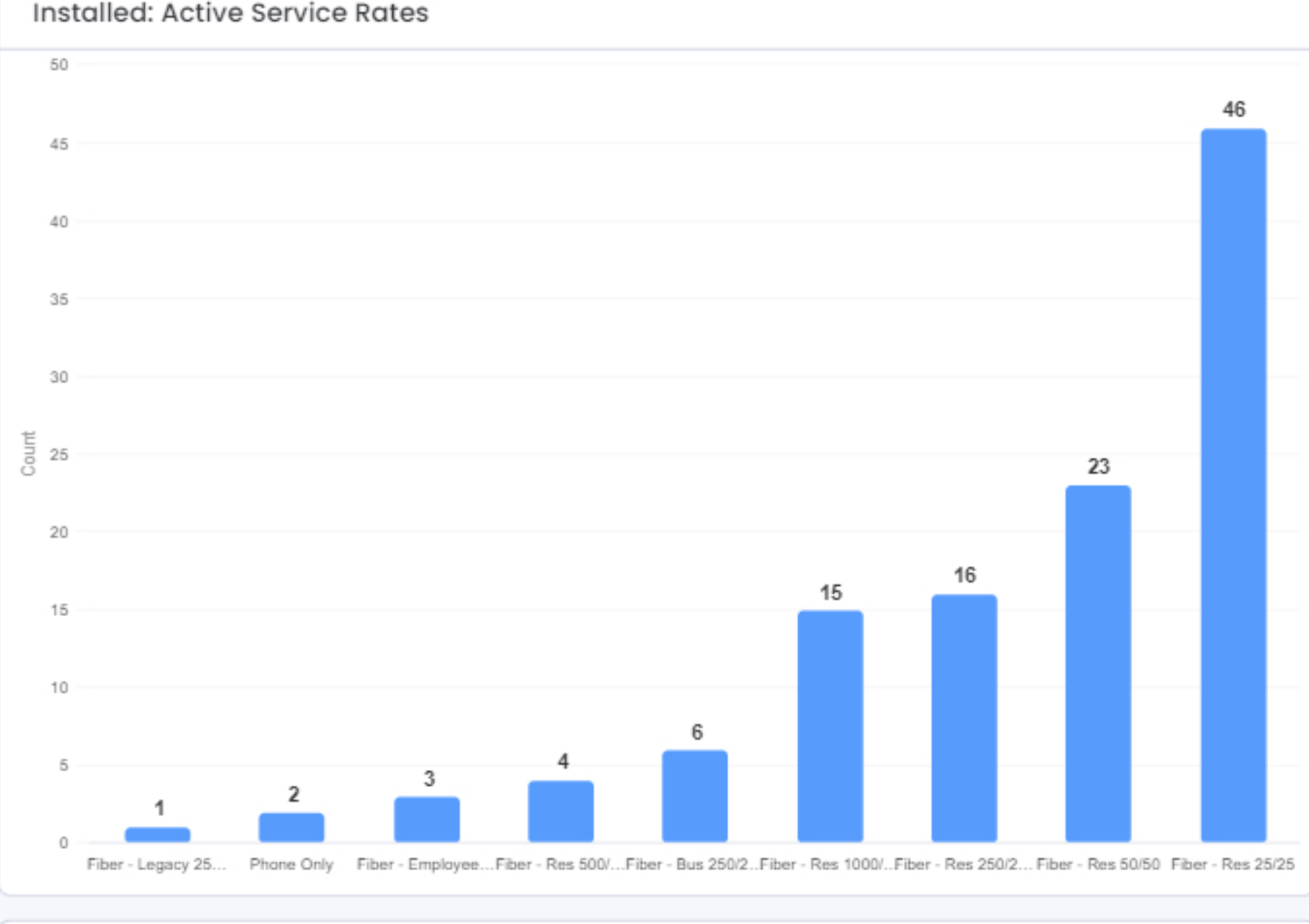
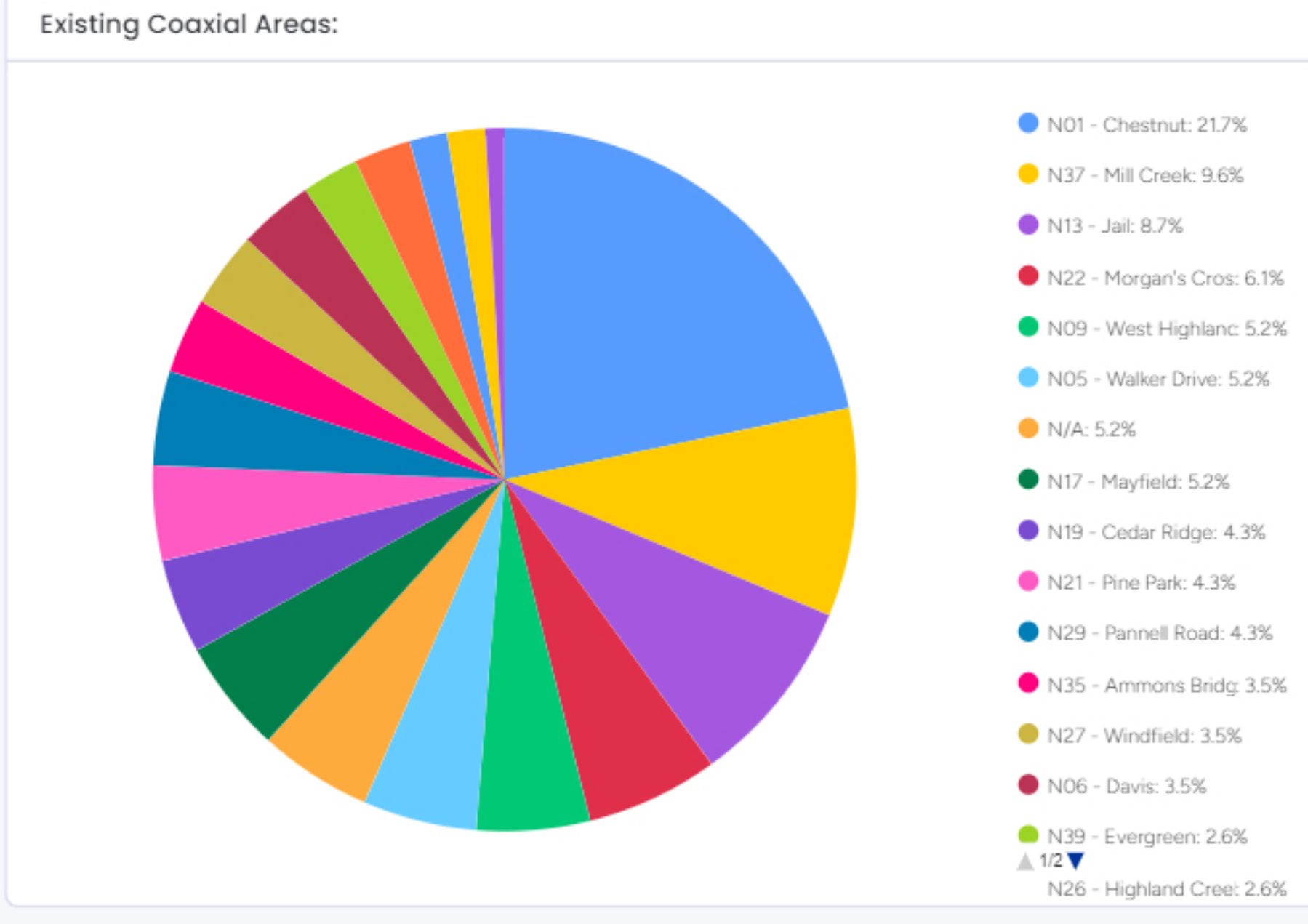
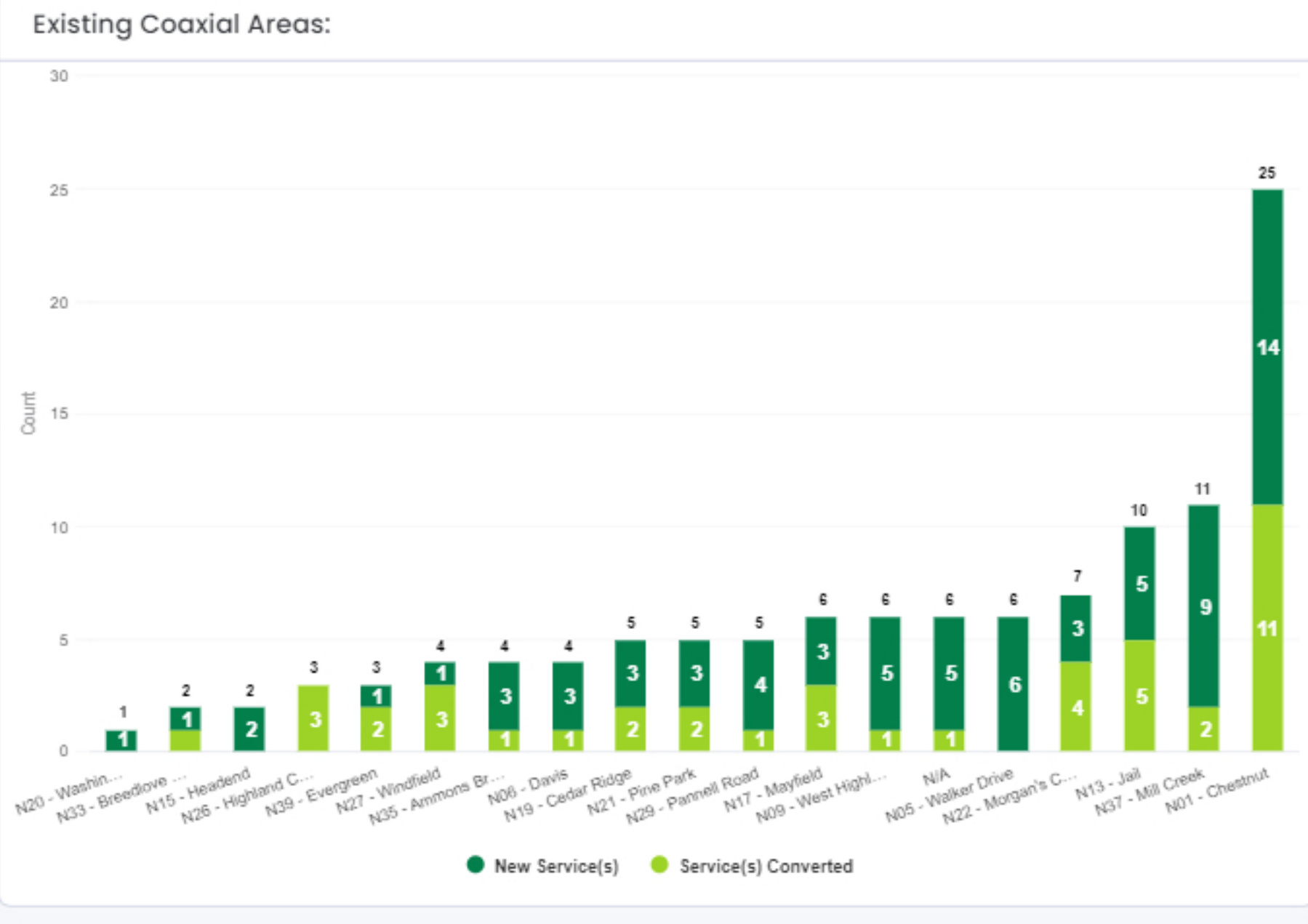
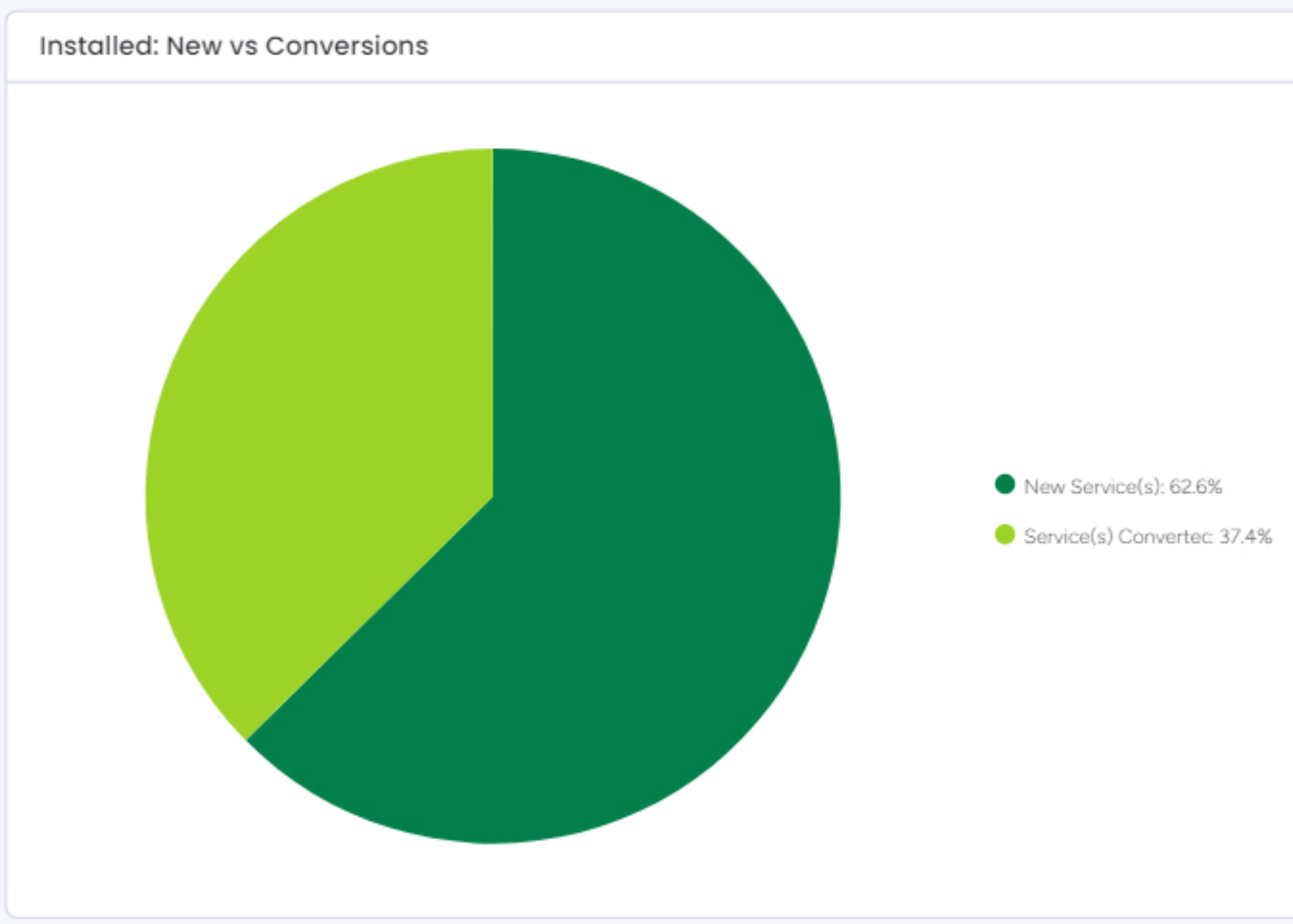
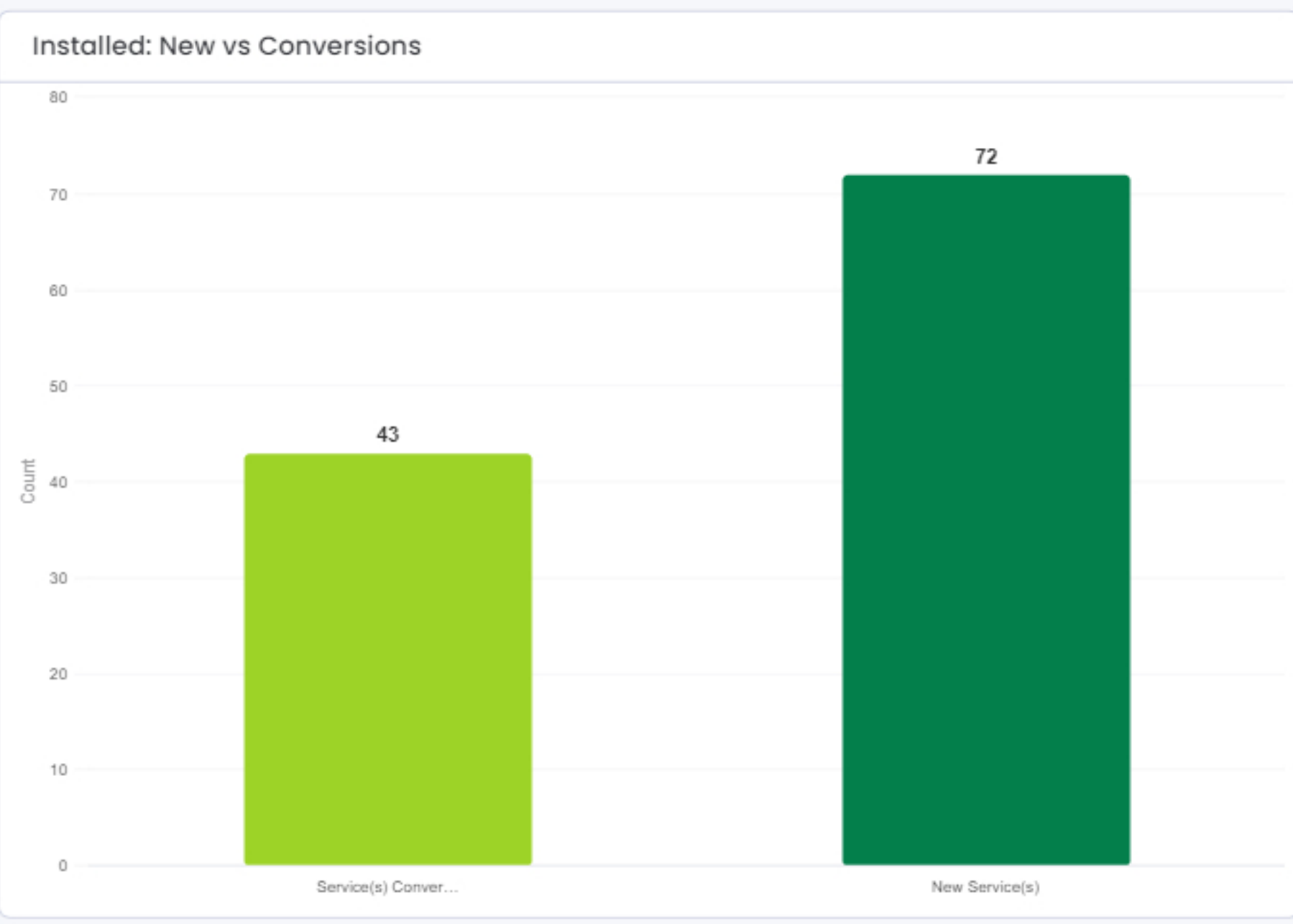
Just now



Work Orders Completed (By Resolution)

Just now







**WATER, SEWER, GAS &
ELECTRIC
MONTHLY REPORT**

**AUGUST
2024**

2024 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or Agency</i>
Natural Gas					
Rivers Edge @ Michael Etchinson Rd Phase 1 -105 lots	Jan-24	Mar-24	Install 18,000 of 2" plastic gas main / joint trench fiber with gas	Completed	City
Design & build of 4" high pressure steel main to feed new jail	Jan-24	Dec-24	Gas main to feed jail and provide additional gas for Piedmont Industrial Park	Engineering	GMC
2" & 4" steel main replacement @ W Spring St	Nov-24	Jan-24	Replacing approx. 7,000 of steel gas main along W Spring St from Carwood Dr to Mountain View	Completed	Contractor
4" gas main Install along Hwy 78 - Jim Daws Rd to Piedmont Industrial Park	Jan-24	Mar-24	Gas main extension to deal with pressure drops in the Industrial park	Completed	City
Gas main install for new 10 lot subdivision @ Double Springs Church Rd	May-24	Jun-24	Install 2000' 2" plastic main @ Alcovy Springs	Completed	City
Gas Relocation/GDOT Bypass project	Jan-24	Jun-24	Relocation in various areas of our 2" & 4" gas mains to accommodate new bypass	In Progress	City/Contractor
Hwy 83 Good Hope to Chandler Road main extension	Jan-24	Dec-24	Install 10,500' of 4" plastic gas main	Planning Stage	City
Sewer Collection					
Brentwood Subdivision Pump Station Replacement/Rehab	Dec-24	Jul-25	Replace pumps & controls / upgrade 2" force main to 4"	Planning Stage	City
2022 CDBG	Dec-21	Jul-24	Rehab of 6" sewer mains in Glen Iris, Edwards, Stowers area, out to bid Oct 2023 / Pre-Construction meeting held Jan. 10th / Start date early March 2024	In Progress	James Warren & Associates
2024 CDBG	Jan-24	Jan-24	Rehab of sewer & water along Green St, King St, Perry St, Launius Ave, & Carver Place / Crew surveying residents in area (will be a 2025 CDBG application)	In Progress	Carter & Sloope/Hofstadter
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer completed/ pump station contractor scheduled for completion of station May 8th	Completed	Contractor
Sewer Treatment Plant					
Jacks Creek Plant Rehab	Sep-21	Jan-24	Punch list completed, wrapping up final payment/paperwork	Completed	Heavy/Hofstadter
Water Distribution					
Implementation of EPA's new Lead & Copper Rule	Jul-22	Nov-24	Inventory of all water services to determine presence of lead / both sides of meters	Data Collection	City/120Water
Water Main relocation for Hwy 11 By-pass	Jan-24	Dec-24	Relocate approx. 4,000 of 8" main & 2,500 of 10" main in various areas along bypass	In Progress	City
Water extension to serve YMCA	Mar-24	Mar-24	Installing 10" water main to serve YMCA site	Completed	City
Water Main replacement Hwy 78 / Jacks Creek Landing	Jan-24	Mar-24	Replacing existing 10" main with a 12" main / section of the new 12",16" and water tank project	Completed	City
Water Treatment Plant					
Install 24" raw water main & 20" finished water main @ CRB	Nov-23	Jul-24	Installed before GDOT starts the Hwy 138 / CR Blvd. on-ramp slated for Dec 2023	Completed	Contractor Wiedeman & Singleton
24" Raw Water Main / 20" Finished Water Main	Jan-24	Jul-25	EPD approval 7/26/21 - GDOT, Georgia Power, Transco permits approved/awaiting easements	Bid Opening	Singleton
500,000 gal elevated water tank @ Piedmont Industrial Park	Jul-21	Jan-25	Wrapping up engineering / bidding in late spring / includes 16" main from WTP to tank	Design Phase	Carter & Sloope Wiedeman & Singleton
1,000,000 gallon clearwell @ WTP location	Jun-21	Feb-24	Completed, final walk-thru on March 1st, 2024	Completed	Singleton
Electric					
Pole Change-Outs	Jan-24	Dec-24	Yearly replacements from pole survey	Ongoing	City
Automated Switching	Mar-23	Dec-27	13 switches installed to date, project will continue over the next 5 years	Ongoing	City
Build out to new County Jail	Jan-24	Dec-24	New 3 phase buildout to new jail @ Baker Street	Early August	City
3 phase rebuild Towler Street area	Oct-23	Feb-24	Crews continuing work along Towler, completion date estimated in May	Completed	City
Build out power for Huey Magoos	Feb-24	Feb-24	Pulled UG primary, set 3/0 UG transformer	Completed	City
Pole removal @ Southview Dr for future cul-de-sac	Feb-24	Feb-24	Pole changeout, retired 3 spans of underbuild along Southview Dr	Completed	City

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2024 | FY 2024



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CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	FY 2024	AS BUDGET	FY 2023
REVENUES	\$ 0.994M	\$ 1.264M	\$ 1.327M	\$ 1.031M	\$ 1.004M	\$ 1.095M							\$ 6.714M	\$ 14.137M	\$ 6.274M
PERSONNEL COSTS	\$ 0.253M	\$ 0.276M	\$ 0.339M	\$ 0.256M	\$ 0.278M	\$ 0.255M							\$ 1.657M	\$ 3.215M	\$ 1.561M
CONTRACTED SVC	\$ 0.034M	\$ 0.043M	\$ 0.077M	\$ 0.059M	\$ 0.096M	\$ 0.070M							\$ 0.379M	\$ 1.409M	\$ 0.510M
SUPPLIES	\$ 0.110M	\$ 0.189M	\$ 0.237M	\$ 0.212M	\$ 0.195M	\$ 0.263M							\$ 1.206M	\$ 2.507M	\$ 1.070M
CAPITAL OUTLAY	\$ 0.225M	\$ 0.238M	\$ 0.322M	\$ 0.324M	\$ 0.315M	\$ 0.254M							\$ 1.677M	\$ 2.850M	\$ 1.150M
FUND TRANSFERS	\$ 0.054M	\$ 0.053M	\$ 0.053M	\$ 0.053M	\$ 0.053M	\$ 0.053M							\$ 0.319M	\$ 1.793M	\$ 0.344M
DEPRECIATION	\$ -	\$ -	\$ 0.574M	\$ 0.192M	\$ 0.193M	\$ 0.193M							\$ 1.152M	\$ -	\$ 0.710M
EXPENSES	\$ 0.675M	\$ 0.799M	\$ 1.602M	\$ 1.096M	\$ 1.130M	\$ 1.089M							\$ 6.390M	\$ 11.773M	\$ 5.345M
MARGIN	\$ 0.318M	\$ 0.465M	\$ (0.275M)	\$ (0.065M)	\$ (0.125M)	\$ 0.006M							\$ 0.324M	\$ 2.363M	\$ 0.930M

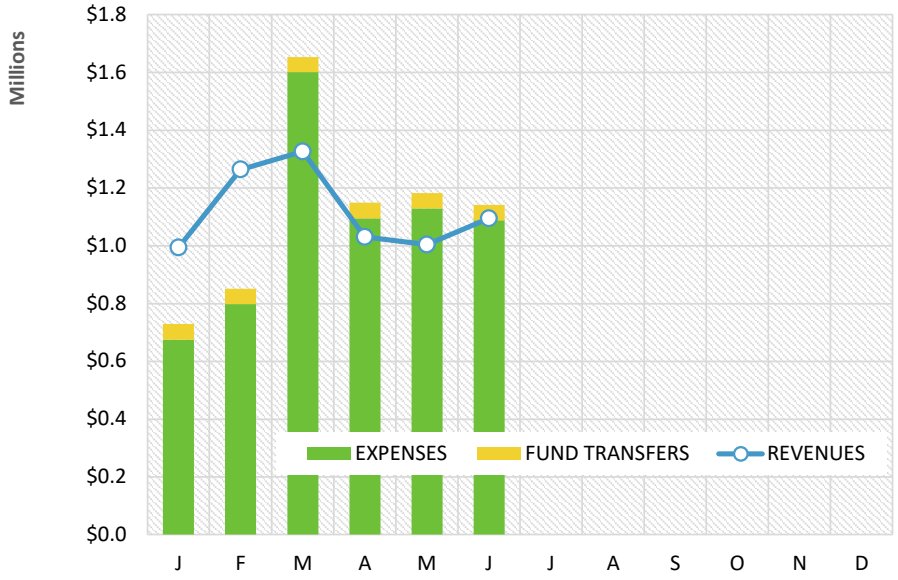
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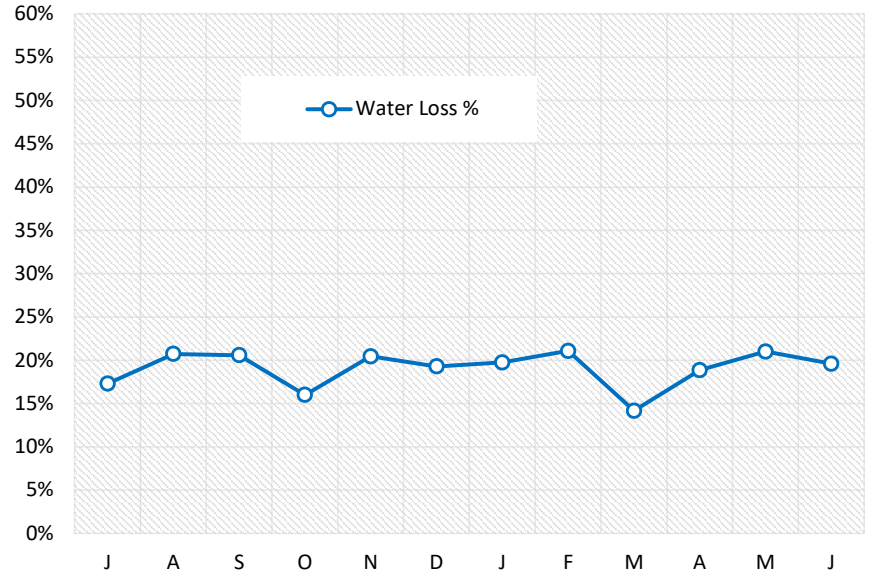
ROLLING 12-MO LINE LOSS

19.13%

REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 Dec 2024 YTD

CUSTOMER COUNT - WATER

Residential	9,237	9,230	9,227	9,267	9,314	9,279	9,259
Commercial	1,009	1,006	1,042	1,012	1,012	1,016	1,016
Industrial	1	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1	1
Residential Sprinkler	560	559	555	556	562	563	559
Commercial Sprinkler	94	98	94	93	95	95	95
Loganville	1	1	1	1	1	1	1
Total	10,903	10,896	10,921	10,931	10,986	10,956	10,932
YOY Δ	-4.47%	-4.65%	-4.49%	-4.50%	-4.34%	-4.71%	

KGALLONS - WATER

Residential	36,203	36,278	35,933	35,302	36,857	38,817	219,390
Commercial	12,702	12,678	14,723	13,729	11,320	16,161	81,313
Industrial	2,047	2,555	3,043	3,423	3,395	3,034	17,497
Water Authority	-	2	3	20	12	116	153
Loganville	32,761	32,688	30,666	33,036	31,923	33,056	194,128
Total	83,712	84,201	84,368	85,509	83,507	91,184	512,481
YOY Δ	-10.65%	-6.45%	1.79%	0.65%	-2.50%	2.38%	

REVENUE - WATER

Residential	\$ 0.319M	\$ 0.317M	\$ 0.317M	\$ 0.310M	\$ 0.322M	\$ 0.336M	\$ 1.920M
Commercial	\$ 0.096M	\$ 0.095M	\$ 0.107M	\$ 0.101M	\$ 0.101M	\$ 0.121M	\$ 0.621M
Industrial	\$ 0.008M	\$ 0.010M	\$ 0.012M	\$ 0.014M	\$ 0.014M	\$ 0.012M	\$ 0.072M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.002M
Loganville	\$ 0.121M	\$ 0.121M	\$ 0.114M	\$ 0.122M	\$ 0.118M	\$ 0.122M	\$ 0.717M
Total	\$ 0.544M	\$ 0.543M	\$ 0.551M	\$ 0.547M	\$ 0.555M	\$ 0.592M	\$ 3.332M
YOY Δ	-7.30%	-5.93%	3.42%	2.46%	1.11%	1.83%	

RETAIL SALES REPORT

[Jan 2024](#)
[Feb 2024](#)
[Mar 2024](#)
[Apr 2024](#)
[May 2024](#)
[Jun 2024](#)
[Jul 2024](#)
[Aug 2024](#)
[Sep 2024](#)
[Oct 2024](#)
[Nov 2024](#)
[Dec 2024](#)
[YTD](#)

CUSTOMER COUNT - SEWER

Residential	7,014	7,019	7,037	7,049	7,076	7,056	7,042
Commercial	843	820	841	842	843	853	840
Water Authority	1	1	1	1	1	1	1
Total	7,858	7,840	7,879	7,892	7,920	7,910	7,883

YOY Δ 0.99% 0.50% 0.97% 1.06% 0.97% 0.89%

KGALLONS - SEWER

Residential	36,203	36,278	35,933	35,302	36,857	38,817	219,390
Commercial	12,702	12,678	14,723	13,729	11,320	16,161	81,313
Water Authority	-	2	3	20	12	116	153
Total	48,905	48,958	50,659	49,051	48,189	55,094	300,856

YOY Δ -0.76% -7.02% 7.06% 7.11% -3.71% 1.03%

REVENUE - SEWER

Residential	\$ 0.220M	\$ 0.220M	\$ 0.221M	\$ 0.220M	\$ 0.221M	\$ 0.222M	\$ 1.324M
Commercial	\$ 0.128M	\$ 0.129M	\$ 0.139M	\$ 0.138M	\$ 0.130M	\$ 0.151M	\$ 0.815M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.002M	\$ 0.002M	\$ 0.010M
Total	\$ 0.349M	\$ 0.351M	\$ 0.362M	\$ 0.359M	\$ 0.353M	\$ 0.374M	\$ 2.148M

YOY Δ -5.25% -8.36% 0.88% 2.23% -2.82% -0.08%

SALES STATISTICS

[Jan 2024](#)
[Feb 2024](#)
[Mar 2024](#)
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[Jun 2024](#)
[Jul 2024](#)
[Aug 2024](#)
[Sep 2024](#)
[Oct 2024](#)
[Nov 2024](#)
[Dec 2024](#)
YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	4	4
Commercial	13	13	14	14	11	16	13
Industrial	2,047	2,555	3,043	3,423	3,395	3,034	2,916
Water Authority	-	2	3	20	12	116	26
Loganville	32,761	32,688	30,666	33,036	31,923	33,056	32,355

AVERAGE \$/CUSTOMER (WATER)

Residential	\$35	\$34	\$34	\$33	\$35	\$36	\$35
Commercial	\$95	\$94	\$103	\$100	\$100	\$119	\$102
Industrial	\$8,439	\$10,491	\$12,462	\$13,998	\$13,885	\$12,426	\$11,950
Water Authority	\$169	\$177	\$181	\$250	\$217	\$637	\$272
Loganville	\$120,903	\$120,659	\$113,843	\$121,830	\$118,079	\$121,899	\$119,535

AVERAGE \$/KGALLON (WATER)

Residential	\$8.81	\$8.73	\$8.83	\$8.78	\$8.73	\$8.64	\$8.75
Commercial	\$7.53	\$7.49	\$7.26	\$7.37	\$8.94	\$7.49	\$7.68
Industrial	\$4.12	\$4.11	\$4.10	\$4.09	\$4.09	\$4.10	\$4.10
Water Authority	\$0.00	\$88.42	\$60.29	\$12.48	\$18.10	\$5.49	\$30.80
Loganville	\$3.69	\$3.69	\$3.71	\$3.69	\$3.70	\$3.69	\$3.69
Average	\$5.1155	\$27.1855	\$20.1186	\$8.1795	\$9.9635	\$6.4315	\$12.83

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5	6	5
Commercial	15	15	18	16	13	19	16
Water Authority	-	2	3	20	12	116	26

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$31	\$31	\$31	\$31	\$31	\$31	\$31
Commercial	\$151	\$158	\$166	\$164	\$154	\$177	\$162
Water Authority	\$1,615	\$1,855	\$1,546	\$1,492	\$1,626	\$1,546	\$1,613

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.07	\$6.07	\$6.15	\$6.22	\$6.00	\$5.72	\$6.04
Commercial	\$10.05	\$10.20	\$9.46	\$10.04	\$11.48	\$9.33	\$10.09
Water Authority	\$0.00	\$927.42	\$515.23	\$74.62	\$135.47	\$13.33	\$277.68
Average	\$5.37	\$314.56	\$176.95	\$30.29	\$50.98	\$9.46	\$97.9363

**MOST RECENT
12-MONTH**

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
WATER SALES	\$ 592,114	\$ 578,780	\$ 3,316,544	\$ 3,331,147	\$ 6,944,468
STORMWATER PLAN REVIEW FEES	\$ -	\$ 450	\$ 2,077	\$ 2,300	\$ 2,727
SEWER SALES	\$ 370,546	\$ 369,166	\$ 2,131,561	\$ 2,160,201	\$ 4,330,957
SALES REVENUES (ACTUAL)	\$ 962,660	\$ 948,396	\$ 5,450,182	\$ 5,493,648	\$ 11,278,152
AS BUDGET	\$ 975,000	\$ 991,667	\$ 5,850,000	\$ 5,950,000	Not Applicable
% ACTUAL TO BUDGET	98.73%	95.64%	93.17%	92.33%	Not Applicable

OTHER REVENUES

WATER

GEFA PRINCIPAL FORGIVENESS	\$ -	\$ -	\$ 26,409	\$ -	\$ -
OP REVENUE	\$ 324	\$ 244	\$ 2,045	\$ 1,694	\$ 486
MISC REVENUE	\$ 7,478	\$ 367	\$ 40,249	\$ 28,738	\$ 5,629
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 51,825	\$ 26,288	\$ 167,200	\$ 206,487	\$ 23,775
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAP - OTHER UTILIT	\$ -	\$ -	\$ 151,825	\$ 19,691	\$ -
ADMIN ALLOC WATER	\$ 21,190	\$ 11,342	\$ 137,978	\$ 133,202	\$ 9,248
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 80,817	\$ 38,241	\$ 525,707	\$ 389,812	\$ 39,139

SEWER

OP REVENUE	\$ 21,930	\$ 30,125	\$ 174,023	\$ 152,135	\$ 5,680
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 8,500	\$ 10,500	\$ 345,000	\$ 107,611	\$ 3,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 21,190	\$ 11,342	\$ 137,978	\$ 133,202	\$ 9,248
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAPITAL - SEWAGE	\$ -	\$ -	\$ 81,421	\$ -	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (SEWER)	\$ 51,620	\$ 51,967	\$ 738,422	\$ 392,948	\$ 17,928

OTHER REVENUES (TOTAL)	\$ 132,437	\$ 90,207	\$ 1,264,128	\$ 782,761	\$ 57,067
AS BUDGET	\$ 196,278	\$ 118,089	\$ 1,177,667	\$ 708,533	Not Applicable
% ACTUAL TO BUDGET	67.47%	76.39%	107.34%	110.48%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,095,097	\$ 1,038,603	\$ 6,714,310	\$ 6,276,408	\$ 11,335,218
AS BUDGET	\$ 1,171,278	\$ 1,109,756	\$ 7,027,667	\$ 6,658,533	Not Applicable
% ACTUAL TO BUDGET	93.50%	93.59%	95.54%	94.26%	Not Applicable

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	12-MONTH
PERSONNEL	\$ 255,300	\$ 237,785	\$ 1,657,074	\$ 1,561,100	\$ 3,067,349
CONTRACTED SERVICES	\$ 70,408	\$ 101,267	\$ 378,806	\$ 512,153	\$ 786,357
SUPPLIES	\$ 263,218	\$ 189,221	\$ 1,205,980	\$ 1,069,833	\$ 2,408,523
CAPITAL OUTLAY	\$ 253,717	\$ 218,470	\$ 1,677,159	\$ 1,638,977	\$ 3,084,661
FUND TRANSFERS	\$ 53,022	\$ 53,257	\$ 318,755	\$ 343,618	\$ 650,447
DEPRECIATION	\$ 192,966	\$ 206,047	\$ 1,152,081	\$ 1,232,285	\$ 2,179,631
TOTAL	\$ 1,088,632	\$ 1,006,047	\$ 6,389,855	\$ 6,357,966	\$ 12,176,969

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 48,203	\$ 47,207	\$ 315,582	\$ 311,648	\$ 636,308
PERSONNEL (ACTUAL)	\$ 74,052	\$ 69,274	\$ 478,398	\$ 452,328	\$ 899,818
AS BUDGET	\$ 73,544	\$ 69,264	\$ 441,263	\$ 415,581	Not Applicable
% ACTUAL TO BUDGET	100.69%	100.02%	108.42%	108.84%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 21,773	\$ 21,991	\$ 101,703	\$ 170,469	\$ 246,040
AS BUDGET	\$ 31,588	\$ 27,788	\$ 189,525	\$ 166,725	Not Applicable
% ACTUAL TO BUDGET	68.93%	79.14%	53.66%	102.25%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 118,418	\$ 87,171	\$ 508,508	\$ 473,397	\$ 1,051,170
AS BUDGET	\$ 88,733	\$ 79,108	\$ 532,400	\$ 474,650	Not Applicable
% ACTUAL TO BUDGET	133.45%	110.19%	95.51%	99.74%	Not Applicable

CAPITAL OUTLAY

Amortization	\$ (12,754)	\$ (12,754)	\$ (69,833)	\$ (69,833)	\$ (139,665)
Admin Allocation - Water Treatment	\$ 82,552	\$ 63,624	\$ 562,815	\$ 535,874	\$ 986,886
Interest Expense	\$ 105,888	\$ 107,190	\$ 638,470	\$ 646,413	\$ 1,280,886
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 175,686	\$ 158,060	\$ 1,131,453	\$ 1,112,455	\$ 2,128,107
AS BUDGET	\$ 93,352	\$ 88,075	\$ 560,109	\$ 528,451	Not Applicable
% ACTUAL TO BUDGET	188.20%	179.46%	202.01%	210.51%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 101,356	\$ 112,411	\$ 605,491	\$ 670,920	\$ 1,163,989
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FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$ 32,106	\$ 31,866	\$ 192,240	\$ 206,908	\$ 397,091
AS BUDGET	\$ 90,400	\$ 93,605	\$ 542,398	\$ 561,632	Not Applicable
% ACTUAL TO BUDGET	35.52%	34.04%	35.44%	36.84%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 63,695	\$ 59,259	\$ 414,911	\$ 393,540	\$ 748,426
AS BUDGET	\$ 71,164	\$ 68,493	\$ 426,981	\$ 410,959	Not Applicable
% ACTUAL TO BUDGET	89.51%	86.52%	97.17%	95.76%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 27,430	\$ 10,738	\$ 48,203	\$ 32,938	\$ 72,749
AS BUDGET	\$ 17,083	\$ 18,817	\$ 102,500	\$ 112,900	Not Applicable
% ACTUAL TO BUDGET	160.57%	57.07%	47.03%	29.17%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 41,099	\$ 15,202	\$ 237,047	\$ 140,297	\$ 407,147
AS BUDGET	\$ 34,129	\$ 34,521	\$ 204,775	\$ 207,125	Not Applicable
% ACTUAL TO BUDGET	120.42%	44.04%	115.76%	67.74%	Not Applicable

CAPITAL OUTLAY

CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

TOTAL WATER EXPENSES (ACTUAL)	\$ 655,614	\$ 565,973	\$ 3,717,955	\$ 3,653,252	\$ 7,114,538
AS BUDGET	\$ 499,992	\$ 479,671	\$ 2,999,951	\$ 2,878,023	Not Applicable
% ACTUAL TO BUDGET	131.13%	117.99%	123.93%	126.94%	Not Applicable

Jun 2024 Jun 2023 FY2024 YTD FY2023 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$ 29,008	\$ 27,360	\$ 187,616	\$ 169,595	\$ 354,436
AS BUDGET	\$ 30,504	\$ 29,531	\$ 183,026	\$ 177,185	Not Applicable
% ACTUAL TO BUDGET	95.10%	92.65%	102.51%	95.72%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ (22,472)	\$ 6,521	\$ 12,463	\$ 51,072	\$ 54,081
AS BUDGET	\$ 5,288	\$ 3,928	\$ 31,725	\$ 23,567	Not Applicable
% ACTUAL TO BUDGET	-425.00%	166.02%	39.29%	216.71%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 16,977	\$ 2,554	\$ 35,280	\$ 11,900	\$ 76,386
AS BUDGET	\$ 88,733	\$ 79,108	\$ 532,400	\$ 474,650	Not Applicable
% ACTUAL TO BUDGET	19.13%	3.23%	6.63%	2.51%	Not Applicable

CAPITAL OUTLAY

Amortization	\$ (7,911)	\$ (7,911)	\$ (40,759)	\$ (40,759)	\$ (81,518)
Admin Alloc - Adm Exp	\$ 82,552	\$ 63,624	\$ 562,815	\$ 535,874	\$ 986,886
Interest Expense	\$ 3,391	\$ 4,697	\$ 23,650	\$ 31,407	\$ 51,186
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 78,032	\$ 60,410	\$ 545,706	\$ 526,522	\$ 956,554
AS BUDGET	\$ 144,187	\$ 137,476	\$ 865,120	\$ 824,857	Not Applicable
% ACTUAL TO BUDGET	54.12%	43.94%	63.08%	63.83%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 7,424	\$ 6,587	\$ 41,476	\$ 39,520	\$ 74,409
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$ 20,916	\$ 21,391	\$ 126,515	\$ 136,710	\$ 253,356
AS BUDGET	\$ 58,993	\$ 59,438	\$ 353,960	\$ 356,630	Not Applicable
% ACTUAL TO BUDGET	35.46%	35.99%	35.74%	38.33%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 84,186	\$ 87,049	\$ 505,114	\$ 521,845	\$ 941,233
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SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$ 42,292	\$ 39,672	\$ 280,168	\$ 272,970	\$ 512,375
AS BUDGET	\$ 45,694	\$ 43,591	\$ 274,166	\$ 261,548	Not Applicable
% ACTUAL TO BUDGET	92.55%	91.01%	102.19%	104.37%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 10,759	\$ 4,588	\$ 31,305	\$ 39,477	\$ 68,295
AS BUDGET	\$ 11,965	\$ 8,298	\$ 71,788	\$ 49,788	Not Applicable
% ACTUAL TO BUDGET	89.92%	55.29%	43.61%	79.29%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 16,978	\$ 9,591	\$ 47,890	\$ 59,821	\$ 103,779
AS BUDGET	\$ 10,679	\$ 11,421	\$ 64,075	\$ 68,525	Not Applicable
% ACTUAL TO BUDGET	158.98%	83.98%	74.74%	87.30%	Not Applicable

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$ 46,253	\$ 42,220	\$ 295,981	\$ 272,666	\$ 552,294
AS BUDGET	\$ 46,937	\$ 43,916	\$ 281,623	\$ 263,495	Not Applicable
% ACTUAL TO BUDGET	98.54%	96.14%	105.10%	103.48%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 32,918	\$ 57,429	\$ 185,131	\$ 218,197	\$ 345,191
AS BUDGET	\$ 51,454	\$ 65,504	\$ 308,725	\$ 393,025	Not Applicable
% ACTUAL TO BUDGET	63.97%	87.67%	59.97%	55.52%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 69,747	\$ 74,701	\$ 377,255	\$ 384,419	\$ 770,041
AS BUDGET	\$ 69,521	\$ 67,717	\$ 417,125	\$ 406,300	Not Applicable
% ACTUAL TO BUDGET	100.32%	110.31%	90.44%	94.61%	Not Applicable

TOTAL EXPENSES (ACTUAL)	\$ 433,017	\$ 440,074	\$ 2,671,901	\$ 2,704,714	\$ 5,062,431
AS BUDGET	\$ 563,955	\$ 549,928	\$ 3,383,732	\$ 3,299,570	Not Applicable
% ACTUAL TO BUDGET	76.78%	80.02%	78.96%	81.97%	Not Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2024 | FY 2024



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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	FY 2024	AS BUDGET	FY 2023
REVENUES	\$ 0.624M	\$ 0.810M	\$ 0.669M	\$ 0.557M	\$ 0.283M	\$ 0.232M							\$ 3.176M	\$ 2.309M	\$ 3.347M
PERSONNEL COSTS	\$ 0.067M	\$ 0.071M	\$ 0.083M	\$ 0.064M	\$ 0.072M	\$ 0.071M							\$ 0.429M	\$ 0.434M	\$ 0.407M
CONTRACTED SVC	\$ 0.007M	\$ 0.031M	\$ 0.017M	\$ 0.012M	\$ 0.012M	\$ 0.018M							\$ 0.097M	\$ 0.134M	\$ 0.076M
SUPPLIES	\$ 0.276M	\$ 0.349M	\$ 0.262M	\$ 0.171M	\$ 0.117M	\$ 0.094M							\$ 1.269M	\$ 1.083M	\$ 1.792M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.092M	\$ 0.113M	\$ 0.224M	\$ 0.176M	\$ 0.160M	\$ 0.121M							\$ 0.886M	\$ 0.836M	\$ 0.879M
EXPENSES	\$ 0.442M	\$ 0.565M	\$ 0.586M	\$ 0.423M	\$ 0.360M	\$ 0.305M							\$ 2.680M	\$ 2.487M	\$ 3.154M
MARGIN	\$ 0.182M	\$ 0.245M	\$ 0.084M	\$ 0.134M	\$ (0.078M)	\$ (0.072M)							\$ 0.495M	\$ (0.179M)	\$ 0.194M

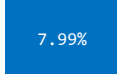
12-MO
PURCHASED
CCF 's



12-MO
RETAIL
CCF 's



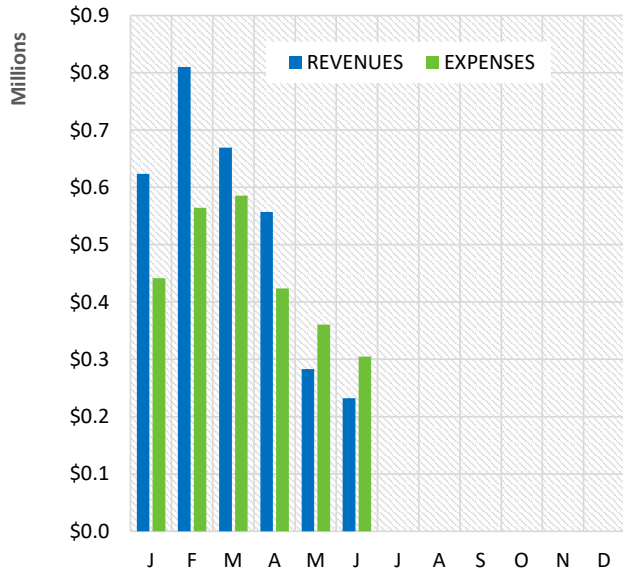
12-MO LINE
LOSS



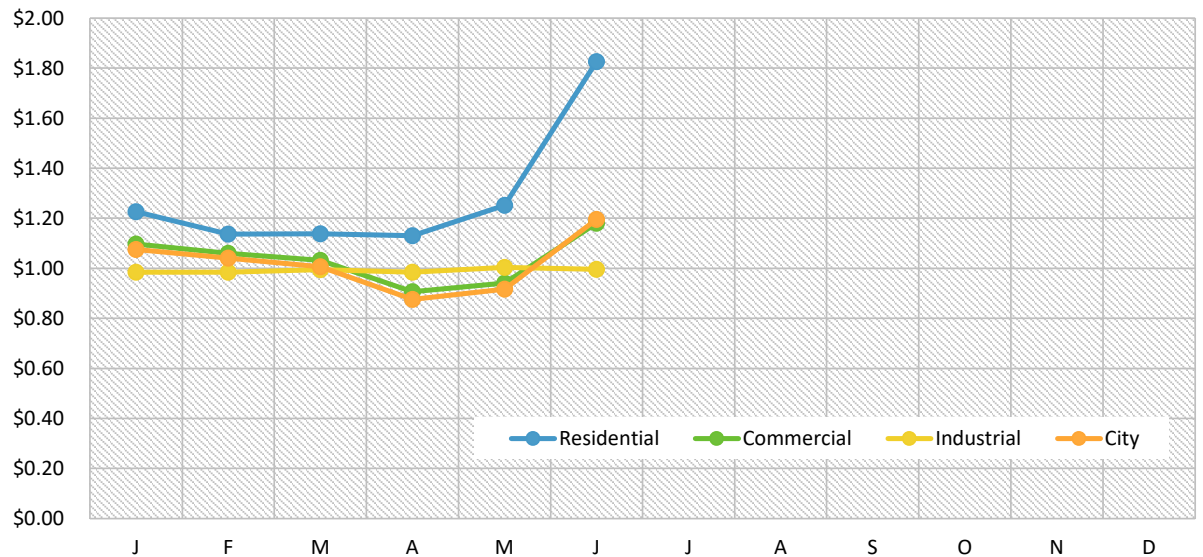
AVERAGE
COST PER
CCF



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 Dec 2024

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CUSTOMER COUNT

Residential	3,839	3,844	3,854	3,848	3,853	3,847	3,848
Commercial	598	596	598	598	593	593	596
Industrial	6	6	6	6	6	6	6
City	19	19	19	19	19	19	19
Total	4,464	4,467	4,479	4,473	4,473	4,467	4,471
Year-Over-Year Δ	2.95%	2.43%	2.47%	2.59%	2.50%	1.85%	

CCF

Residential	0.276M	0.393M	0.320M	0.192M	0.108M	0.051M	1.340M
Commercial	0.191M	0.258M	0.232M	0.153M	0.111M	0.080M	1.026M
Industrial	0.023M	0.026M	0.008M	0.025M	0.005M	0.007M	0.094M
City	0.009M	0.014M	0.015M	0.008M	0.005M	0.002M	0.053M
Total	0.514M	0.710M	0.596M	0.395M	0.242M	0.150M	2.606M
Year-Over-Year Δ	0.55%	20.55%	30.32%	26.95%	-2.17%	-9.09%	

REVENUE

Residential	\$ 0.339M	\$ 0.447M	\$ 0.364M	\$ 0.217M	\$ 0.135M	\$ 0.093M	\$ 1.595M
Commercial	\$ 0.210M	\$ 0.274M	\$ 0.239M	\$ 0.139M	\$ 0.104M	\$ 0.094M	\$ 1.060M
Industrial	\$ 0.023M	\$ 0.026M	\$ 0.008M	\$ 0.025M	\$ 0.005M	\$ 0.007M	\$ 0.093M
Other	\$ 0.013M	\$ 0.016M	\$ 0.019M	\$ 0.012M	\$ 0.010M	\$ 0.010M	\$ 0.080M
City	\$ 0.010M	\$ 0.015M	\$ 0.015M	\$ 0.007M	\$ 0.004M	\$ 0.003M	\$ 0.054M
Total	\$ 0.595M	\$ 0.778M	\$ 0.645M	\$ 0.399M	\$ 0.259M	\$ 0.206M	\$ 2.882M
Year-Over-Year Δ	-24.61%	-2.82%	5.60%	13.82%	-5.28%	1.35%	

SALES STATISTICS

[Jan 2024](#)
[Feb 2024](#)
[Mar 2024](#)
[Apr 2024](#)
[May 2024](#)
[Jun 2024](#)
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[Sep 2024](#)
[Oct 2024](#)
[Nov 2024](#)
[Dec 2024](#)

YTD 137

AVERAGE CCF/CUSTOMER

Residential	72	102	83	50	28	13	58
Commercial	320	434	388	256	187	134	287
Industrial	3,913	4,377	1,326	4,166	794	1,166	2,624
City	487	762	763	424	247	127	468

AVERAGE \$/CUSTOMER

Residential	\$88	\$116	\$94	\$56	\$35	\$24	\$69
Commercial	\$351	\$460	\$400	\$232	\$176	\$159	\$296
Industrial	\$3,854	\$4,309	\$1,319	\$4,102	\$797	\$1,162	\$2,591
City	\$524	\$793	\$768	\$371	\$226	\$152	\$472

AVERAGE \$/CCF

Residential	\$1.2263	\$1.1371	\$1.1385	\$1.1301	\$1.2517	\$1.8261	\$1.2850
Commercial	\$1.0964	\$1.0603	\$1.0314	\$0.9059	\$0.9406	\$1.1801	\$1.0358
Industrial	\$0.9849	\$0.9844	\$0.9945	\$0.9846	\$1.0041	\$0.9964	\$0.9915
City	\$1.0753	\$1.0403	\$1.0057	\$0.8754	\$0.9164	\$1.1952	\$1.0180
Average	\$1.0957	\$1.0555	\$1.0425	\$0.9740	\$1.0282	\$1.2995	\$1.0826

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 35,693	\$ 35,713	\$ 293,936	\$ 292,056	\$ 517,408
Demand Storage/Peaking Services	\$ 2,317	\$ 2,318	\$ 13,679	\$ 13,673	\$ 27,360
Supply Charges	\$ 30,619	\$ 36,354	\$ 735,203	\$ 1,109,446	\$ 1,072,378
Gas Authority Supply Charges	\$ 2,132	\$ 2,073	\$ 38,136	\$ 37,036	\$ 52,648
Gas Authority Charges	\$ (12,253)	\$ (17,472)	\$ (87,733)	\$ (53,471)	\$ (184,587)
P.A.C.E	300	300	1,800	1,800	3,600
APGA Annual Dues	-	-	3,755	3,652	3,755
Other	1,495	1,581	26,683	23,729	40,624
TOTAL MGAG BILL	\$ 60,304	\$ 60,867	\$ 1,025,460	\$ 1,427,921	\$ 1,533,186

DELIVERED SUPPLY

Volume CCF	179,070	161,360	2,842,930	2,348,160	3,971,320
Volume Dth (MGAG)	174,320	157,150	2,761,600	2,283,450	3,860,190

*Dth (dekatherm) is the measurement of gas volume. Dth to Ccf (Centi Cubic Feet) conversion is based on the BTU fuel content

UNIT COSTS					
\$/Dth	0.3459	0.3873	0.3713	0.6253	0.3972
\$/CCF	0.3368	0.3772	0.3607	0.6081	0.3861

**MOST RECENT
12-MONTH**

Jun 2024 Jun 2023 FY2024 YTD FY2023 YTD

SALES REVENUES

NATURAL GAS SALES	\$ 206,921	\$ 203,781	\$ 2,882,285	\$ 3,029,862	\$ 4,026,157
SALES REVENUES (ACTUAL)	\$ 206,921	\$ 203,781	\$ 2,882,285	\$ 3,029,862	\$ 4,026,157
AS BUDGET	\$ 346,464	\$ 455,024	\$ 2,078,783	\$ 455,024	Not Applicable
% ACTUAL TO BUDGET	59.72%	44.78%	138.65%	665.87%	Not Applicable

Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.

OTHER REVENUES

OP REVENUE	-	-	-	-	-
MISC REVENUE	-	-	900	1,250	3,470
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	4,226	9,256	20,747	37,773	39,828
REIMB DAMAGED PROP - GAS	-	-	-	-	-
ADMIN ALLOC	21,190	11,342	137,978	133,202	276,939
CAPITAL LEASES	-	-	-	-	54,955
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	-	133,831	145,297	133,831
OPERATING TRANSFERS IN	-	-	-	-	-
SALE OF ASSETS - GAS	-	-	-	-	-
OTHER REVENUES (ACTUAL)	\$ 25,416	\$ 20,598	\$ 293,456	\$ 317,522	\$ 509,023
AS BUDGET	\$ 38,297	\$ 23,444	\$ 229,784	\$ 140,667	Not Applicable
% ACTUAL TO BUDGET	66.37%	87.86%	127.71%	225.73%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 232,338	\$ 224,379	\$ 3,175,742	\$ 3,347,384	\$ 4,535,180
AS BUDGET	\$ 384,761	\$ 478,468	\$ 2,308,566	\$ 2,870,810	Not Applicable
% ACTUAL TO BUDGET	60.38%	46.90%	137.56%	116.60%	Not Applicable

MOST RECENT

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	12-MONTH
PERSONNEL					
Compensation	\$ 43,409	\$ 39,384	\$ 264,273	\$ 262,614	\$ 549,140
Benefits	27,528	22,763	163,478	144,120	263,725
PERSONNEL (ACTUAL)	\$ 71,103	\$ 62,147	\$ 428,518	\$ 406,973	\$ 814,703
AS BUDGET	\$ 72,339	\$ 69,357	\$ 434,034	\$ 416,143	Not Applicable
% ACTUAL TO BUDGET	98.29%	89.60%	98.73%	97.80%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ -	\$ -	\$ -	\$ 11,803
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	32	-	160	96
Holiday Events	-	-	-	-	220
Security Sys	-	-	-	-	-
Equipment Rep & Maint	-	-	8,878	1,381	9,386
Vehicle Rep & Maint Outside	362	387	2,769	1,621	15,992
R&M System - Outside	4,988	-	14,513	15,734	25,306
R & M Buildings - Outside	-	-	-	2,513	768
Maintenance Contracts	804	251	3,094	3,892	9,452
Equip Rent/Lease	3,217	810	8,624	7,609	14,103
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	-	166	114	498
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	670	585	3,742	3,139	9,194
Postage	-	-	-	-	-
Adverstising	-	180	-	734	601
Mkt Expense	-	250	400	250	1,308
Printing	-	-	-	-	-
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	1,036	663	1,036
Fees	-	382	900	2,232	900
Vehicle Tag & Title Fee	-	-	-	-	22
Ga Dept Rev Fee	-	-	-	-	100
Training & Ed	1,220	895	3,038	4,083	6,813
Gen Liab Ins	-	-	-	-	-
Uniform Rental	-	-	-	922	-
Contract Labor	6,990	1,770	49,428	30,642	60,649
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 18,251	\$ 5,541	\$ 96,589	\$ 75,689	\$ 168,246

**MOST RECENT
12-MONTH**

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	
AS BUDGET	\$ 22,292	\$ 21,996	\$ 133,750	\$ 131,975	Not Applicable
% ACTUAL TO BUDGET	81.88%	25.19%	72.22%	57.35%	Not Applicable
SUPPLIES					
Gas Cost	58,509	58,986	1,113,429	1,664,191	1,062,393
Office Supplies	126	411	153	1,566	1,140
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	789	128	1,225	1,281	2,496
Construction Materials	-	-	-	-	-
Damage Claims	-	-	-	223	7,656
Expendable Fluids	-	195	22	302	22
Tires	-	-	784	-	2,798
Uniform Expense	3,249	1,529	5,206	7,252	5,206
Janitorial	105	166	715	1,077	1,654
Computer Equipment	-	-	-	1,171	336
Equipment Parts	3,061	-	3,510	3,899	8,550
Repair & Maintenance	9,248	15,874	92,023	61,192	171,587
Util Costs - Util Fund	348	371	2,127	2,217	4,364
Covid-19 Expenses	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	3,070	2,337	12,294	11,656	33,807
Food	278	184	1,647	1,634	4,153
Sm Tool & Min Equip	1,486	315	8,940	2,746	10,142
Meters	-	9,500	8,058	30,572	23,664
Sm Oper Supplies	13,800	567	19,005	1,772	21,016
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 94,068	\$ 90,562	\$ 1,269,135	\$ 1,792,749	\$ 1,360,983
AS BUDGET	\$ 180,555	\$ 22,958	\$ 1,083,328	\$ 137,750	Not Applicable
% ACTUAL TO BUDGET	52.10%	394.46%	117.15%	1301.45%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 2,160	\$ 2,160	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (4,151)	\$ (4,151)	\$ (8,302)
Depr Exp	\$ 19,353	\$ 17,927	\$ 116,030	\$ 107,561	\$ 206,282
Capital Lease	\$ -	\$ -	\$ -	\$ -	\$ 5,008

**MOST RECENT
12-MONTH**

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
Int Exp 2016 Rev Bond	1,092	1,512	7,615	10,112	16,480
Interest Exp - 2020 Rev Bonds	3,417	3,417	20,504	20,504	41,009
Capital Lease Interest	-	-	-	-	1,405
Lease Liability Interest	352	-	2,109	-	2,109
Issuance Costs	-	-	-	-	-
CAPITAL OUTLAY (ACTUAL)	\$ 23,522	\$ 22,165	\$ 144,267	\$ 136,186	\$ 268,311
AS BUDGET	\$ 4,976	\$ 5,394	\$ 29,853	\$ 32,361	Not Applicable
% ACTUAL TO BUDGET	472.74%	410.95%	483.25%	420.83%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 82,552	\$ 63,624	\$ 562,815	\$ 535,874	\$ 986,886
Transfer To Gf	15,182	15,926	179,087	202,505	228,306
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 97,734	\$ 79,551	\$ 741,902	\$ 738,379	\$ 1,215,192
AS BUDGET	\$ 134,401	\$ 145,199	\$ 806,405	\$ 871,193	Not Applicable
% ACTUAL TO BUDGET	72.72%	54.79%	92.00%	84.75%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 304,677	\$ 259,966	\$ 2,680,412	\$ 3,149,977	\$ 3,827,435
AS BUDGET	\$ 414,562	\$ 264,904	\$ 2,487,369	\$ 1,589,421	Not Applicable
% ACTUAL TO BUDGET	73.49%	98.14%	107.76%	198.18%	Not Applicable

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2024 | FY 2024

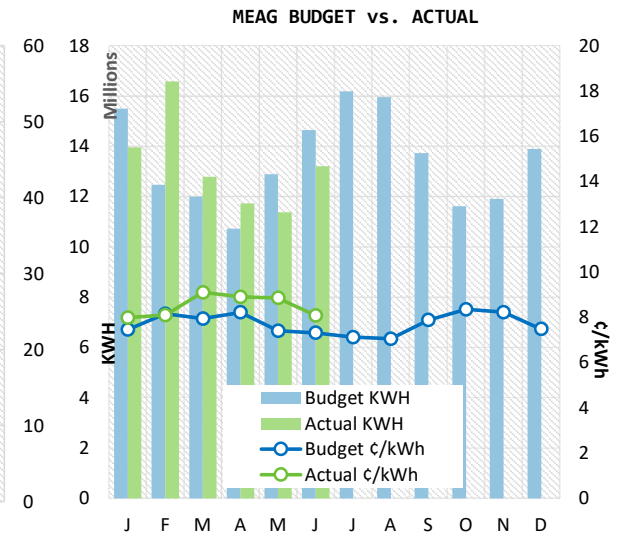
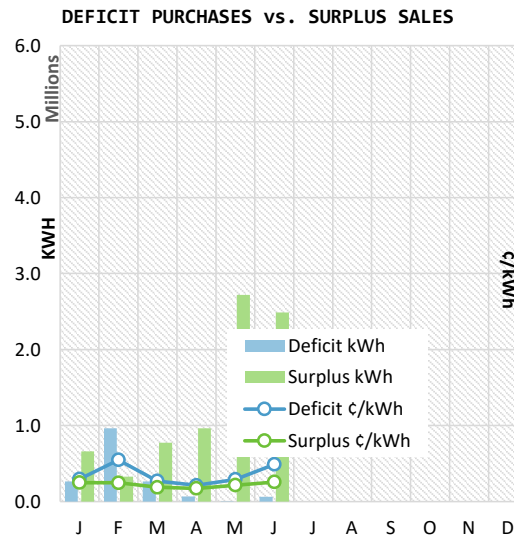
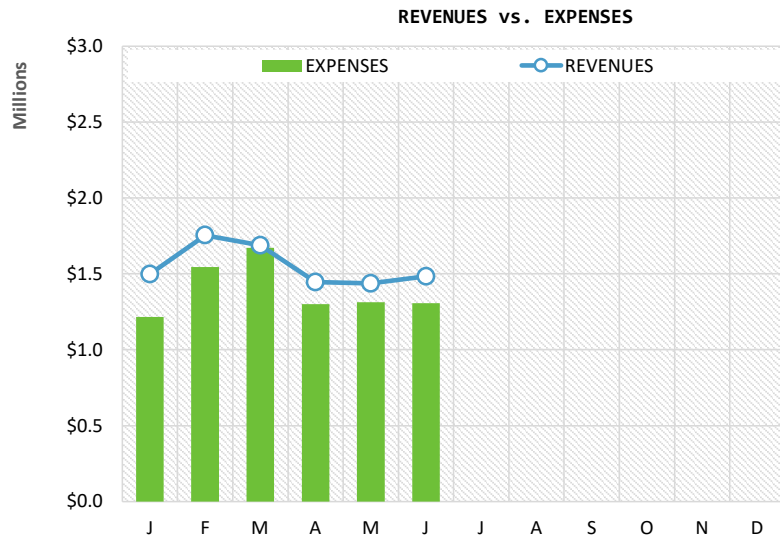


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SALES REPORT	3
SALES STATISTICS	4
POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	FY 2024	AS BUDGET	FY 2023
REVENUES	\$ 1.498M	\$ 1.754M	\$ 1.689M	\$ 1.446M	\$ 1.437M	\$ 1.483M							\$ 9.308M	\$ 9.653M	\$ 9.118M
PERSONNEL COSTS	\$ 0.101M	\$ 0.110M	\$ 0.136M	\$ 0.111M	\$ 0.104M	\$ 0.100M							\$ 0.661M	\$ 0.718M	\$ 0.761M
CONTRACTED SVC	\$ 0.042M	\$ 0.061M	\$ 0.081M	\$ 0.042M	\$ 0.089M	\$ 0.052M							\$ 0.367M	\$ 0.433M	\$ 0.363M
SUPPLIES	\$ 1.074M	\$ 1.374M	\$ 1.316M	\$ 1.102M	\$ 1.075M	\$ 1.108M							\$ 7.050M	\$ 6.421M	\$ 8.251M
CAPITAL OUTLAY	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M							\$ 0.002M	\$ -	\$ -
DEPRECIATION	\$ -	\$ -	\$ 0.138M	\$ 0.046M	\$ 0.045M	\$ 0.045M							\$ 0.274M	\$ 0.137M	\$ 0.233M
EXPENSES	\$ 1.217M	\$ 1.546M	\$ 1.671M	\$ 1.301M	\$ 1.313M	\$ 1.306M							\$ 8.354M	\$ 7.708M	\$ 9.607M
FUND TRANSFERS	\$ 0.139M	\$ 0.158M	\$ 0.215M	\$ 0.209M	\$ 0.193M	\$ 0.163M							\$ 1.077M	\$ 1.614M	\$ 1.060M
MARGIN W/O TRANSFERS	\$ 0.281M	\$ 0.209M	\$ 0.018M	\$ 0.145M	\$ 0.124M	\$ 0.177M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.954M	\$ 1.944M	\$ (0.489M)
MARGIN W/ TRANSFER	\$ 0.143M	\$ 0.051M	\$ (0.197M)	\$ (0.065M)	\$ (0.069M)	\$ 0.014M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.124M)	\$ 0.330M	\$ (1.549M)
PART CONTR/YES/INTEREST	\$ 0.192M	\$ 0.069M	\$ 0.093M	\$ 0.162M	\$ 0.239M	\$ 0.240M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.994M	\$ 1.000M	\$ 1.327M

* Participant Contribution, Year End Settlement and Interest excluded from Revenues



RETAIL SALES REPORT

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Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 Dec 2024

YTD

CUSTOMER COUNT

Residential	5,966	5,962	5,983	5,993	6,016	5,976	5,983
Commercial	950	954	953	955	953	962	955
Industrial	1	1	1	1	1	1	1
City	55	55	55	54	54	53	54
Total	6,972	6,972	6,992	7,003	7,024	6,992	6,993
Year-Over-Year Δ	1.48%	1.18%	1.25%	1.26%	1.05%	0.82%	

KWH

Residential	6.373M	8.367M	7.442M	5.607M	4.834M	4.750M	37.374M
Commercial	5.039M	5.644M	5.848M	5.224M	4.993M	5.610M	32.358M
Industrial	0.219M	0.208M	0.257M	0.222M	0.278M	0.254M	1.438M
Other	-	-	-	-	-	-	-
City	0.508M	0.582M	0.590M	0.537M	0.522M	0.567M	3.306M
Total	12.139M	14.801M	14.137M	11.590M	10.627M	11.181M	74.475M
Year-Over-Year Δ	-6.76%	5.37%	8.93%	7.23%	-3.44%	1.68%	

REVENUE

Residential	\$ 0.701M	\$ 0.890M	\$ 0.802M	\$ 0.627M	\$ 0.627M	\$ 0.617M	\$ 4.265M
Commercial	\$ 0.659M	\$ 0.724M	\$ 0.747M	\$ 0.680M	\$ 0.670M	\$ 0.727M	\$ 4.207M
Industrial	\$ 0.025M	\$ 0.025M	\$ 0.028M	\$ 0.026M	\$ 0.029M	\$ 0.028M	\$ 0.161M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.049M	\$ 0.056M	\$ 0.056M	\$ 0.051M	\$ 0.050M	\$ 0.054M	\$ 0.316M
Total	\$ 1.435M	\$ 1.695M	\$ 1.633M	\$ 1.384M	\$ 1.377M	\$ 1.426M	\$ 8.950M
Year-Over-Year Δ	-6.20%	3.56%	6.77%	5.00%	-3.07%	1.07%	

SALES STATISTICS

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[Jan 2024](#)
[Feb 2024](#)
[Mar 2024](#)
[Apr 2024](#)
[May 2024](#)
[Jun 2024](#)
[Jul 2024](#)
[Aug 2024](#)
[Sep 2024](#)
[Oct 2024](#)
[Nov 2024](#)
[Dec 2024](#)

YTD

AVERAGE KWH/CUSTOMER

Residential	1,068	1,403	1,244	936	804	795		1,042
Commercial	5,304	5,916	6,137	5,470	5,239	5,832		5,650
Industrial	218,971	208,229	256,757	222,125	278,045	253,821		239,658
City	9,236	10,576	10,725	9,937	9,666	10,706		10,141

AVERAGE \$/CUSTOMER

Residential	\$118	\$149	\$134	\$105	\$104	\$103		\$119
Commercial	\$694	\$759	\$783	\$712	\$704	\$755		\$735
Industrial	\$25,436	\$24,750	\$27,852	\$25,640	\$29,214	\$27,668		\$26,760
City	\$884	\$1,013	\$1,027	\$951	\$925	\$1,025		\$971

AVERAGE \$/KWH

Residential	\$0.1100	\$0.1064	\$0.1078	\$0.1118	\$0.1298	\$0.1299		\$0.1159
Commercial	\$0.1309	\$0.1283	\$0.1277	\$0.1302	\$0.1343	\$0.1295		\$0.1301
Industrial	\$0.1162	\$0.1189	\$0.1085	\$0.1154	\$0.1051	\$0.1090		\$0.1122
City	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957		\$0.0957
Average	\$0.1132	\$0.1123	\$0.1099	\$0.1133	\$0.1162	\$0.1160		\$0.1135

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
POWER SUPPLY COSTS					
MEAG Project Power	\$ 948,544	\$ 875,684	\$ 5,682,740	\$ 5,282,783	\$ 11,563,391
Transmission	110,243	125,191	664,857	722,323	1,420,808
Supplemental	(20,096)	4,245	205,601	943,815	394,977
SEPA	56,924	54,533	345,465	322,420	675,223
Other Adjustments	(29,937)	890	(164,508)	5,433	(159,168)
TOTAL POWER SUPPLY COSTS	\$ 1,065,678	\$ 1,060,543	\$ 6,734,154	\$ 7,276,774	\$ 13,895,231
AS BUDGET	1,069,589	1,082,259	6,027,463	6,039,921	12,208,354
% ACTUAL TO BUDGET	99.63%	97.99%	111.72%	120.48%	113.82%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	27,664	26,689	35,712	40,520	35,712
Non-Coincident Peak (NCP)	28,315	27,275	40,654	40,520	40,654
CP (BUDGET)	32,987	32,101	32,987	32,438	33,307
NCP (BUDGET)	32,419	32,670	32,419	32,774	34,047

Energy (KWH)

MEAG Energy	13,819,980	11,999,652	75,395,426	67,277,739	155,680,451
Supplemental Purchases (or sales)	(2,097,256)	(1,535,958)	(3,555,353)	(1,055,989)	(6,888,458)
SEPA Energy	1,473,932	1,439,621	7,763,890	8,128,024	13,363,589
Total Energy (KWH)	13,196,655	11,903,316	79,603,962	74,349,774	162,155,582
AS BUDGET	14,635,000	14,325,000	78,197,000	77,894,000	161,059,000
% ACTUAL TO BUDGET	90.17%	83.09%	101.80%	95.45%	100.68%

CP Load Factor	66.25%	61.94%	25.45%	20.95%	51.83%
NCP Load Factor	64.73%	60.61%	22.35%	20.95%	45.53%
% Supplemental	13.71%	11.43%	4.28%	1.40%	4.07%

UNIT COSTS (¢/kWh)

Bulk Power	8.6195	9.3310	8.8567	10.1694	8.6813
Supplemental	0.9582	0.2764	5.7829	89.3773	5.7339
SEPA Energy	3.8620	3.7880	4.4496	3.9668	5.0527
MEAG Total	8.0754	8.9096	8.4596	9.7872	8.5691

Note on Supplemental Unit Cost: Unit cost is based on the aggregated hourly energy and the associated market price for which the energy was purchased or sold.

MOST RECENT
12-MONTH

Jun 2024

Jun 2023

FY2024 YTD

FY2023 YTD

12-MONTH

SALES REVENUES

ELECTRIC SALES	\$	1,425,466	\$	1,375,804	\$	8,948,202	\$	8,633,597	\$	18,563,431
SALES REVENUES (ACTUAL)	\$	1,425,466	\$	1,375,804	\$	8,948,202	\$	8,633,597	\$	18,563,431
AS BUDGET	\$	1,541,667	\$	1,641,667	\$	9,250,000	\$	9,850,000		Not Applicable
% ACTUAL TO BUDGET		92.46%		83.81%		96.74%		87.65%		Not Applicable

Note on Electric Sales: Detail break-down for individual rate class is shown in *ELECTRIC: RETAIL SALES* section.

OTHER REVENUES

OP REVENUE		34,771		34,866		208,191		209,216		416,473
FEDERAL GRANT		-		-		-		-		-
MISC REVENUE		900		48,010		6,298		117,680		134,635
CONTRIBUTED CAPITAL		-		24,537		228		24,537		110,133
SALE OF FIXED ASSETS		-		-		-		-		10,000
GAIN UTILITIES ASSETS		-		-		-		-		-
REIMB DAMAGED PROPERTY		-		-		-		-		-
CUST ACCT FEES		-		-		-		-		-
OTHER REV		-		-		-		-		-
ADMIN ALLOC		21,190		11,342		137,978		133,202		276,939
STATE GRANTS		-		-		-		-		-
SALE OF RECYCLED MATERIALS		791		-		6,630		-		7,461
OTHER REVENUES (ACTUAL)	\$	57,653	\$	118,754	\$	359,325	\$	484,635	\$	955,641
AS BUDGET	\$	67,097	\$	54,444	\$	402,584	\$	326,667		Not Applicable
% ACTUAL TO BUDGET		85.92%		218.12%		89.25%		148.36%		Not Applicable

TRANSFER

OPERATING TRANSFERS IN		-		-		-		-		-
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TOTAL REVENUES (ACTUAL)	\$	1,483,119	\$	1,494,558	\$	9,307,527	\$	9,118,232	\$	19,519,072
AS BUDGET	\$	1,608,764	\$	1,696,111	\$	9,652,584	\$	10,176,667		Not Applicable
% ACTUAL TO BUDGET		92.19%		88.12%		96.43%		89.60%		Not Applicable

TOTAL EXCLUDED	\$	239,555	\$	63,775	\$	994,476	\$	1,326,648	\$	2,227,123
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Note on Interest/YES/Participant Contribution: excluded from revenues

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	12-MONTH
PERSONNEL					
Compensation	\$ 64,257	\$ 85,503	\$ 443,662	\$ 562,898	\$ 990,698
Benefits	36,026	31,205	217,644	198,149	354,034
PERSONNEL (ACTUAL)	\$ 100,283	\$ 116,708	\$ 661,306	\$ 761,047	\$ 1,344,733
AS BUDGET	\$ 119,493	\$ 125,077	\$ 716,958	\$ 750,462	Not Applicable
% ACTUAL TO BUDGET	83.92%	93.31%	92.24%	101.41%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ -	\$ -	\$ 288	\$ 559
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	2,059
Maintenance Contracts	1,186	315	22,846	8,135	25,874
Rents/Leases	616	188	1,786	2,881	3,443
Repairs & Maintenance (Outside)	4,602	1,467	42,523	55,528	89,260
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,720	1,584	9,236	11,284	20,185
Postage	-	26	-	26	-
Public Relations	-	-	-	-	-
Mkt Expense	-	-	-	-	-
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	739	3,726	3,067	10,031
Vehicle Tag & Title Fee	-	-	22	142	53
Ga Dept Rev Fee	-	-	-	-	824
Fees	-	-	-	-	-
Training & Ed	-	-	2,991	2,319	5,621
Contract Labor	44,136	49,028	283,628	278,209	599,731
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 52,259	\$ 53,378	\$ 366,758	\$ 362,599	\$ 757,737
AS BUDGET	\$ 72,113	\$ 69,952	\$ 432,675	\$ 419,713	Not Applicable
% ACTUAL TO BUDGET	72.47%	76.31%	84.77%	86.39%	Not Applicable

SUPPLIES

Office Supplies	164	321	164	1,406	1,276
Furniture <5001	-	-	-	-	-
Postage	-	-	-	-	-
Auto Parts	338	521	1,347	521	2,331
Construction Materials	-	-	-	-	38
Damage Claims	2,108	-	2,108	159	2,887
Sponsorships/Donations	-	-	-	-	-
Expendable Fluids	-	195	22	302	22
Safety/Medical Supplies	-	-	-	-	-
Tires	-	-	2,717	1,865	6,043

	Jun 2024	Jun 2023	FY2024 YTD	FY2023 YTD	12-MONTH
Uniform Expense	270	2,006	17,308	16,119	18,724
Janitorial	182	263	1,182	1,718	2,598
Computer Equipment	-	345	49	5,568	2,679
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	901	1,093	11,944	12,570	18,450
Covid-19 Expenses	-	-	-	-	-
Streetlights	-	-	-	-	-
Auto & Truck Fuel	3,051	3,291	13,693	16,780	37,520
Food	529	52	1,230	1,473	7,826
Sm Tool & Min Equip	1,876	17,969	13,878	42,549	32,085
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	13,714	601	21,187	5,323	48,373
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,065,678	1,060,543	6,681,952	7,224,228	12,049,216
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,108,287	\$ 1,118,733	\$ 7,050,214	\$ 8,250,940	\$ 12,198,564
AS BUDGET	\$ 1,070,142	\$ 1,039,146	\$ 6,420,855	\$ 6,234,875	Not Applicable
% ACTUAL TO BUDGET	103.56%	107.66%	109.80%	132.34%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Lease	\$ 261	\$ -	\$ 1,565	\$ -	\$ 3,498
Depr Exp	\$ 45,353	\$ 39,890	\$ 274,121	\$ 232,984	\$ 476,870
CAPITAL OUTLAY (ACTUAL)	\$ 45,614	\$ 39,890	\$ 275,686	\$ 232,984	\$ 480,368
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 82,552	\$ 63,624	\$ 562,815	\$ 535,874	\$ 986,886
TRANSFER TO GF	80,453	80,820	514,524	524,375	1,061,999
TRANSFER TO CIP	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 163,005	\$ 144,445	\$ 1,077,339	\$ 1,060,249	\$ 2,048,885
AS BUDGET	\$ 268,993	\$ 274,472	\$ 1,613,958	\$ 1,646,830	Not Applicable
% ACTUAL TO BUDGET	60.60%	52.63%	66.75%	64.38%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,469,448	\$ 1,473,154	\$ 9,431,303	\$ 10,667,821	\$ 16,830,287
AS BUDGET	\$ 1,530,741	\$ 1,508,647	\$ 9,184,446	\$ 9,051,879	Not Applicable
% ACTUAL TO BUDGET	96.00%	97.65%	102.69%	117.85%	Not Applicable

To: City Council
From: Chris Croy, Central Services Director
 Chris Bailey, Assistant City Administrator
Department:
Date: 08/13/2024
Subject: Sale of Surplus Vehicles and Equipment



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00 **Company of Record:**

Description:

Staff recommends the approval of the sale of vehicles and equipment referenced on the attached list through GovDeals auction following guidelines of the City of Monroe disposal of fixed assets policy.

Background:

Attachment(s):

Units for surplus – 1 Page

VIN	Year, Make, Model	Department	Unit #
4M8FS16212D000698	2002 Superior Flatbed Trailer	Water	52780
4M8FS162X2D000697	2002 Superior Flatbed Trailer	Gas	52781
4M8D52415D00267	2005 Superior Flatbed Trailer	Electric	52686
4m8fz1820dd002468	2013 Superior Flatbed Trailer	Sewer	
4S7DT9T05SC018079	1995 Spartan Cab and Fire Pumper	Fire	30-951
SR6683	Kustom Signals, INC. Police Radar Trailer	Police	
I940554718	Cummins 100ENBA Generator	Streets	
7719032	1986 Case 580 Super E	Waste	4014
1VR4070U171000218	Vermeer RTX450	Gas	
	Totes of Removed Water Meters	Water	
	Ingersol-Rand Trailer Air Compressor	Sewer	
2936	DFI Equipment Pull Behind Spreader	WWTP	



To: City Council
From: Rodney Middlebrooks
Department: Water, Sewer, Gas & Electric Department
Date: 08/13/2024
Subject: Approval to award Raw/Finished Water Main Extensions to JDS, Inc

Budget Account/Project Name: 24" Raw Water Main & 20" Finished Water Main Extensions

Funding Source: 2020 Utility Bond

Budget Allocation: \$3,520,000.00

Budget Available: \$7,683,242.42

Requested Expense: \$7,683,242.42 **Company of Record:** JDS, Inc.

Description:

Staff recommends the approval to award the 24" raw water main & 20" finished water main extensions to JDS, Inc in the amount of \$7,683,242.42

Background: The proposed project includes the construction of approximately 14,602 linear feet of 24" raw water main and approximately 3,632 linear feet of 20" finished water main, along with other improvements and appurtenances. These extensions will provide the City with additional raw water supply capacity to the water treatment plant and also increased finished water supply to the west of Charlotte Rowell Blvd. This will be advantageous in supplying increased water demands in the future.

Attachment(s):

Wiedeman & Singleton, Inc Bid Tabulation & Recommendation for Award

WIEDEMAN AND SINGLETON, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS

3091 GOVERNORS LAKE DRIVE
SUITE 410
NORCROSS, GEORGIA 30071

PETER SNYDER
HAROLD WIEDEMAN

131 EAST MAIN STREET
SUITE 303
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

August 7, 2024

Sent Via Email

Mr. Rodney Middlebrooks
Director of Water, Sewer, Gas & Electric
City of Monroe Utility Department
215 N. Broad Street
Monroe, Georgia 30655

Re: 24” Raw Water Main & 20” Finished Water
Main Extension
Bid Results and Recommendation for Award

Dear Mr. Middlebrooks:

Bids were received, opened, and read in public on August 1, 2024, for the 24” RAW WATER MAIN & 20” FINISHED WATER MAIN EXTENSION project. As you are aware, the proposed project includes the construction of approximately 14,602 linear feet of 24-inch raw water main and approximately 3,632 linear feet of 20-inch finished water main, along with other improvements and appurtenances. These water main extensions will provide the City with additional raw water supply capacity to the water treatment plant and also increased finished water supply to the west of Charlotte Rowell Blvd. This will be advantageous in supplying increased water demands in the future.

A total of six (6) bids were received from the following previously pre-qualified general contractors:

- | | |
|-------------------------------------|------------------|
| 1. JDS, Inc. | \$ 7,683,242.42 |
| 2. Strickland & Sons Pipeline, Inc. | \$ 7,953,509.50 |
| 3. Mid-South Builders, Inc. | \$ 7,973,498.00 |
| 4. Legacy Water Group, LLC | \$ 8,265,555,10* |
| 5. Garney Construction, Inc. | \$ 9,445,035.00 |
| 6. Cleary Construction, Inc. | \$ 10,310,420.00 |

*Denotes a corrected bid amount.

A certified tabulation of all bids received is attached.

Mr. Rodney Middlebrooks
August 7, 2024
Page 2

Based on the bids received, our review of the bids, and the critical need for the proposed project, we recommend that a construction contract be awarded to JDS, Inc. of Lawrenceville, Georgia as the lowest responsive bidder in the amount of SEVEN MILLION SIX HUNDRED EIGHTY-THREE THOUSAND TWO HUNDRED FORTY-TWO DOLLARS AND 42 CENTS (\$ 7,683,242.42).

If the City would like to proceed with awarding the project to JDS, Inc., we will notify the contractor, verify bonds, and prepare the construction contracts for execution. The bids received and opened are valid for sixty (60) days from August 1, 2024.

If you have any questions or need any additional information, please feel free to call.

Sincerely,

WIEDEMAN AND SINGLETON, INC.



Peter J. Johns, P. E.
Project Manager

Enclosure

Cc: Joey Witcher
Matt Henderson, P.E.

TABULATION OF BIDS
24" RAW WATER MAIN & 20" FINISHED WATER MAIN EXTENSION
FOR
CITY OF MONROE
MONROE, GEORGIA
BIDS RECEIVED UNTIL 2:00 PM, LOCAL TIME, AUGUST 1, 2024

<u>Bidder</u>	<u>Total Base Bid</u>
JDS, INC.	\$7,683,242.42
STRICKLAND & SONS PIPELINE, INC.	\$7,953,509.50
MID-SOUTH BUILDERS, INC.	\$7,973,498.00
LEGACY WATER GROUP, LLC	\$8,265,555.10*
GARNEY CONSTRUCTION, INC.	\$9,445,035.00
CLEARY CONSTRUCTION, INC.	\$10,310,420.00

*Denotes a corrected bid amount.

A detailed tabulation of bids is attached. This is to certify that this is a true and corrected tabulation of bids received on the date and at the time stated above.

WIEDEMAN AND SINGLETON, INC.



By: _____

Matthew R. Henderson, P.E.
Georgia Registration #019075

24" RAW WATER MAIN & 20" FINISHED WATER MAIN EXTENSION FOR CITY OF MONROE MONROE, GA BIDS RECEIVED UNTIL 2:00 PM, AUGUST 1, 2024

Table with columns for Contractor, Notes, Item No., Description, Price, Base Bid, and Bidder. It lists various construction items such as ductile iron pipe, valves, and concrete work, along with their respective prices and base bids from multiple contractors.

TOTAL Items 1 through 24, inclusive, the Amount of \$ 7,683,242.40 \$ 7,973,509.50 \$ 8,265,498.00 \$ 8,445,936.00 \$ 10,316,428.00

Notes: (1) Bidder submitted bid bond for 10% of Amount Bid. (2) Bidder acknowledged receipt of Addendum No. 1. * Indicates the amount shown has been corrected due to a mathematical error.



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: CUP #3279 – 303 S. Broad Street – Private School

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The applicant on behalf of the property owner of 303 S. Broad Street is petitioning for a Conditional Use approval in order to allow for a private school in the existing office building on the site.

Background:

Please refer to the attached staff report for complete details regarding this CUP request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 3279

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Alpha Omega Preparatory Academy, LLC

PROPERTY OWNER: True Shaw Holdings, LLC

LOCATION: East side of S. Broad Street, south side E. Church Street, and the west side of S. Lumpkin St. – 303 S. Broad Street

COUNCIL DISTRICTS: 4 & 8

ACREAGE: ±0.99

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

EXISTING LAND USE: Office building with parking and landscaping

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow for a private school in the existing office building.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order allow a Private School in the existing office building located at 303 S. Broad Street. The property is currently zoned B-2 (General Business District) and is also located inside the CBD (Central Business District Overlay). The site contains an office building constructed in 1986 with multiple units. Private Schools, including pre-school, post school day programs, parochial, and public schools, are allowed in the CBD Overlay as Conditional Uses. The applicant’s narrative states the school is classified as a Non-Traditional Education Center. The

narrative further states students are homeschool based will spend a maximum of 60% of instructional time at the school with the remaining 40% being home-based instruction.

PROPOSED PROJECT SUMMARY:

- Private School
 - Site Area – ±0.99 Acres
 - Existing Building Floor Area – ±10,611 Sf
 - Private School will be conducted inside a unit in the existing office building
 - 2 to 5 students at school at any given time

STAFF ANALYSIS

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

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** If the private school is operated in the manner proposed in the application, adjoining properties and the general neighborhood should not be adversely affected.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Private Schools in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is a mixture of commercial and office buildings. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Private Schools are only allowed as Conditional Uses within the CBD (Central Business District Overlay). A rezoning to allow the requested use is not an option for this type of land use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** Granting the ability for a private school to be located within the existing office building should not be injurious to other properties in the immediate vicinity of the site and should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site currently has entrances off S. Broad Street and S. Lumpkin St. to parking areas in the front and rear of the building. The site has sufficient parking for the existing office building. The applicant’s narrative states there will be no more than 2 to 5 students at the private school at any given time. The existing parking and access should continue to be adequate to serve the office building and private school. With the property being located within the CBD, the site is not required to have vehicular access or parking located on the site.

- (7) Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing office building. The proposed private school should not have any impact on the City’s abilities to continue to provide public services and utilities.
- (8) The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The private school is proposed inside an existing office building. If operated in the manner described in the applicant’s narrative, the private school should not negatively impact adjoining properties.
- (9) The use would not significantly increase congestion, noise, or traffic hazards:** Granting the ability for a private school within the existing office building will have no impact on congestion, noise, or traffic hazards.
- (10) Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Allowing the private school in the existing office building should have no impact on adjacent land uses within the downtown area.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for a private school as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	3279	DESCRIPTION:	CUP FOR SCHOOL
JOB ADDRESS:	303 S BROAD ST	LOT #:	
PARCEL ID:	M0160156	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	ALPHA OMEGA PREP ACADEMY, LLC	CONTRACTOR:	ALPHA OMEGA PREP ACADEMY, LLC
ADDRESS:	3824 SALEM RD	PHONE:	
CITY, STATE ZIP:	COVINGTON GA 30016	OWNER:	
PHONE:	706-421-4749	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Planning Commission will hear and make recommendation on this request for a Conditional Use for a private school at 303 S. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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



 (APPROVED BY)

7/12/24

 DATE

Received

3279



CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 303 South Broad Street

Parcel #: M0160156 Council Districts: District 4 / District 8

Zoning: B2 Acreage/Square Feet: .99 Acres

Type of Conditional Use Requested: Schools-private

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: TrueShaw Holdings, LLC Phone #: 706-421-4749

Address: 303 South Broad Street city: Monroe State: GA zip: 30655

Applicant (If different than owner): Alpha Omega Preparatory Academy, LLC Phone #: 470-509-8000

Address: 3824 Salem Road city: Covington State: GA zip: 30016

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): Please see attached Letter of Intent.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): _____

The conditional use would operate inside an inner-suite within the existing office building. As noted in the Letter of Intent, there will only be a small number of students at this location, which will not have any impact upon the use of any adjacent properties.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): _____

Applicant will not be making changes to the exterior of the existing office building. The only changes will be internal and are illustrated on the attached site(floor) plan.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE: [Signature] DATE: 5/31/2024

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: [Signature] for True Shaw Holdings, LLC DATE: 5/31/2024

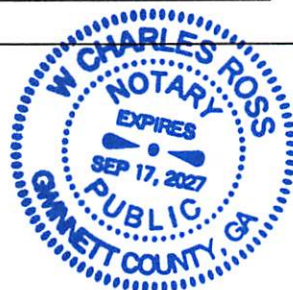
NOTARY PUBLIC: W. Charles Ros 5

SWORN TO AND SUBSCRIBED BEFORE THIS 31st DAY OF May, 202024

NOTARY SIGNATURE: W. Charles Ros

DATE: 5/31/2024

SEAL:



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

Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



POWELL & EDWARDS
ATTORNEYS AT LAW

Jay Crowley
Mandy Williams
Laura Walsh
Laura Shoop

May 31, 2024

Brad Callender, Director
Monroe Department of Planning & Zoning
City Hall
215 North Broad Street
Monroe, Georgia 30655

**RE: CONDITIONAL USE APPLICATION AND LETTER OF INTENT FOR
ALPHA OMEGA PREPARATORY ACADEMY, LLC.**

Dear Mr. Callender:

Powell & Edwards, submits this Letter of Intent on behalf of Alpha Omega Preparatory Academy, LLC (the "Applicant") to request a Conditional Use Permit to operate a private school inside the existing office building located at 303 South Broad Street, in Monroe and having Walton County Tax ID Number of M0160156 (the "Property").

Applicant operates a fully accredited educational facility in Covington which opened its doors in 2006. Since then, it has graduated thousands of students who have gone on to earn college degrees and graduate degrees from institutions such as the University of Georgia, Georgia State University, Georgia College and State University, Emory University and even the University of Tennessee to name a few.

The school is classified as a Non-Traditional Education Center (NTEC). Most of the students are homeschool based and only come in for help/tutoring instruction for their classes. Students or parents come in each Monday to pick up their week's work which is due the following Monday. Under the NTEC classification, the student may only spend a maximum of 60% of instructional time at the school. The remaining 40% is for home-based instruction. It is the intent of the Applicant to utilize the Monroe Center to provide tutoring and individualized instruction to their students living in Walton County. It will only operate during regular business hours during the week.

All students are screened for disciplinary problems. Students that have had disciplinary issues at other schools are not allowed in Applicant's facilities, but rather are enrolled in a homeschool only program with a designated parent or guardian retrieving the work each Monday. These students are helped remotely and reevaluated each semester for a future opportunity of in class instruction. This method has proven successful as Applicant has not had a physical altercation among students or anyone else since opening in 2006.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

All the students are eligible for the Hope Scholarship as long as they meet the GPA requirements. The school conducts PSAT testing for high school students and ITBS testing for Middle School students. The school also holds a graduation ceremony on its main campus at the end of every school year.

There will be little impact on parking at the proposed facility as the Applicant only requires five (5) parking spaces for staff members. Most of the students are dropped off and picked up by parents. Typically, there will only be between two (2) to five (5) high school students at the new center at any time.

The Applicant and its representatives welcome the opportunity to meet with staff of the Monroe Department of Planning and Development to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for a Conditional Use Permit filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

2-1
KSP
MA
X

Return Recorded Document to:
Preston & Malcom, P.C.
Attorneys at Law
Post Office Box 984
110 Court Street
Monroe, Georgia 30655
File No. 23-26141

BK: 5272 PG: 398-399
Filed and Recorded
Feb-24-2023 04:34:35PM
DOC#: D2023-001632
Real Estate Transfer Tax Paid \$1,700.00
1472023000741

Karen P. David
CLERK OF SUPERIOR COURT Walton County GA.

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 24th day of February, 2023, between F, H, & T Properties II, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinunder called Grantor, and TrueShaw Holdings, LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, G.M.D. 419, containing 1.09 acres, more or less, according to a survey entitled "As Built Survey for: A. Kelly Farmer, Jr., R.G. Hickman & Dr. Craig Taylor," dated June 14, 1988, prepared by W.T. Dunahoo and Associates, Inc., certified by W.T. Dunahoo, Georgia Registered Land Surveyor No. 1577, recorded in Plat Book 45, page 9, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

LESS AND EXCEPT

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65 of the 3rd land district, containing 0.167 acres, more or less, according to a survey entitled "Boundary Survey for: James H. Hughes" dated July 28, 2016, prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, recorded in Plat Book 111, page 194, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

Said property being subject to that certain Declaration of Access Easements Exclusive Parking Agreement and Maintenance Agreement between A. Kelly Farmer, Jr., Wanda Hickman as the Administrator of the Estate of R.G. Hickman, deceased and Dr. Craig Taylor and JHH Enterprises, LLC, recorded in Deed Book 3996, pages 393-397, Walton County, Georgia records.

FOR INFORMATION ONLY

This being the real property commonly known as 303 South Broad Street, according to the present system of numbering properties in Walton County, Georgia.

Tax Parcel ID No. M0160-00000-156-000

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

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

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

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

Signed, sealed and delivered
in the presence of:

Katrina Ai

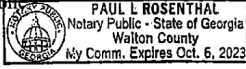
Unofficial Witness

GRANTOR:

F, H, & T Properties II, LLC,
a Georgia Limited Liability Company

By: *A. Kelly Farmer, Jr.* (SEAL)
A. Kelly Farmer, Jr., Member/Manager

Notary Public

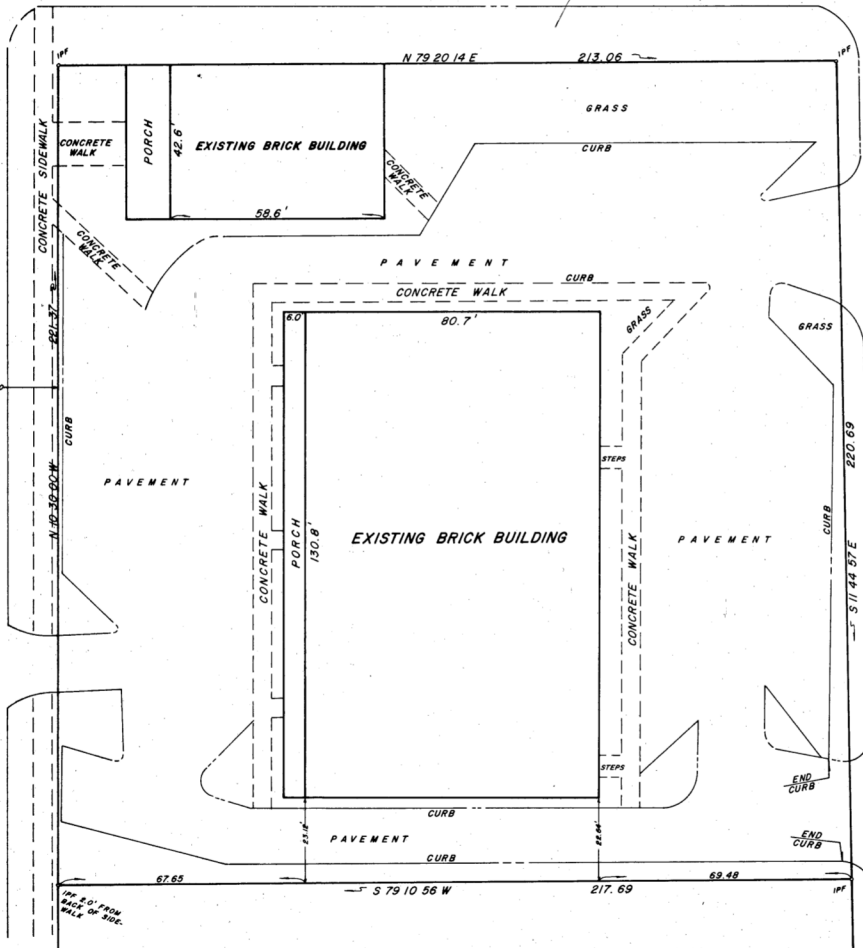


45-09

GA. HWY. 83 / EAST CHURCH STREET 50' R/W

GA. HWY. 11 / SOUTH BROAD STREET

LUMPKIN STREET 30' R/W



TOTAL AREA = 1.09 ACRES

NOTE
SEE DEED BOOK 223 PAGE 267 FOR RIGHT OF ACCESS LIMITATION
CONVEYED TO DEPT. OF TRANSPORTATION, STATE OF GEORGIA



In my opinion, this is a correct representation
of the land platted and has been prepared in
conformity with the minimum standards and
requirements of law.

W. T. Dunahoo

Georgia Registered Surveyor No. 1577
Member of Surveying and Mapping
Society of Georgia



AS BUILT SURVEY FOR STATE OF GEORGIA

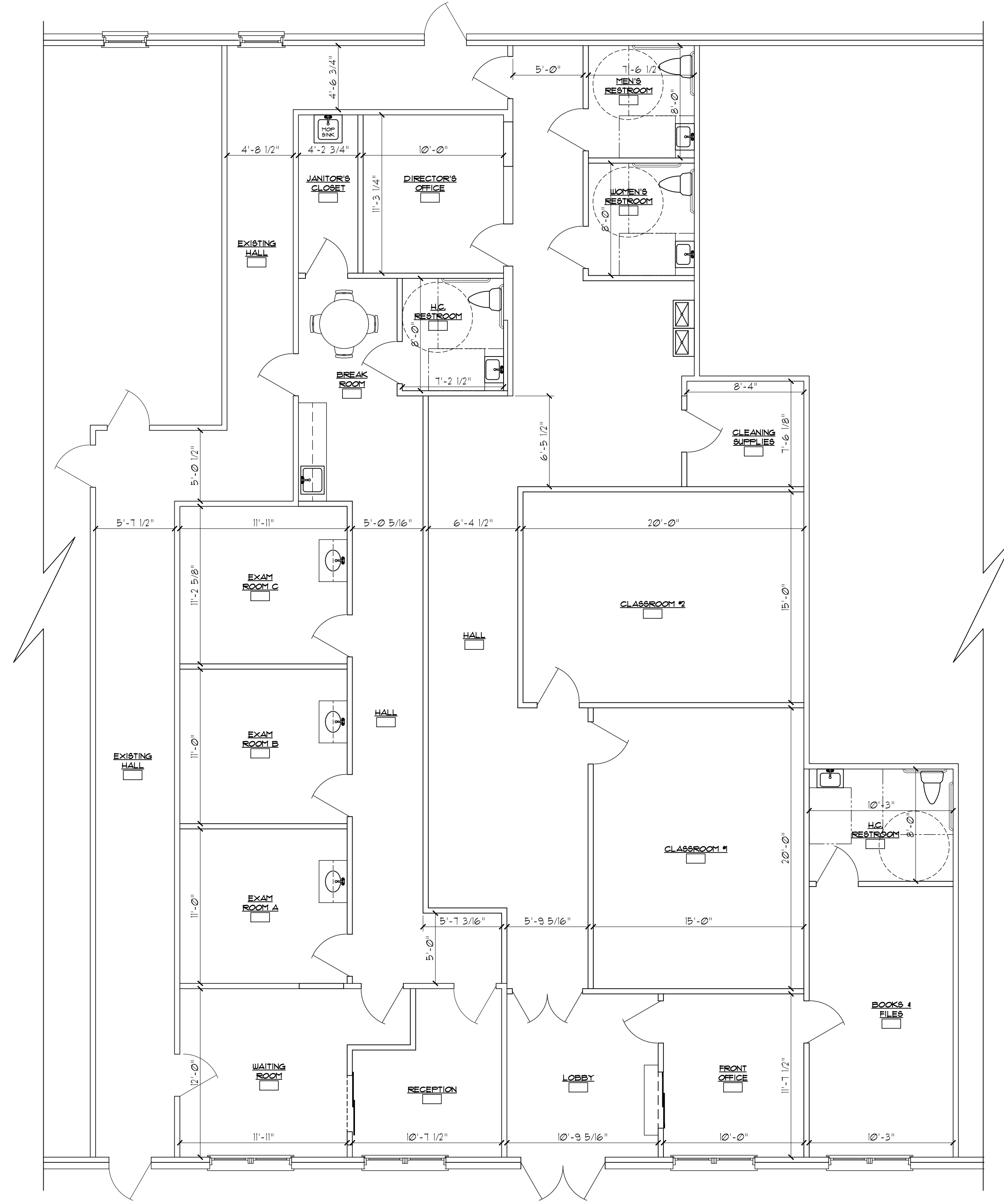
**A. KELLY FARMER, Jr, R. G. HICKMAN
& Dr. CRAIG TAYLOR**

CITY	GMD	COUNTY	SCALE	DATE
MONROE	419	WALTON	1" = 20'	6-14-88

W. T. DUNAHOO AND ASSOCIATES, INC.
ATLANTA, MISSISSIPPI
PH - 867-3311
WINDER, GEORGIA

IPS - IRON PIN SET
IPF - IRON PIN FOUND

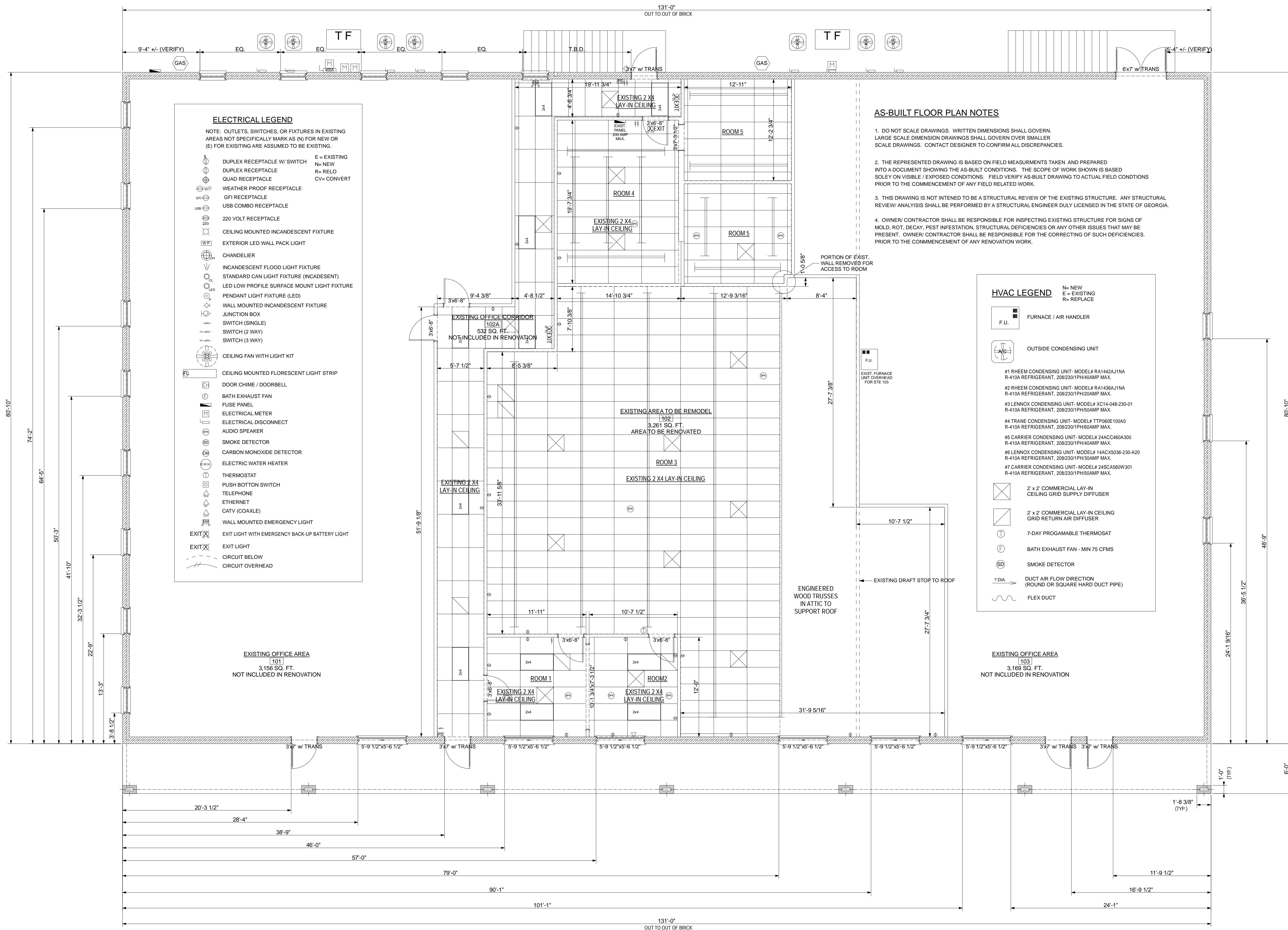
HARDEE'S



FLOOR PLAN
SCALE: 3/16" = 1'-0"

SPARKS-GRIZZARD DESIGN, INC. (SG) IS THE CONSTRUCTION MANAGER FOR THIS PROJECT AND SHALL REPRESENT THE OWNER IN ORDER TO MAINTAIN THE INTEGRITY OF THE PROJECT. ENGINEERS AND ARCHITECTS SEALS. ALL PROPOSED BIDDERS ARE REQUIRED TO BE QUALIFIED THROUGH THE CONSTRUCTION MANAGER. ANYONE THAT SUBMITS A BID FOR THIS PROJECT AGREES TO THE FOLLOWING GUIDELINES: THE BIDDERS SHALL SUBMIT THE FOLLOWING: BANKING, BONDING, SUPPLIER, PROPOSED SUBCONTRACTORS, LIST AND FAST CUSTOMER REFERENCES. A LIST OF PROJECTS THAT HAVE BEEN COMPLETED SIMILAR IN SCOPE AND SIZE, AND COMPLETE LINE ITEM BREAKDOWN OF THE PRICE INCLUDING QUANTITIES. ALL BIDDERS WILL ACCEPT THE DRAWINGS AS SCHEMATIC IN NATURE AND ARE CONSIDERED DESIGN BUILD DRAWINGS. BIDDERS ARE RESPONSIBLE FOR PRICING THE COMPLETE PROJECT BASED ON THE INTENT OF THE DESIGNER. SHOULD YOU BE AWARDED THE CONSTRUCTION CONTRACT, YOU SHALL BE REQUIRED TO COMPLETE THE PROJECT WITHIN THE SPECIFIED TIME FRAME. YOU SHALL ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW QUESTIONS CONCERNING THESE DRAWINGS OR THEIR INTENT SHOULD BE DIRECTED TO SG, THE PROJECT MANAGER. QUALITY AND QUANTITY OF THE WORK PERFORMED, SUBMITTALS ARE REQUIRED ON ALL MATERIALS. ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW QUESTIONS CONCERNING THESE DRAWINGS OR THEIR INTENT SHOULD BE DIRECTED TO SG, THE PROJECT MANAGER.

MICAH SHAW INTERIOR FINISH <small>MONROE, GEORGIA</small>		SPARKS-GRIZZARD DESIGN, INC. <small>DESIGN</small>	
SCALE: 3/16" = 1'-0" DATE: 04-19-24	DRAWN BY: B. MARSH	REV	DATE
APPROVED BY:		DESCRIPTION	
A-1		FLOOR PLAN	
DRAWING NUMBER		3540 HIGHWAY 70 • BLDG #2, SUITE 201 • LOGANVILLE, GEORGIA 30052	
JOB #		170	



1. AS-BUILT FLOOR PLAN
 SCALE: 3/16" = 1'-0"

"The Plan is only for As-Built Reference and does not represent a plan that complies with the current applicable codes and ordinances of the project."

SPARKS-GRIZZARD DESIGN, INC. 3190 LEMORA CHURCH ROAD SUITE 100 SNELLVILLE, GEORGIA 30039

STE 102 INTERIOR AS-BUILT FOR TAYLOR SMILES BLDG
 HWY 11, MONROE, GA, 30655

PROJECT NO.: 24-002
 DESIGNED BY: RWS
 DRAWN BY: RWS
 CHECKED BY: Architect

DATE: 09/07/2024

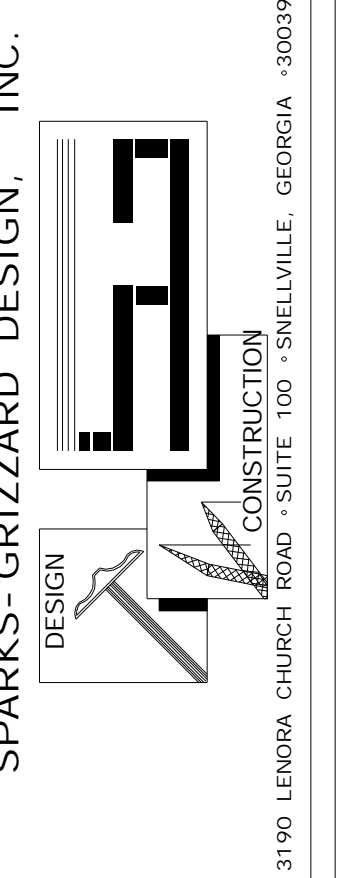
AS-BUILT PLAN

DRAWING NUMBER
 A01.1

JOB # 24-002

SPALDING DESIGNS, L.L.C.
 DESIGN • CONSULTING • DRAFTING
 P.O. BOX 1778
 MONROE, GEORGIA 30655
 PHONE: (978) 914-5653
 EMAIL: SPALDINGDESIGNS@GMAIL.COM
 LET'S PUT YOUR IDEAS ON PAPER!

REV	DATE	DESCRIPTION





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: CUP #3280 – 114 S. Broad Street – Retail Wine Shop

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The applicant on behalf of the property owner of 114 S. Broad Street is petitioning for a Conditional Use approval in order to allow for a retail wine shop.

Background:

Please refer to the attached staff report for complete details regarding this CUP request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 3280

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Highland Vine LLC (Jessica Murphy)

PROPERTY OWNER: Brown Oil Properties, LLC

LOCATION: West side of S. Broad St. and the east side of S. Wayne St. – 114 S. Broad St.

COUNCIL DISTRICTS: 4 & 8

ACREAGE: ±0.114

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

EXISTING LAND USE: Commercial building

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

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow retail sales of wine. The property is currently zoned B-2 (General Business District) and is also located inside the CBD (Central Business District Overlay). Retail sales of wine and beer are Conditional Uses in the CBD (Central Business District Overlay). The operation will be located in an existing commercial building located at 114 S. Broad Street. In addition to retail sales, the applicant proposes to include wine tasting as part of the operation.

PROPOSED PROJECT SUMMARY:

- Retail Sales of Wine
 - Existing Building Floor Area – ±2,736 Sf
 - Wine tasting will also be provided wine dispensing machines

STAFF ANALYSIS

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

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed retail sales of wine, included within an existing commercial building in downtown, should not be detrimental to any surrounding commercial buildings or properties.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Retail Wine Sales located in the B-2 zoning district or CBD Overlay in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is traditional downtown commercial buildings. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Retail sales of wine and beer are only allowed as Conditional Uses within the CBD (Central Business District Overlay). A rezoning to allow the requested use is not an option for this type of land use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** Granting the ability for retail sales of wine within the existing commercial building should not be injurious to other properties in the immediate vicinity of the site and should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** With the property being located within the CBD, the site is not required to have vehicular access or parking located on the site.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing commercial building and will be unaffected by allowing the requested Conditional Use for retail wine sales.

- (8) The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The primary uses surrounding the site are commercial and will be unaffected by allowing retail wine sales.

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

- (10) Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Allowing the retail sales of wine should have no impact on adjacent land uses within the downtown area.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for retail sales of wine as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	3280	DESCRIPTION:	CONDITIONAL USE WINE SHOP
JOB ADDRESS:	114 S BROAD ST	LOT #:	
PARCEL ID:	M0140096	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	JESSICA MURPHY	CONTRACTOR:	JESSICA MURPHY
ADDRESS:	304 PINE CIR	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	770-616-5054	PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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


NOTES:

The Planning Commission will hear and make recommendation on this request for a Conditional Use for a wine shop at 114 S. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

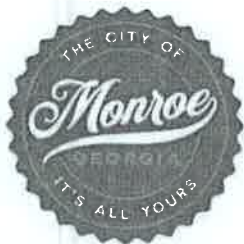
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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



(APPROVED BY)

7/12/24

DATE



CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 114 S Broad St

Parcel #: M0140-096 Council Districts: District 4 / District 8

Zoning: CBD B-2 Acreage/Square Feet: 0.114 acres

Type of Conditional Use Requested: Wine Shop / Restaurant

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Brown Oil Distributors, LLC. (Wesley Sisk) Phone #: 770-616-5054

Address: 205 E. Spring Street city: Monroe State: GA zip: 30655

Applicant (If different than owner): Highland Vine LLC (Jessica Murphy) Phone #: 731-697-3961

Address: 304 Pine Cir city: Monroe State: GA zip: 30655

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): Highland Vine is a unique wine tasting destination and retail bottle shop. A wine dispensing machine will allow guests to self-serve a tasting of a variety of wines in 1 oz, 3 oz or 6 oz increments at their own pace. Guests will present their ID and credit card to a certified employee. If the guest is 21 years of age he will receive a card to operate the wine dispensing machines. We expect to employ 6-10 part time employees. Highland Vine anticipates operating 3-10 pm M-F, 10 am - 10 pm Sat and 12-8 pm Sunday. We will serve food and meet all of the requirements for restaurants. We will operate primarily as a retail package dealer and earn a minimum of 70 percent of annual gross revenue from package sales of wine.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): The property is located in the Monroe Commercial Historic District. It is currently Broad St Boots between Your Pie and the old Police Station. The lot runs from Broad St to Wayne St. There is a parking lot across Wayne St.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): The exterior of the

building is approximately 23 ft wide x 115 ft long. The interior is approximately 2,760 sf. The remaining lot behind the building approximately 23 ft wide by 100 ft long is currently broken asphalt. We propose simple beautification behind the building by installing sod down to Wayne St. There will be no on-site parking. There is public parking along S Broad St in front of the building and lot 108 behind the building on the corner of Spring St and Wayne St.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE:

DATE: 05/30/2024

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE:

DATE: 5/30/2024

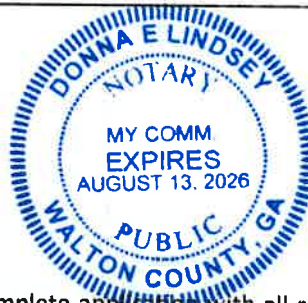
NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 30th DAY OF May, 20 24

NOTARY SIGNATURE: Donna E Lindsey

DATE: 05-30-24

SEAL:



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

Highland Vine

wine market & tasting room



EXECUTIVE SUMMARY

Highland Vine is a unique wine tasting destination and retail bottle shop located in historic downtown Monroe, Georgia. It aims to provide wine enthusiasts and newcomers alike the opportunity to taste a variety of wines from around the world in a relaxed yet stimulating environment. A wine dispensing system allows guests to self-serve to taste a variety of wines at their own pace. Favorite wines are available for purchase by the bottle. At Highland Vine a guest might experience his only opportunity to explore Chilean or Argentine wine found in the foothills of the Andes or go wine tasting through the Tuscany countryside.

Jessica Murphy and Jimmy Floyd are the co-creators of Highland Vine. They currently own and operate independent businesses in the construction industry with 50+ years of experience between them. Jimmy and Jessica both reside in Monroe, golf cart distance from the vibrant downtown historic district. They love Monroe and simply see a vacancy in the downtown scene for a wine tasting market and bottle shop. It is the perfect complement to the fine dining restaurants and diverse offering to the breweries and sports bars found in downtown Monroe.

The wine dispensing machines that will be used are called WineStation by Napa Technology. The Napa Technology operating software is completely customizable and allows the business owner or employee to exercise total control. First a patron will present his or her ID. Upon proof of age the patron will receive a card that allows him to operate the machines. The machines are programmed to provide 1 oz, 3 oz and 6 oz pours and only operate during business hours. The cards are programmed to limit the total ounces poured during a given hour and day. All of the required controls according to city ordinances are in place with the Napa Technology system.

The WineStation and similar machines are used throughout Georgia and all 50 states. The inspiration for Highland Vine comes from a similar establishment named Deep Roots in downtown Roswell with new locations in Woodstock and Chamblee. Just down the road in Athens is also a wine tasting market called Tapped Athens.





6. The 4th tab is for any Pour Limits being set on the card. Here you can limit how many drinks an account can pour in a given time. You can also view any limitation status on any of the cards in that given account.

Card Number	Card Name	Pour Status	Actions
Account (All Cards)		<input type="text"/> hr <input type="text"/> min	
01017DF5CF12	01017DF5CF12	<input type="text"/> hr <input type="text"/> min	

*By specifying a time then clicking the "Stop" button, you can suspend a card (or all cards) for a certain period of time. For example, if someone has had a bit too much wine you can cut them off for a few hours.

7. The 5th Tab lists the cards assigned within the account.

Card Number	Card Name	Card Type	Start Date	End Date	Active	Actions
01017DF5CF12	01017DF5CF12	RFID - Mifare Classic 1K	Dec 31, 1969 at 4:00 PM	Perpetual		

150 N. Gibson Rd. Suite A
Henderson, NV 89014
800-603-6550
info@napatechnology.com

PROPERTY ADDRESS:

114 S. BROAD STREET
MONROE, GEORGIA 30655

TRACT 2 AS SHOWN

FLOOD STATEMENT:

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA, AS PER COMMUNITY PANEL NO. 13121CO137E - EFFECTIVE DATE OF 12/8/2016.

SURVEY STATEMENT:

SURVEY PERFORMED BY JOHN F. BREWER AND ASSOCIATES.

CURRENT ZONING:

B-2, GENERAL COMMERCIAL BUSINESS DISTRICT
OVERLAY DISTRICTS: CENTRAL BUSINESS DISTRICT
MONROE HISTORIC DISTRICT

MINIMUM LOT REQUIREMENTS:

MINIMUM FRONTAGE: 60 FEET
MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25 FEET
SIDE YARD: 15 FEET
REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE 60%
MINIMUM LOT AREA 0.5 F.

TOTAL LOT AREA = 4,906 S.F. . . 114 ACRES

24 HOUR CONTACT:

OWNER:
WESTLEY SISK : 770-616-5054

CONTRACTOR:
JESSICA MURPHY: 678-383-9189

EXISTING LOT COVERAGE:

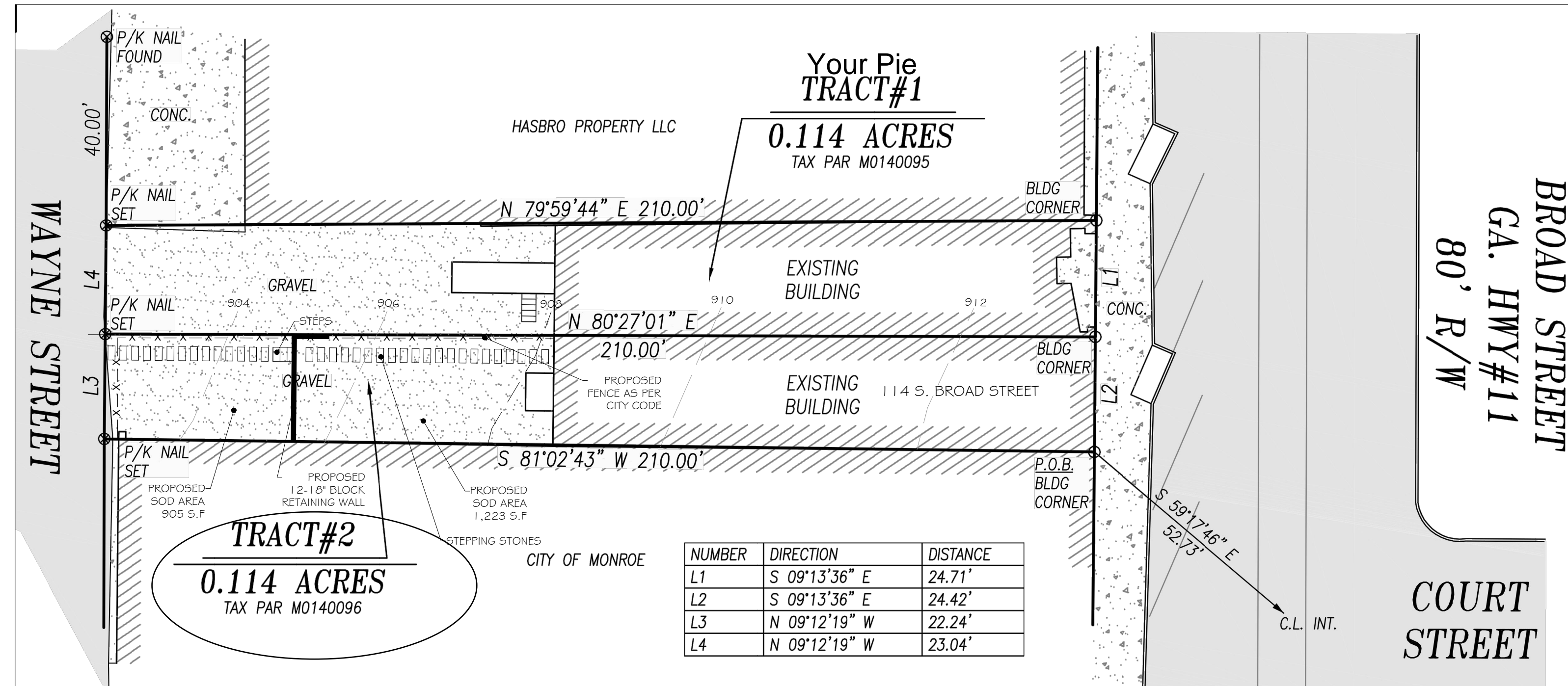
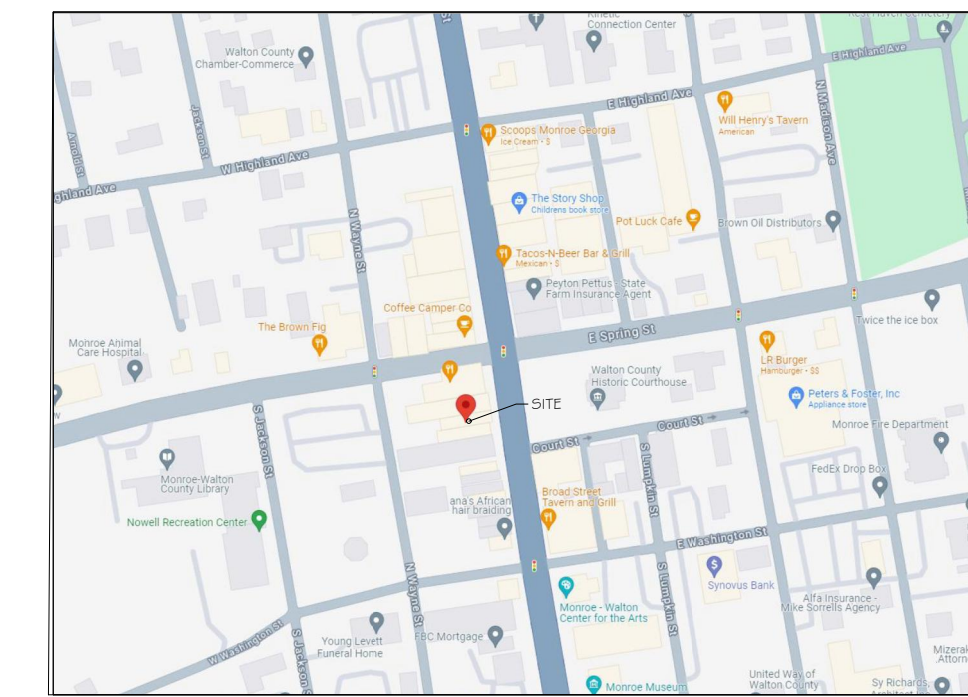
BUILDING = 2,730 S.F.
GRAVEL AREA = 2,128 S.F.
REAR DECK / STAIRS = 48 S.F.

TOTAL COVERAGE = 4,906 S.F. (100%)
LOT AREA = 4,906 S.F.

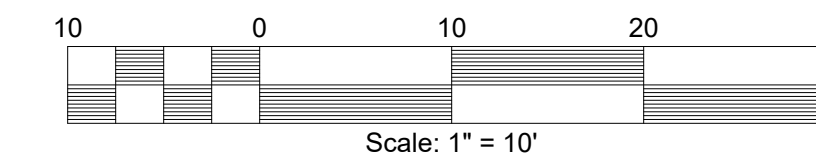
PROPOSED LOT COVERAGE:

BUILDING = 2,730 S.F.
SOD AREA = 2,128 S.F.
REAR DECK / STAIRS = 48 S.F.

TOTAL COVERAGE = 2,778 S.F. (56.62%)
LOT AREA = 4,906 S.F.



NUMBER	DIRECTION	DISTANCE
L1	S 09°13'36" E	24.71'
L2	S 09°13'36" E	24.42'
L3	N 09°12'19" W	22.24'
L4	N 09°12'19" W	23.04'



Client
Brown Oil Distributors L.L.C.

Contact: Westley Sisk
770-616-5054

NO.	BY	APPROVED	DATE
1	LM	CLIENT SUBMITTAL	05-28-24

This drawing and their reproductions are the property of the landscape architect and may not be reproduced, published, or used in whole or in part without the written permission of the landscape architect. The survey provided is for informational purposes only and the Landscape Architect and/or Courtland Landscape Architecture & Construction, Inc. shall not be held liable for any inaccuracies.



Lance B. Muller

Project Title
114 S. Broad Street

Project Location
114 S. Broad Street
Monroe, GA 30655

Project No. 24-016-SFD
Drawn By:

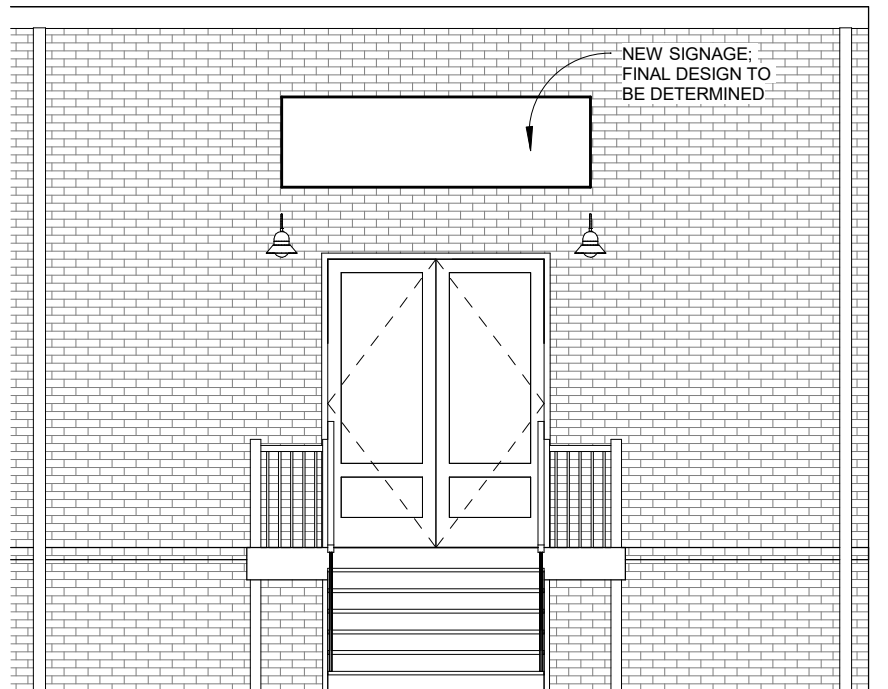
LANCE MULLER, R.L.A.
Date: 05.20.2022

Sheet Title
Site Plan

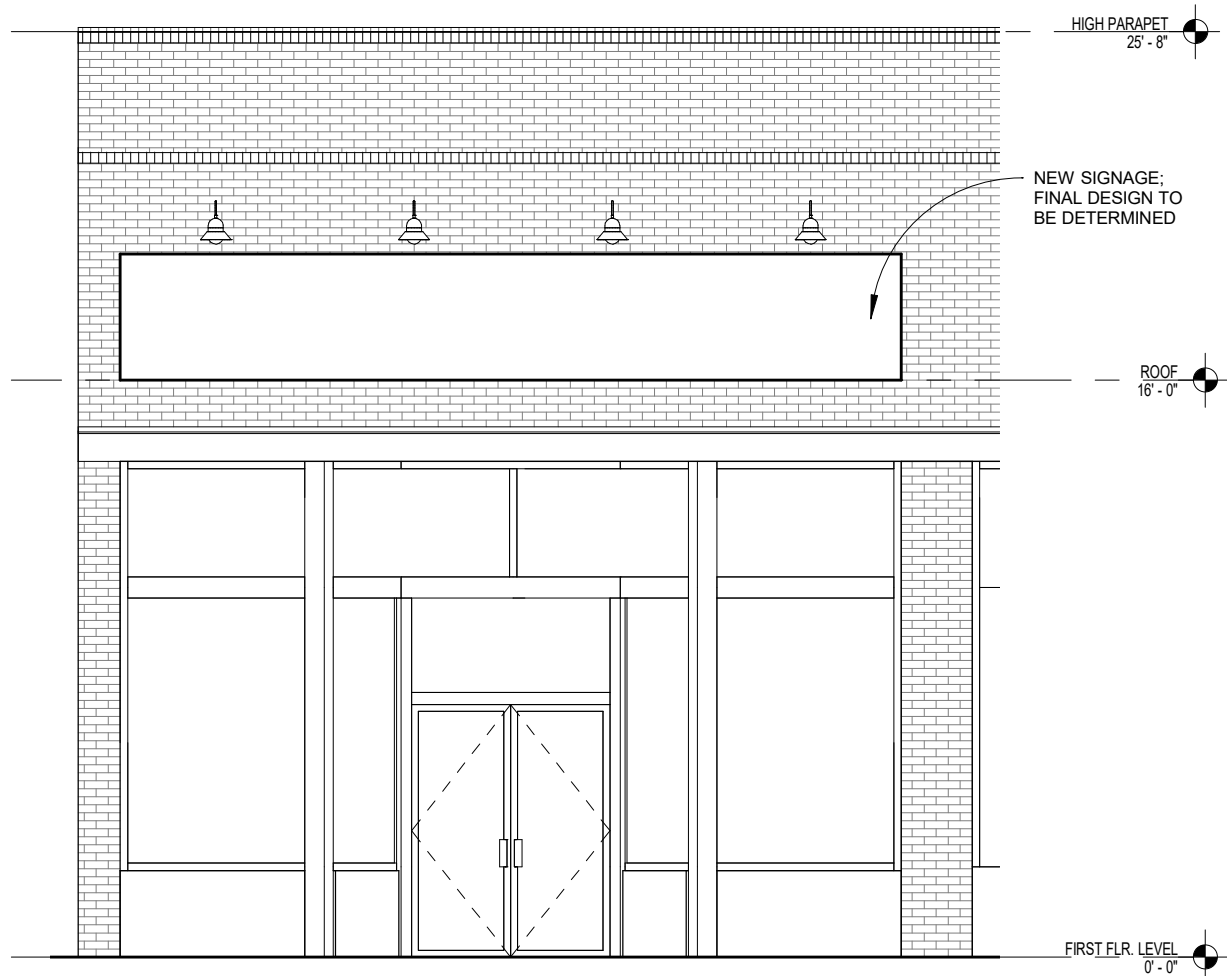
Sheet Number
1

WINE BAR: INTERIOR RENOVATION

114 SOUTH BROAD STREET MONROE, GEORGIA

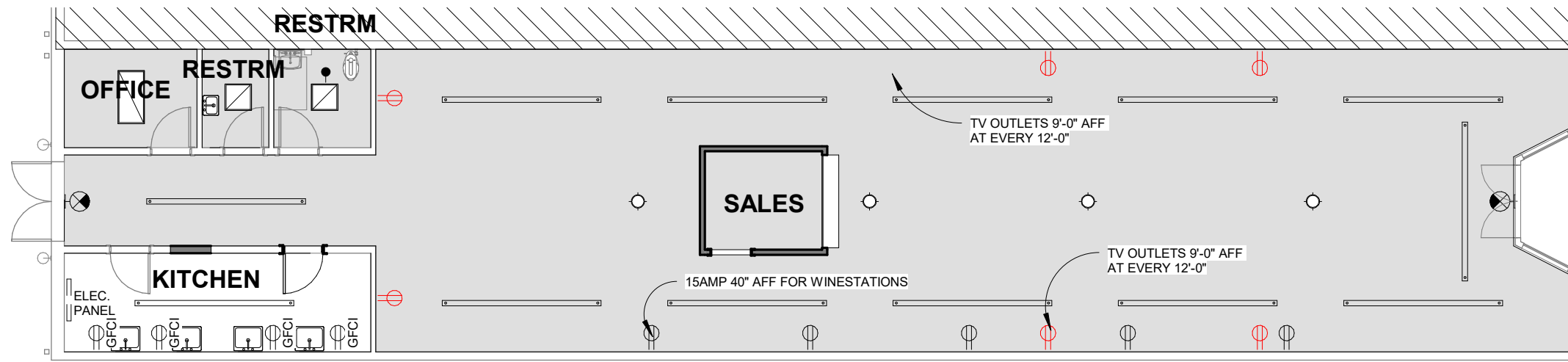


2 REAR ELEVATION
3/16" = 1'-0"

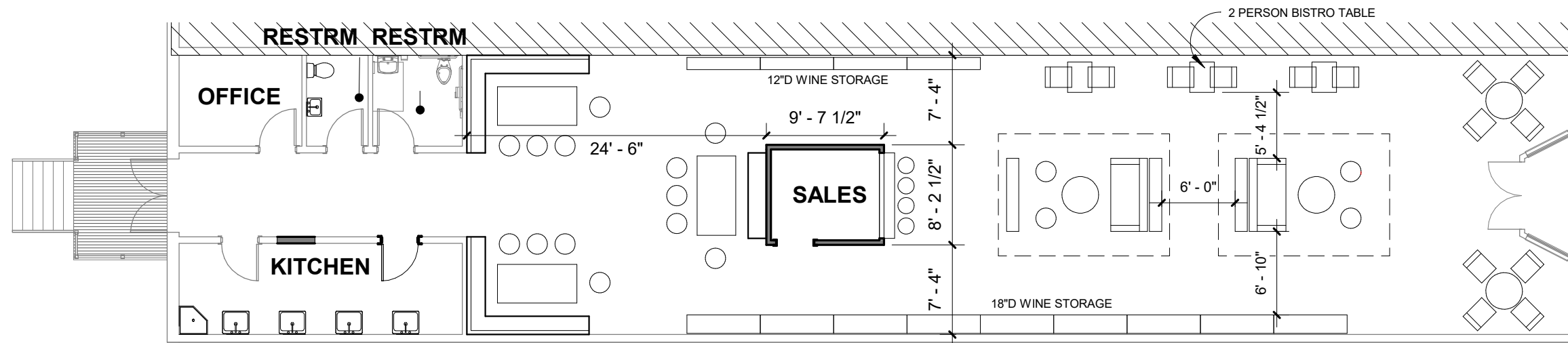


1 FRONT ELEVATION
3/16" = 1'-0"

BUILDING CODE INFORMATION	GENERAL NOTES								
<p>APPLICABLE CODES:</p> <p>BUILDING: INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>RESIDENTIAL: INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>FIRE: INTERNATIONAL FIRE CODE, 2018 EDITION</p> <p>PLUMBING: INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>MECHANICAL: INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>ELECTRICAL: NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)</p> <p>ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)</p> <p>LIFE SAFETY: LIFE SAFETY CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p>	<p>1. PROJECT SCOPE: THE PROJECT CONSISTS OF AN INTERIOR RENOVATION OF AN EXISTING 2,565 SF COMMERCIAL STOREFRONT. A NEW BATHROOM AND KITCHEN WITHOUT A RANGE OR HOOD WILL BE ADDED.</p> <p>2. EXISTING MECHANICAL SYSTEM TO REMAIN. NO NEW SYSTEM.</p>								
CONTACT INFORMATION	DRAWING INDEX								
<p>OWNER: WESLEY SISK BROWN OIL DISTRIBUTORS, LLC wesley@brownoilcompany.com</p> <p>CONTRACTOR: JESSICA MURPHY HER CAVE ATLANTA DBA HAMMER AND HARMONY JESSICA@HAMMERANDHARMONY.COM</p>	<table border="1"> <thead> <tr> <th>Sheet No.</th> <th>Sheet Name</th> </tr> </thead> <tbody> <tr> <td colspan="2">ARCHITECTURE</td> </tr> <tr> <td>A2.00</td> <td>COVER I ELEVATIONS</td> </tr> <tr> <td>A2.01</td> <td>FLOOR PLAN & REFLECTED CEILING PLAN</td> </tr> </tbody> </table>	Sheet No.	Sheet Name	ARCHITECTURE		A2.00	COVER I ELEVATIONS	A2.01	FLOOR PLAN & REFLECTED CEILING PLAN
Sheet No.	Sheet Name								
ARCHITECTURE									
A2.00	COVER I ELEVATIONS								
A2.01	FLOOR PLAN & REFLECTED CEILING PLAN								

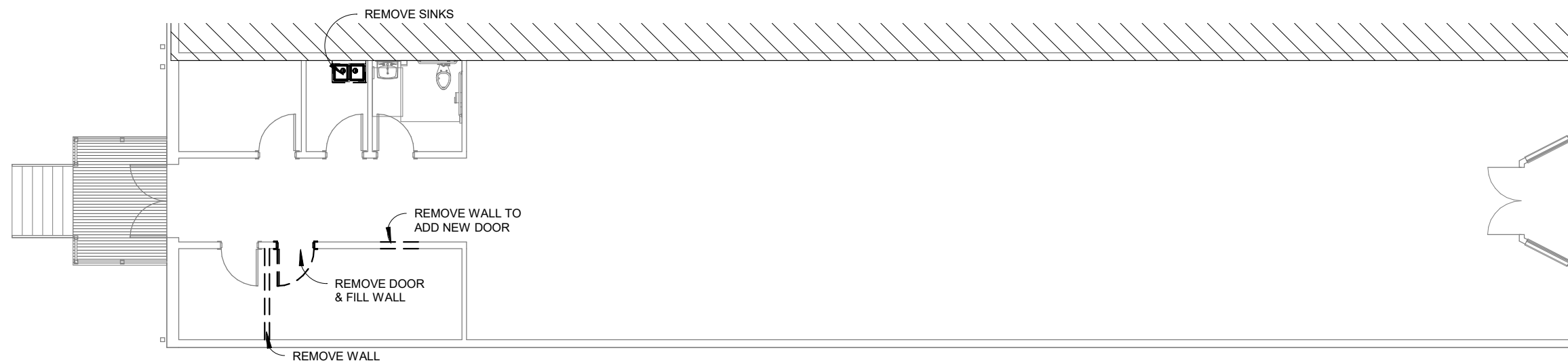


3 REFLECTED CEILING PLAN - FIRST FLOOR
 3/32" = 1'-0"



2 PROPOSED NEW FLOOR PLAN
 3/32" = 1'-0"

* NO CHANGES TO THE EXISTING MECHANICAL SYSTEM



1 DEMOLITION FLOOR PLAN
 3/32" = 1'-0"

Recorded 10/24/2017 04:51PM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$90.00
Bk04144 Pg 0498

* Return Recorded Document to:
PRESTON & MALCOM, P.C.
Attorneys at Law
Post Office Box 984
110 Court Street
Monroe, Georgia 30655
FILE #: 17-24571

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE made this 20th day of October, 2017, between H. A. Commercial, LLC, a Georgia limited liability company, as party or parties of the first part, hereinunder called Grantor, and Brown Oil Properties, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65 of the 3rd Land District, being designated as Tract 2, containing 0.114 acre, more or less, according to a survey entitled "Survey for: Brown Oil Properties, LLC," dated October 17, 2017, prepared by John F. Brewer & Associates, certified by John F. Brewer, III, Georgia Registered Land Surveyor No. 2905, recorded in Plat Book 113, page 131, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 114 S. Broad Street, Monroe, according to the present system of numbering properties in the Walton County Tax Assessor's Office.

Tax Parcel ID No. M0140096

Being a portion of the property conveyed to Grantor by virtue of that certain Warranty Deed dated January 2, 2002, recorded in Deed Book 1390, page 9, Walton County, Georgia records.

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

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

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

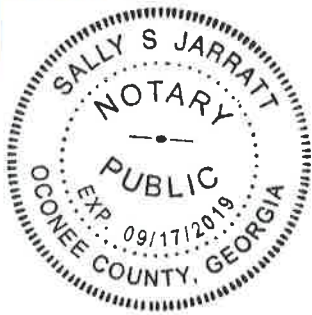
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

H. A. Commercial, LLC

By: Harry M. Arnold, Jr. (Seal)
Harry M. Arnold, Jr., Sole Member/Manager

[Signature]
Unofficial Witness
Sally S. Jarratt
Notary Public





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: REZONE #3282 – P/O 1125 N. Broad Street – Mixed Use Development

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of 1125 N. Broad Street is petitioning for a Rezone from B-3 to PRD and PCD in order to develop a mixed use development with a variety of housing, commercial, and natural and civic areas.

Background:

Please refer to the attached staff report for complete details regarding this Rezone request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Rezone subject to the following conditions.

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 3282

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Rowell Family Partnership, LLLP

PROPERTY OWNER: Rowell Family Partnership, LLLP & Still Family Realty, LLC

LOCATION: South and east sides of Charlotte Rowell Blvd. and the west side of N. Broad Street – Portion of property located at 1125 N. Broad Street

COUNCIL DISTRICTS: 2 & 7

ACREAGE: ±105.870

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Inactive dairy farm and undeveloped

ACTION REQUESTED: Rezone B-3 to PRD (Planned Residential District) & PCD (Planned Commercial District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a mixed use development with a variety of housing, commercial, and natural and civic areas.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone from B-3 (Highway Commercial District) to PRD (Planned Residential District) and PCD (Planned Commercial District) in order to develop a mixed use development. The subject property was part of a large annexation into the City in 2001 and was zoned to the B-3 district. The subject property is the former site of a dairy farm. The request is accompanied by a comprehensive pattern book with complete details for the rezone request.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District)
 - The Project will have four (4) character areas within the project. Please refer to page 44 of the project’s pattern book for details on each character area

SITE DATA

Total Acreage	105.87 acres
Total Open Space	34.13 acres
Natural Area	25.52 acres
Civic Space	8.61 acres
Total Impervious Area	71.74 acres

Planned Commercial District	50.7 acres
Planned Residential District	55.2 acres

Total Residential Units	1,062 units
Single Family	335 units
Cottage	18 units
House	143 units
Townhouse	115 units
Live/Work	59 units
Multifamily	727 units
Apartment House	225 units
Medium-Scale Multifamily	139 units
Large-Scale Multifamily	204 units
Mixed Use	159 units

Total Building Coverage	31.2 acres
Cottage	0.3 acres
House	11.4 acres
Townhouse	4.3 acres
Live/Work	3.1 acres
Apartment House	4.4 acres

Building Coverage (continued)	
Medium-Scale Multifamily	1.4 acres
Large-Scale Multifamily	2.5 acres
Mixed Use	3.4 acres
Civic	0.4 acres

Total Gross Residential Square Footage	2,414,157 sf
Single Family	1,441,463 sf
Cottage	11,700 sf
House (Max. 70% coverage)	670,946 sf
Townhouse (Max. 80% coverage)	596,698 sf
Live/Work (residential)	162,119 sf
Multifamily	972,694 sf
Apartment House (Max. 70% coverage)	281,927 sf
Medium-Scale Multifamily	174,055 sf
Large-Scale Multifamily	317,877 sf
Mixed Use (residential)	198,835 sf

Total Gross Commercial Square Footage	541,430 sf
Mixed Use (commercial)	298,252 sf
Office	149,126 sf
Retail	149,126 sf
Live/Work (commercial)	243,178 sf
Office	121,589 sf
Retail	121,589 sf
Total Civic Square Footage	18,112 sf

STAFF ANALYSIS

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

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The subject property is currently zoned B-3 (Highway Commercial District). The subject property has been zoned B-3 since annexation into the City on October 2, 2001. The property is the former location of a dairy farm and has not been developed since the dairy operations ceased. The basis for this rezone request is to replace the B-3 zoning with a comprehensively planned district rezoning to PRD (Planned Residential District) and PCD (Planned Commercial District) for a mixed use development.

(2) The proposed use and zoning classification of the subject property: The applicant is requesting a rezone to PRD (Planned Residential District) and PCD (Planned Commercial District) to develop the property for a mixed-use, walkable development with a variety of housing types.

(3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property: Properties north of the site across Charlotte Rowell Blvd. are zoned B-3 and PCD. The B-3 zoned properties are all undeveloped with the PCD property as the site of the YMCA currently under construction. Properties east of the site are zoned with a mixture of B-3, B-2, R-2, and R-1A with land uses ranging from two-family dwellings to fast food restaurants to indoor mini-storage warehouses. Properties south of the site are zoned with a mixture of B-2, B-3, M-1, and PCD with land uses ranging from car washes to planned commercial shopping centers. Properties west of the site across Charlotte Rowell Blvd. are zoned B-3 and are undeveloped.

The requested PRD and PCD zoning will introduce a robust, walkable development to an area of the City that is primarily auto-centric. If developed to the plans and standards outlined in the pattern book submitted with this request, the project will be an asset and a cornerstone of sustainable development in this portion of the City and the surrounding area.

(4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel: The submitted pattern book includes road network diagrams showing seven (7) access points to the development from Charlotte Rowell Blvd., N. Broad Street, and an extension of Pavilion Avenue from the south. There will be four (4) accesses off Charlotte Rowell Blvd., two (2) accesses off N. Broad Street, and one (1) access point from an extension of Pavilion Avenue to the south. A round-about is proposed at the intersection with Double Springs Church Road Connector at one of the primary entrances to the site. The road network diagram illustrates an interconnected, gridded street network within the development. Initial estimates provided by the applicant indicate as many as 18,448 external trips could be generated by the development. This number represents trips entering and exiting the site. A formal traffic study has not been performed for the development. Charlotte Rowell Blvd. and N.

Broad Street should be adequate to serve the proposed development. A condition has been added to the end of this report requiring a traffic study be performed prior to preliminary plat submittal. Improvements identified in the traffic study will need to be implemented as result of the recommended condition.

At the time of this report, sanitary sewer is currently unavailable for the residential portion of the development. A moratorium is currently in effect that prohibits the submission of a preliminary plat for any development containing single-family residential dwellings. Infrastructure for water, electric, natural gas, and telecommunications are capable of supporting the development. Additional City services should be adequate to serve the proposed development.

- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Northwest Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Northwest Sub-Area is predominantly undeveloped with new commercial development between Charlotte Rowell Blvd. and N. Broad Street on the north side of US Hwy 78. The future character of this sub-area will be predominantly single-family residential with focused areas of higher density mixed use. The proposed rezone to develop the property for a mixed use development meets the intent of the goals of the Comprehensive Plan.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The current B-3 zoning will only provide commercial uses intended to be oriented for highways. The proposed PRD and PCD zoning provides an opportunity to develop the property in a manner that is more sustainable than conventional commercial development by mixing uses in a walkable, interconnected development.

FURTHER ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REVIEW” OF PLANNED DEVELOPMENT DISTRICTS AS SET FORTH IN SECTION 650.2(3) OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) Whether the zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards:** The proposal demonstrates a very clear and balanced benefit to the community as a mixed use, walkable, interconnected development. As a mixed use, urban style development, the project is an excellent representation of the goals of Placemaking. The core principals behind Placemaking include creating public spaces, streets, neighborhoods and urban centers that create sense of place and identity.
- (2) Whether the zoning proposal will result in higher overall quality of community development than if developed utilizing the existing classification:** The existing B-3 zoning classification would permit conventional style commercial development that would be auto-centric. As previously stated, the proposed planned residential and commercial development will result in a walkable, mixed use, interconnected development that will be an asset to the City of Monroe.
- (3) Whether the applicant proposes a compatible mixture of uses on the same property and even in the same buildings:** The proposed development plan and project pattern book illustrates a robust and complex mixed use development that will include a variety of housing types, mix of

residential and non-residential uses, in a walkable development. The proposed development is representative a of an ideal mixed use development. The only exception is the proposed large scale multi-family buildings on the southern portion of the development. The proposed buildings for the large scale multi-family appear to be large, stacked conventional style buildings with a high number of units per building. In keeping with the intent to provide a variety of housing types and sizes in the development, staff would prefer these buildings to resemble the medium scale multi-family and apartment houses also proposed for the development.

(4) Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities: The proposed development is an excellent example of compliance with all of the Design Standards and Criteria for Planned Development Districts outlined in Section 655 of the Zoning Ordinance. The standards for Section 655 include all of the following:

1. *Parking facilities in the front lot is highly discouraged and should be utilized only in rare circumstances. When front lot parking is utilized it should be limited and appropriately screened from public right of ways with landscaping strips including evergreen screens and berms where appropriate.*
2. *Vast expanses of asphalt/concrete parking lots visible from the public right of ways are not favorable and should be avoided. Parking should be concentrated in the side lots and rear lot. Parking areas should be interspersed with appropriate landscaping islands, buffers and strips.*
3. *Walkability of all parcels should be a priority in planning and design.*
4. *Interconnectivity of all parcels and uses should be a priority in planning and design.*
5. *Building setbacks should be in conformity with the surrounding areas and take into consideration the traditional and historic building and development patterns of the City. Deep front setbacks are discouraged in all areas and strictly prohibited in key historic areas of the downtown core. Zero lot line setbacks are encouraged throughout the appropriate areas of the City core.*
6. *Street trees along with appropriate approved landscape plans must be considered in planning and design.*
7. *All Planned Development Districts should utilize sidewalk lined streets in all areas, with sidewalks on both side of the streets, except where not feasible due to topography limitations. Sidewalks should generally be a minimum of 5 feet in width and placed a minimum of two feet from the back of curb of the road with a landscaped planter strip located between.*
8. *All Planned Development Districts should utilize common lighting fixtures and hardscape materials such as benches, planters and trash receptacles, consistent with prevailing fixtures and materials recommended by the Code Enforcement Officer.*
9. *Mixed form of residential dwelling units is highly encouraged. Attached and detached single family units along with multi-family units can coexist harmoniously in close proximity.*
10. *Retail, professional, commercial, civic and residential uses are encouraged, with proper planning, to coexist harmoniously in close proximity, including developments built around the general concepts of "Live-Work-Play" and "Walkable Communities."*
11. *Traditional Neighborhood Development designs and criteria are encouraged in Planned Residential Developments, including the use of rear alley drives.*
12. *Front facing garages, cul-de-sacs and residential developments not well interconnected to existing city streets are to be avoided in Planned Residential Developments.*
13. *Vinyl siding and metal sided "butler building" style construction should not be allowed in any Planned Development District. Building materials should consist of brick, wood and masonry products that promote the traditional and historic design standards that are predominant in the core of the City.*

As the submitted Pattern Book demonstrates, the proposed development meets each and every one of the criteria outlined in Section 655.

STAFF RECOMMENDATION

The plan for the requested project represents an ideal mixed use, walkable neighborhood. If developed to the standards outlined in the pattern book, the project will be an asset to the City of Monroe and an example for surrounding communities pursuing smarter, sustainable development patterns.

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval for the requested PRD (Planned Residential District) and PCD (Planned Commercial District) rezoning to develop mixed use development subject to the following conditions:

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): 1125 N Broad Street, Monroe GA 30655

Parcel #(s): M0050045

Acreage/Square Feet: 105.870 Council Districts: 2 / 7

Existing Zoning: B3. Proposed Zoning: PRD/PCD

Existing Use: vacant

Proposed Use: mixed use to include a variety of housing, commercial, office, natural areas and civic areas

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Rowell Family Partnership, LLLP & Still Family Realty, LLC Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

Applicant (If different than owner): Rowell Family Partnership, LLLP Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): The property is currently zoned B3 and is a part of a 300+ acre tract zoned the same.
 Abutting properties to the south are zoned PCD and B3 and include the Monroe Pavillion shopping center.

Abutting properties to the west and north are B3 and abutting properties to the east and across Hwy 11 are primarily B3 and include Bojangles and vacant property.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The Breedlove Farm development is a master planned community with a mix of housing types, commercial, office, natural areas and civic space. The intent of the PCD/PRD zoning is to implement quality urban design principles to create a cornerstone development in Monroe which pays tribute to Monroe's history while welcoming its future.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The existing zoning would allow for a mix of the same uses proposed for the PRD/PCD but without the unified design and planning framework and without the ability to create a unique sense of place or a mixed-use, walkable neighborhood through higher density development. The property is currently vacant.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): The property was formerly part of the Breedlove Dairy Farm operations but has been vacant at least since it was purchased by the Applicant in 1999.

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

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

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

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

Drawn to scale, showing the following:

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

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

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

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

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

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

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

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

SIGNATURE: [Signature] DATE: 5/24/24

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: [Signature] DATE: 5/20/2024

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 20th DAY OF May, 2024

NOTARY SIGNATURE: [Signature]

DATE: 5/20/2024

SEAL:



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026

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

AGENT AUTHORIZATION

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

APPLICANT: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 20655

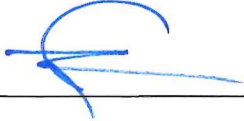
ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 105 acres from B3/R1 to PCD

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a rezoning for the property referenced herein.

[signatures on following pages]

Owner: Rowell Family Partnership, LLLP



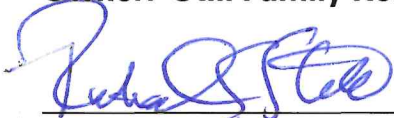
BY:

Sworn to and subscribed before me this 24 Day of May 2024


NOTARY PUBLIC



Owner: Still Family Realty, LLC



BY: Robert Still

Sworn to and subscribed before me this 20th Day of May 2024


NOTARY PUBLIC



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026

ATTORNEY/AGENT


BY: Andrea Gray

Sworn to and subscribed before me this 23 Day of May 2024


NOTARY PUBLIC



APPLICANT: ROWELL FAMILY PARTNERSHIP, LLLP


BY:

Sworn to and subscribed before me this 24 Day of May 2024


NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N. Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

Check one of the following:

755

(A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

(B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

Still Family Realty, LLC

[Signature]

BY:

Sworn to and subscribed before me this 24th Day of May 2024

[Signature]

NOTARY PUBLIC



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026



City of Monroe

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

REZONE PERMIT

PERMIT #:	3282	DESCRIPTION:	REZONE FROM B-3 TO PRD/PCD
JOB ADDRESS:	1125 N BROAD ST	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	ROWELL FAMILY PARTNERSHIP LLLP	CONTRACTOR:	ROWELL FAMILY PARTNERSHIP LLLP
ADDRESS:	779 ROWE RD	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 600.00
FEE TOTAL		\$ 600.00
PAYMENTS		\$- 600.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Rezone from B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District) of ±105.87 acres at 1125 N. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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


 (APPROVED BY)

7/12/24
 DATE



Andrea P. Gray LLC

Attorney at Law

June 13, 2024

Mr. Brad Callender
Planning and Zoning Director
City of Monroe, Georgia
215 N Broad Street
Monroe, GA 30655

Re: Applicant: Rowell Family Partnership, LLLP
Owners: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Request to Rezone property from B3 to PRD/PCD
Tax Parcel: M0050045
Addresses: 1125 N Broad Street, Monroe, Georgia 30655
Total acreage: 105.87 acres

Dear Mr. Callender:

My client, the Rowell Family Partnership, LLLP (the “Applicant”), is pleased to present Breedlove Farm, a true mixed-use development master planned to incorporate quality urban planning and design inspired by community input. Breedlove Farm will be located on 105.87 acres currently owned by the Applicant and Still Family Realty, LLC (“Owners”), and is situated northwest of Monroe’s downtown and bordered by Charlotte Rowell Blvd to the west and north, Hwy 11 to the east and the Monroe Pavilion development to the south (the “Property”). This mixed-use development will include multiple housing types, retail, office, commercial, natural areas, and civic areas. These uses are thoughtfully integrated in the master plan to create a unique sense of place for residents and visitors that ties the historic nostalgia of the Breedlove Farm, once an operational cattle farm, to an urban development designed to meet the current demands of the City.

Applicant commissioned Town Planning & Urban Design Collaborative, LLC (“TPUDC”) to conduct community collaboration efforts, shape the vision for the development, and create a master plan to include a conceptual site plan and detailed development and architectural standards. TPUDC commenced its efforts by hosting a five-day public engagement and design workshop at the Wayfarer Music Hall titled “Breedlove Farm- Master Plan Charrette” in March 2024. Through a series of workshops, topic specific discussions, and open studio hours, TPUDC gathered community input which formed the basis for the master plan’s core design principles. The common



themes expressed included a desire for a mix of housing types, sizes and prices, live/work opportunities, a walkable development, quality multifamily housing, preservation of natural features and the farm silo, green space, street connectivity with golf cart paths, encouraging locally owned businesses, and options for senior and young professional housing. Using this input, TPUDC developed a master plan which incorporates four Character Areas: CA - 1 Natural Area, CA-3 Neighborhood Area, CA-4 Neighborhood Center, and CA-CV Civic Area. Each Area has specific development standards that define development patterns within the master plan such as permitted location of uses, building types, civic space types and thoroughfare types, etc. Character Areas will be developed in phases based on utility capacity, namely sewer, and market demands.

The Applicant is seeking to rezone the Property from B3 to PCD/PRD. It is asking the City to approve the conceptual master plan as defined by the Character Areas and the development and architectural design standards. Once these land use standards are in place, future development of the site must be consistent with the standards and the City’s planning staff will review detailed site plans for consistency therewith before any vertical construction may begin.

A complete copy of the application materials and detailed pattern book are included herewith. If you have any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely



Andrea P. Gray
Attorney for Rowell Family Partnership, LLLP



LEGAL DESCRIPTION
TAX PARCEL M0050045

All that Tract or Parcel of land, lying and being located in Land Lots 40, 41 and 42 of the 3rd Land District, in the City of Monroe, Walton County, Georgia, containing 105.870 Acres, more or less and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwestern most mitered right of way intersection of the southernmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard) and the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), the following: South 29 degrees 06 minutes 46 seconds East for a distance of 292.68 feet to a point; thence South 31 degrees 10 minutes 23 seconds East for a distance of 219.40 feet to a 1/2" rebar found; thence departing said right of way, proceed the following: South 58 degrees 45 minutes 41 seconds West for a distance of 499.90 feet to a 1/2" rebar set at a 1" disturbed open top found; thence South 31 degrees 15 minutes 02 seconds East for a distance of 280.00 feet to a 1/2" rebar set at a 1/2" disturbed rebar found; thence South 89 degrees 44 minutes 02 seconds East for a distance of 269.74 feet to a point; thence South 89 degrees 44 minutes 02 seconds East for a distance of 26.44 feet to a 1/2" rebar set at a 3/4" disturbed rebar found; thence South 87 degrees 32 minutes 02 seconds East for a distance of 28.57 feet to a point; thence South 87 degrees 32 minutes 02 seconds East for a distance of 269.00 feet to a 1/2" rebar found capped "HMB" on the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), South 31 degrees 30 minutes 55 seconds East for a distance of 237.27 feet to a 1" open top found; thence departing said right of way, proceed the following: thence South 61 degrees 02 minutes 47 seconds West for a distance of 294.97 feet to an axle found; thence South 30 degrees 53 minutes 46 seconds West for a distance of 611.13 feet to a rebar found capped "GAPLS2921"; thence South 29 degrees 22 minutes 41 seconds East for a distance of 212.62 feet to a rebar found capped "GAPLS2921"; thence South 60 degrees 35 minutes 54 seconds West for a distance of 283.50 feet to a 1/2" rebar found; thence South 31 degrees 29 minutes 47 seconds East for a distance of 105.24 feet to a 1" open top found; thence South 38 degrees 27 minutes 52 seconds East for a distance of 102.00 feet to an axle found; thence South 31 degrees 31 minutes 41 seconds East for a distance of 192.89 feet to a 1/2" open top found; thence South 30 degrees 25 minutes 53 seconds East for a distance of 36.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 04 seconds West for a distance of 525.43 feet to a rebar found capped "CES0902"; thence North 35 degrees 45 minutes 00 seconds West for a distance of 274.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 23 seconds West for a distance of 852.80 feet to a rebar found capped "CES0902"; thence South 24 degrees 10 minutes 38 seconds East for a distance of 198.99 feet to a

rebar found capped "CES0902"; thence South 76 degrees 12 minutes 09 seconds West for a distance of 206.14 feet to a rebar found capped "CES0902"; thence North 78 degrees 03 minutes 06 seconds West for a distance of 322.34 feet to a rebar found capped "CES0902"; thence South 48 degrees 27 minutes 43 seconds West for a distance of 71.19 feet to a rebar found capped "CES0902" on the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard); thence proceed along the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard), the following: thence North 07 degrees 46 minutes 21 seconds West for a distance of 36.99 feet to a concrete monument found; thence South 82 degrees 00 minutes 00 seconds West for a distance of 46.39 feet to a concrete monument found; thence North 07 degrees 03 minutes 50 seconds West for a distance of 231.71 feet to a concrete monument found; thence North 31 degrees 29 minutes 40 seconds West for a distance of 68.70 feet to a concrete monument found; thence North 03 degrees 41 minutes 08 seconds West for a distance of 160.51 feet to a concrete monument found; thence North 09 degrees 19 minutes 22 seconds West for a distance of 195.02 feet to a concrete monument found; thence North 01 degrees 57 minutes 36 seconds West for a distance of 146.72 feet to a concrete monument found; thence North 01 degrees 31 minutes 06 seconds East for a distance of 96.74 feet to a concrete monument found; thence North 05 degrees 11 minutes 37 seconds East for a distance of 242.02 feet to a concrete monument found; thence North 03 degrees 13 minutes 37 seconds East for a distance of 98.97 feet to a concrete monument found; thence North 23 degrees 47 minutes 44 seconds East for a distance of 99.28 feet to a point; thence North 13 degrees 42 minutes 42 seconds East for a distance of 705.00 feet to a point; thence North 24 degrees 40 minutes 43 seconds East for a distance of 131.79 feet to a point; thence North 01 degrees 08 minutes 25 seconds East for a distance of 107.65 feet to a point; thence North 31 degrees 21 minutes 34 seconds East for a distance of 48.06 feet to a point; thence with a curve turning to the right with an arc length of 283.92 feet, a radius of 1285.00 feet, a chord bearing of North 29 degrees 09 minutes 44 seconds East and a chord length of 283.34 feet to a concrete monument found; thence North 33 degrees 03 minutes 34 seconds East for a distance of 133.32 feet to a concrete monument found; thence North 42 degrees 05 minutes 08 seconds East for a distance of 106.15 feet to a concrete monument found; thence North 48 degrees 48 minutes 16 seconds East for a distance of 121.51 feet to a concrete monument found; thence North 56 degrees 03 minutes 03 seconds East for a distance of 213.34 feet to a point; thence North 62 degrees 51 minutes 55 seconds East for a distance of 248.78 feet to a point; thence North 59 degrees 22 minutes 51 seconds East for a distance of 207.34 feet to a concrete monument found; thence North 63 degrees 39 minutes 26 seconds East for a distance of 139.65 feet to a point; thence North 63 degrees 37 minutes 48 seconds East for a distance of 252.89 feet to a concrete monument found; thence South 78 degrees 11 minutes 04 seconds East for a distance of 94.35 feet to a concrete monument found and back to the **TRUE POINT OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 105.870 Acres, more or less.

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT AND FINAL SUBDIVISION PLAT ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL M0050045, WILTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 1116, PG 108, AFORESAID COUNTY. THE CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS ROWELL FAMILY PARTNERSHIP AND STILL FAMILY REALTY, LLC.

ZONING NOTES:

THE CURRENT ZONING CLASSIFICATION IS B-3, HIGHWAY COMMERCIAL DISTRICT.

SOURCE OF ZONING INFORMATION: CITY OF MONROE ZONING ORDINANCE ADOPTED JUNE 10, 2014, EFFECTIVE JULY 1, 2014 https://www.monroega.com

SECTION 700.2, TABLE 11 - COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS

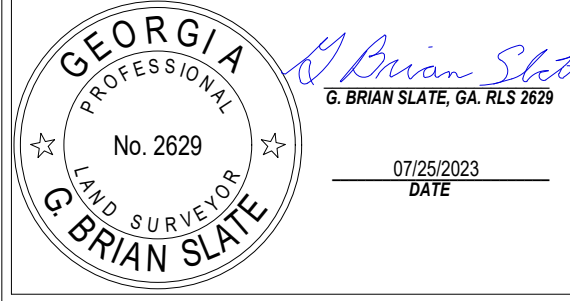
- A. MINIMUM LOT AREA... NONE
B. MAXIMUM LOT COVERAGE... 80%
C. MINIMUM LOT WIDTH... 100 FEET
D. MINIMUM LOT FRONTAGE... 100 FEET
E. FRONT YARD BUILDING SETBACK... 35 FEET
F. SIDE YARD BUILDING SETBACK... 15 FEET
G. REAR YARD SETBACK... 20 FEET
H. MAXIMUM BUILDING HEIGHT... 35 FEET
I. MINIMUM BUILDING GROUND FLOOR AREA... 2,000 SF.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

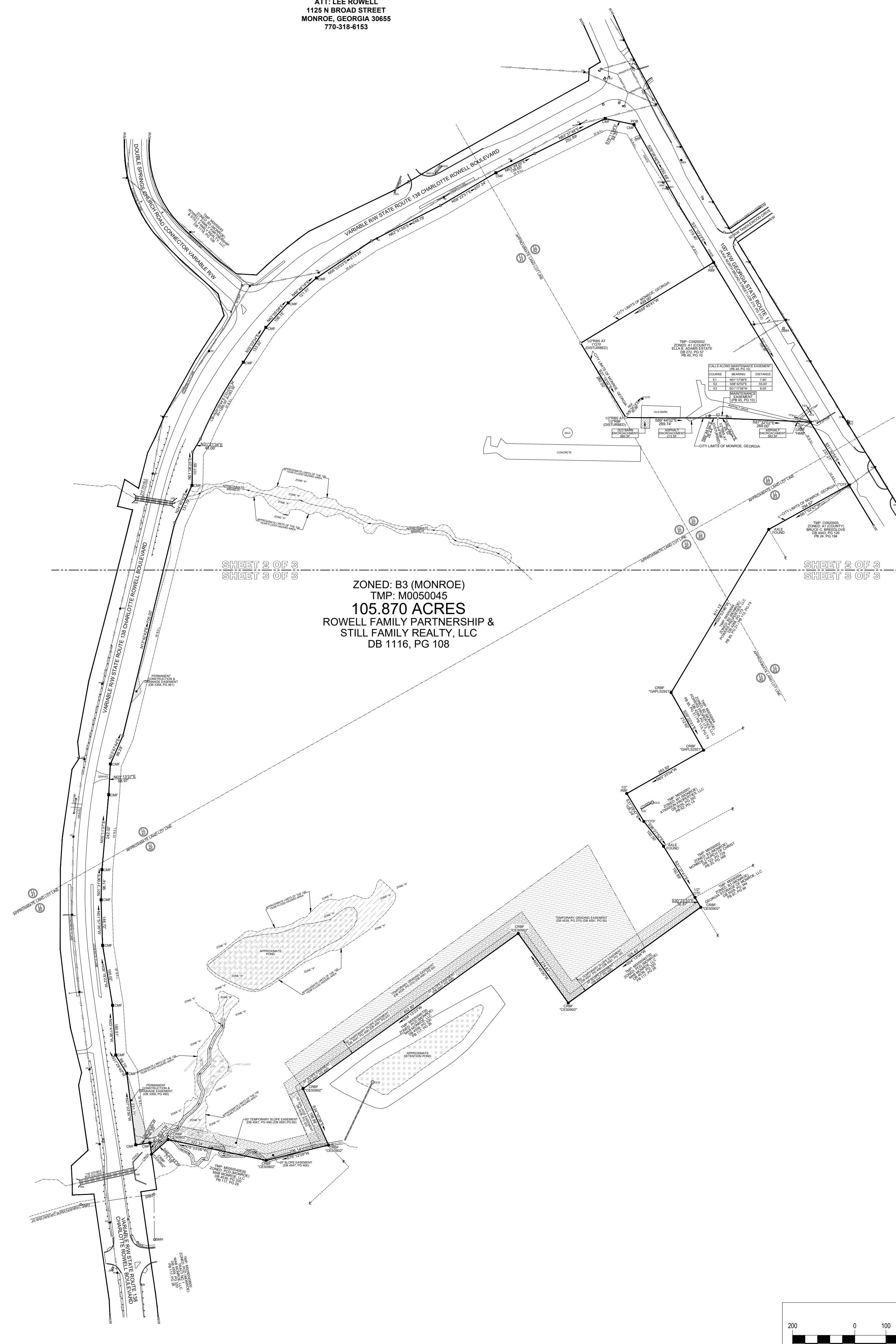
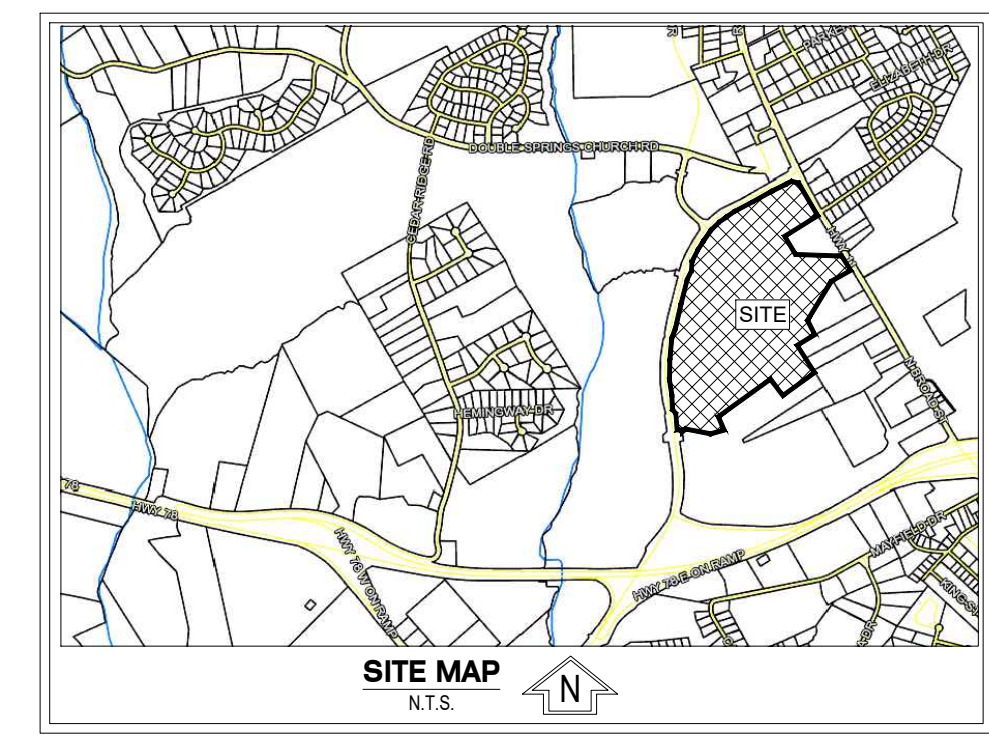
SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 15-6-47, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or more of the applicable local jurisdictions do not require approval of this type of plat.

THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.



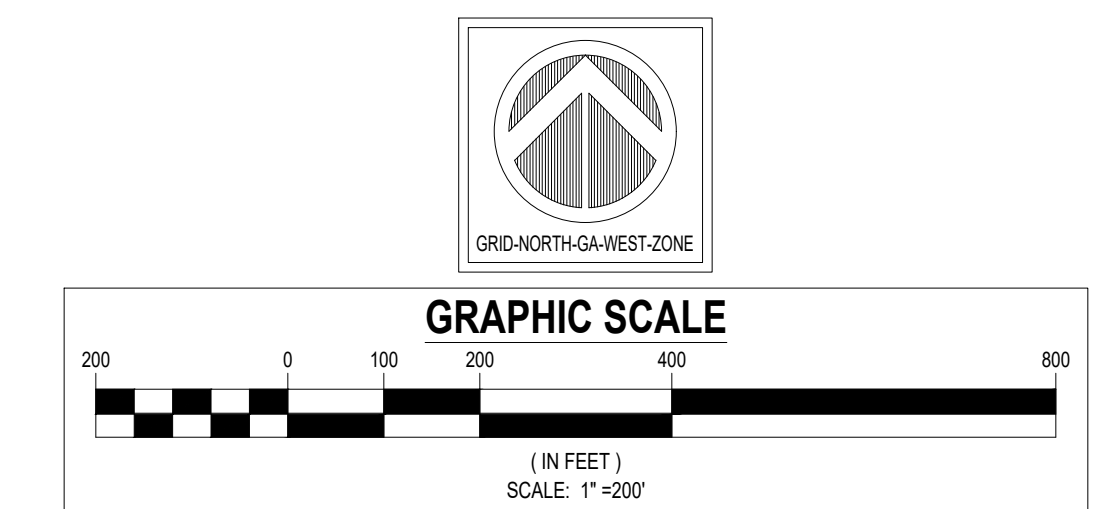
AUTHORIZED THE SURVEY & OWNER/AGENT ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC ATT: LEE ROWELL 1125 N BROAD STREET MONROE, GEORGIA 30655 770-318-6153



LEGEND table listing symbols for various survey features: CONCRETE MONUMENT FOUND, COMPUTED POINT, IRON PIN SET (1/2" REBAR), IRON PIN FOUND, IRRIGATION CONTROL VALVE, HOODED GRATE INLET, FLARED END STRUCTURE, HEAD WALL, SINGLE WING CATCH BASIN, FIRE HYDRANT, TELEPHONE JUNCTION BOX, TELEPHONE PEDESTAL, GAS MARKER, ELECTRIC BOX, LIGHT POLE, POWER POLE, GUY ANCHOR WIRE, SIGN, SANITARY SEWER MAN HOLE, DRAINAGE MANHOLE, MEDIAN DRAIN INLET, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, WATER METER, WATER VALVE, STORM PIPE, GUARD RAIL, GAS LINE, OVERHEAD POWER, SANITARY SEWER LINE, UNDERGROUND TELEPHONE, TRAFFIC SIGNAL LINES, FENCE LINE, ARC LENGTH, ALSO KNOWN AS, BUILDING SETBACK LINE, CENTER LINE, CHORD BEARING, CHORD DISTANCE, CHAIN LINK FENCE, CONCRETE MONUMENT FOUND, CORRUGATED METAL PIPE, CAPPED REBAR FOUND, DEED BOOK, DRAINAGE MANHOLE, FLARED END STRUCTURE, FIRE HYDRANT, HIGH DENSITY POLYETHYLENE, HOODED GRATE INLET, HEADWALL, IRRIGATION CONTROL VALVE, JUNCTION BOX, LAND LOT, LAND LOT LINE, MEDIAN DRAIN INLET, NUMBER, NOT TO SCALE, OFF SET, OUTLET CONTROL STRUCTURE, OPEN TOP FOUND, PROPERTY LINE, PLAT BOOK, PAGE, POINT OF BEGINNING, POWER POLE, POLYVINYL CHLORIDE PIPE, RADIUS, REFERENCE, RIGHT OF WAY, REBAR FOUND, REBAR SET (1/2"), REINFORCED CONCRETE PIPE, SUBDIVISION, SQUARE FEET, SANITARY SEWER, SANITARY SEWER MANHOLE, SINGLE WING CATCH BASIN, TAX MAP PARCEL, WATER METER, WATER VALVE.

SURVEY NOTES: 1. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGGS SOLUTIONS... 2. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83)...

ZONED: B3 (MONROE) TMP: M0050045 105.870 ACRES ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC DB 1116, PG 108



Logo for Georgia Civil Engineering, Landscape Architecture, and Land Surveying. Contact information: 311 North Main Street, Unit C, Suite 101, P.O. Box 896 | Madison, GA 30650. Website: www.georgiacivil.com

Professional seal of G. Brian Slate, Georgia Professional Land Surveyor, No. 2629, dated 07/25/2023.

THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-47, AS AMENDED BY HB1004 (2017). CERTIFICATE OF AUTHORIZATION LSF0010055

SURVEY FOR: ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC 105.870 ACRES IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT IN THE CITY OF MONROE, WILTON COUNTY, GEORGIA

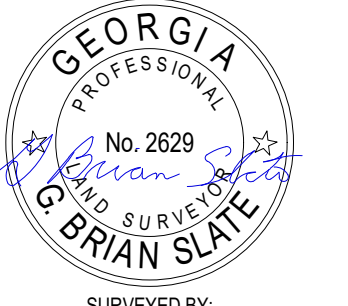
Table with columns for CREW CHIEF, SURVEYED, PROJECT #, DRAWING DATE, DRAWN BY, CHECKED BY, and REVISIONS. Includes a scale of 1"=200 and copyright information for Georgia Civil, Inc. 2023.

BOUNDARY RETRACEMENT SURVEY



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 North Main Street, Unit C, Suite 101
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104 | C: 706.201.0996
www.georgiacivil.com



SURVEYED BY:
G. BRIAN SLATE, RL522929
C: 706-201-0996
bslate@georgiacivil.com

"THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-87, AS AMENDED BY HB1004 (2016)." CERTIFICATE OF AUTHORIZATION LSF001055

ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

CREW CHIEF: TJ
SURVEYED: 07/25/2023
PROJECT #: 21RMS001
DRAWING DATE: 07/25/2023
DRAWN BY: GBS
CHECKED BY: GBS

REVISIONS	
DATE	DESCRIPTION

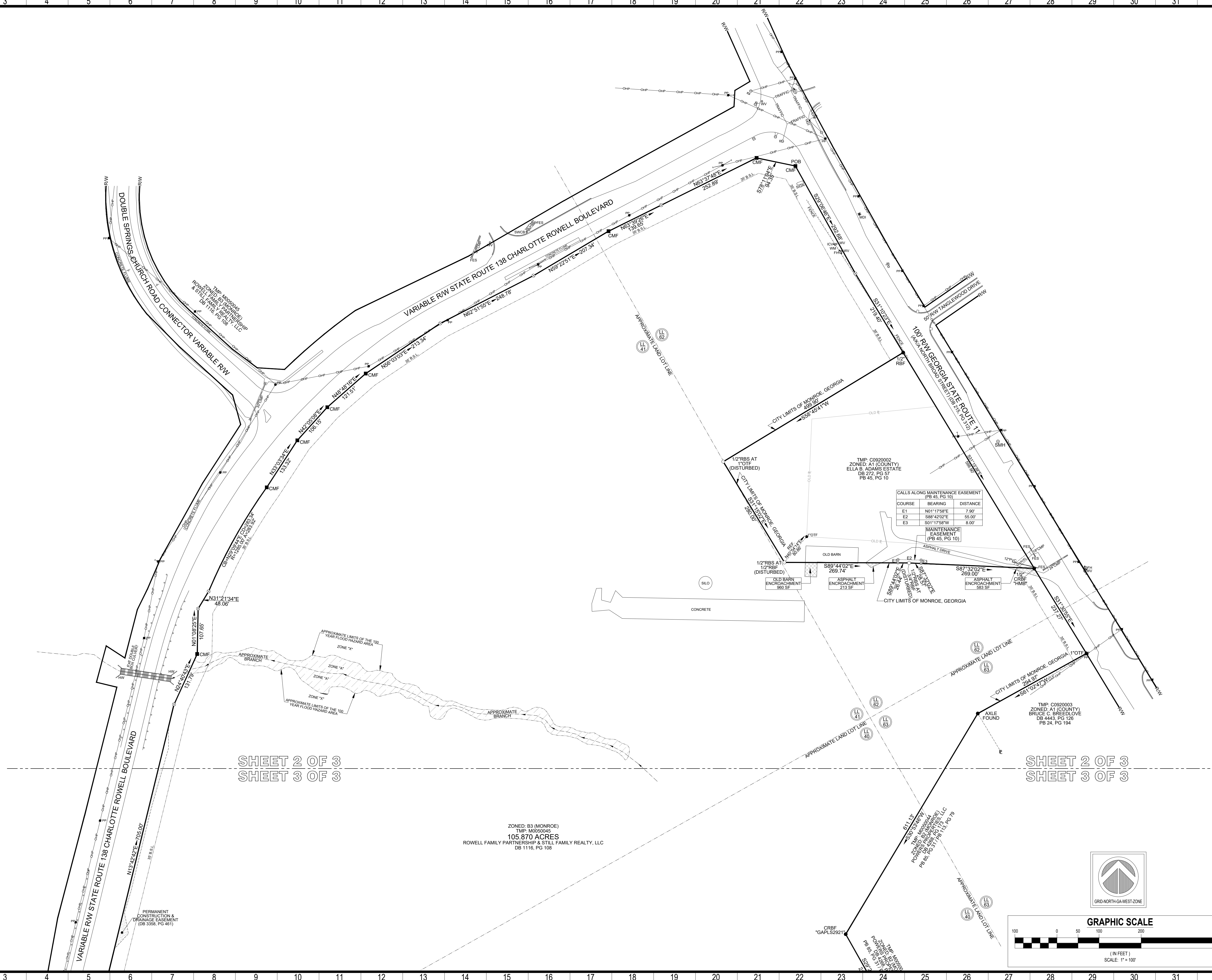
SCALE: 1"=100'

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BOUNDARY RETRACEMENT SURVEY

Sheet Number

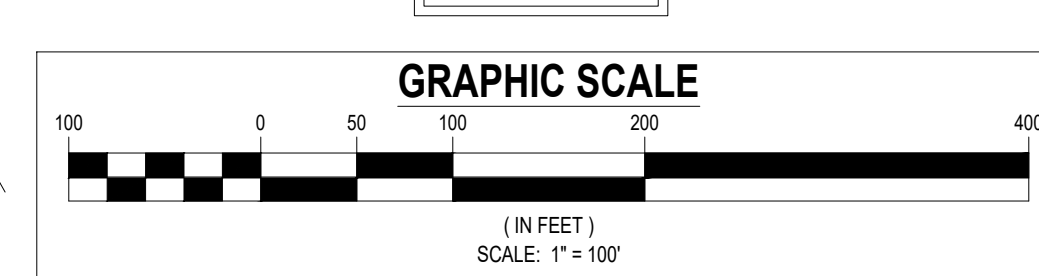
SHEET 2 OF 3



SHEET 2 OF 3
SHEET 3 OF 3

SHEET 2 OF 3
SHEET 3 OF 3

ZONED: B3 (MONROE)
TMP: MD050045
105.870 ACRES
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
DB 1116, PG 108





Andrea P. Gray LLC

Attorney at Law

May 30, 2024

Notice of Preservation of Constitutional Objections

Re: Applicant: Rowell Family Partnership, LLLP
Owner: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Property: 1125 N. Broad Street, Monroe GA 30655
Request to PCD/PRD

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant’s assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the following:

The current zoning of the Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant’s property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant’s investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the council would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the City of Monroe, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.





Planning
City of Monroe, Georgia
ROWELL-STILL – PRD & PCD REZONE
DROPBOX LINK

TO ACCESS THE PATTERN BOOK DOCUMENTS FOR CASE #3282, ROWELL FAMILY PARTNERSHIP, LLLP & STILL FAMILY REALTY, LLC, B-3 TO PRD & PCD, PLEASE SELECT THE FOLLOWING LINK:

<https://www.dropbox.com/scl/fo/vi0xf8zpvrqga6l871ycx/AJUQMAsuS7LZ7aJPIUPCgBE?rlkey=wmuvpj6w6jiqk2p8ox06u2q8a&st=we6wus0h&dl=0>



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: CUP #3279 – 303 S. Broad Street – Private School

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The applicant on behalf of the property owner of 303 S. Broad Street is petitioning for a Conditional Use approval in order to allow for a private school in the existing office building on the site.

Background:

Please refer to the attached staff report for complete details regarding this CUP request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 3279

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Alpha Omega Preparatory Academy, LLC

PROPERTY OWNER: True Shaw Holdings, LLC

LOCATION: East side of S. Broad Street, south side E. Church Street, and the west side of S. Lumpkin St. – 303 S. Broad Street

COUNCIL DISTRICTS: 4 & 8

ACREAGE: ±0.99

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

EXISTING LAND USE: Office building with parking and landscaping

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow for a private school in the existing office building.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order allow a Private School in the existing office building located at 303 S. Broad Street. The property is currently zoned B-2 (General Business District) and is also located inside the CBD (Central Business District Overlay). The site contains an office building constructed in 1986 with multiple units. Private Schools, including pre-school, post school day programs, parochial, and public schools, are allowed in the CBD Overlay as Conditional Uses. The applicant’s narrative states the school is classified as a Non-Traditional Education Center. The

narrative further states students are homeschool based will spend a maximum of 60% of instructional time at the school with the remaining 40% being home-based instruction.

PROPOSED PROJECT SUMMARY:

- Private School
 - Site Area – ±0.99 Acres
 - Existing Building Floor Area – ±10,611 Sf
 - Private School will be conducted inside a unit in the existing office building
 - 2 to 5 students at school at any given time

STAFF ANALYSIS

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

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** If the private school is operated in the manner proposed in the application, adjoining properties and the general neighborhood should not be adversely affected.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Private Schools in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is a mixture of commercial and office buildings. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Private Schools are only allowed as Conditional Uses within the CBD (Central Business District Overlay). A rezoning to allow the requested use is not an option for this type of land use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** Granting the ability for a private school to be located within the existing office building should not be injurious to other properties in the immediate vicinity of the site and should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site currently has entrances off S. Broad Street and S. Lumpkin St. to parking areas in the front and rear of the building. The site has sufficient parking for the existing office building. The applicant’s narrative states there will be no more than 2 to 5 students at the private school at any given time. The existing parking and access should continue to be adequate to serve the office building and private school. With the property being located within the CBD, the site is not required to have vehicular access or parking located on the site.

- (7) Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing office building. The proposed private school should not have any impact on the City’s abilities to continue to provide public services and utilities.
- (8) The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The private school is proposed inside an existing office building. If operated in the manner described in the applicant’s narrative, the private school should not negatively impact adjoining properties.
- (9) The use would not significantly increase congestion, noise, or traffic hazards:** Granting the ability for a private school within the existing office building will have no impact on congestion, noise, or traffic hazards.
- (10) Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Allowing the private school in the existing office building should have no impact on adjacent land uses within the downtown area.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for a private school as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	3279	DESCRIPTION:	CUP FOR SCHOOL
JOB ADDRESS:	303 S BROAD ST	LOT #:	
PARCEL ID:	M0160156	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	ALPHA OMEGA PREP ACADEMY, LLC	CONTRACTOR:	ALPHA OMEGA PREP ACADEMY, LLC
ADDRESS:	3824 SALEM RD	PHONE:	
CITY, STATE ZIP:	COVINGTON GA 30016	OWNER:	
PHONE:	706-421-4749	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Planning Commission will hear and make recommendation on this request for a Conditional Use for a private school at 303 S. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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

James E. Wilson
(APPROVED BY)

7/12/24
DATE

Received

3279



CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 303 South Broad Street

Parcel #: M0160156 Council Districts: District 4 / District 8

Zoning: B2 Acreage/Square Feet: .99 Acres

Type of Conditional Use Requested: Schools-private

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: TrueShaw Holdings, LLC Phone #: 706-421-4749

Address: 303 South Broad Street city: Monroe State: GA zip: 30655

Applicant (If different than owner): Alpha Omega Preparatory Academy, LLC Phone #: 470-509-8000

Address: 3824 Salem Road city: Covington State: GA zip: 30016

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): Please see attached Letter of Intent.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): _____

The conditional use would operate inside an inner-suite within the existing office building. As noted in the Letter of Intent, there will only be a small number of students at this location, which will not have any impact upon the use of any adjacent properties.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): _____

Applicant will not be making changes to the exterior of the existing office building. The only changes will be internal and are illustrated on the attached site(floor) plan.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE: [Signature] DATE: 5/31/2024

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: [Signature] for True Shaw Holdings, LLC DATE: 5/31/2024

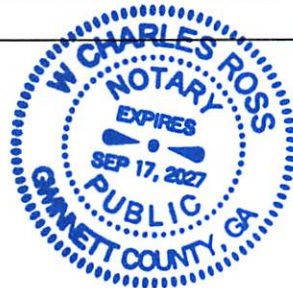
NOTARY PUBLIC: W. Charles Ros

SWORN TO AND SUBSCRIBED BEFORE THIS 31st DAY OF May, 2024

NOTARY SIGNATURE: W. Charles Ros

DATE: 5/31/2024

SEAL:



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

Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



POWELL & EDWARDS
ATTORNEYS AT LAW

Jay Crowley
Mandy Williams
Laura Walsh
Laura Shoop

219

May 31, 2024

Brad Callender, Director
Monroe Department of Planning & Zoning
City Hall
215 North Broad Street
Monroe, Georgia 30655

**RE: CONDITIONAL USE APPLICATION AND LETTER OF INTENT FOR
ALPHA OMEGA PREPARATORY ACADEMY, LLC.**

Dear Mr. Callender:

Powell & Edwards, submits this Letter of Intent on behalf of Alpha Omega Preparatory Academy, LLC (the "Applicant") to request a Conditional Use Permit to operate a private school inside the existing office building located at 303 South Broad Street, in Monroe and having Walton County Tax ID Number of M0160156 (the "Property").

Applicant operates a fully accredited educational facility in Covington which opened its doors in 2006. Since then, it has graduated thousands of students who have gone on to earn college degrees and graduate degrees from institutions such as the University of Georgia, Georgia State University, Georgia College and State University, Emory University and even the University of Tennessee to name a few.

The school is classified as a Non-Traditional Education Center (NTEC). Most of the students are homeschool based and only come in for help/tutoring instruction for their classes. Students or parents come in each Monday to pick up their week's work which is due the following Monday. Under the NTEC classification, the student may only spend a maximum of 60% of instructional time at the school. The remaining 40% is for home-based instruction. It is the intent of the Applicant to utilize the Monroe Center to provide tutoring and individualized instruction to their students living in Walton County. It will only operate during regular business hours during the week.

All students are screened for disciplinary problems. Students that have had disciplinary issues at other schools are not allowed in Applicant's facilities, but rather are enrolled in a homeschool only program with a designated parent or guardian retrieving the work each Monday. These students are helped remotely and reevaluated each semester for a future opportunity of in class instruction. This method has proven successful as Applicant has not had a physical altercation among students or anyone else since opening in 2006.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

All the students are eligible for the Hope Scholarship as long as they meet the GPA requirements. The school conducts PSAT testing for high school students and ITBS testing for Middle School students. The school also holds a graduation ceremony on its main campus at the end of every school year.

There will be little impact on parking at the proposed facility as the Applicant only requires five (5) parking spaces for staff members. Most of the students are dropped off and picked up by parents. Typically, there will only be between two (2) to five (5) high school students at the new center at any time.

The Applicant and its representatives welcome the opportunity to meet with staff of the Monroe Department of Planning and Development to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for a Conditional Use Permit filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

2-1
KSP
MA
*

Return Recorded Document to:
Preston & Malcom, P.C.
Attorneys at Law
Post Office Box 984
110 Court Street
Monroe, Georgia 30655
File No. 23-26141

BK: 5272 PG: 398-399
Filed and Recorded
Feb-24-2023 04:34:35PM
DOC#: D2023-001632
Real Estate Transfer Tax Paid \$1,700.00
1472023000741

Karen P. David
CLERK OF SUPERIOR COURT Walton County GA.

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 24th day of February, 2023, between **F, H, & T Properties II, LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinunder called Grantor, and **TrueShaw Holdings, LLC**, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, G.M.D. 419, containing 1.09 acres, more or less, according to a survey entitled "As Built Survey for: A. Kelly Farmer, Jr., R.G. Hickman & Dr. Craig Taylor," dated June 14, 1988, prepared by W.T. Dunahoo and Associates, Inc., certified by W.T. Dunahoo, Georgia Registered Land Surveyor No. 1577, recorded in Plat Book 45, page 9, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

LESS AND EXCEPT

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65 of the 3rd land district, containing 0.167 acres, more or less, according to a survey entitled "Boundary Survey for: James H. Hughes" dated July 28, 2016, prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, recorded in Plat Book 111, page 194, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

Said property being subject to that certain Declaration of Access Easements Exclusive Parking Agreement and Maintenance Agreement between A. Kelly Farmer, Jr., Wanda Hickman as the Administrator of the Estate of R.G. Hickman, deceased and Dr. Craig Taylor and JHH Enterprises, LLC, recorded in Deed Book 3996, pages 393-397, Walton County, Georgia records.

FOR INFORMATION ONLY

This being the real property commonly known as 303 South Broad Street, according to the present system of numbering properties in Walton County, Georgia.

Tax Parcel ID No. M0160-00000-156-000

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

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

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

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

Signed, sealed and delivered
in the presence of:

Katrina Ai

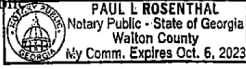
Unofficial Witness

GRANTOR:

F, H, & T Properties II, LLC,
a Georgia Limited Liability Company

By: *A. Kelly Farmer, Jr.* (SEAL)
A. Kelly Farmer, Jr., Member/Manager

Notary Public

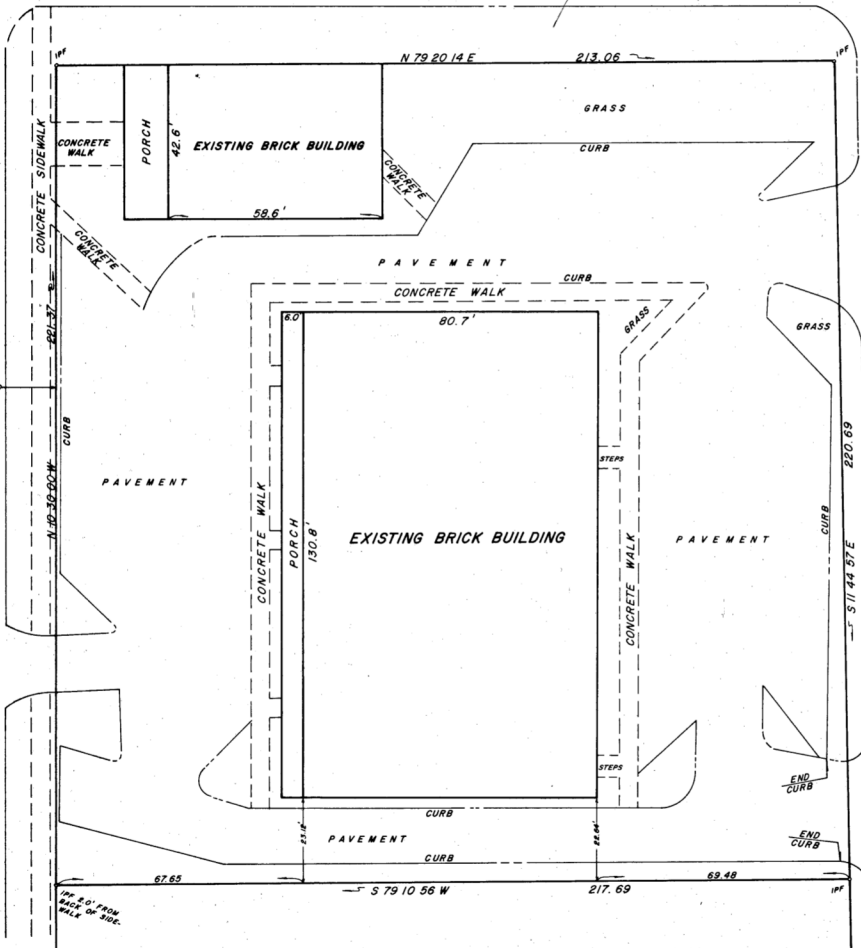


45-09

GA. HWY. 83 / EAST CHURCH STREET 50' R/W

GA. HWY. 11 / SOUTH BROAD STREET

LUMPKIN STREET 30' R/W



TOTAL AREA = 1.09 ACRES

NOTE
SEE DEED BOOK 223 PAGE 267 FOR RIGHT OF ACCESS LIMITATION
CONVEYED TO DEPT. OF TRANSPORTATION, STATE OF GEORGIA



In my opinion, this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
W. T. Dunahoo
Georgia Registered Surveyor No. 1577
Member of Surveying and Mapping Society of Georgia



AS BUILT SURVEY FOR STATE OF GEORGIA

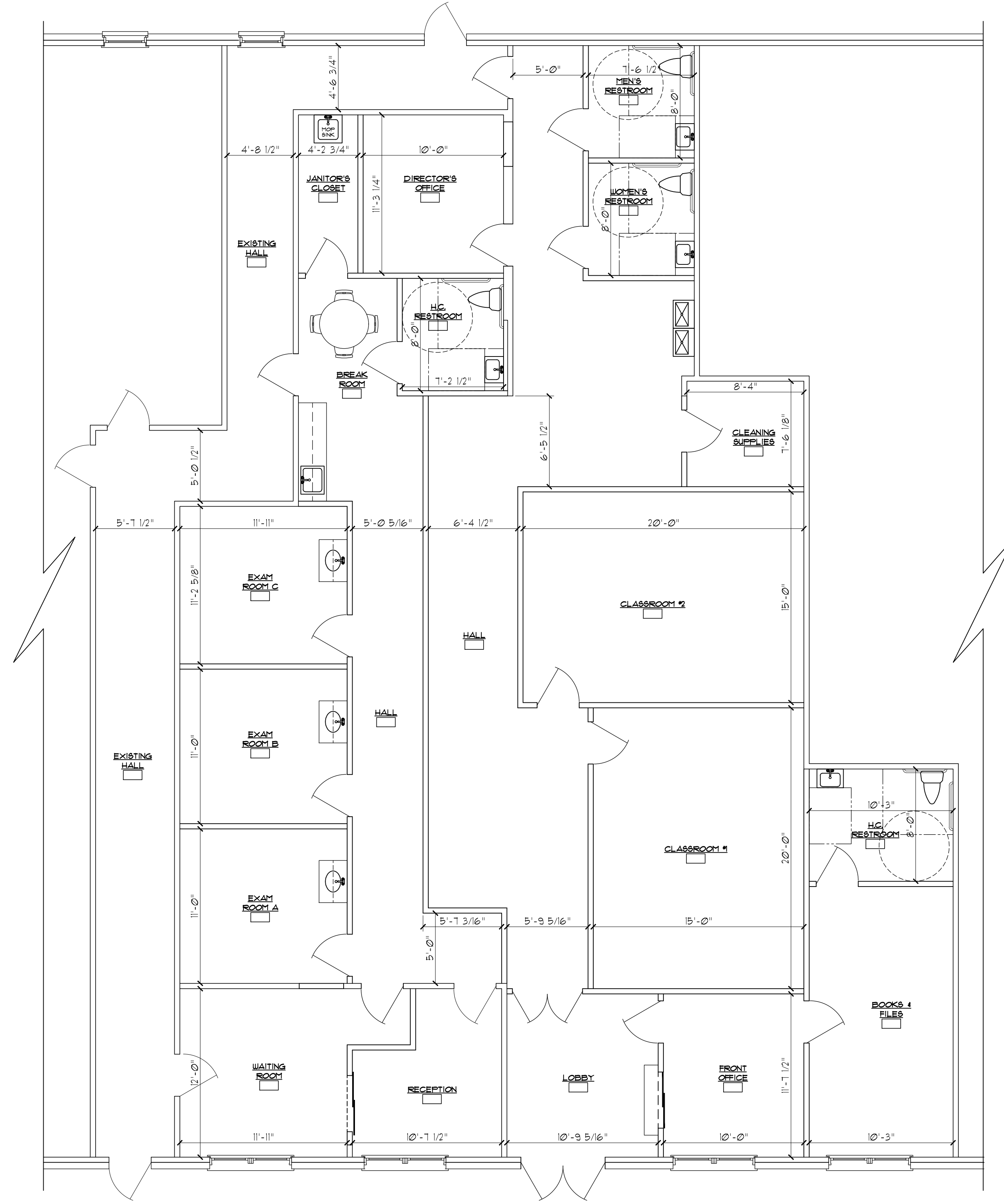
A. KELLY FARMER, Jr, R. G. HICKMAN & Dr. CRAIG TAYLOR

CITY	GMD	COUNTY	SCALE	DATE
MONROE	419	WALTON	1" = 20'	6-14-88

W. T. DUNAHOO AND ASSOCIATES, INC.
ATLANTA, GA. PH - 867-3311 WOODRIF, GEORGIA

IPS - IRON PIN SET
IPF - IRON PIN FOUND

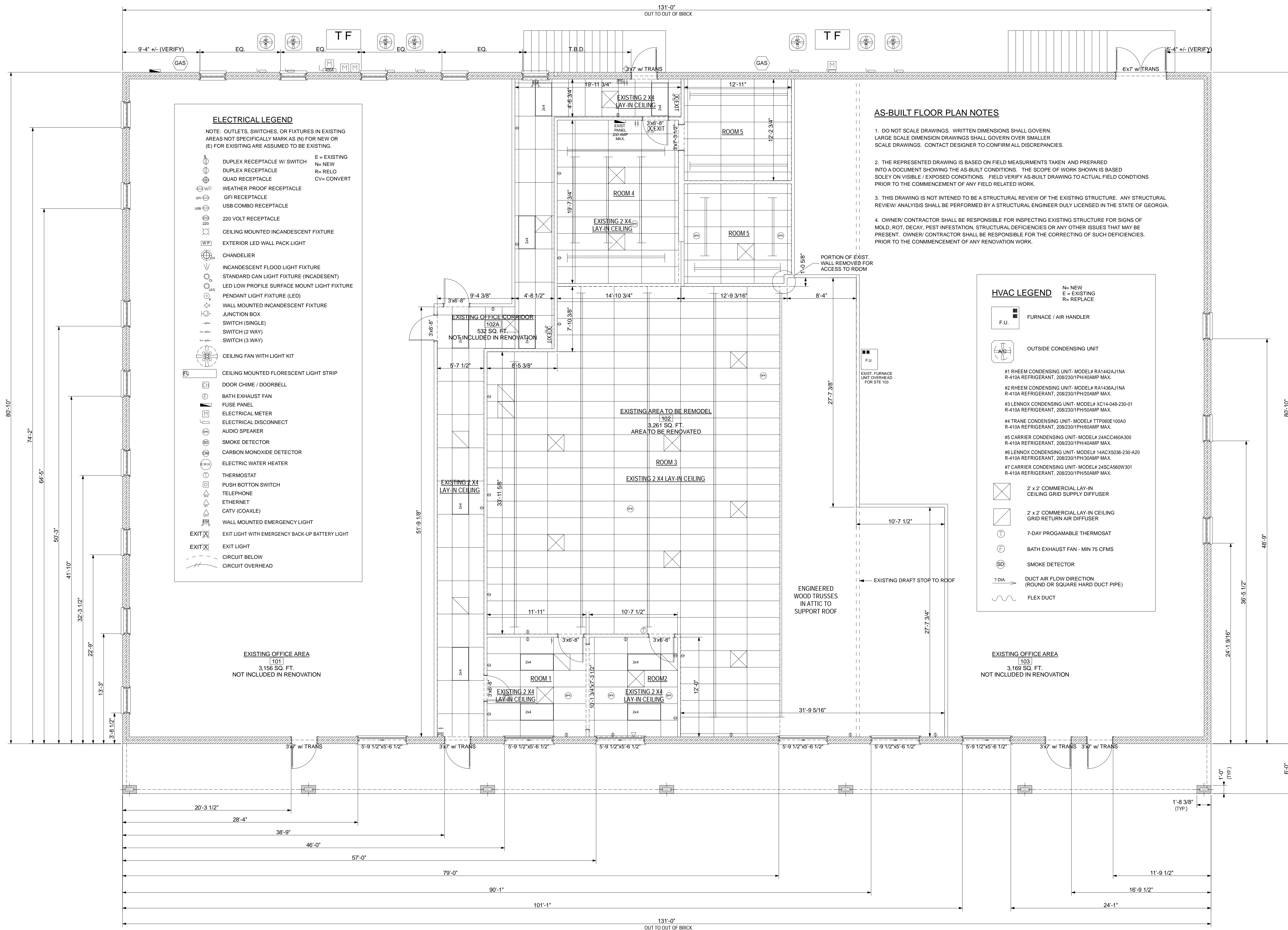
HARDEE'S



FLOOR PLAN
SCALE: 3/16" = 1'-0"

SPARKS-GRIZZARD DESIGN, INC. (SGI) IS THE CONSTRUCTION MANAGER FOR THIS PROJECT AND SHALL REPRESENT THE OWNER IN ORDER TO MAINTAIN THE INTEGRITY OF THE PROJECT. ENGINEERS AND ARCHITECTS SEALS. ALL PROPOSED BIDDERS ARE REQUIRED TO BE QUALIFIED THROUGH THE CONSTRUCTION MANAGER. ANYONE THAT SUBMITS A BID FOR THIS PROJECT AGREES TO THE FOLLOWING GUIDELINES: THE BIDDERS SHALL SUBMIT THE FOLLOWING: BANKING, BONDING, SUPPLIER, PROPOSED SUBCONTRACTORS, LIST AND FAST CUSTOMER REFERENCES. A LIST OF PROJECTS THAT HAVE BEEN COMPLETED SIMILAR IN SCOPE AND SIZE, AND COMPLETE LINE ITEM BREAKDOWN OF THE PRICE INCLUDING QUANTITIES. ALL BIDDERS WILL ACCEPT THE DRAWINGS AS SCHEMATIC IN NATURE AND ARE CONSIDERED DESIGN BUILD DRAWINGS. BIDDERS ARE RESPONSIBLE FOR PRICING THE COMPLETE PROJECT BASED ON THE INTENT OF THE DESIGNER. SHOULD YOU BE AWARDED THE CONSTRUCTION CONTRACT, YOU SHALL BE REQUIRED TO SUBMIT A PROPOSED SCHEDULE OF VALUES AND A PROPOSED PAYMENT SCHEDULE. THE SCHEDULE OF VALUES SHALL ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW. QUESTIONS CONCERNING THESE DRAWINGS OR THEIR INTENT SHOULD BE DIRECTED TO SGI THE PROJECT MANAGER. QUALITY AND QUANTITY OF THE WORK PERFORMED, SUBMITTALS ARE REQUIRED ON ALL MATERIALS. ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW. QUESTIONS CONCERNING THESE DRAWINGS OR THEIR INTENT SHOULD BE DIRECTED TO SGI THE PROJECT MANAGER.

MICAH SHAW INTERIOR FINISH <small>MONROE, GEORGIA</small>		SPARKS-GRIZZARD DESIGN, INC. <small>DESIGN</small>	
SCALE: 3/16" = 1'-0" DATE: 04-19-24	DRAWN BY: B. MARSH	REV	DATE
APPROVED BY:		DESCRIPTION	
A-1		FLOOR PLAN	
DRAWING NUMBER		3540 HIGHWAY 70 • BLDG #2, SUITE 201 • LOGANVILLE, GEORGIA 30052	
JOB #		224	



1. AS-BUILT FLOOR PLAN SCALE: 3/16" = 1'-0" "The Plan is only for As-Built Reference and does not represent a plan that complies with the current applicable codes and ordinances of the project."



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: CUP #3280 – 114 S. Broad Street – Retail Wine Shop

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The applicant on behalf of the property owner of 114 S. Broad Street is petitioning for a Conditional Use approval in order to allow for a retail wine shop.

Background:

Please refer to the attached staff report for complete details regarding this CUP request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 3280

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Highland Vine LLC (Jessica Murphy)

PROPERTY OWNER: Brown Oil Properties, LLC

LOCATION: West side of S. Broad St. and the east side of S. Wayne St. – 114 S. Broad St.

COUNCIL DISTRICTS: 4 & 8

ACREAGE: ±0.114

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

EXISTING LAND USE: Commercial building

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

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow retail sales of wine. The property is currently zoned B-2 (General Business District) and is also located inside the CBD (Central Business District Overlay). Retail sales of wine and beer are Conditional Uses in the CBD (Central Business District Overlay). The operation will be located in an existing commercial building located at 114 S. Broad Street. In addition to retail sales, the applicant proposes to include wine tasting as part of the operation.

PROPOSED PROJECT SUMMARY:

- Retail Sales of Wine
 - Existing Building Floor Area – ±2,736 Sf
 - Wine tasting will also be provided wine dispensing machines

STAFF ANALYSIS

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

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed retail sales of wine, included within an existing commercial building in downtown, should not be detrimental to any surrounding commercial buildings or properties.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Retail Wine Sales located in the B-2 zoning district or CBD Overlay in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is traditional downtown commercial buildings. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Retail sales of wine and beer are only allowed as Conditional Uses within the CBD (Central Business District Overlay). A rezoning to allow the requested use is not an option for this type of land use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** Granting the ability for retail sales of wine within the existing commercial building should not be injurious to other properties in the immediate vicinity of the site and should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** With the property being located within the CBD, the site is not required to have vehicular access or parking located on the site.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing commercial building and will be unaffected by allowing the requested Conditional Use for retail wine sales.

- (8) The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The primary uses surrounding the site are commercial and will be unaffected by allowing retail wine sales.

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

- (10) Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Allowing the retail sales of wine should have no impact on adjacent land uses within the downtown area.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for retail sales of wine as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	3280	DESCRIPTION:	CONDITIONAL USE WINE SHOP
JOB ADDRESS:	114 S BROAD ST	LOT #:	
PARCEL ID:	M0140096	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	JESSICA MURPHY	CONTRACTOR:	JESSICA MURPHY
ADDRESS:	304 PINE CIR	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	770-616-5054	PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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


NOTES:

The Planning Commission will hear and make recommendation on this request for a Conditional Use for a wine shop at 114 S. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

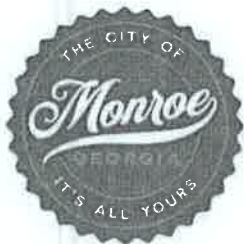
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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



 (APPROVED BY)

7/12/24
 DATE



CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 114 S Broad St

Parcel #: M0140-096 Council Districts: District 4 / District 8

Zoning: CBD B-2 Acreage/Square Feet: 0.114 acres

Type of Conditional Use Requested: Wine Shop / Restaurant

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Brown Oil Distributors, LLC. (Wesley Sisk) Phone #: 770-616-5054

Address: 205 E. Spring Street city: Monroe State: GA zip: 30655

Applicant (If different than owner): Highland Vine LLC (Jessica Murphy) Phone #: 731-697-3961

Address: 304 Pine Cir city: Monroe State: GA zip: 30655

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): Highland Vine is a unique wine tasting destination and retail bottle shop. A wine dispensing machine will allow guests to self-serve a tasting of a variety of wines in 1 oz, 3 oz or 6 oz increments at their own pace. Guests will present their ID and credit card to a certified employee. If the guest is 21 years of age he will receive a card to operate the wine dispensing machines. We expect to employ 6-10 part time employees. Highland Vine anticipates operating 3-10 pm M-F, 10 am - 10 pm Sat and 12-8 pm Sunday. We will serve food and meet all of the requirements for restaurants. We will operate primarily as a retail package dealer and earn a minimum of 70 percent of annual gross revenue from package sales of wine.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): The property is located in the Monroe Commercial Historic District. It is currently Broad St Boots between Your Pie and the old Police Station. The lot runs from Broad St to Wayne St. There is a parking lot across Wayne St.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): The exterior of the

building is approximately 23 ft wide x 115 ft long. The interior is approximately 2,760 sf. The remaining lot behind the building approximately 23 ft wide by 100 ft long is currently broken asphalt. We propose simple beautification behind the building by installing sod down to Wayne St. There will be no on-site parking. There is public parking along S Broad St in front of the building and lot 108 behind the building on the corner of Spring St and Wayne St.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE: _____

DATE: 05/30/2024

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____

DATE: 5/30/2024

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 30th DAY OF May, 20 24

NOTARY SIGNATURE: Donna E Lindsey

DATE: 05-30-24

SEAL:



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

Highland Vine

wine market & tasting room



EXECUTIVE SUMMARY

Highland Vine is a unique wine tasting destination and retail bottle shop located in historic downtown Monroe, Georgia. It aims to provide wine enthusiasts and newcomers alike the opportunity to taste a variety of wines from around the world in a relaxed yet stimulating environment. A wine dispensing system allows guests to self-serve to taste a variety of wines at their own pace. Favorite wines are available for purchase by the bottle. At Highland Vine a guest might experience his only opportunity to explore Chilean or Argentine wine found in the foothills of the Andes or go wine tasting through the Tuscany countryside.

Jessica Murphy and Jimmy Floyd are the co-creators of Highland Vine. They currently own and operate independent businesses in the construction industry with 50+ years of experience between them. Jimmy and Jessica both reside in Monroe, golf cart distance from the vibrant downtown historic district. They love Monroe and simply see a vacancy in the downtown scene for a wine tasting market and bottle shop. It is the perfect complement to the fine dining restaurants and diverse offering to the breweries and sports bars found in downtown Monroe.

The wine dispensing machines that will be used are called WineStation by Napa Technology. The Napa Technology operating software is completely customizable and allows the business owner or employee to exercise total control. First a patron will present his or her ID. Upon proof of age the patron will receive a card that allows him to operate the machines. The machines are programmed to provide 1 oz, 3 oz and 6 oz pours and only operate during business hours. The cards are programmed to limit the total ounces poured during a given hour and day. All of the required controls according to city ordinances are in place with the Napa Technology system.

The WineStation and similar machines are used throughout Georgia and all 50 states. The inspiration for Highland Vine comes from a similar establishment named Deep Roots in downtown Roswell with new locations in Woodstock and Chamblee. Just down the road in Athens is also a wine tasting market called Tapped Athens.





6. The 4th tab is for any Pour Limits being set on the card. Here you can limit how many drinks an account can pour in a given time. You can also view any limitation status on any of the cards in that given account.

Card Number	Card Name	Pour Status	Actions
Account (All Cards)		<input type="text"/> hr <input type="text"/> min	
01017DF5CF12	01017DF5CF12	<input type="text"/> hr <input type="text"/> min	

*By specifying a time then clicking the "Stop" button, you can suspend a card (or all cards) for a certain period of time. For example, if someone has had a bit too much wine you can cut them off for a few hours.

7. The 5th Tab lists the cards assigned within the account.

Card Number	Card Name	Card Type	Start Date	End Date	Active	Actions
01017DF5CF12	01017DF5CF12	RFID - Mifare Classic 1K	Dec 31, 1969 at 4:00 PM	Perpetual		

150 N. Gibson Rd. Suite A
Henderson, NV 89014
800-603-6550
info@napatechnology.com

PROPERTY ADDRESS:

114 S. BROAD STREET
MONROE, GEORGIA 30655

TRACT 2 AS SHOWN

FLOOD STATEMENT:

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NO. 13121CO137E - EFFECTIVE DATE OF 12/8/2016.

SURVEY STATEMENT:

SURVEY PERFORMED BY JOHN F. BREWER AND ASSOCIATES.

CURRENT ZONING:

B-2, GENERAL COMMERCIAL BUSINESS DISTRICT
OVERLAY DISTRICTS: CENTRAL BUSINESS DISTRICT
MONROE HISTORIC DISTRICT

MINIMUM LOT REQUIREMENTS:

MINIMUM FRONTAGE: 60 FEET
MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25 FEET
SIDE YARD: 15 FEET
REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE 60%
MINIMUM LOT AREA 0.5 F.

TOTAL LOT AREA = 4,906 S.F. . . 114 ACRES

24 HOUR CONTACT:

OWNER:
WESTLEY SISK : 770-616-5054

CONTRACTOR:
JESSICA MURPHY: 678-383-9189

EXISTING LOT COVERAGE:

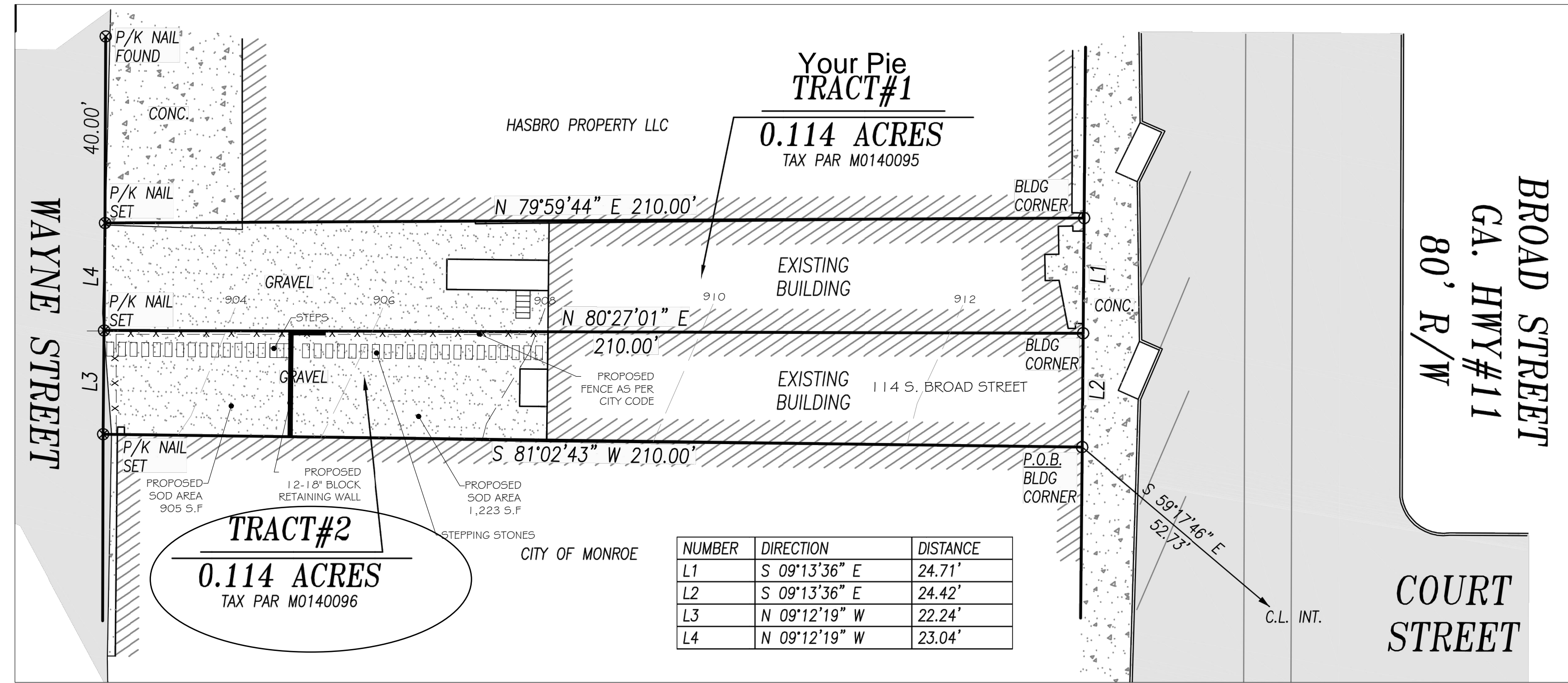
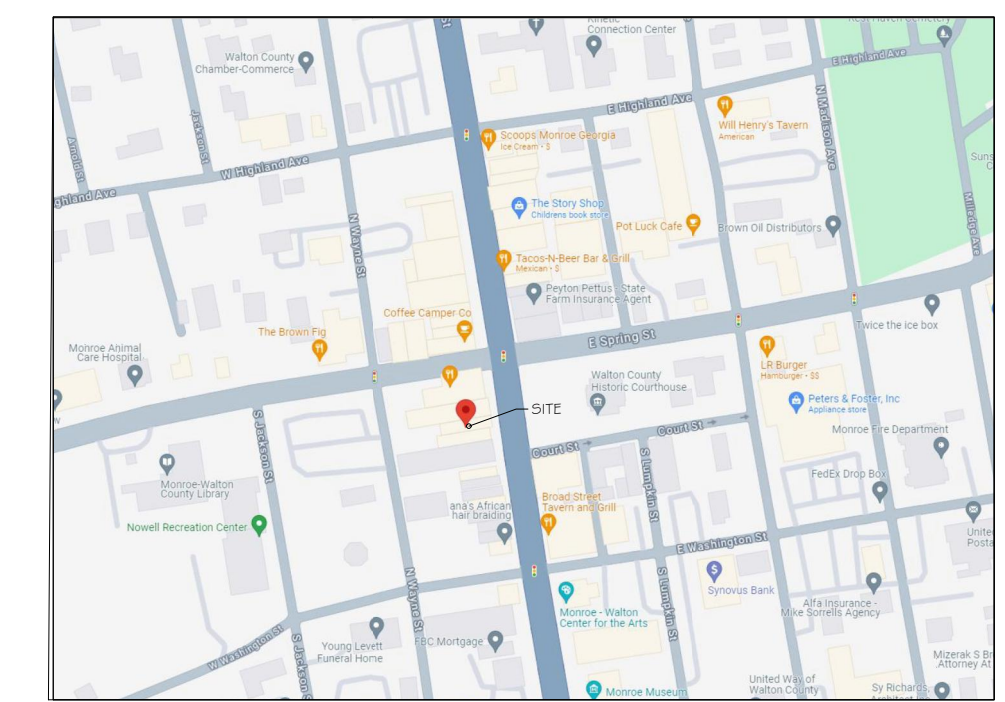
BUILDING = 2,730 S.F.
GRAVEL AREA = 2,128 S.F.
REAR DECK / STAIRS = 48 S.F.

TOTAL COVERAGE = 4,906 S.F. (100%)
LOT AREA = 4,906 S.F.

PROPOSED LOT COVERAGE:

BUILDING = 2,730 S.F.
SOD AREA = 2,128 S.F.
REAR DECK / STAIRS = 48 S.F.

TOTAL COVERAGE = 2,778 S.F. (56.62%)
LOT AREA = 4,906 S.F.



Client
Brown Oil Distributors L.L.C.
Contact: Westley Sisk
770-616-5054

NO.	BY	APPROVED	DATE
1	LM	CLIENT SUBMITTAL	05-28-24

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Lance B. Muller

Project Title
114 S. Broad Street

Project Location
114 S. Broad Street
Monroe, GA 30655

Project No. 24-016-SFD
Drawn By:

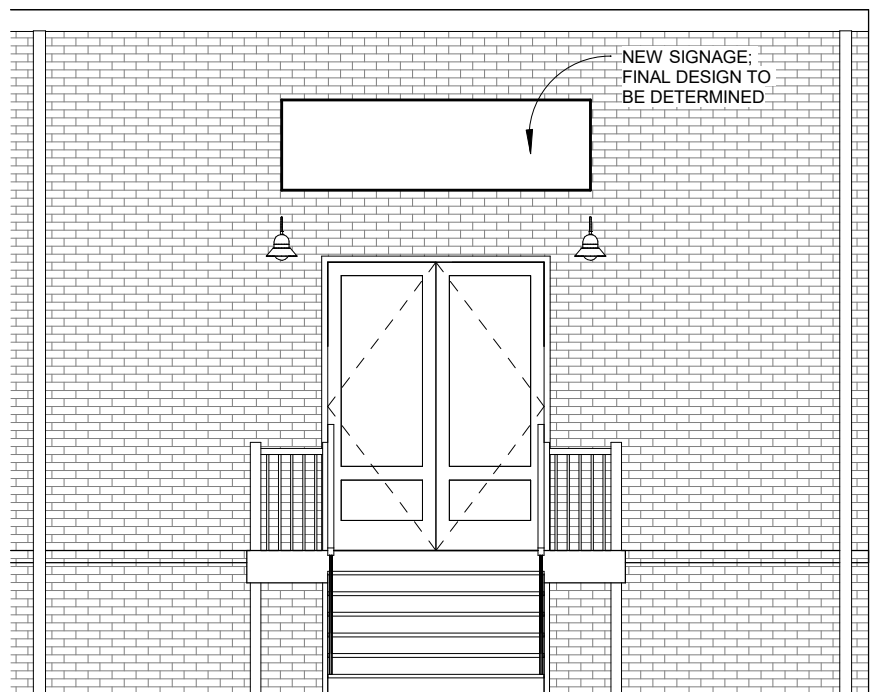
LANCE MULLER, R.L.A.
Date: 05.20.2022

Sheet Title
Site Plan

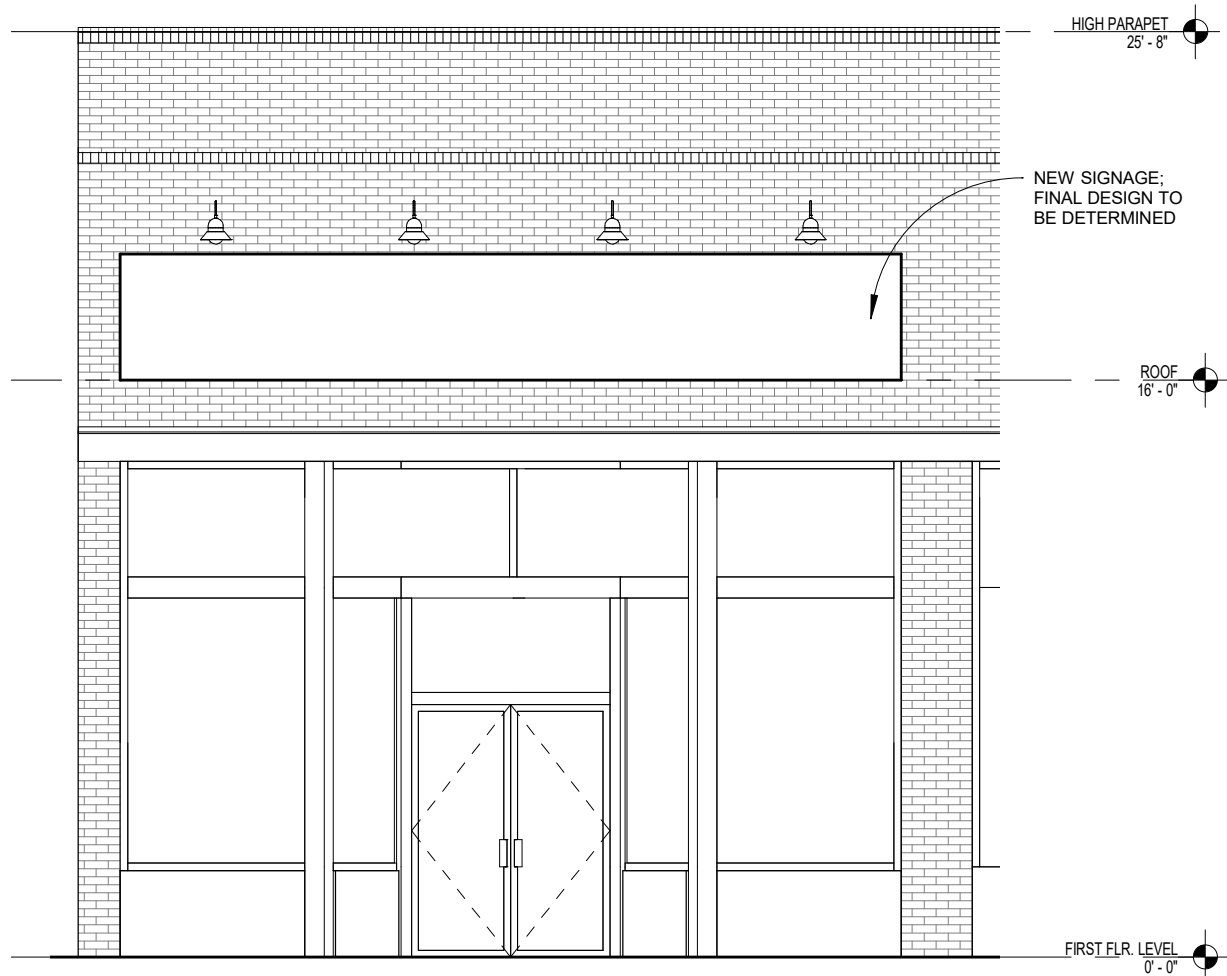
Sheet Number
1

WINE BAR: INTERIOR RENOVATION

114 SOUTH BROAD STREET MONROE, GEORGIA

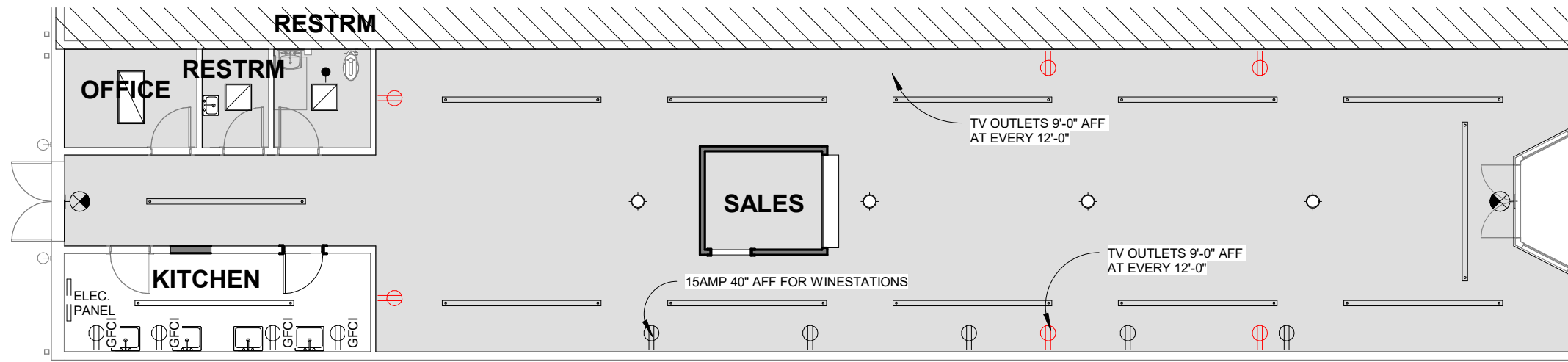


2 REAR ELEVATION
3/16" = 1'-0"

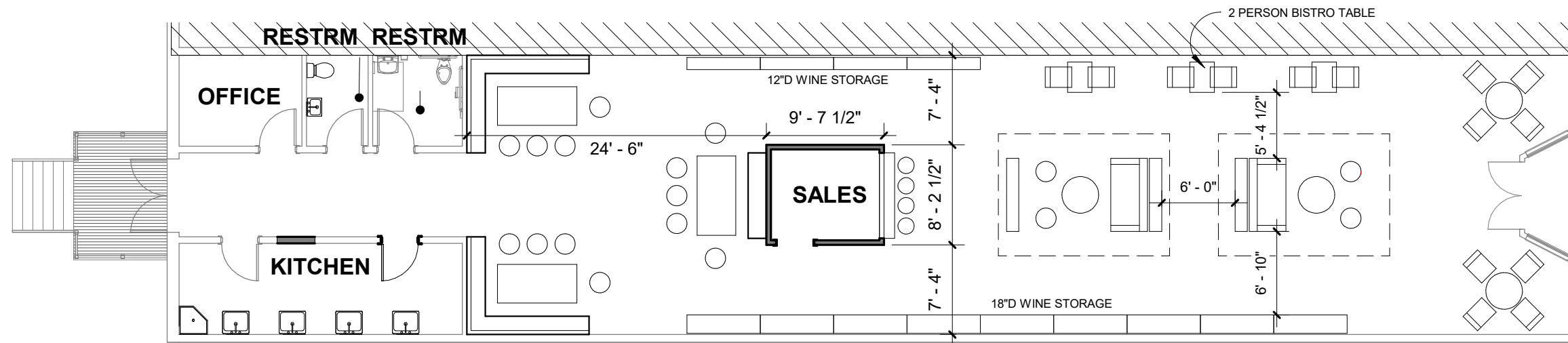


1 FRONT ELEVATION
3/16" = 1'-0"

BUILDING CODE INFORMATION	GENERAL NOTES								
<p>APPLICABLE CODES:</p> <p>BUILDING: INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>RESIDENTIAL: INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>FIRE: INTERNATIONAL FIRE CODE, 2018 EDITION</p> <p>PLUMBING: INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>MECHANICAL: INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p> <p>ELECTRICAL: NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)</p> <p>ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)</p> <p>LIFE SAFETY: LIFE SAFETY CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)</p>	<p>1. PROJECT SCOPE: THE PROJECT CONSISTS OF A INTERIOR RENOVATION OF AN EXISTING 2,565 SF COMMERICAL STOREFRONT. A NEW BATHROOM AND KITCHEN WITHOUT A RANGE OR HOOD WILL BE ADDED.</p> <p>2. EXISTING MECHANICAL SYSTEM TO REMAIN. NO NEW SYSTEM.</p>								
CONTACT INFORMATION	DRAWING INDEX								
<p>OWNER: WESLEY SISK BROWN OIL DISTRIBUTORS, LLC wesley@brownoilcompany.com</p> <p>CONTRACTOR: JESSICA MURPHY HER CAVE ATLANTA DBA HAMMER AND HARMONY JESSICA@HAMMERANDHARMONY.COM</p>	<table border="1"> <thead> <tr> <th>Sheet No.</th> <th>Sheet Name</th> </tr> </thead> <tbody> <tr> <td colspan="2">ARCHITECTURE</td> </tr> <tr> <td>A2.00</td> <td>COVER I ELEVATIONS</td> </tr> <tr> <td>A2.01</td> <td>FLOOR PLAN & REFLECTED CEILING PLAN</td> </tr> </tbody> </table>	Sheet No.	Sheet Name	ARCHITECTURE		A2.00	COVER I ELEVATIONS	A2.01	FLOOR PLAN & REFLECTED CEILING PLAN
Sheet No.	Sheet Name								
ARCHITECTURE									
A2.00	COVER I ELEVATIONS								
A2.01	FLOOR PLAN & REFLECTED CEILING PLAN								

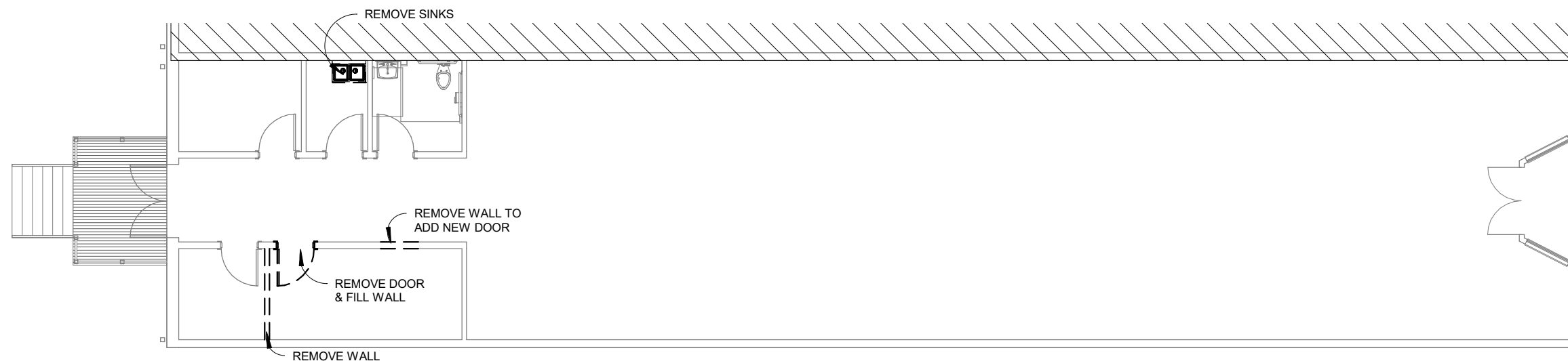


3 REFLECTED CEILING PLAN - FIRST FLOOR
 3/32" = 1'-0"



2 PROPOSED NEW FLOOR PLAN
 3/32" = 1'-0"

* NO CHANGES TO THE EXISTING MECHANICAL SYSTEM



1 DEMOLITION FLOOR PLAN
 3/32" = 1'-0"

Recorded 10/24/2017 04:51PM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$90.00
Bk04144 Pg 0498

* Return Recorded Document to:
PRESTON & MALCOM, P.C.
Attorneys at Law
Post Office Box 984
110 Court Street
Monroe, Georgia 30655
FILE #: 17-24571

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE made this 20th day of October, 2017, between H. A. Commercial, LLC, a Georgia limited liability company, as party or parties of the first part, hereinunder called Grantor, and Brown Oil Properties, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65 of the 3rd Land District, being designated as Tract 2, containing 0.114 acre, more or less, according to a survey entitled "Survey for: Brown Oil Properties, LLC," dated October 17, 2017, prepared by John F. Brewer & Associates, certified by John F. Brewer, III, Georgia Registered Land Surveyor No. 2905, recorded in Plat Book 113, page 131, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 114 S. Broad Street, Monroe, according to the present system of numbering properties in the Walton County Tax Assessor's Office.

Tax Parcel ID No. M0140096

Being a portion of the property conveyed to Grantor by virtue of that certain Warranty Deed dated January 2, 2002, recorded in Deed Book 1390, page 9, Walton County, Georgia records.

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

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

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

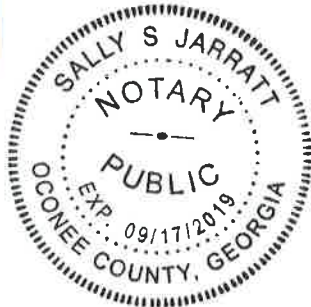
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

H. A. Commercial, LLC

By: Harry M. Arnold, Jr. (Seal)
Harry M. Arnold, Jr., Sole Member/Manager

[Signature]
Unofficial Witness
Sally S. Jarratt
Notary Public





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: REZONE #3282 – P/O 1125 N. Broad Street – Mixed Use Development

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of 1125 N. Broad Street is petitioning for a Rezone from B-3 to PRD and PCD in order to develop a mixed use development with a variety of housing, commercial, and natural and civic areas.

Background:

Please refer to the attached staff report for complete details regarding this Rezone request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Rezone subject to the following conditions.

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 3282

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Rowell Family Partnership, LLLP

PROPERTY OWNER: Rowell Family Partnership, LLLP & Still Family Realty, LLC

LOCATION: South and east sides of Charlotte Rowell Blvd. and the west side of N. Broad Street – Portion of property located at 1125 N. Broad Street

COUNCIL DISTRICTS: 2 & 7

ACREAGE: ±105.870

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Inactive dairy farm and undeveloped

ACTION REQUESTED: Rezone B-3 to PRD (Planned Residential District) & PCD (Planned Commercial District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a mixed use development with a variety of housing, commercial, and natural and civic areas.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone from B-3 (Highway Commercial District) to PRD (Planned Residential District) and PCD (Planned Commercial District) in order to develop a mixed use development. The subject property was part of a large annexation into the City in 2001 and was zoned to the B-3 district. The subject property is the former site of a dairy farm. The request is accompanied by a comprehensive pattern book with complete details for the rezone request.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District)
 - The Project will have four (4) character areas within the project. Please refer to page 44 of the project’s pattern book for details on each character area

SITE DATA

Total Acreage	105.87 acres
Total Open Space	34.13 acres
Natural Area	25.52 acres
Civic Space	8.61 acres
Total Impervious Area	71.74 acres

Planned Commercial District	50.7 acres
Planned Residential District	55.2 acres

Total Residential Units	1,062 units
Single Family	335 units
Cottage	18 units
House	143 units
Townhouse	115 units
Live/Work	59 units
Multifamily	727 units
Apartment House	225 units
Medium-Scale Multifamily	139 units
Large-Scale Multifamily	204 units
Mixed Use	159 units

Total Building Coverage	31.2 acres
Cottage	0.3 acres
House	11.4 acres
Townhouse	4.3 acres
Live/Work	3.1 acres
Apartment House	4.4 acres

Building Coverage (continued)	
Medium-Scale Multifamily	1.4 acres
Large-Scale Multifamily	2.5 acres
Mixed Use	3.4 acres
Civic	0.4 acres

Total Gross Residential Square Footage	2,414,157 sf
Single Family	1,441,463 sf
Cottage	11,700 sf
House (Max. 70% coverage)	670,946 sf
Townhouse (Max. 80% coverage)	596,698 sf
Live/Work (residential)	162,119 sf
Multifamily	972,694 sf
Apartment House (Max. 70% coverage)	281,927 sf
Medium-Scale Multifamily	174,055 sf
Large-Scale Multifamily	317,877 sf
Mixed Use (residential)	198,835 sf

Total Gross Commercial Square Footage	541,430 sf
Mixed Use (commercial)	298,252 sf
Office	149,126 sf
Retail	149,126 sf
Live/Work (commercial)	243,178 sf
Office	121,589 sf
Retail	121,589 sf
Total Civic Square Footage	18,112 sf

STAFF ANALYSIS

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

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The subject property is currently zoned B-3 (Highway Commercial District). The subject property has been zoned B-3 since annexation into the City on October 2, 2001. The property is the former location of a dairy farm and has not been developed since the dairy operations ceased. The basis for this rezone request is to replace the B-3 zoning with a comprehensively planned district rezoning to PRD (Planned Residential District) and PCD (Planned Commercial District) for a mixed use development.

(2) The proposed use and zoning classification of the subject property: The applicant is requesting a rezone to PRD (Planned Residential District) and PCD (Planned Commercial District) to develop the property for a mixed-use, walkable development with a variety of housing types.

(3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property: Properties north of the site across Charlotte Rowell Blvd. are zoned B-3 and PCD. The B-3 zoned properties are all undeveloped with the PCD property as the site of the YMCA currently under construction. Properties east of the site are zoned with a mixture of B-3, B-2, R-2, and R-1A with land uses ranging from two-family dwellings to fast food restaurants to indoor mini-storage warehouses. Properties south of the site are zoned with a mixture of B-2, B-3, M-1, and PCD with land uses ranging from car washes to planned commercial shopping centers. Properties west of the site across Charlotte Rowell Blvd. are zoned B-3 and are undeveloped.

The requested PRD and PCD zoning will introduce a robust, walkable development to an area of the City that is primarily auto-centric. If developed to the plans and standards outlined in the pattern book submitted with this request, the project will be an asset and a cornerstone of sustainable development in this portion of the City and the surrounding area.

(4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel: The submitted pattern book includes road network diagrams showing seven (7) access points to the development from Charlotte Rowell Blvd., N. Broad Street, and an extension of Pavilion Avenue from the south. There will be four (4) accesses off Charlotte Rowell Blvd., two (2) accesses off N. Broad Street, and one (1) access point from an extension of Pavilion Avenue to the south. A round-about is proposed at the intersection with Double Springs Church Road Connector at one of the primary entrances to the site. The road network diagram illustrates an interconnected, gridded street network within the development. Initial estimates provided by the applicant indicate as many as 18,448 external trips could be generated by the development. This number represents trips entering and exiting the site. A formal traffic study has not been performed for the development. Charlotte Rowell Blvd. and N.

Broad Street should be adequate to serve the proposed development. A condition has been added to the end of this report requiring a traffic study be performed prior to preliminary plat submittal. Improvements identified in the traffic study will need to be implemented as result of the recommended condition.

At the time of this report, sanitary sewer is currently unavailable for the residential portion of the development. A moratorium is currently in effect that prohibits the submission of a preliminary plat for any development containing single-family residential dwellings. Infrastructure for water, electric, natural gas, and telecommunications are capable of supporting the development. Additional City services should be adequate to serve the proposed development.

(5) Whether the zoning proposal is consistent with the Comprehensive Plan: The subject property is located in the Northwest Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Northwest Sub-Area is predominantly undeveloped with new commercial development between Charlotte Rowell Blvd. and N. Broad Street on the north side of US Hwy 78. The future character of this sub-area will be predominantly single-family residential with focused areas of higher density mixed use. The proposed rezone to develop the property for a mixed use development meets the intent of the goals of the Comprehensive Plan.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: The current B-3 zoning will only provide commercial uses intended to be oriented for highways. The proposed PRD and PCD zoning provides an opportunity to develop the property in a manner that is more sustainable than conventional commercial development by mixing uses in a walkable, interconnected development.

FURTHER ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REVIEW” OF PLANNED DEVELOPMENT DISTRICTS AS SET FORTH IN SECTION 650.2(3) OF THE *CITY OF MONROE ZONING ORDINANCE*.

(1) Whether the zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards: The proposal demonstrates a very clear and balanced benefit to the community as a mixed use, walkable, interconnected development. As a mixed use, urban style development, the project is an excellent representation of the goals of Placemaking. The core principals behind Placemaking include creating public spaces, streets, neighborhoods and urban centers that create sense of place and identity.

(2) Whether the zoning proposal will result in higher overall quality of community development than if developed utilizing the existing classification: The existing B-3 zoning classification would permit conventional style commercial development that would be auto-centric. As previously stated, the proposed planned residential and commercial development will result in a walkable, mixed use, interconnected development that will be an asset to the City of Monroe.

(3) Whether the applicant proposes a compatible mixture of uses on the same property and even in the same buildings: The proposed development plan and project pattern book illustrates a robust and complex mixed use development that will include a variety of housing types, mix of

residential and non-residential uses, in a walkable development. The proposed development is representative a of an ideal mixed use development. The only exception is the proposed large scale multi-family buildings on the southern portion of the development. The proposed buildings for the large scale multi-family appear to be large, stacked conventional style buildings with a high number of units per building. In keeping with the intent to provide a variety of housing types and sizes in the development, staff would prefer these buildings to resemble the medium scale multi-family and apartment houses also proposed for the development.

(4) Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities: The proposed development is an excellent example of compliance with all of the Design Standards and Criteria for Planned Development Districts outlined in Section 655 of the Zoning Ordinance. The standards for Section 655 include all of the following:

1. *Parking facilities in the front lot is highly discouraged and should be utilized only in rare circumstances. When front lot parking is utilized it should be limited and appropriately screened from public right of ways with landscaping strips including evergreen screens and berms where appropriate.*
2. *Vast expanses of asphalt/concrete parking lots visible from the public right of ways are not favorable and should be avoided. Parking should be concentrated in the side lots and rear lot. Parking areas should be interspersed with appropriate landscaping islands, buffers and strips.*
3. *Walkability of all parcels should be a priority in planning and design.*
4. *Interconnectivity of all parcels and uses should be a priority in planning and design.*
5. *Building setbacks should be in conformity with the surrounding areas and take into consideration the traditional and historic building and development patterns of the City. Deep front setbacks are discouraged in all areas and strictly prohibited in key historic areas of the downtown core. Zero lot line setbacks are encouraged throughout the appropriate areas of the City core.*
6. *Street trees along with appropriate approved landscape plans must be considered in planning and design.*
7. *All Planned Development Districts should utilize sidewalk lined streets in all areas, with sidewalks on both side of the streets, except where not feasible due to topography limitations. Sidewalks should generally be a minimum of 5 feet in width and placed a minimum of two feet from the back of curb of the road with a landscaped planter strip located between.*
8. *All Planned Development Districts should utilize common lighting fixtures and hardscape materials such as benches, planters and trash receptacles, consistent with prevailing fixtures and materials recommended by the Code Enforcement Officer.*
9. *Mixed form of residential dwelling units is highly encouraged. Attached and detached single family units along with multi-family units can coexist harmoniously in close proximity.*
10. *Retail, professional, commercial, civic and residential uses are encouraged, with proper planning, to coexist harmoniously in close proximity, including developments built around the general concepts of "Live-Work-Play" and "Walkable Communities."*
11. *Traditional Neighborhood Development designs and criteria are encouraged in Planned Residential Developments, including the use of rear alley drives.*
12. *Front facing garages, cul-de-sacs and residential developments not well interconnected to existing city streets are to be avoided in Planned Residential Developments.*
13. *Vinyl siding and metal sided "butler building" style construction should not be allowed in any Planned Development District. Building materials should consist of brick, wood and masonry products that promote the traditional and historic design standards that are predominant in the core of the City.*

As the submitted Pattern Book demonstrates, the proposed development meets each and every one of the criteria outlined in Section 655.

STAFF RECOMMENDATION

The plan for the requested project represents an ideal mixed use, walkable neighborhood. If developed to the standards outlined in the pattern book, the project will be an asset to the City of Monroe and an example for surrounding communities pursuing smarter, sustainable development patterns.

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval for the requested PRD (Planned Residential District) and PCD (Planned Commercial District) rezoning to develop mixed use development subject to the following conditions:

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): 1125 N Broad Street, Monroe GA 30655

Parcel #(s): M0050045

Acreage/Square Feet: 105.870 Council Districts: 2 / 7

Existing Zoning: B3. Proposed Zoning: PRD/PCD

Existing Use: vacant

Proposed Use: mixed use to include a variety of housing, commercial, office, natural areas and civic areas

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Rowell Family Partnership, LLLP & Still Family Realty, LLC Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

Applicant (If different than owner): Rowell Family Partnership, LLLP Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): The property is currently zoned B3 and is a part of a 300+ acre tract zoned the same.
 Abutting properties to the south are zoned PCD and B3 and include the Monroe Pavillion shopping center.

Abutting properties to the west and north are B3 and abutting properties to the east and across Hwy 11 are primarily B3 and include Bojangles and vacant property.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The Breedlove Farm development is a master planned community with a mix of housing types, commercial, office, natural areas and civic space. The intent of the PCD/PRD zoning is to implement quality urban design principles to create a cornerstone development in Monroe which pays tribute to Monroe's history while welcoming its future.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The existing zoning would allow for a mix of the same uses proposed for the PRD/PCD but without the unified design and planning framework and without the ability to create a unique sense of place or a mixed-use, walkable neighborhood through higher density development. The property is currently vacant.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): The property was formerly part of the Breedlove Dairy Farm operations but has been vacant at least since it was purchased by the Applicant in 1999.

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

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

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

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

Drawn to scale, showing the following:

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

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

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

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

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

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

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

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

SIGNATURE: [Signature] DATE: 5/24/24

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT
SIGNATURE: [Signature] DATE: 5/20/2024

NOTARY PUBLIC:
SWORN TO AND SUBSCRIBED BEFORE THIS 20th DAY OF May, 2024
NOTARY SIGNATURE: [Signature]
DATE: 5/20/2024 SEAL:



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N. Broad Street
Monroe, Georgia 30655

PROPERTY OWNER and APPLICANT: Rowell Family Partnership, LLLP
PO Box 1936
Monroe, GA 30655

Check one of the following:

 JK (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

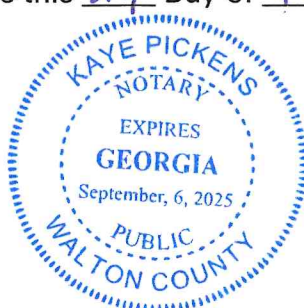
Rowell Family Partnership, LLLP

 JK

BY:

Sworn to and subscribed before me this 24 Day of May 2024

 Kaye Pickens
NOTARY PUBLIC



AGENT AUTHORIZATION

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

APPLICANT: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 20655

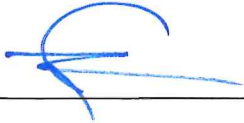
ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 105 acres from B3/R1 to PCD

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a rezoning for the property referenced herein.

[signatures on following pages]

Owner: Rowell Family Partnership, LLLP



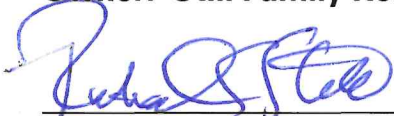
BY:

Sworn to and subscribed before me this 24 Day of May 2024


NOTARY PUBLIC



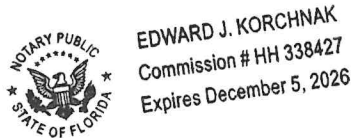
Owner: Still Family Realty, LLC



BY: Robert Still

Sworn to and subscribed before me this 20th Day of May 2024


NOTARY PUBLIC



ATTORNEY/AGENT

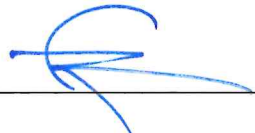

BY: Andrea Gray

Sworn to and subscribed before me this 23 Day of May 2024


NOTARY PUBLIC



APPLICANT: ROWELL FAMILY PARTNERSHIP, LLLP


BY:

Sworn to and subscribed before me this 24 Day of May 2024


NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N. Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

Check one of the following:

755

(A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

(B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

Still Family Realty, LLC

[Signature]

BY:

Sworn to and subscribed before me this 24th Day of May 2024

[Signature]

NOTARY PUBLIC



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026



City of Monroe

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

REZONE PERMIT

PERMIT #:	3282	DESCRIPTION:	REZONE FROM B-3 TO PRD/PCD
JOB ADDRESS:	1125 N BROAD ST	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	ROWELL FAMILY PARTNERSHIP LLLP	CONTRACTOR:	ROWELL FAMILY PARTNERSHIP LLLP
ADDRESS:	779 ROWE RD	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 600.00
FEE TOTAL		\$ 600.00
PAYMENTS		\$- 600.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Rezone from B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District) of ±105.87 acres at 1125 N. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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



(APPROVED BY)

7/12/24
DATE



Andrea P. Gray LLC

Attorney at Law

June 13, 2024

Mr. Brad Callender
Planning and Zoning Director
City of Monroe, Georgia
215 N Broad Street
Monroe, GA 30655

Re: Applicant: Rowell Family Partnership, LLLP
Owners: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Request to Rezone property from B3 to PRD/PCD
Tax Parcel: M0050045
Addresses: 1125 N Broad Street, Monroe, Georgia 30655
Total acreage: 105.87 acres

Dear Mr. Callender:

My client, the Rowell Family Partnership, LLLP (the “Applicant”), is pleased to present Breedlove Farm, a true mixed-use development master planned to incorporate quality urban planning and design inspired by community input. Breedlove Farm will be located on 105.87 acres currently owned by the Applicant and Still Family Realty, LLC (“Owners”), and is situated northwest of Monroe’s downtown and bordered by Charlotte Rowell Blvd to the west and north, Hwy 11 to the east and the Monroe Pavilion development to the south (the “Property”). This mixed-use development will include multiple housing types, retail, office, commercial, natural areas, and civic areas. These uses are thoughtfully integrated in the master plan to create a unique sense of place for residents and visitors that ties the historic nostalgia of the Breedlove Farm, once an operational cattle farm, to an urban development designed to meet the current demands of the City.

Applicant commissioned Town Planning & Urban Design Collaborative, LLC (“TPUDC”) to conduct community collaboration efforts, shape the vision for the development, and create a master plan to include a conceptual site plan and detailed development and architectural standards. TPUDC commenced its efforts by hosting a five-day public engagement and design workshop at the Wayfarer Music Hall titled “Breedlove Farm- Master Plan Charrette” in March 2024. Through a series of workshops, topic specific discussions, and open studio hours, TPUDC gathered community input which formed the basis for the master plan’s core design principles. The common



themes expressed included a desire for a mix of housing types, sizes and prices, live/work opportunities, a walkable development, quality multifamily housing, preservation of natural features and the farm silo, green space, street connectivity with golf cart paths, encouraging locally owned businesses, and options for senior and young professional housing. Using this input, TPUDC developed a master plan which incorporates four Character Areas: C A - 1 Natural Area, CA-3 Neighborhood Area, CA-4 Neighborhood Center, and CA-CV Civic Area. Each Area has specific development standards that define development patterns within the master plan such as permitted location of uses, building types, civic space types and thoroughfare types, etc. Character Areas will be developed in phases based on utility capacity, namely sewer, and market demands.

The Applicant is seeking to rezone the Property from B3 to PCD/PRD. It is asking the City to approve the conceptual master plan as defined by the Character Areas and the development and architectural design standards. Once these land use standards are in place, future development of the site must be consistent with the standards and the City’s planning staff will review detailed site plans for consistency therewith before any vertical construction may begin.

A complete copy of the application materials and detailed pattern book are included herewith. If you have any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely



Andrea P. Gray
Attorney for Rowell Family Partnership, LLLP



LEGAL DESCRIPTION
TAX PARCEL M0050045

All that Tract or Parcel of land, lying and being located in Land Lots 40, 41 and 42 of the 3rd Land District, in the City of Monroe, Walton County, Georgia, containing 105.870 Acres, more or less and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwestern most mitered right of way intersection of the southernmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard) and the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), the following: South 29 degrees 06 minutes 46 seconds East for a distance of 292.68 feet to a point; thence South 31 degrees 10 minutes 23 seconds East for a distance of 219.40 feet to a 1/2" rebar found; thence departing said right of way, proceed the following: South 58 degrees 45 minutes 41 seconds West for a distance of 499.90 feet to a 1/2" rebar set at a 1" disturbed open top found; thence South 31 degrees 15 minutes 02 seconds East for a distance of 280.00 feet to a 1/2" rebar set at a 1/2" disturbed rebar found; thence South 89 degrees 44 minutes 02 seconds East for a distance of 269.74 feet to a point; thence South 89 degrees 44 minutes 02 seconds East for a distance of 26.44 feet to a 1/2" rebar set at a 3/4" disturbed rebar found; thence South 87 degrees 32 minutes 02 seconds East for a distance of 28.57 feet to a point; thence South 87 degrees 32 minutes 02 seconds East for a distance of 269.00 feet to a 1/2" rebar found capped "HMB" on the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), South 31 degrees 30 minutes 55 seconds East for a distance of 237.27 feet to a 1" open top found; thence departing said right of way, proceed the following: thence South 61 degrees 02 minutes 47 seconds West for a distance of 294.97 feet to an axle found; thence South 30 degrees 53 minutes 46 seconds West for a distance of 611.13 feet to a rebar found capped "GAPLS2921"; thence South 29 degrees 22 minutes 41 seconds East for a distance of 212.62 feet to a rebar found capped "GAPLS2921"; thence South 60 degrees 35 minutes 54 seconds West for a distance of 283.50 feet to a 1/2" rebar found; thence South 31 degrees 29 minutes 47 seconds East for a distance of 105.24 feet to a 1" open top found; thence South 38 degrees 27 minutes 52 seconds East for a distance of 102.00 feet to an axle found; thence South 31 degrees 31 minutes 41 seconds East for a distance of 192.89 feet to a 1/2" open top found; thence South 30 degrees 25 minutes 53 seconds East for a distance of 36.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 04 seconds West for a distance of 525.43 feet to a rebar found capped "CES0902"; thence North 35 degrees 45 minutes 00 seconds West for a distance of 274.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 23 seconds West for a distance of 852.80 feet to a rebar found capped "CES0902"; thence South 24 degrees 10 minutes 38 seconds East for a distance of 198.99 feet to a

rebar found capped "CES0902"; thence South 76 degrees 12 minutes 09 seconds West for a distance of 206.14 feet to a rebar found capped "CES0902"; thence North 78 degrees 03 minutes 06 seconds West for a distance of 322.34 feet to a rebar found capped "CES0902"; thence South 48 degrees 27 minutes 43 seconds West for a distance of 71.19 feet to a rebar found capped "CES0902" on the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard); thence proceed along the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard), the following: thence North 07 degrees 46 minutes 21 seconds West for a distance of 36.99 feet to a concrete monument found; thence South 82 degrees 00 minutes 00 seconds West for a distance of 46.39 feet to a concrete monument found; thence North 07 degrees 03 minutes 50 seconds West for a distance of 231.71 feet to a concrete monument found; thence North 31 degrees 29 minutes 40 seconds West for a distance of 68.70 feet to a concrete monument found; thence North 03 degrees 41 minutes 08 seconds West for a distance of 160.51 feet to a concrete monument found; thence North 09 degrees 19 minutes 22 seconds West for a distance of 195.02 feet to a concrete monument found; thence North 01 degrees 57 minutes 36 seconds West for a distance of 146.72 feet to a concrete monument found; thence North 01 degrees 31 minutes 06 seconds East for a distance of 96.74 feet to a concrete monument found; thence North 05 degrees 11 minutes 37 seconds East for a distance of 242.02 feet to a concrete monument found; thence North 03 degrees 13 minutes 37 seconds East for a distance of 98.97 feet to a concrete monument found; thence North 23 degrees 47 minutes 44 seconds East for a distance of 99.28 feet to a point; thence North 13 degrees 42 minutes 42 seconds East for a distance of 705.00 feet to a point; thence North 24 degrees 40 minutes 43 seconds East for a distance of 131.79 feet to a point; thence North 01 degrees 08 minutes 25 seconds East for a distance of 107.65 feet to a point; thence North 31 degrees 21 minutes 34 seconds East for a distance of 48.06 feet to a point; thence with a curve turning to the right with an arc length of 283.92 feet, a radius of 1285.00 feet, a chord bearing of North 29 degrees 09 minutes 44 seconds East and a chord length of 283.34 feet to a concrete monument found; thence North 33 degrees 03 minutes 34 seconds East for a distance of 133.32 feet to a concrete monument found; thence North 42 degrees 05 minutes 08 seconds East for a distance of 106.15 feet to a concrete monument found; thence North 48 degrees 48 minutes 16 seconds East for a distance of 121.51 feet to a concrete monument found; thence North 56 degrees 03 minutes 03 seconds East for a distance of 213.34 feet to a point; thence North 62 degrees 51 minutes 55 seconds East for a distance of 248.78 feet to a point; thence North 59 degrees 22 minutes 51 seconds East for a distance of 207.34 feet to a concrete monument found; thence North 63 degrees 39 minutes 26 seconds East for a distance of 139.65 feet to a point; thence North 63 degrees 37 minutes 48 seconds East for a distance of 252.89 feet to a concrete monument found; thence South 78 degrees 11 minutes 04 seconds East for a distance of 94.35 feet to a concrete monument found and back to the **TRUE POINT OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 105.870 Acres, more or less.

THE PURPOSE OF THIS PLAN IS A BOUNDARY RETRACEMENT AND FINAL SUBDIVISION PLAN ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL M0050045, WALTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 1116, PG 108, AFORESAID COUNTY. THE CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS ROWELL FAMILY PARTNERSHIP AND STILL FAMILY REALTY, LLC.

ZONING NOTES:

THE CURRENT ZONING CLASSIFICATION IS B-3, HIGHWAY COMMERCIAL DISTRICT.

SOURCE OF ZONING INFORMATION: CITY OF MONROE ZONING ORDINANCE ADOPTED JUNE 10, 2014, EFFECTIVE JULY 1, 2014 <https://www.monroega.com>

SECTION 700.2, TABLE 11 - COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS

- A. MINIMUM LOT AREA.....NONE
- B. MAXIMUM LOT COVERAGE.....80%
- C. MINIMUM LOT WIDTH.....100 FEET
- D. MINIMUM LOT FRONTAGE.....100 FEET
- E. FRONT YARD BUILDING SETBACK.....35 FEET
- F. SIDE YARD BUILDING SETBACK.....15 FEET
- G. REAR YARD SETBACK.....20 FEET
- H. MAXIMUM BUILDING HEIGHT.....35 FEET
- I. MINIMUM BUILDING GROUND FLOOR AREA.....2,000 SF.

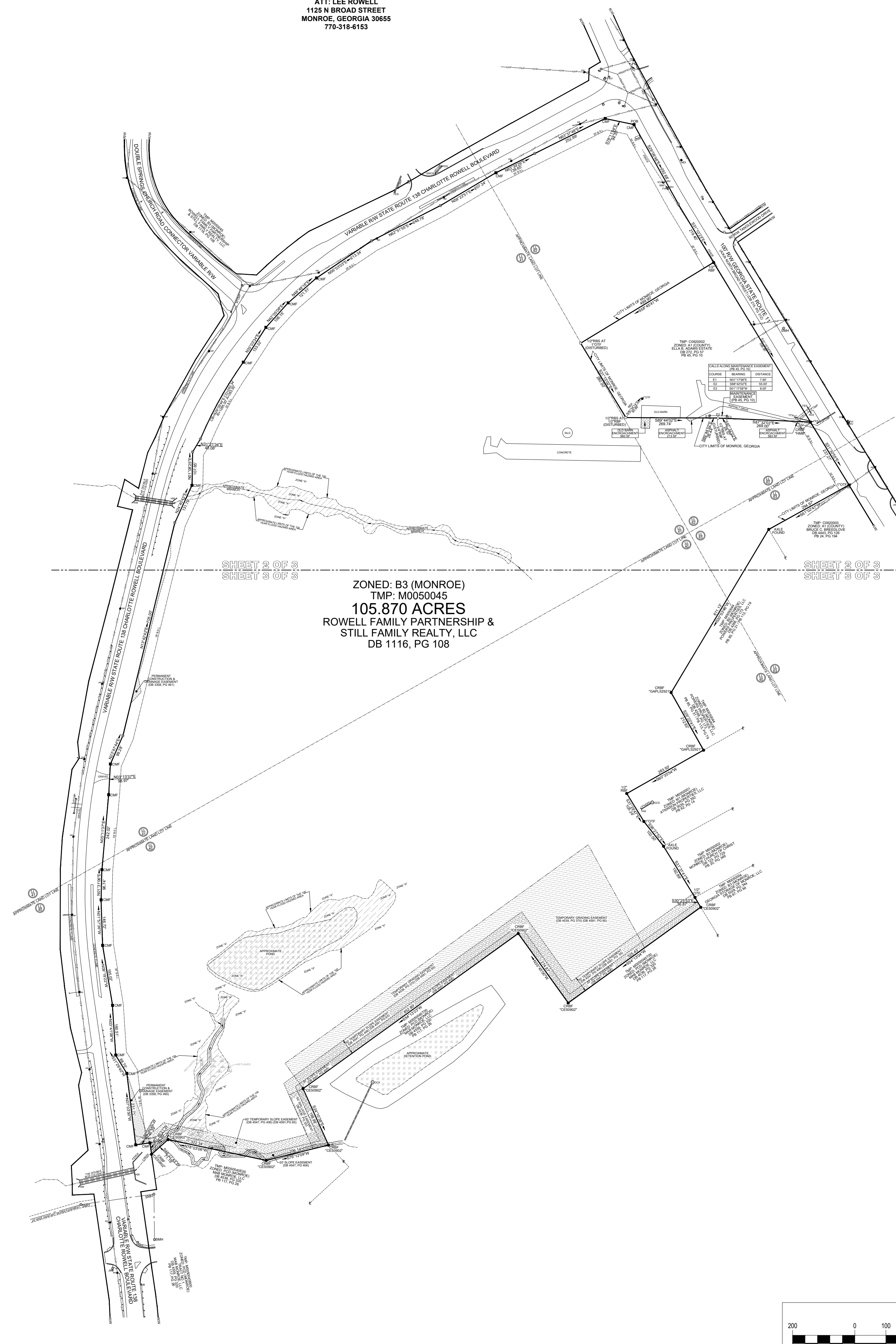
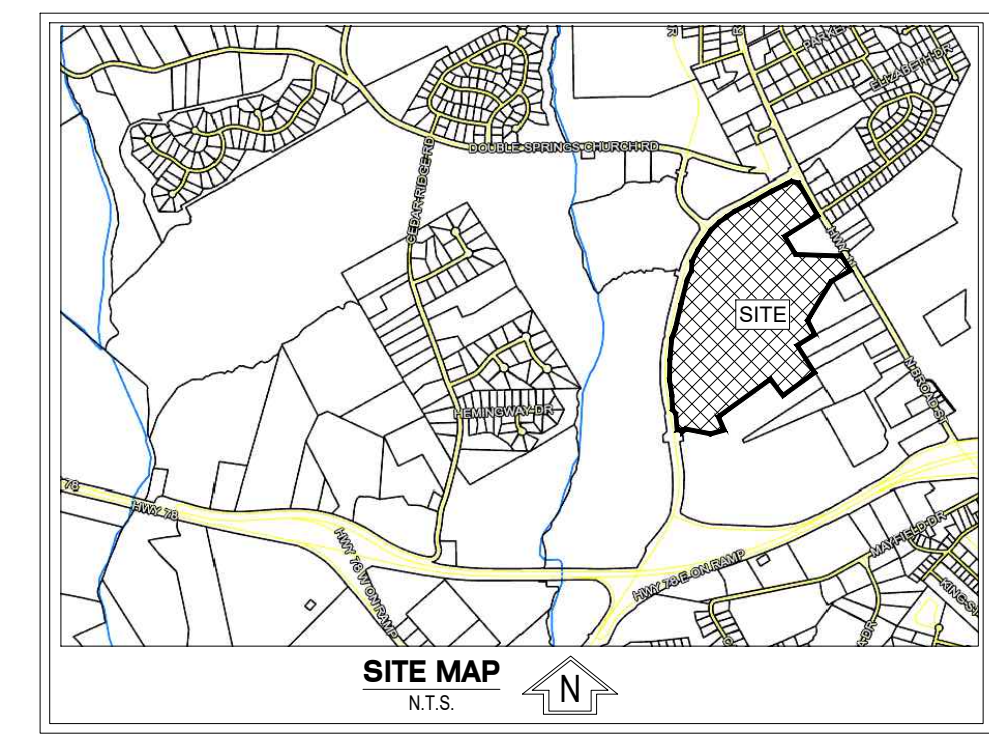
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 15-6-47, this plan has been prepared by a land surveyor. This plan has been approved by all applicable local jurisdictions that require prior approval for recording this type of plan or more of the applicable local jurisdictions do not require approval of this type of plan. For any applicable local jurisdictions that require approval of this type of plan, the names of the individuals signing or approving this plan, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plan, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or endorsements or resolutions numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plan as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE, GA. RLS 2629
07/25/2023
DATE

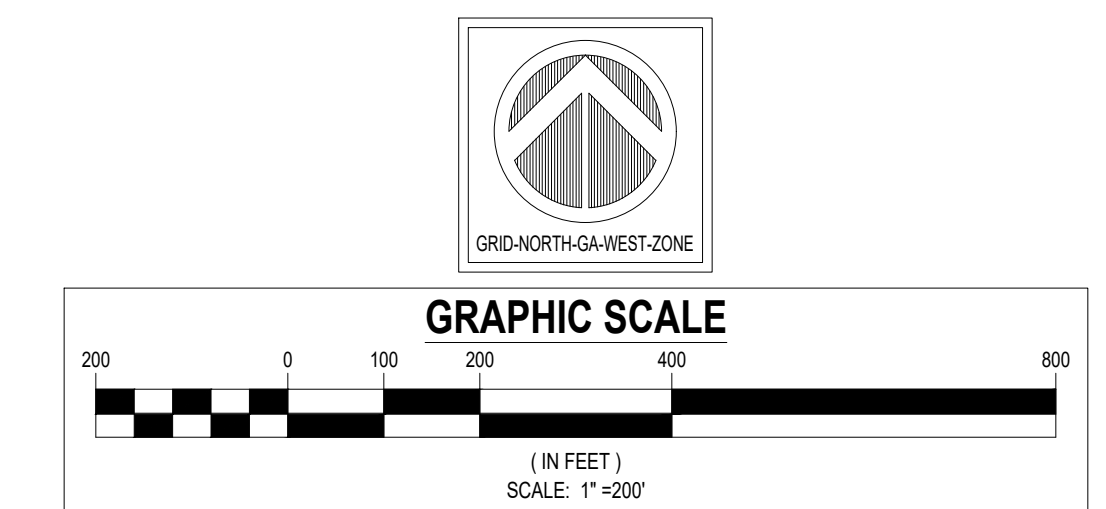
AUTHORIZED THE SURVEY & OWNER/AGENT
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
ATT: LEE ROWELL
1125 N BROAD STREET
MONROE, GEORGIA 30655
770-318-6153



LEGEND	
■	CONCRETE MONUMENT FOUND
●	COMPUTED POINT
○	IRON PIN SET (1/2" REBAR)
●	IRON PIN FOUND
■	IRRIGATION CONTROL VALVE
■	HOODED GRATE INLET
□	FLARED END STRUCTURE
—	HEAD WALL
—	SINGLE WING CATCH BASIN
◆	FIRE HYDRANT
□	TELEPHONE JUNCTION BOX
○	TELEPHONE PEDESTAL
○	GAS MARKER
■	ELECTRIC BOX
●	LP LIGHT POLE
●	POWER POLE
—	GUY ANCHOR WIRE
—	SIGN
○	SANITARY SEWER MAN HOLE
○	DRAINAGE MANHOLE
■	MEDIAN DRAIN INLET
■	TRAFFIC SIGNAL BOX
○	TRAFFIC SIGNAL POLE
○	WATER METER
○	WATER VALVE
—	STORM PIPE
—	GUARD RAIL
—	GAS LINE
—	OVERHEAD POWER
—	SANITARY SEWER LINE
—	UNDERGROUND TELEPHONE
—	TRAFFIC SIGNAL LINES
—	FENCE LINE
A	ARC LENGTH
A/K/A	ALSO KNOWN AS
B.S.L.	BUILDING SETBACK LINE
CL	CENTER LINE
CB	CHORD BEARING
CD	CHORD DISTANCE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CRBF	CAPPED REBAR FOUND
DB	DEED BOOK
DMH	DRAINAGE MANHOLE
FES	FLARED END STRUCTURE
FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE
HGI	HOODED GRATE INLET
HW	HEADWALL
ICV	IRRIGATION CONTROL VALVE
JB	JUNCTION BOX
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
MDI	MEDIAN DRAIN INLET
NO.	NUMBER
NTS	NOT TO SCALE
O/S	OFF SET
OCS	OUTLET CONTROL STRUCTURE
OTF	OPEN TOP FOUND
P	PROPERTY LINE
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
REF.	REFERENCE
RW	RIGHT OF WAY
RBF	REBAR FOUND
RBS	REBAR SET (1/2")
RCP	REINFORCED CONCRETE PIPE
S/D	SUBDIVISION
SF	SQUARE FEET
SS	SANITARY SEWER
SMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
TMP	TAX MAP PARCEL
WM	WATER METER
WV	WATER VALVE

SURVEY NOTES:

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGGS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
- ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.
- STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AND IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13297C030F, EFFECTIVE DATE: 12/15/2002 AND INSURANCE RATE MAP NO. 13297C038E, EFFECTIVE DATE: 12/08/2016. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
- THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE TERM "CERTIFICATION" AS USED IN RULE 1904-1902 AND 017 AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-208 AND (1), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE-GROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE THAT MAY NOT BE SHOWN.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE CLOSED WITHIN ONE FOOT IN 500,000 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CAROLAN BROTHERS UNIT (MFG#032 180 11) IN THE PREPARATION OF THIS PLAN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A POSITIONAL TOLERANCE OF FIELD MEASUREMENTS WERE COMPLETED ON 07/25/2023.
- THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
- IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
- THIS PLAN HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAN BY THIRD PARTIES.
- NO EVIDENCE WAS FOUND OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- NO EVIDENCE WAS FOUND OF THE SUBJECT PROPERTY HAVING EXISTING GROUNDWATER RECHARGE AREA.
- THIS PROPERTY SHALL BE SERVED BY MUNICIPAL WATER AND SEWERAGE DISPOSAL SYSTEMS.
- THE SURVEYOR HAS NO KNOWLEDGE OF THIS PROPERTY BEING SUBJECT TO PROTECTED RIVER CORRIDORS.
- THE SURVEYOR HAS NO KNOWLEDGE OF THIS PROPERTY BEING SUBJECT TO WATER SUPPLY WATERSHED AREAS.
- ALL EASEMENTS, RIGHT OF WAYS, WATER COURSES, DRAINAGE AREAS, DITCHES, DISTINCTIVE NATURAL FEATURES AND EXISTING BUILDINGS OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHER MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
- THE PROPOSED USE OF THE SUBDIVISION IS TO BE ANNOUNCED.
- NO EVIDENCE WAS OBSERVED OF EXISTING TANKS OR DRAINAGE FIELDS ON THE SUBJECT PROPERTY.
- THE SURVEYOR IS UNAWARE OF ANY IMPENDING RIGHT OF WAY CHANGES IN CONNECTION WITH THE SUBJECT PROPERTY.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS APPROXIMATELY 105.870 ACRES.
- THERE IS A 25 FOOT STRAIGHT BUFFER ALONG ALL STATE WATERS. THIS BUFFER MAY BE INCREASED BASED ON STREAM DELINEATION AND IDENTIFICATION PER DEVELOPMENT REGULATIONS.
- THIS PROPERTY IS SUBJECT TO ALL BUFFERS AND SETBACK REQUIREMENTS PER DEVELOPMENT REGULATIONS.



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LAND SURVEYING

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P: 706.342.1104 | C: 706.201.0996
www.georgiacivil.com

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE

SURVEYED BY:
G. BRIAN SLATE, RLS#2629
C: 706-201-0996
bslate@georgiacivil.com

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, AS AMENDED BY HB1004 (2017).
CERTIFICATE OF AUTHORIZATION LSF0010055

ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

BOUNDARY RETRACEMENT SURVEY

CREW CHIEF: TJ
SURVEYED: 07/25/2023
PROJECT #: 21RMS001
DRAWING DATE: 07/25/2023
DRAWN BY: GBS
CHECKED BY: GBS

REVISIONS
DATE: DESCRIPTION:

SCALE: 1"=200'
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Sheet Number

SHEET 1 OF 3



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SURVEYED BY:
G. BRIAN SLATE, RL52629
C: 706-201-0996
bslate@georgiacivil.com

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CERTIFICATE OF AUTHORIZATION LSF001055
Project Information

ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

CREW CHIEF: TJ
SURVEYED: 07/25/2023
PROJECT #: 21RMS001
DRAWING DATE: 07/25/2023
DRAWN BY: GBS
CHECKED BY: GBS

REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=100'

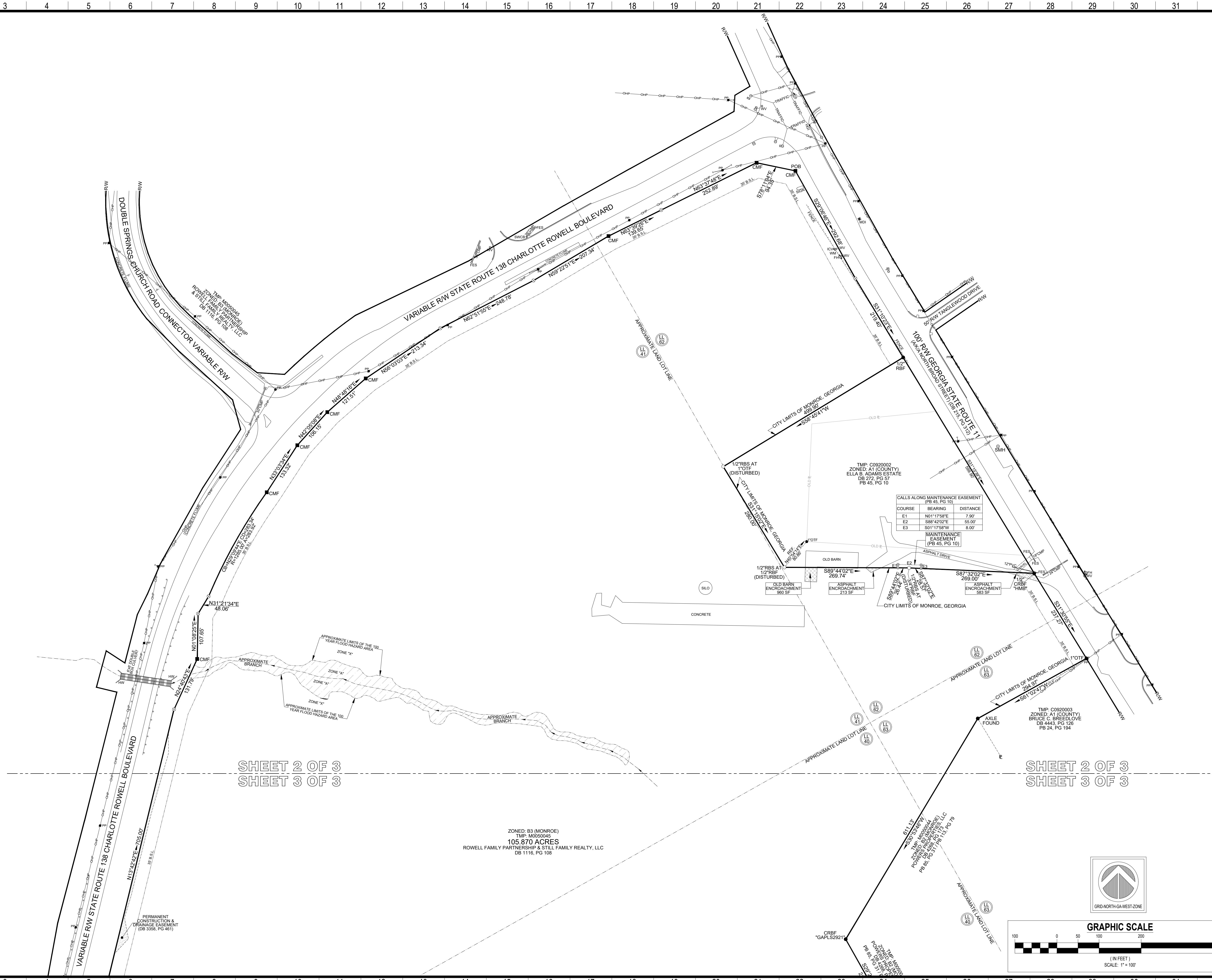
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Sheet Title

BOUNDARY
RETRACEMENT
SURVEY

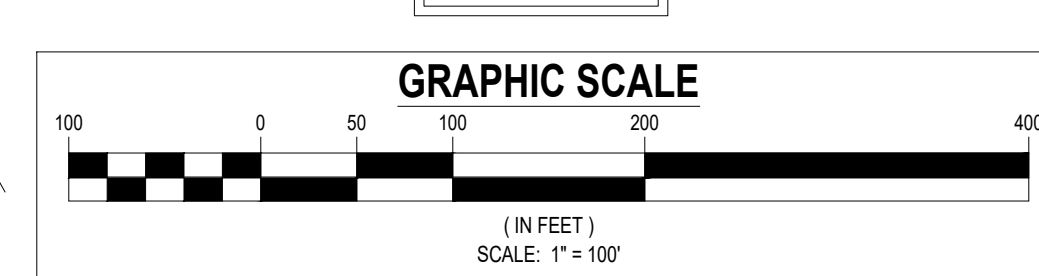
Sheet Number

SHEET 2 OF 3



SHEET 2 OF 3
SHEET 3 OF 3

SHEET 2 OF 3
SHEET 3 OF 3



ZONED: B3 (MONROE)
TMP: M005045
105.870 ACRES
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
DB 1116, PG 108

LEGEND	
■	CONCRETE MONUMENT FOUND
⊙	COMPUTED POINT
○	IRON PIN SET (1/2" REBAR)
●	IRON PIN FOUND
●	IRRIGATION CONTROL VALVE
■	HOODED GRATE INLET
■	FLARED END STRUCTURE
—	HEAD WALL
—	SINGLE WING CATCH BASIN
◆	FIRE HYDRANT
□	TELEPHONE JUNCTION BOX
⊙	TELEPHONE PEDESTAL
⊙	GAS MARKER
□	ELECTRIC BOX
●	LP = LIGHT POLE
—	GUY ANCHOR/WIRE
—	SIGN
⊙	SANITARY SEWER MAN HOLE
⊙	DRAINAGE MAN-HOLE
■	MEDIAN DRAIN INLET
■	TRAFFIC SIGNAL BOX
⊙	TRAFFIC SIGNAL POLE
⊙	WATER METER
⊙	WATER VALVE
—	STORM PIPE
—	GUARD RAIL
—GAS—	GAS LINE
—OHP—	OVERHEAD POWER
—SS—	SANITARY SEWER LINE
—T—	UNDERGROUND TELEPHONE
—TRAFFIC—	TRAFFIC SIGNAL LINES
—X—	FENCE LINE
A	ARC LENGTH
A/K/A	ALSO KNOWN AS
B.S.L.	BUILDING SETBACK LINE
C	CENTER LINE
CB	CHORD BEARING
CD	CHORD DISTANCE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CRBF	CAPPED REBAR FOUND
DB	DEED BOOK
DMH	DRAINAGE MANHOLE
FES	FLARED END STRUCTURE
FH	FIRE HYDRANT
HDPPE	HIGH DENSITY POLYETHYLENE
HGI	HOODED GRATE INLET
HW	HEADWALL
ICV	IRRIGATION CONTROL VALVE
JB	JUNCTION BOX
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
MDI	MEDIAN DRAIN INLET
NO.	NUMBER
NTS	NOT TO SCALE
O/S	OFF SET
OCS	OUTLET CONTROL STRUCTURE
OTF	OPEN TOP FOUND
ℙ	PROPERTY LINE
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
PP	POINT OF BEGINNING
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
REF.	REFERENCE
R/W	RIGHT OF WAY
RBF	REBAR FOUND
RBS	REBAR SET (1/2")
RCP	REINFORCED CONCRETE PIPE
S/D	SUBDIVISION
SF	SQUARE FEET
SS	SANITARY SEWER
SMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
TMP	TAX MAP PARCEL
WM	WATER METER
WV	WATER VALVE



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Project Information

SURVEY FOR:
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
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CREW CHIEF: TJ
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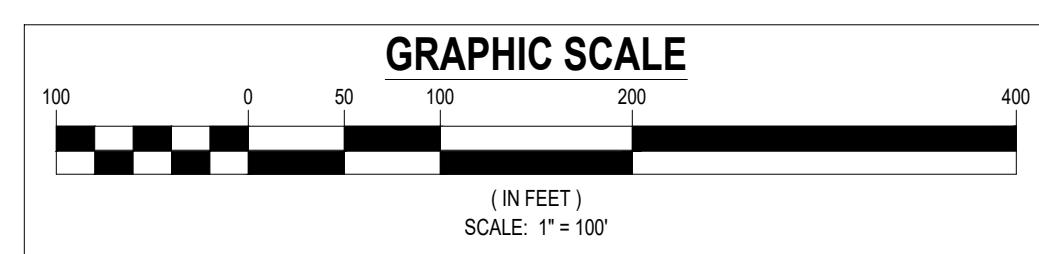
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Sheet Title

BOUNDARY
RETRACEMENT
SURVEY

Sheet Number





Andrea P. Gray LLC

Attorney at Law

May 30, 2024

Notice of Preservation of Constitutional Objections

Re: Applicant: Rowell Family Partnership, LLLP
Owner: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Property: 1125 N. Broad Street, Monroe GA 30655
Request to PCD/PRD

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant’s assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the following:

The current zoning of the Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant’s property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant’s investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the council would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the City of Monroe, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.





Planning
City of Monroe, Georgia
ROWELL-STILL – PRD & PCD REZONE
DROPBOX LINK

TO ACCESS THE PATTERN BOOK DOCUMENTS FOR CASE #3282, ROWELL FAMILY PARTNERSHIP, LLLP & STILL FAMILY REALTY, LLC, B-3 TO PRD & PCD, PLEASE SELECT THE FOLLOWING LINK:

<https://www.dropbox.com/scl/fo/vi0xf8zpvrqga6l871ycx/AJUQMAsuS7LZ7aJPIUPCgBE?rlkey=wmuvpj6w6jiqk2p8ox06u2q8a&st=we6wus0h&dl=0>



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: FINAL PLAT – Rivers Edge Phase 1 – 105 Single-Family Residential Lots

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of the Rivers Edge project is petitioning for Final Plat approval in order to allow for the subdivision of 105 single-family residential lots. The Final Plat is the first of three phases in the project.

Background:

Please refer to the attached staff report for complete details regarding this Final Plat request.

Recommendation:

The staff recommends approval of the final plat without corrections.

Attachment(s):

- Staff Report
- Final Plat



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

APPLICATION SUMMARY

DATE: July 26, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Rivers Edge Phase 1

DEVELOPER: Reliant Homes GA, LLC

PROPERTY OWNER: Reliant Homes GA, LLC

DESIGN CONSULTANT: Northeast Land Surveying, LLC

LOCATION: West side of Michael Etchison Road – 302 Michael Etchison Road

ACREAGE: ±56.06

EXISTING ZONING: PRD (Planned Residential Development)

EXISTING LAND USE: Predominantly complete development with private streets, open space, utilities, and storm water infrastructure

ACTION REQUESTED: The owner is requesting Final Plat approval for a single-family residential subdivision.

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

DATE OF SCHEDULED PUBLIC HEARINGS

CITY COUNCIL: August 13, 2024

FINAL PLAT SUMMARY

The applicant is requesting approval of a Final Plat for Phase 1 of the Rivers Edge project. The Final Plat will subdivide the site into 105 single-family residential lots with open space tracts on private streets. The overall project has three (3) phases. The Preliminary Plat was approved by the City Council on November 14, 2023.

PROJECT SUMMARY:

- Project Name – Rivers Edge Phase 1
- Development Type – single-family detached residential subdivision
- Total Site Area – ±197.201
 - Phase 1 Site Area – ±56.06
- Total Lots in Project – 325
 - Phase 1 Lots - 105



CITY OF MONROE

FINAL PLAT APPLICATION

Project Name: Rivers Edge Phase 1

Project Location: Michael Etchson Road

Development Type: single family residential

Parcel #: M0030001 Acreage: 56.06 Total Lots or Units: 105

Applicant: Reliant Homes GA, LLC Phone #: 770.715.2800

Address: PO Box 2655 city: Loganville State: GA Zip: 30052

Property Owner: Reliant Homes GA, LLC Phone #: 770.715.2800

Address: PO Box 2655 city: Loganville State: GA Zip: 30052

Developer: Reliant Homes GA, LLC Phone #: 770.715.2800

Address: PO Box 2655 city: Loganville State: GA Zip: 30052

Designer: Sullins Engineering LLC Phone #: 678.687.6219

Address: 302 West May Street city: Winder State: GA Zip: 30680

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT: , VP DATE: 1-5-2024

SIGNATURE OF OWNER: , VP DATE: 1-5-2024

FEE: \$5 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: FINAL PLAT – Rivers Edge Phase 1 – 105 Single-Family Residential Lots

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of the Rivers Edge project is petitioning for Final Plat approval in order to allow for the subdivision of 105 single-family residential lots. The Final Plat is the first of three phases in the project.

Background:

Please refer to the attached staff report for complete details regarding this Final Plat request.

Recommendation:

The staff recommends approval of the final plat without corrections.

Attachment(s):

- Staff Report
- Final Plat



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

APPLICATION SUMMARY

DATE: July 26, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Rivers Edge Phase 1

DEVELOPER: Reliant Homes GA, LLC

PROPERTY OWNER: Reliant Homes GA, LLC

DESIGN CONSULTANT: Northeast Land Surveying, LLC

LOCATION: West side of Michael Etchison Road – 302 Michael Etchison Road

ACREAGE: ±56.06

EXISTING ZONING: PRD (Planned Residential Development)

EXISTING LAND USE: Predominantly complete development with private streets, open space, utilities, and storm water infrastructure

ACTION REQUESTED: The owner is requesting Final Plat approval for a single-family residential subdivision.

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

DATE OF SCHEDULED PUBLIC HEARINGS

CITY COUNCIL: August 13, 2024

FINAL PLAT SUMMARY

The applicant is requesting approval of a Final Plat for Phase 1 of the Rivers Edge project. The Final Plat will subdivide the site into 105 single-family residential lots with open space tracts on private streets. The overall project has three (3) phases. The Preliminary Plat was approved by the City Council on November 14, 2023.

PROJECT SUMMARY:

- Project Name – Rivers Edge Phase 1
- Development Type – single-family detached residential subdivision
- Total Site Area – ±197.201
 - Phase 1 Site Area – ±56.06
- Total Lots in Project – 325
 - Phase 1 Lots - 105



CITY OF MONROE

FINAL PLAT APPLICATION

Project Name: Rivers Edge Phase 1

Project Location: Michael Etchson Road

Development Type: single family residential

Parcel #: M0030001 Acreage: 56.06 Total Lots or Units: 105

Applicant: Reliant Homes GA, LLC Phone #: 770.715.2800

Address: PO Box 2655 city: Loganville State: GA Zip: 30052

Property Owner: Reliant Homes GA, LLC Phone #: 770.715.2800

Address: PO Box 2655 city: Loganville State: GA Zip: 30052


Developer: Reliant Homes GA, LLC Phone #: 770.715.2800

Address: PO Box 2655 city: Loganville State: GA Zip: 30052

Designer: Sullins Engineering LLC Phone #: 678.687.6219

Address: 302 West May Street city: Winder State: GA Zip: 30680

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT:  DATE: 1-5-2024

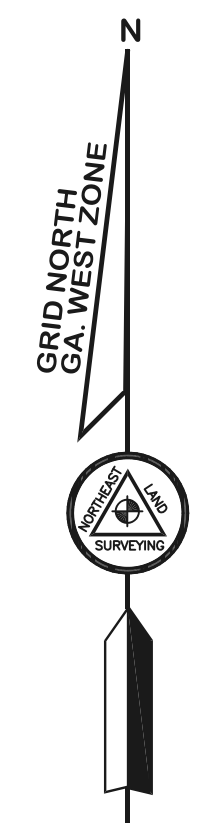
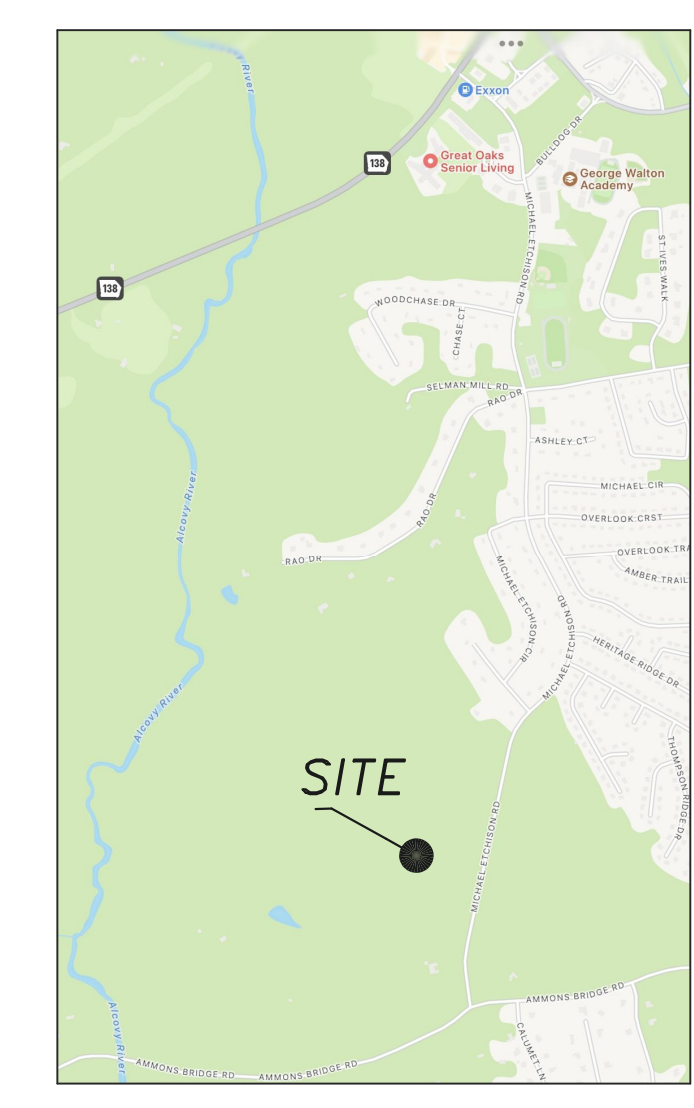
SIGNATURE OF OWNER:  DATE: 1-5-2024

FEE: \$5 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.

FINAL PLAT FOR: RIVERS EDGE PHASE 1

LOCATED IN LAND LOT'S 14, 15 and 21 OF THE 4th DISTRICT, WALTON COUNTY, GEORGIA CITY OF MONROE PARENT TAX PARCEL M0030001



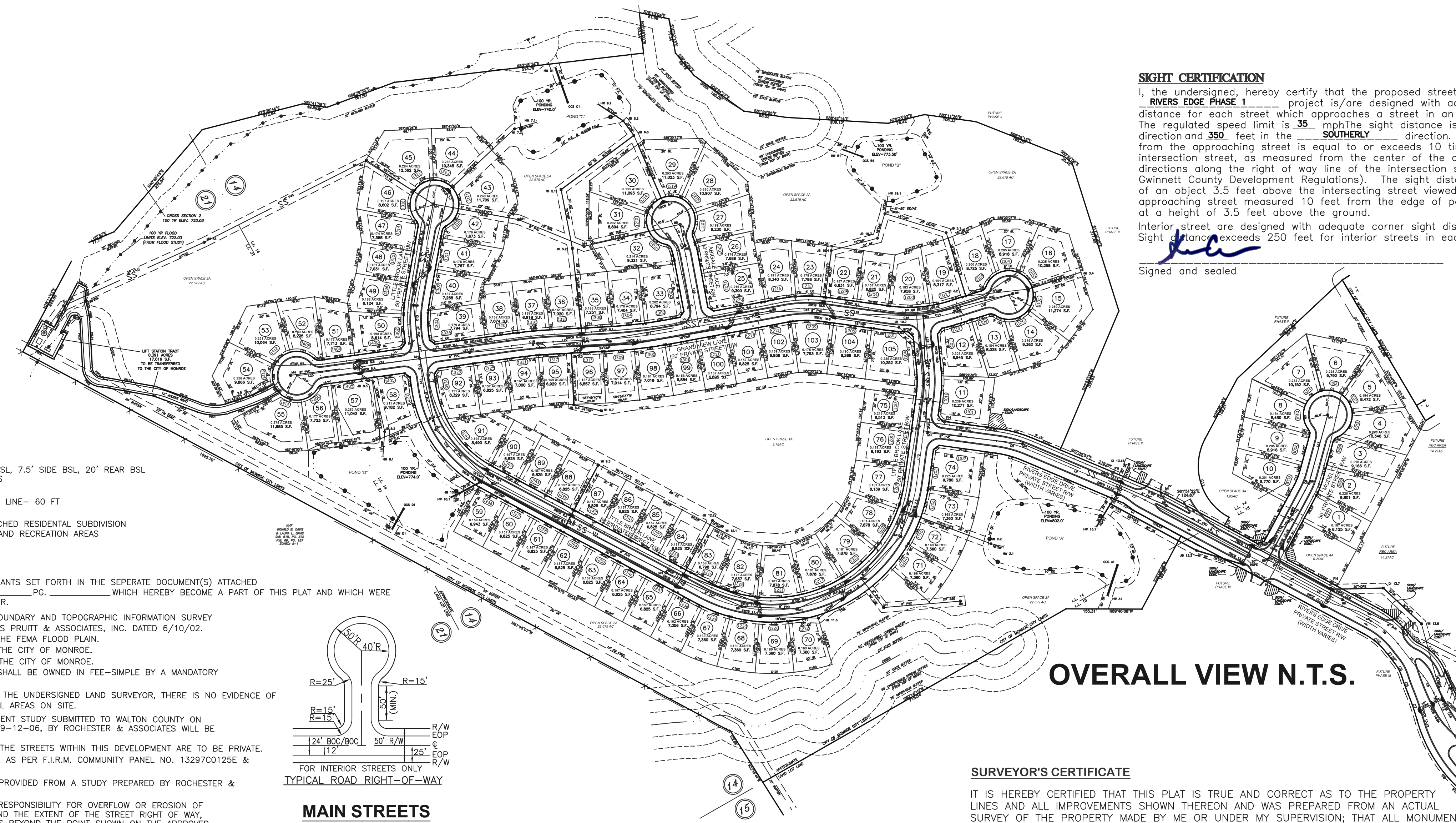
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CLOSURE STATEMENT
A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,102 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

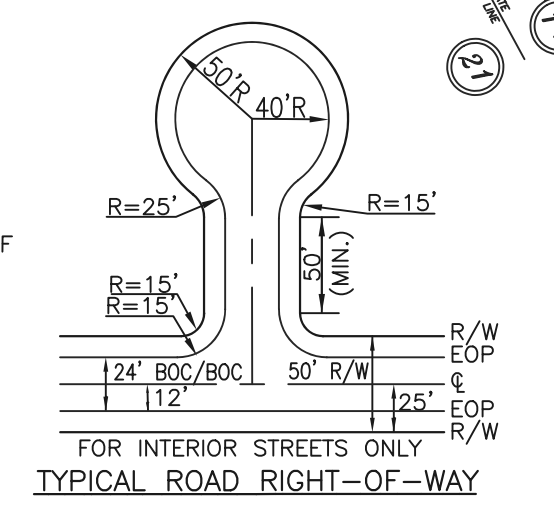
LEGEND

B/L=	BUILDING LINE
C/L=	CURB & GUTTER
CMP=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D.B=	DEED BOOK
D.I=	DUCTILE IRON PIPE
DE=	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GM=	GEORGIA METAL DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N.V.F=	NON V.S. FORMERLY
NTS=	NOT TO SCALE
OTPF=	OPEN TOP PIPE
P.L=	PLAT LINE
P.B=	PLAT BOOK
P.O.B=	POINT OF BEGINNING
POL=	POINT ON LINE
RF=	REBAR P/N FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
ST=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
U=	UTILITY
U.P=	UTILITY POLE
U.P=	POWER POLE OR UTILITY POLE
U.P=	SANITARY SEWER MANHOLE
U.P=	DOUBLE WING CATCH BASIN
U.P=	SINGLE WING CATCH BASIN
U.P=	JUNCTION BOX
U.P=	OUTLET STRUCTURE
U.P=	WEIR INLET
U.P=	HEADWALL
U.P=	DROP INLET
U.P=	FLARED END STRUCTURE
U.P=	FIRE HYDRANT
U.P=	WATER VALVE
U.P=	WATER METER
U.P=	GAS VALVE
U.P=	SWALE
U.P=	OVERHEAD POWER LINE
U.P=	UNDERGROUND POWER LINE
U.P=	OVERHEAD TELEPHONE LINE
U.P=	UNDERGROUND TELEPHONE LINE
U.P=	GAS LINE
U.P=	CABLE T.V. LINE
U.P=	UNDERGROUND CABLE T.V. LINE
U.P=	SANITARY SEWER LINE
U.P=	WATER LINE
U.P=	FENCE
U.P=	FLOOD LINE
U.P=	TREE
U.P=	UNDERGROUND TELEPHONE PEDESTAL

"NOTICE OF PRIVATE STREETS: ALL STREETS WILL BE PRIVATELY OWNED AND MAINTAINED"



- GENERAL NOTES:**
- EXISTING ZONING: PRD ORDINANCE.
MAX. LOT COVERAGE 60%
MAX. BUILDING HEIGHT 35FT.
MIN. DWELLING SIZE 1600(SQ.FEET)
MIN. BUILDING SETBACKS: 0' FRONT BSL, 7.5' SIDE BSL, 20' REAR BSL
GREEN SPACE PROVIDED: 22.89 ACRES
MIN. LOT SIZE: 6,700 SF
MIN. LOT WIDTH AT BUILDING SETBACK LINE- 60 FT
MIN. LOT FRONTAGE TO BE 40 FT
PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH GREEN SPACE AND RECREATION AREAS
 - TOTAL GROSS AREA: 56.06 AC.
TOTAL NUMBER OF LOTS: 105
GROSS DENSITY: 1.87
 - ALL UTILITIES TO BE UNDERGROUND.
 - THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPERATE DOCUMENT(S) ATTACHED HERETO DATED _____, D.B. _____, PG. _____ WHICH HEREBY BECOME A PART OF THIS PLAT AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.
 - BOUNDARY INFORMATION BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SURVEY MERIDIAN HOMES, PREPARED BY TRAVIS FRUITT & ASSOCIATES, INC. DATED 6/10/02.
PORTIONS OF THIS PROPERTY LIE IN THE FEMA FLOOD PLAIN.
 - WATER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 - SEWER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 - OPEN SPACE AND RECREATION AREA SHALL BE OWNED IN FEE-SIMPLE BY A MANDATORY HOMEOWNERS ASSOCIATION.
 - TO THE BEST OF THE KNOWLEDGE OF THE UNDERSIGNED LAND SURVEYOR, THERE IS NO EVIDENCE OF CEMETARIES OR SIGNIFICANT HISTORICAL AREAS ON SITE.
 - THE APPROVED STORMWATER MANAGEMENT STUDY SUBMITTED TO WALTON COUNTY ON 10-06-06, FOR RIVERS EDGE DATED 9-12-06, BY ROCHESTER & ASSOCIATES WILL BE UTILIZED FOR THE DEVELOPMENT.
 - THIS DEVELOPMENT IS TO BE GATED. THE STREETS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATE.
 - FLOOD HAZARD ZONE EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL NO. 13297C0125E & 13297C0139E, DATED 12/8/2016.
 - THE 100 YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY ROCHESTER & ASSOC. DATED FEBRUARY 24, 2006.
 - THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
 - 1/2" REBARS SHALL BE SET AT ALL PROPERTY CORNERS.



MAIN STREETS

SLP - STRUCTURE LOCATION PLAN
A STRUCTURE LOCATION PLAN (SLP) IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01

OWNER/DEVELOPER:
RELIAINT HOMES GA, LLC
PO BOX 2655
LOGANVILLE, GA
PHONE: (678) 373-0536
CONTACT: NED BUTLER

ENGINEER:
SULLINS ENGINEERING, LLC.
302 WEST MAY STREET
WINDER, GEORGIA 30680
PHONE: (678) 687-6219
CONTACT: MATTHEW SULLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA. 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

SURVEYOR'S CERTIFICATION
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN CANN GA. R.L.S. #3123

SIGHT CERTIFICATION

I, the undersigned, hereby certify that the proposed street(s) for the RIVERS EDGE PHASE 1 project is/are designed with adequate corner sight distance for each street which approaches a street in an equal or higher street category. The regulated speed limit is 35 mph. The sight distance is 350 feet in the _____ NORTHERLY direction and 350 feet in the _____ SOUTHERLY direction. The minimum corner sight distance from the approaching street is equal to or exceeds 10 times the regulated speed of the intersection street, as measured from the center of the approaching street in both directions along the right of way line of the intersection street (Section 9.6.7 of the Gwinnett County Development Regulations). The sight distance provides clear visibility of an object 3.5 feet above the intersecting street viewed from the centerline of the approaching street measured 10 feet from the edge of pavement of the intersecting street, at a height of 3.5 feet above the ground.
Interior street are designed with adequate corner sight distance for local streets (25 mph). Sight distance exceeds 250 feet for interior streets in each direction.

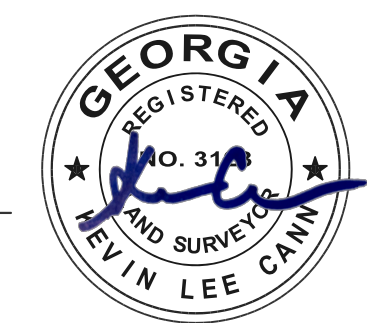
Signed and sealed

OVERALL VIEW N.T.S.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST; AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,102 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, ADJUSTED USING RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET, AND CONTAINS TOTAL OF 56.06 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE S6 ROBOTIC TOTAL STATION.

BY: *[Signature]*
DATE: 05/02/24
REGISTERED GEORGIA LAND SURVEYOR
REG. NO.: 3123 DATE OF EXPIRATION: 12-31-24



No.	REVISION	DATE
1		
2		
3		
4		
5		

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL

THIS PLAT IS HEREBY APPROVED BY THE CITY OF MONROE MAYOR AND CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.

DATED THIS _____ DAY OF _____, 20____
BY: _____, MAYOR
THE CITY OF MONROE MAYOR AND CITY COUNCIL
ATTEST: _____
CITY CLERK, CITY OF MONROE

CERTIFICATE OF APPROVAL BY MONROE UTILITY DEPARTMENT

THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE WATER & GAS DEPARTMENT, AND ARE APPROVED FOR DEVELOPMENT.

DATED THIS _____ DAY OF _____, 20____
BY: _____
TITLE: _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE

THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.

BY: _____
DATE: _____
CODE ENFORCEMENT OFFICER: _____

OWNERS CERTIFICATE AND DECLARATION

STATE OF GEORGIA
THE CITY OF MONROE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THE OWNER FURTHER ACKNOWLEDGES THE STREETS, SIDEWALKS, DRAINS, EASEMENTS, AND OTHER COMMON ELEMENTS AND FACILITIES THEREON SHOWN ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS DESIGNEE.

DATED THIS _____ DAY OF _____, 20____
BY: _____, OWNER

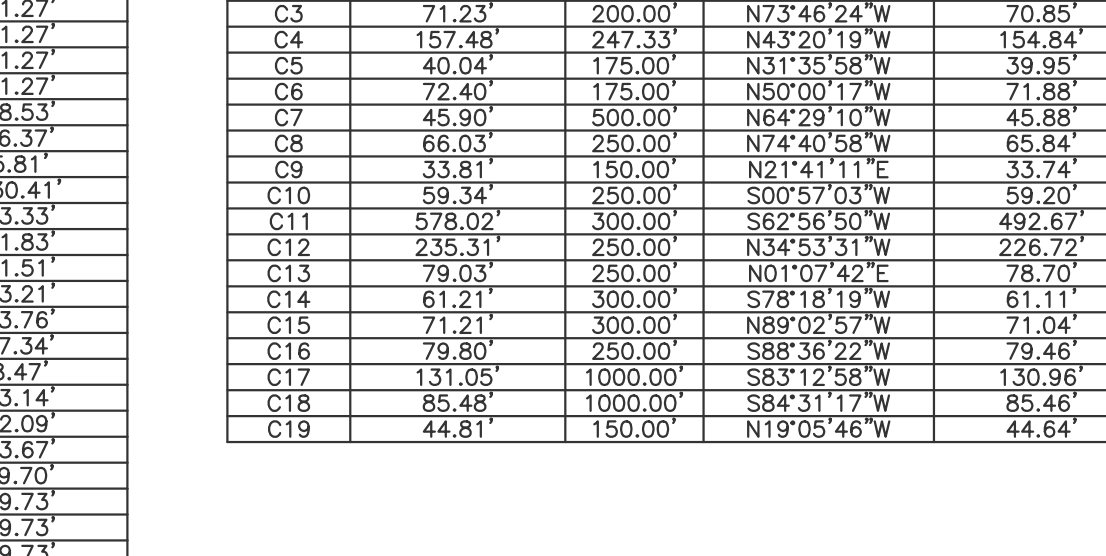
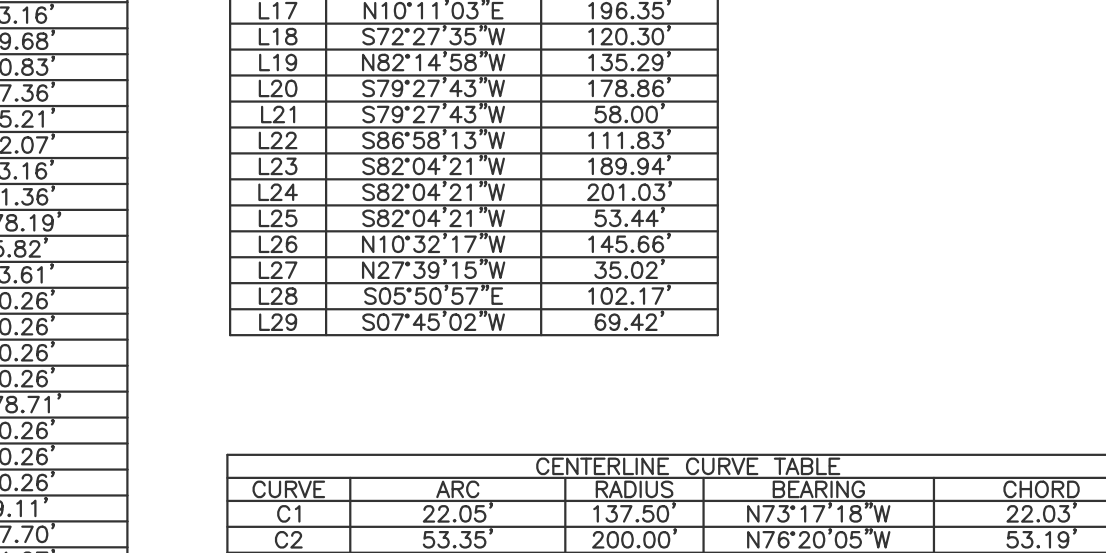
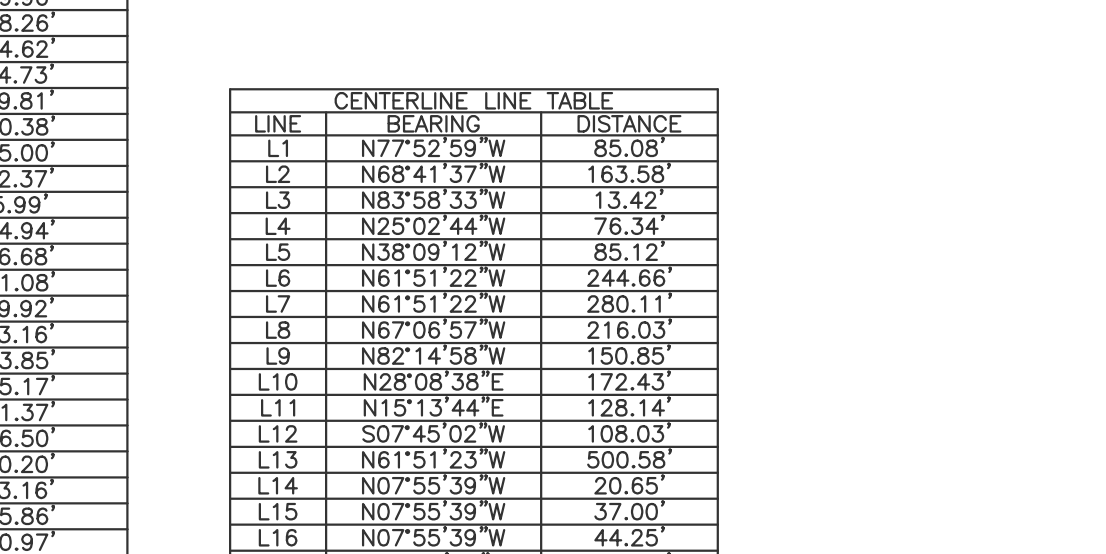
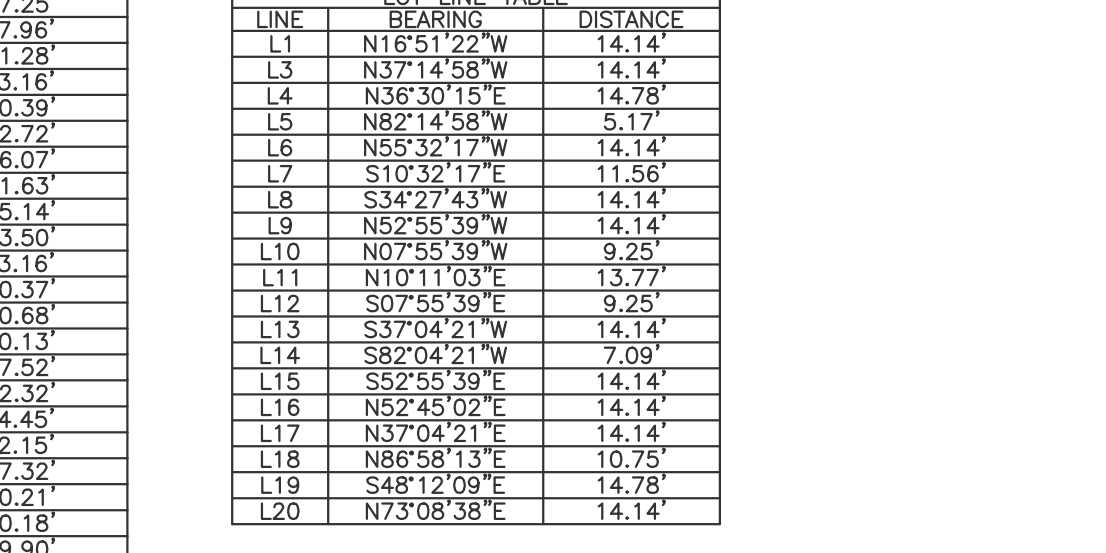
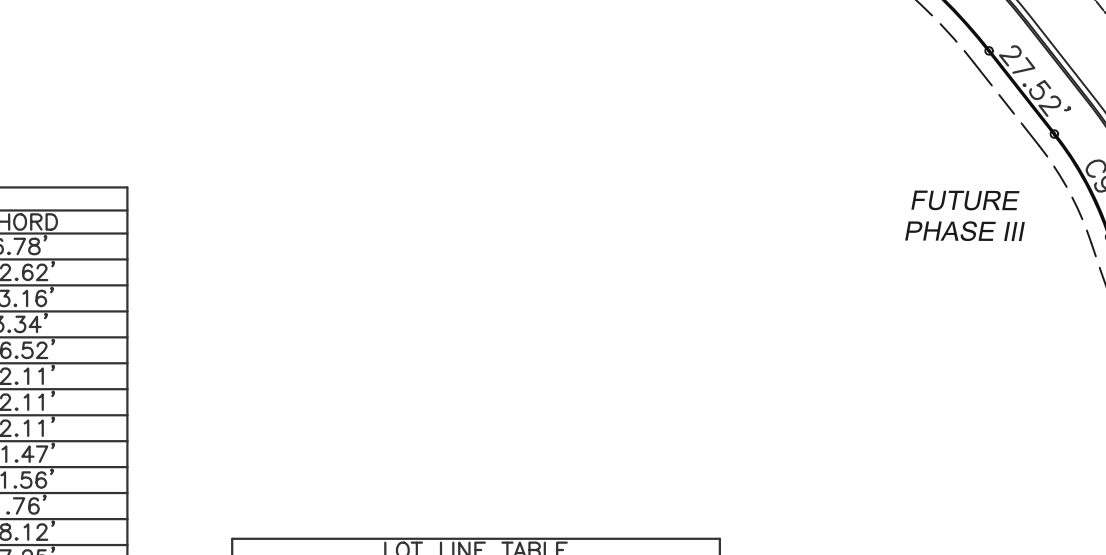
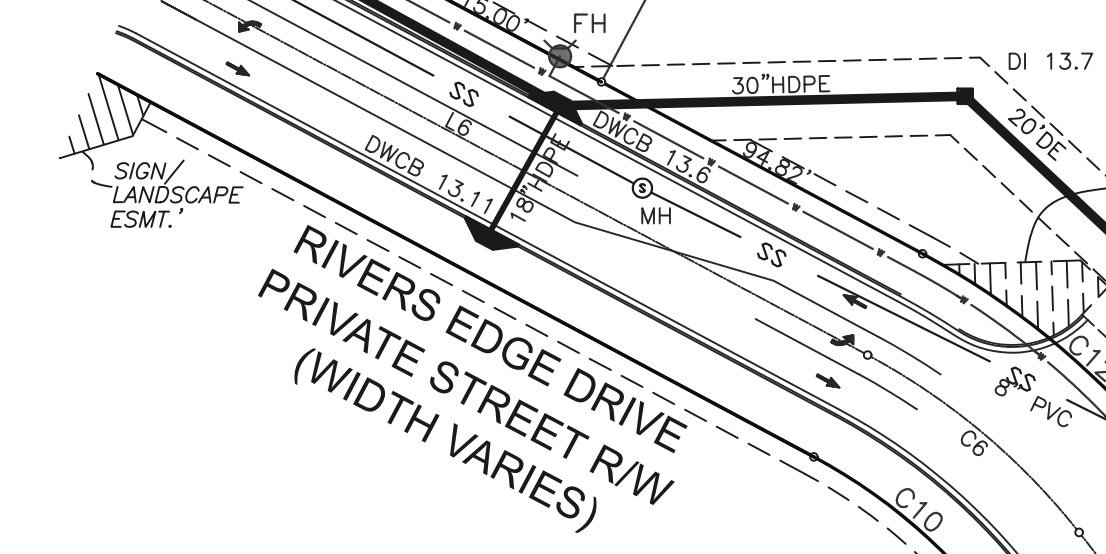
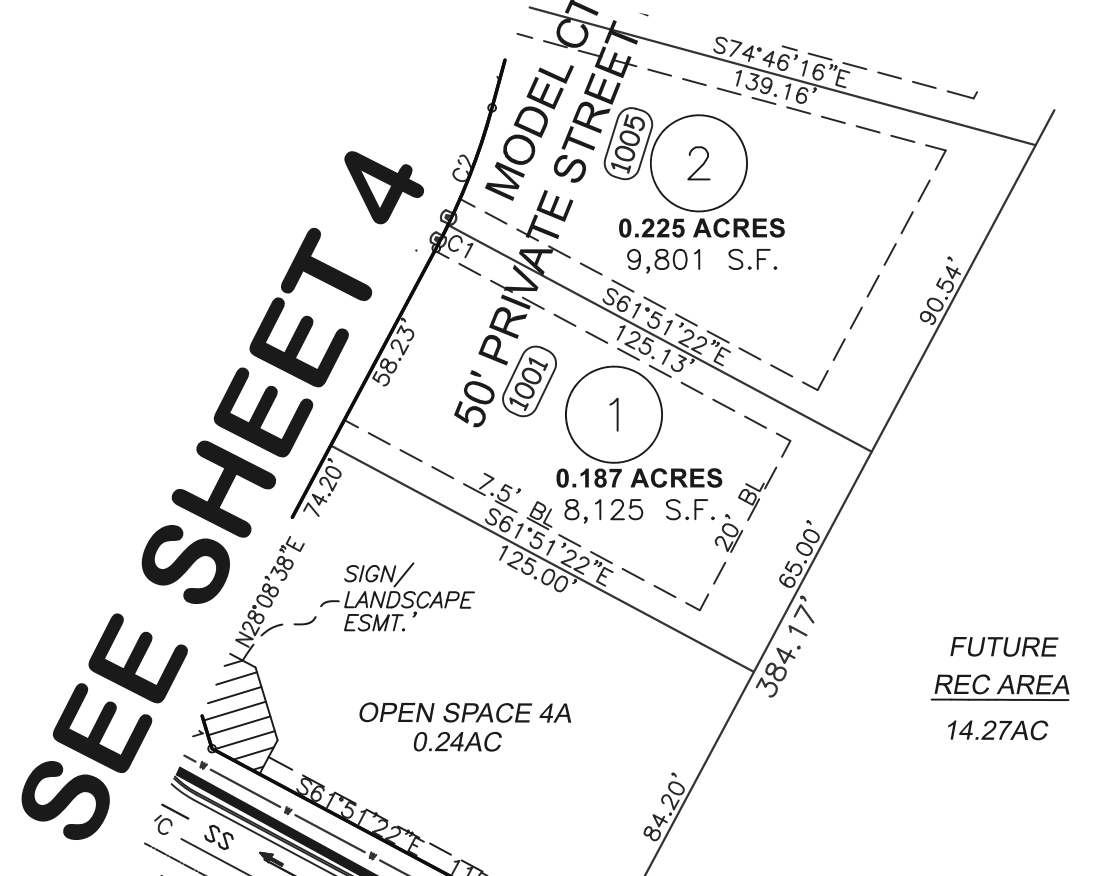
FINAL PLAT FOR:
RIVERS EDGE PHASE 1

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

NORTHEAST LAND SURVEYING

Project Name:	RIVERS EDGE PHASE 1	DRAWN	KMT	SCALE	N.T.S.
Project Address:	MICHAEL ETCHISON RD.	CHECKED	KLC		
Land Lot No.(s)	14,15 & 21	DATE OF FIELD WORK	7/22/23		1 OF 7
County, State:	CITY OF MONROE WALTON, GEORGIA	DATE	05/02/24		21-098

SEE SHEET 3



CURVE	ARC	LOT CURVE TABLE	BEARING	CHORD
C1	6.78	175.00	N27°02'04"E	6.78
C2	32.67	175.00	N207°34'38"E	32.67
C3	13.62	15.00	N41°14'20"E	13.62
C4	3.34	50.00	N69°20'02"E	3.34
C5	60.07	50.00	N29°00'13"E	56.52
C6	43.47	50.00	N30°18'58"W	42.11
C7	43.47	50.00	N80°07'32"W	42.11
C8	43.47	50.00	S50°03'53"W	42.11
C9	54.06	50.00	S05°48'56"E	51.47
C10	11.86	15.00	S14°08'06"E	11.56
C11	1.76	15.00	S11°52'39"W	1.76
C12	28.18	125.00	S21°41'11"W	28.12
C13	47.31	275.00	N02°49'19"E	47.25
C14	17.96	275.00	N03°58'41"W	17.96
C15	31.98	325.00	N25°13'04"E	31.98
C16	13.62	15.00	S81°31'49"E	13.16
C17	20.53	50.00	S67°17'03"E	20.39
C18	55.92	50.00	N69°08'19"E	52.07
C19	47.88	50.00	N09°53'33"E	46.07
C20	42.94	50.00	N42°08'35"W	41.63
C21	46.83	50.00	S86°23'14"W	45.14
C22	34.16	50.00	S40°00'48"W	33.92
C23	13.62	15.00	S46°26'59"W	13.16
C24	40.41	275.00	S76°40'10"W	40.37
C25	80.39	275.00	S69°18'54"W	80.68
C26	60.25	275.00	N88°31'32"W	60.13
C27	27.53	275.00	S82°19'49"W	27.52
C28	22.34	175.00	N14°11'43"W	22.32
C29	14.45	175.00	N20°13'06"W	14.45
C30	12.51	15.00	N01°18'15"E	12.15
C31	38.24	50.00	N03°16'56"E	37.32
C32	41.35	50.00	N02°13'06"W	40.21
C33	41.35	50.00	N89°44'22"W	40.18
C34	41.05	50.00	S43°03'09"W	39.90
C35	39.26	50.00	S02°57'39"E	38.26
C36	46.25	50.00	S51°57'26"E	44.62
C37	15.40	15.00	S49°02'56"E	14.73
C38	19.83	125.00	S15°04'59"E	19.81
C39	50.39	975.00	S80°56'33"W	50.38
C40	65.01	975.00	S84°20'00"W	65.00
C41	12.37	975.00	S86°36'25"W	12.37
C42	5.99	1025.00	S86°48'11"W	5.99
C43	64.95	1025.00	N03°48'13"W	64.94
C44	16.88	1025.00	S82°32'20"W	16.88
C45	51.19	225.00	N01°24'33"W	51.08
C46	19.83	225.00	N07°38'47"E	19.82
C47	13.62	15.00	N36°11'39"E	13.16
C48	45.40	50.00	N36°11'39"E	43.85
C49	46.86	50.00	N16°40'03"W	45.17
C50	50.65	50.00	N81°51'11"W	50.65
C51	48.36	50.00	S59°53'50"W	46.50
C52	64.60	50.00	S04°49'28"E	60.20
C53	13.62	15.00	S15°49'33"E	13.16
C54	35.89	275.00	S06°26'45"W	34.86
C55	51.05	275.00	S02°36'35"E	50.97
C56	13.62	15.00	N71°55'02"E	13.16
C57	52.00	50.00	N75°41'54"W	50.68
C58	42.08	50.00	S00°38'38"W	40.83
C59	38.28	50.00	S02°22'31"W	37.36
C60	46.91	50.00	S73°18'30"E	45.21
C61	43.47	50.00	N54°56'03"E	42.07
C62	13.62	15.00	N56°03'45"E	13.16
C63	71.56	275.00	S15°22'55"E	71.36
C64	181.46	275.00	S41°44'24"E	178.19
C65	5.82	275.00	S61°18'00"W	5.82
C66	13.61	325.00	S63°03'22"E	13.61
C67	60.35	325.00	S69°34'32"E	60.26
C68	60.35	325.00	S80°12'51"E	60.26
C69	60.35	325.00	N89°08'50"E	60.26
C70	60.35	325.00	N78°30'30"E	60.26
C71	181.04	325.00	N57°13'52"E	178.71
C72	60.35	325.00	N35°31'33"E	60.26
C73	60.35	325.00	N25°18'54"E	60.26
C74	60.35	325.00	N14°40'34"E	60.26
C75	9.11	325.00	N08°33'13"E	9.11
C76	57.80	275.00	S13°46'20"W	57.70
C77	91.69	275.00	S29°20'45"W	91.27
C78	91.69	275.00	S48°26'57"W	91.27
C79	91.69	275.00	S67°33'09"W	91.27
C80	91.69	275.00	S86°39'21"W	91.27
C81	88.91	275.00	N74°31'48"W	88.53
C82	16.37	275.00	N63°33'43"W	16.37
C83	5.81	225.00	N61°07'01"W	5.81
C84	132.31	225.00	N43°31'53"W	130.41
C85	73.66	225.00	N17°18'23"W	73.33
C86	51.84	975.00	N83°39'49"W	51.83
C87	31.51	975.00	N86°02'41"E	31.51
C88	53.72	1025.00	N85°28'59"E	53.72
C89	63.77	1025.00	N82°12'48"E	63.76
C90	17.34	1025.00	N75°49'11"E	17.34
C91	8.47	225.00	N80°32'24"E	8.47
C92	63.35	225.00	N89°41'04"E	63.14
C93	42.12	325.00	S85°33'41"E	42.12
C94	33.70	225.00	S01°33'29"E	33.67
C95	19.70	225.00	S05°14'30"W	19.70
C96	79.84	430.00	S14°40'34"W	79.73
C97	79.84	430.00	S27°18'54"W	79.73
C98	79.84	430.00	S35°57'13"W	79.73
C99	79.84	430.00	S78°30'30"W	79.73
C100	79.84	430.00	S89°08'50"W	79.73
C101	79.84	430.00	N89°12'51"W	79.73
C102	79.84	430.00	N69°34'32"W	79.73
C103	18.01	430.00	N63°03'22"W	18.01
C104	25.20	50.00	S31°59'47"E	24.93

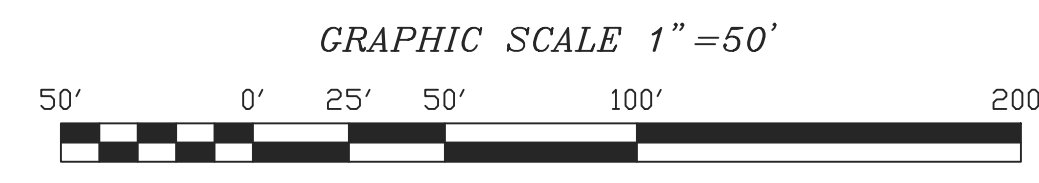
LINE	BEARING	DISTANCE
L1	N16°51'22"W	14.14
L2	N37°14'58"W	14.14
L3	N36°50'15"W	14.28
L4	N82°14'58"W	5.17
L5	N55°32'17"W	14.14
L6	S10°59'17"E	11.56
L7	S34°27'43"W	14.14
L8	S22°55'39"W	9.25
L9	N07°55'39"W	14.14
L10	N07°55'39"W	9.25
L11	N10°11'03"E	13.77
L12	S07°55'39"E	9.25
L13	S37°04'21"W	14.14
L14	S82°04'21"W	7.09
L15	S02°55'39"E	14.14
L16	N52°45'02"E	14.14
L17	N37°04'21"E	14.14
L18	N66°58'13"E	10.75
L19	S48°12'09"E	14.78
L20	N73°08'38"E	14.14

LINE	BEARING	DISTANCE
L1	N77°52'59"W	85.08
L2	N68°41'37"W	163.58
L3	N63°56'33"W	134.47
L4	N03°44'14"W	16.34
L5	N38°09'12"E	85.12
L6	N61°51'22"W	244.66
L7	N61°51'22"W	280.11
L8	N67°06'57"W	216.03
L9	N82°14'58"W	150.85
L10	N28°08'38"E	172.43
L11	N15°13'45"E	128.14
L12	S07°45'02"W	108.03
L13	N61°51'23"W	500.58
L14	N07°55'39"W	20.65
L15	N07°55'39"W	37.00
L16	N07°55'39"W	44.25
L17	N10°11'03"E	196.35
L18	S72°27'35"W	120.50
L19	N82°14'58"W	135.29
L20	S79°27'43"W	178.86
L21	S79°27'43"W	58.00
L22	S86°58'13"W	111.83
L23	S82°04'21"W	189.94
L24	S82°04'21"W	201.03
L25	S82°04'21"W	53.44
L26	N10°32'17"W	145.66
L27	N27°39'15"W	35.02
L28	S05°50'57"E	102.17
L29	S07°45'02"W	69.42

LINE	BEARING	DISTANCE
L1	N77°52'59"W	10.00
L2	N32°56'08"W	28.29
L3	N77°50'30"W	53.69
L4	N67°28'42"W	31.12
L5	N79°04'58"W	50.63
L6	N28°08'38"E	20.00
L7	S39°52'33"E	13.14
L8	S84°34'01"E	13.71
L9	N86°14'46"E	20.82
L10	S46°32'47"E	115.42
L11	S77°53'41"E	10.97
L12	S56°41'58"E	28.09
L13	S77°56'54"E	10.00
L14	S12°03'06"W	593.34
L15	S12°03'06"W	88.84

CURVE	ARC	RADIUS	BEARING	CHORD
C1	5.61	107.50	N78°59'11"W	5.60
C2	13.04	99.50	N82°50'18"W	13.03
C3	64.85	9238.21	N86°35'38"W	64.85
C4	40.98	286.69	N82°11'59"W	40.95
C5	69.83	301.42	N71°58'05"W	69.87
C6	262.00	301.44	N40°25'53"W	253.83
C7	56.55	488.00	N18°51'06"W	56.52
C8	38.26	556.69	N20°12'08"W	38.25
C9	30.60	88.00	N64°29'10"W	30.44
C10	59.99	145.00	N50°00'17"W	59.56
C11	186.92	119.00	N16°51'22"W	168.29
C12	92.47	205.00	S48°56'02"E	91.69
C13	19.56	38.00	S50°45'20"E	19.34
C14	78.38	103.00	S43°42'01"E	76.50
C15	105.73	488.00	N20°12'08"W	105.52
C16	45.05	1017.72	S36°57'30"E	45.04
C17	21.10	68.00	S48°45'50"W	21.02
C18	31.94	68.00	S71°06'39"E	31.66
C19	41.37	268.00	S89°02'57"W	41.35
C20	90.89	112.00	S70°30'37"E	88.42
C21	65.56	112.50	S61°12'02"E	64.63
C22	28.35	287.00	S64°29'10"E	28.34

CURVE	ARC	R/W CURVE TABLE	BEARING	CHORD
C1	20.06	112.50	N56°44'50"W	20.04
C2	14.81	159.50	N54°17'54"W	14.80
C3	59.43	225.00	N74°40'58"W	59.26
C4	72.64	275.00	S74°40'58"E	72.42



STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW A1	N/A	789.96'	54"RCP
OCS A1	N/A	790.85'	54"RCP
HW B1	N/A	767.49'	36"RCP
OCS B1	N/A	767.86'	36"RCP
HW C1	N/A	727.19'	48"RCP
OCS C1	N/A	728.31'	48"RCP
HW D1	N/A	765.18'	42"RCP
OCS D1	N/A	765.56'	42"RCP
HW 2.1	N/A	791.09'	18"CMP
JB 2.2	N/A	791.46'	18"CMP
SWCB 2.3	N/A	797.16'	18"CMP
SWCB 2.4	N/A	797.42'	18"CMP
HW 19.2	N/A	773.62'	18"CMP
JB 3.1	N/A	792.95'	18"CMP
JB 3.2	N/A	797.65'	18"CMP
DWCB 3.3	N/A	798.78'	18"CMP
HW 3.4	N/A	803.10'	18"CMP
DWCB 5.4	N/A	780.01'	24"CMP
SWCB 4.1	N/A	782.35'	18"CMP
SWCB 4.2	N/A	786.36'	18"CMP
SWCB 4.3	N/A	786.76'	18"CMP
HW 6.1	N/A	730.05'	30"CMP
JB 6.2	N/A	731.49'	30"CMP
JB 6.3	N/A	731.49'	30"CMP
DWCB 6.4	N/A	768.85'	18"CMP
HW 7.1	N/A	728.02'	18"CMP
WI 7.2	N/A	728.93'	18"CMP
DWCB 7.3	N/A	758.19'	18"CMP
SWCB 7.4	N/A	767.81'	18"CMP
SWCB 7.5	N/A	770.34'	18"CMP
HW 8.1	N/A	767.57'	18"CMP
JB 8.2	N/A	768.22'	18"CMP
JB 8.3	N/A	775.07'	18"CMP
DWCB 8.4	N/A	776.08'	18"CMP
DWCB 8.5	N/A	776.25'	18"CMP
HW 9.1	N/A	769.13'	36"CMP

LINE	BEARING	DISTANCE
L1	N16°51'22"W	14.14
L2	N37°14'58"W	14.14
L3	N36°30'15"E	14.78
L4	N82°14'58"W	5.17
L5	N55°32'17"W	14.14
L6	S10°32'17"E	11.56
L7	S34°27'43"W	14.14
L8	N52°55'39"W	14.14
L9	N07°55'39"W	9.25
L10	N10°11'03"E	13.77
L11	S07°55'39"E	9.25
L12	S37°04'21"W	14.14
L13	N07°55'39"W	9.25
L14	N10°11'03"E	13.77
L15	S52°55'39"E	14.14
L16	N52°45'02"E	14.14
L17	N37°04'21"W	14.14
L18	N82°14'58"W	10.75
L19	S48°12'09"E	14.78
L20	N73°08'38"E	14.14

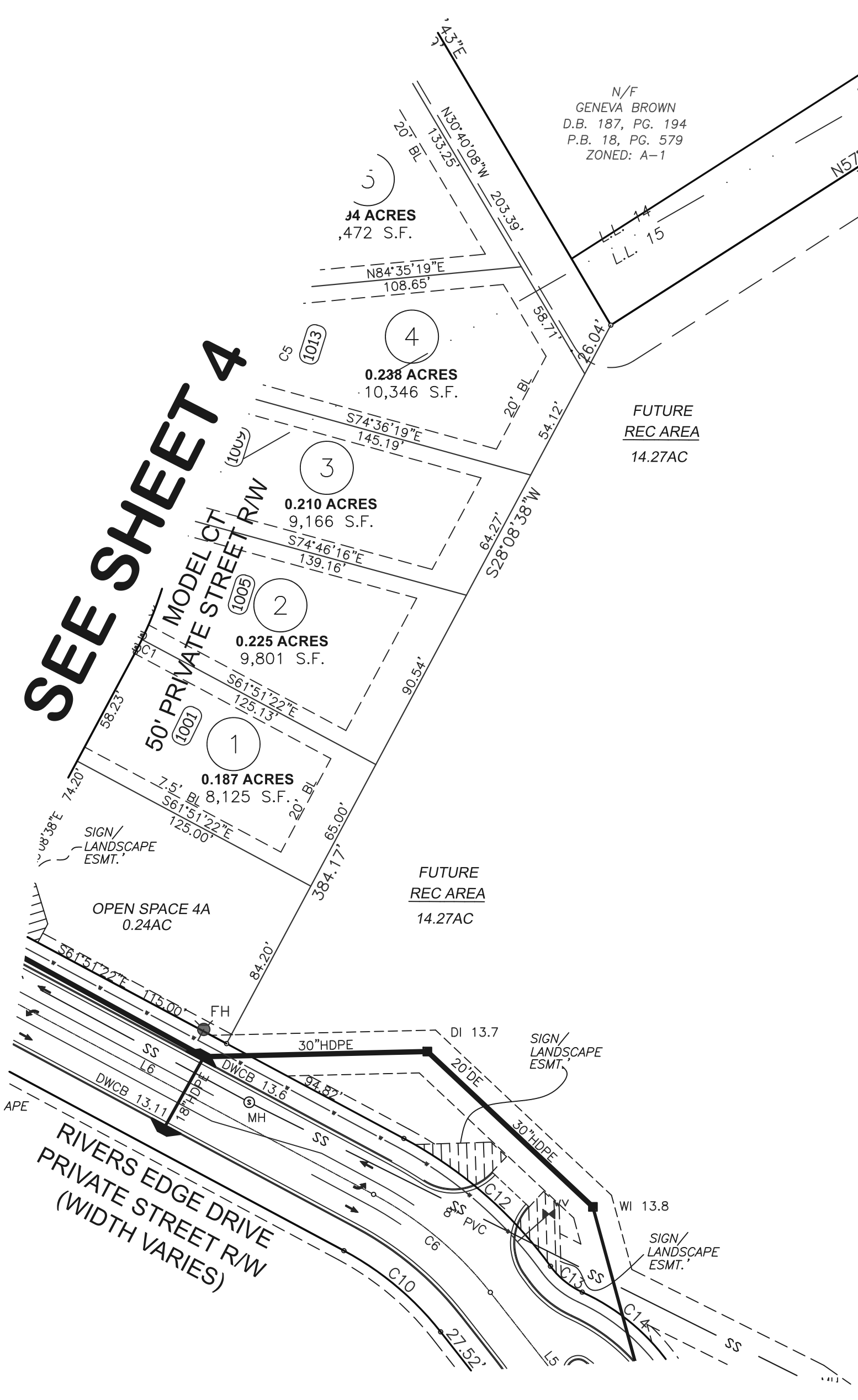
LINE	BEARING	DISTANCE
L1	N77°52'59"W	85.08
L2	N68°41'37"W	163.58
L3	N83°58'33"W	13.42
L4	N25°02'44"W	76.34
L5	N38°09'12"W	85.12
L6	N61°51'22"W	244.68
L7	N61°51'22"W	80.11
L8	N87°06'57"W	216.03
L9	N87°14'58"W	150.85
L10	N28°08'38"E	172.43
L11	N19°13'44"E	128.14
L12	S07°45'02"W	108.03
L13	N61°51'22"W	7.99
L14	N07°55'39"W	20.65
L15	N07°55'39"W	37.00
L16	N07°55'39"W	44.29
L17	N10°11'03"E	186.35
L18	S72°27'35"W	120.30
L19	N82°14'58"W	135.29
L20	S72°27'35"W	178.86
L21	S72°27'35"W	88.00
L22	S86°58'13"W	111.83
L23	S82°04'21"W	189.94
L24	S82°04'21"W	201.03
L25	S82°04'21"W	53.44
L26	N10°32'17"W	145.66
L27	N27°30'15"W	105.02
L28	S05°50'57"E	101.17
L29	S07°45'02"W	69.42

CURVE	ARC	RADIUS	BEARING	CHORD
C1	22.05'	137.50'	N73°17'18"W	22.03'
C2	53.35'	200.00'	N78°20'05"W	53.19'
C3	71.23'	200.00'	N73°46'24"W	70.85'
C4	157.48'	247.33'	N43°20'19"W	154.84'
C5	40.04'	175.00'	N31°35'58"W	39.95'
C6	72.40'	175.00'	N50°00'17"W	71.88'
C7	45.90'	500.00'	N64°29'10"W	45.88'
C8	66.03'	250.00'	N74°40'58"W	65.84'
C9	33.81'	150.00'	N01°11'11"E	33.74'
C10	49.34'	250.00'	S00°57'03"W	49.20'
C11	578.02'	300.00'	S62°56'50"W	492.67'
C12	235.31'	250.00'	N34°53'31"W	226.72'
C13	79.03'	250.00'	N01°07'42"E	78.70'
C14	61.21'	300.00'	S78°18'19"W	61.11'
C15	71.21'	300.00'	N89°02'57"W	71.04'
C16	79.80'	250.00'	S88°36'22"W	79.46'
C17	131.05'	1000.00'	S83°12'48"W	130.86'
C18	85.48'	1000.00'	S84°31'17"W	85.46'
C19	44.81'	150.00'	N19°05'46"W	44.64'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CURVE	ARC	RADIUS	BEARING	CHORD
C1	6.78'	175.00'	N27°02'04"E	6.78'
C2	32.67'	175.00'	N20°34'38"E	32.62'
C3	13.62'	15.00'	N41°14'00"E	13.16'
C4	3.34'	50.00'	N65°20'02"E	3.34'
C5	60.07'	50.00'	N29°00'13"E	56.52'
C6	43.47'	50.00'	N10°18'58"W	42.11'
C7	43.47'	50.00'	N80°07'32"W	42.11'
C8	43.47'	50.00'	S50°03'53"W	42.11'
C9	54.06'	50.00'	S05°48'56"E	51.47'
C10	11.86'	15.00'	S14°08'06"E	11.56'
C11	1.76'	15.00'	S11°52'30"W	1.76'
C12	28.18'	125.00'	S21°41'11"W	28.12'
C13	47.31'	275.00'	N02°49'19"E	47.25'
C14	17.96'	275.00'	N03°58'41"W	17.96'
C15	31.29'	325.00'	N75°13'04"E	31.28'
C16	13.62'	15.00'	S81°31'49"E	13.16'
C17	20.53'	50.00'	S67°17'03"E	20.39'
C18	55.52'	50.00'	N69°08'19"E	52.72'
C19	47.88'	50.00'	N09°53'33"E	46.07'
C20	42.94'	50.00'	N42°08'35"E	41.63'
C21	46.53'	50.00'	S86°11'44"W	45.14'
C22	34.16'	50.00'	S40°00'48"W	33.50'
C23	13.62'	15.00'	S46°26'59"W	13.16'
C24	40.41'	275.00'	S76°40'10"W	40.37'
C25	80.98'	275.00'	S89°18'54"W	80.68'
C26	60.25'	275.00'	N88°31'32"W	60.13'
C27	27.55'	275.00'	S82°19'49"W	27.52'
C28	22.34'	175.00'	N14°11'43"E	22.32'
C29	14.45'	175.00'	N20°13'06"W	14.45'
C30	12.51'	15.00'	N01°18'15"E	12.15'
C31	38.24'	50.00'	N03°18'56"E	37.32'
C32	41.38'	50.00'	N42°20'21"W	40.21'
C33	41.35'	50.00'	N89°44'22"W	40.18'
C34	41.05'	50.00'	S43°03'09"W	39.90'
C35	39.28'	50.00'	S02°57'39"E	38.26'
C36	46.25'	50.00'	S51°57'26"E	44.62'
C37	15.40'	15.00'	S49°02'36"E	14.73'
C38	19.83'	125.00'	S15°04'58"E	19.81'
C39	50.39'	975.00'	S80°56'33"W	50.38'
C40	65.01'	975.00'	S84°20'00"W	65.00'
C41	12.37'	975.00'	S86°36'25"W	12.37'
C42	5.99'	1025.00'	S86°49'11"W	5.99'
C43	64.95'	1025.00'	S84°49'13"W	64.94'
C44	16.68'	1025.00'	S82°32'20"W	16.68'
C45	51.19'	225.00'	N01°24'33"W	51.08'
C46	19.93'	225.00'	N07°38'47"E	19.82'
C47	13.62'	15.00'	N36°11'39"E	13.16'
C48	45.40'	50.00'	N36°11'39"E	43.85'
C49	45.86'	50.00'	N16°40'03"W	45.17'
C50	42.65'	50.00'	N67°52'21"W	41.37'
C51	48.36'	50.00'	S89°53'50"W	46.50'
C52	64.60'	50.00'	S04°49'28"E	60.20'
C53	13.62'	15.00'	S15°04'58"E	13.16'
C54	35.88'	275.00'	S06°26'45"W	35.86'
C55	51.05'	275.00'	S02°36'35"E	50.97'
C56	13.62'	15.00'	N17°55'02"W	13.16'
C57	52.00'	50.00'	N75°41'54"W	49.68'
C58	42.06'	50.00'	S50°24'38"W	40.83'
C59	63.48'	50.00'	S10°03'39"E	59.30'
C60	46.11'	50.00'	S73°18'50"W	45.21'
C61	43.43'	50.00'	N54°56'03"E	42.07'
C62	13.62'	15.00'	N56°03'45"E	13.16'
C63	71.56'	275.00'	S15°22'55"E	71.36'
C64	181.46'	275.00'	S01°44'24"W	178.19'
C65	5.82'	275.00'	S61°15'00"E	5.82'
C66	13.61'	325.00'	S63°03'22"E	13.61'
C67	60.35'	325.00'	S69°34'32"E	60.26'
C68	60.35'	325.00'	S80°12'51"E	60.26'
C69	60.35'	325.00'	N89°08'50"E	60.26'
C70	60.35'	325.00'	N78°30'30"E	60.26'
C71	60.35'	325.00'	N57°13'59"E	60.26'
C72	181.04'	325.00'	N57°13'59"E	178.11'
C73	60.35'	325.00'	N35°57'13"E	60.26'
C74	60.35'	325.00'	N25°18'54"E	60.26'
C75	60.35'	325.00'	N14°40'34"E	60.26'
C76	9.11'	325.00'	N08°33'13"E	9.11'
C77	57.80'	275.00'	S13°46'20"W	57.70'
C78	91.69'	275.00'	S29°20'45"W	91.27'
C79	91.69'	275.00'	S48°28'57"W	91.27'
C80	91.69'	275.00'	S67°33'09"W	91.27'
C81	91.69'	275.00'	S86°39'21"W	91.27'
C82	88.91'	275.00'	N74°51'48"W	88.53'
C83	18.37'	275.00'	N63°33'43"W	18.37'
C84	5.81'	225.00'	N61°07'01"W	5.81'
C85	132.31'	225.00'	N43°51'53"W	130.41'
C86	73.66'	225.00'	N17°18'23"W	73.33'
C87	51.84'	975.00'	N83°35'45"E	51.83'
C88	31.51'	975.00'	N86°02'41"E	31.51'
C89	53.22'	1025.00'	N85°28'59"E	53.21'
C90	63.77'	1025.00'	N82°12'48"E	63.76'
C91	17.34'	1025.00'	N79°56'47"E	17.34'
C92	8.47'	225.00'	N80°32'24"E	8.47'
C93	63.35'	225.00'	N89°41'04"E	63.14'
C94	42.12'	325.00'	S85°57'43"E	42.09'
C95	33.70'	225.00'	S01°33'29"E	33.67'
C96	19.70'	225.00'	S05°14'30"W	19.70'
C97	79.84'	430.00'	S14°40'34"W	79.73'
C98	79.84'	430.00'	S25°18'54"W	79.73'
C99	79.84'	430.00'	S35°57'13"W	79.73'
C100	79.84'	430.00'	S78°30'30"W	79.73'
C101	79.84'	430.00'	S89°08'50"W	79.73'
C102	79.84'	430.00'	N80°12'51"W	79.73'
C103	79.84'	430.00'	N69°34'32"W	79.73'
C104	18.01'	430.00'	N63°03'22"W	18.01'

SEE SHEET 4



LEGEND

- BL= BUILDING LINE
- CL= CENTERLINE
- CL&G= CURB & GUTTER
- CM= CONCRETE MONUMENT FOUND
- CMF= CONCRETE METAL PIPE
- CRIP= CRIMP TOP PIPE
- CR= CONCRETE REBAR
- DF= DUCTILE IRON PIPE
- DFW= DRAINAGE EASEMENT
- ELEV= ELEVATION
- EP= EDGE OF PAVEMENT
- FFE= FINISHED FLOOR ELEVATION
- GM= GEORGIA MILITIA DISTRICT
- IE= INVERT ELEVATION
- IP= IRON PIN FOUND
- IPSS= IRON PIN SET
- LL= LAND LOT
- LLT= LAND LOT LINE
- MFE= MINIMUM FINISHED FLOOR ELEV.
- NF= ND OR FORMERLY
- NFS= NOT TO SCALE
- OTIP= OPEN TOP PIPE
- PL= PROPERTY LINE
- PLB= PLAT BOOK
- PO= POINT OF BEGINNING
- POON= POINT ON LINE
- RF= REBAR PIN FOUND
- RCF= REINFORCED CONCRETE PIPE
- RW= RIGHT OF WAY
- STA= STATION
- SS= SANITARY SEWER EASEMENT
- TBM= TEMPORARY BENCHMARK
- TPE= TRUE POINT OF BEGINNING
- UTP= UNDERGROUND TELEPHONE PEDESTAL
- LP= LIGHT POLE
- PP= POWER POLE OR UTILITY POLE
- MH= MANHOLE
- SMH= SANITARY SEWER MANHOLE
- INC= DOUBLE WING CATCH BASIN
- INC= SINGLE WING CATCH BASIN
- JB= JUNCTION BOX
- OS= OUTLET STRUCTURE
- WI= WEIR INLET
- HW= HEADWALL
- DRIP= DRIP INLET
- FES= FLARED END STRUCTURE
- FH= FIRE HYDRANT
- WV= WATER VALVE
- WM= WATER METER
- OSV= GAS VALVE
- SW= SWALE
- QHP= OVERHEAD POWER LINE
- UE= UNDERGROUND POWER
- OTPL= OVERHEAD TELEPHONE LINE
- UT= UNDERGROUND TELEPHONE LINE
- GL= GAS LINE
- CIV= CABLE TV. LINE
- UCTV= UNDERGROUND CABLE TV. LINE
- SSL= SANITARY SEWER LINE
- WL= WATER LINE
- FL= FLOOD LINE
- T= TREE
- UTP= UNDERGROUND TELEPHONE PEDESTAL

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°56'54"W	10.00'
L2	N32°56'08"W	28.23'
L3	N77°50'59"W	84.85'
L4	N80°28'49"W	31.12'
L5	N79°04'58"W	50.63'
L6	N28°00'55"E	20.00'
L7	S39°52'23"E	13.14'
L8	S84°34'01"E	13.71'
L9	N86°14'46"E	20.82'
L10	S46°32'43"E	115.45'
L11	S77°53'41"E	10.97'
L12	N56°41'58"E	28.09'
L13	S77°55'54"E	10.00'
L14	S12°03'08"W	593.34'
L15	S12°03'06"W	88.84'

BOUNDARY CURVE TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	5.61'	107.50'	N78°59'11"W	5.60'
C2	13.04'	99.50'	N82°50'18"W	13.03'
C3	64.85'	938.21'	N86°35'38"W	64.85'
C4	40.98'	286.69'	N82°41'59"W	40.95'
C5	69.83'	301.42'	N77°58'05"W	69.67'
C6	282.00'	301.44'	N40°25'53"W	253.83'
C7	56.55'	488.00'	N18°51'08"W	56.52'
C8	38.26'	556.55'	N20°12'08"W	38.25'
C9	30.60'	88.00'	N28°11'36"W	30.44'
C10	59.99'	145.00'	N50°00'17"W	59.56'
C11	186.92'	119.00'	N16°51'22"W	168.29'
C12	92.47'	205.00'	S48°56'02"E	91.69'
C13	19.56'	38.00'	S50°45'20"E	19.34'
C14	78.38'	103.00'	S43°42'01"E	76.50'
C15	105.73'	488.02'	S28°08'26"E	105.52'
C16	45.05'	1017.72'	S36°57'30"E	45.04'
C17	21.10'	68.00'	S48°45'50"E	21.02'
C18	31.94'	68.00'	S71°08'39"E	31.65'
C19	41.37'	258.00'	S89°09'38"E	41.32'
C20	90.89'	112.05'	S70°30'37"E	88.42'
C21	65.56'	112.50'	S61°10'03"E	64.63'
C22	26.35'	287.00'	S64°29'10"E	26.34'

R/W CURVE TABLE

SEE SHEET 5

SEE SHEET 5

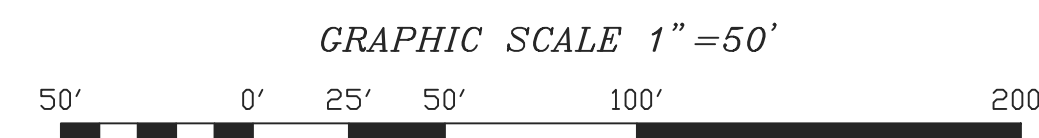
SEE SHEET 2

SEE SHEET 7

CURVE	ARC	RADIUS	BEARING	CHORD
C1	6.78	175.00	N27°02'04"E	6.78
C2	32.67	175.00	N20°34'38"E	32.67
C3	13.62	15.00	N41°14'20"E	13.16
C4	3.34	50.00	N55°20'02"E	3.34
C5	60.07	50.00	N28°00'13"E	56.52
C6	43.47	50.00	N30°18'58"W	42.11
C7	43.47	50.00	N80°07'32"W	42.11
C8	43.47	50.00	S50°03'53"W	42.11
C9	54.06	50.00	S05°48'56"E	51.47
C10	11.86	15.00	S14°08'06"E	11.56
C11	1.76	15.00	S11°52'30"E	1.76
C12	28.18	125.00	S21°41'11"W	28.12
C13	47.31	275.00	N02°49'19"E	47.25
C14	17.96	275.00	N03°58'41"W	17.96
C15	31.29	325.00	N75°13'04"E	31.28
C16	13.62	15.00	S81°31'49"E	13.16
C17	20.53	50.00	S67°17'03"E	20.39
C18	55.52	50.00	N69°08'19"E	52.72
C19	47.88	50.00	N09°53'33"E	46.07
C20	42.94	50.00	N42°08'35"W	41.63
C21	46.83	50.00	S86°25'14"W	45.14
C22	34.16	275.00	N85°11'32"E	33.50
C23	13.62	15.00	S46°26'59"W	13.16
C24	40.41	275.00	S78°40'10"W	40.37
C25	80.98	275.00	S89°18'54"W	80.68
C26	60.56	275.00	N88°31'32"E	60.13
C27	27.53	275.00	S82°19'49"W	27.52
C28	22.34	175.00	N14°11'43"W	22.32
C29	14.45	175.00	N20°13'06"W	14.45
C30	12.51	15.00	N01°18'15"E	12.51
C31	38.24	50.00	N03°16'56"E	37.32
C32	41.38	50.00	N42°20'21"W	40.21
C33	41.38	50.00	N89°44'22"W	40.18
C34	41.05	50.00	S43°03'09"W	39.90
C35	39.26	50.00	S02°57'39"E	38.26
C36	46.25	50.00	S51°57'28"E	44.62
C37	15.40	15.00	S49°02'48"E	14.72
C38	19.83	125.00	S15°04'59"E	19.81
C39	50.39	975.00	S80°56'33"W	50.38
C40	65.01	975.00	S84°20'00"W	65.00
C41	12.37	975.00	S86°36'25"W	12.37
C42	5.99	1025.00	S88°48'11"W	5.99
C43	64.95	1025.00	S84°49'13"W	64.94
C44	16.68	1025.00	S32°32'20"W	16.68
C45	51.19	225.00	N01°24'33"W	51.08
C46	19.93	225.00	N07°38'47"E	19.92
C47	13.62	15.00	N36°11'09"E	13.16
C48	45.40	50.00	N36°11'39"E	43.85
C49	46.86	50.00	N16°40'03"W	45.17
C50	42.65	50.00	N67°57'21"W	41.37
C51	48.36	50.00	S59°53'50"W	46.50
C52	64.60	50.00	S04°49'28"E	60.20
C53	13.62	15.00	S15°49'33"E	13.16
C54	35.88	275.00	S06°26'45"W	35.88
C55	21.00	275.00	S02°36'45"E	20.77
C56	13.62	15.00	N71°55'02"W	13.16
C57	52.00	50.00	N75°41'54"W	49.68
C58	43.86	50.00	S50°24'38"W	43.83
C59	63.48	50.00	S10°03'39"E	59.30
C60	46.91	50.00	S73°18'30"E	45.21
C61	43.43	50.00	N54°56'03"E	42.07
C62	13.62	15.00	N60°03'45"E	13.16
C63	71.56	275.00	S15°22'55"E	71.36
C64	181.46	275.00	S41°44'24"E	178.19
C65	5.82	275.00	N51°15'02"E	5.82
C66	13.61	325.00	S63°03'22"E	13.61
C67	60.35	325.00	S69°34'32"E	60.26
C68	60.35	325.00	S80°12'51"E	60.26
C69	60.35	325.00	N89°08'50"W	60.26
C70	60.35	325.00	N78°30'30"E	60.26
C71	60.35	325.00	N78°30'30"E	60.26
C72	181.04	325.00	N57°13'52"E	178.71
C73	60.35	325.00	N35°57'13"E	60.26
C74	60.35	325.00	N01°18'54"E	60.26
C75	60.35	325.00	N14°40'34"E	60.26
C76	9.11	325.00	N08°33'13"E	9.11
C77	51.78	275.00	S13°48'20"W	51.77
C78	91.69	275.00	S29°20'45"W	91.27
C79	91.69	275.00	S48°26'57"W	91.27
C80	91.69	275.00	S67°33'09"W	91.27
C81	91.69	275.00	S86°09'51"W	91.27
C82	88.91	275.00	N74°31'48"W	88.53
C83	16.37	275.00	N63°33'43"W	16.37
C84	5.81	275.00	N61°07'01"W	5.81
C85	132.31	225.00	N43°31'53"W	130.41
C86	73.66	225.00	N17°18'23"W	73.33
C87	51.84	975.00	N83°35'45"E	51.83
C88	31.51	975.00	N82°02'41"E	31.51
C89	53.22	1025.00	N85°28'59"E	53.21
C90	63.77	1025.00	N82°12'48"E	63.76
C91	17.34	1025.00	N79°56'47"E	17.34
C92	8.47	225.00	N80°39'24"E	8.47
C93	63.35	225.00	N89°41'04"E	63.14
C94	42.12	325.00	S85°57'43"E	42.09
C95	35.70	225.00	S01°33'29"E	35.67
C96	19.70	225.00	S05°14'30"W	19.70
C97	79.84	430.00	S14°40'34"W	79.73
C98	79.84	430.00	S25°19'54"W	79.73
C99	79.84	430.00	S37°42'13"W	79.73
C100	79.84	430.00	S78°30'30"W	79.73
C101	79.84	430.00	S89°08'50"W	79.73
C102	79.84	430.00	N80°12'51"W	79.73
C103	79.84	430.00	N69°34'32"W	79.73
C104	18.01	430.00	N63°03'22"W	18.01

CURVE	ARC	RADIUS	BEARING	CHORD
C1	5.61	107.50	N78°59'11"W	5.60
C2	13.04	99.50	N82°50'18"W	13.03
C3	64.85	92.38	N86°35'38"W	64.85
C4	40.98	286.69	N82°41'59"W	40.95
C5	69.83	301.44	N71°58'05"W	69.67
C6	262.00	301.44	N40°25'53"W	253.83
C7	56.55	488.00	N185°10'06"W	56.55
C8	38.28	555.25	N20°12'08"W	38.25
C9	30.60	88.00	N28°11'36"W	30.44
C10	59.99	145.00	N50°00'17"W	59.56
C11	188.92	119.00	N1°53'22"W	188.29
C12	92.47	205.00	S48°56'02"E	91.69
C13	19.56	38.00	S50°45'20"E	19.34
C14	78.38	103.00	S43°42'01"E	76.50
C15	105.13	105.00	S28°08'02"E	105.02
C16	45.05	107.72	S36°57'30"E	45.04
C17	21.10	68.00	S48°45'50"E	21.02
C18	31.94	68.00	N71°08'19"E	31.68
C19	41.37	258.00	S89°09'38"E	41.32
C20	90.89	112.05	S70°30'37"E	88.42
C21	65.58	112.05	S61°12'02"E	64.63
C22	28.35	287.00	S84°29'10"E	28.34

CURVE	ARC	RADIUS	BEARING	CHORD
C1	20.06	112.50	N56°44'50"W	20.04
C2	14.81	159.50	N54°17'54"W	14.80
C3	69.43	225.00	N43°40'58"W	69.28
C4	72.64	275.00	S74°40'58"E	72.42



LINE	BEARING	DISTANCE
L1	N16°51'22"W	14.14
L3	N37°14'58"W	14.14
L4	N36°30'15"E	14.78
L5	N82°14'58"W	5.17
L6	N55°32'17"W	14.14
L7	S10°32'17"E	11.56
L8	S34°27'43"W	14.14
L9	N52°55'39"W	14.14
L10	N07°55'39"W	9.25
L11	N10°11'03"E	13.79
L12	S07°55'39"E	9.25
L13	S37°04'21"W	14.14
L14	S82°04'21"W	7.09
L15	S92°45'39"W	14.14
L16	N52°45'02"E	14.14
L17	N37°04'21"E	14.14
L18	S48°12'09"E	14.78
L19	N73°08'38"E	14.14

LINE	BEARING	DISTANCE
L1	N77°52'59"W	85.08
L2	N68°41'37"W	163.58
L3	N83°58'33"W	13.42
L4	N25°02'44"W	76.34
L5	N38°09'12"W	85.12
L6	N61°51'29"W	244.66
L7	N61°51'22"W	280.11
L8	N67°06'57"W	216.03
L9	N82°14'58"W	150.85
L10	N28°08'38"E	172.43
L11	N15°13'44"E	128.14
L12	S07°45'02"W	108.03
L13	N61°51'23"W	500.58
L14	N07°55'39"W	20.65
L15	N07°55'39"W	37.00
L16	N07°55'39"W	44.25
L17	N10°11'03"E	196.35
L18	S72°27'35"W	120.30
L19	N82°14'58"W	135.29
L20	S79°27'43"W	178.86
L21	S79°27'43"W	58.00
L22	S86°58'13"W	111.83
L23	S82°04'21"W	189.94
L24	S82°04'21"W	201.03
L25	S82°04'21"W	53.44
L26	N10°32'17"W	145.66
L27	N27°39'15"E	35.02
L28	S05°50'57"E	102.13
L29	S07°45'02"W	69.42

LINE	BEARING	DISTANCE
L1	N77°56'54"W	10.00
L3	N32°56'08"W	28.29
L4	N77°50'30"W	53.69
L5	N80°28'49"W	31.12
L6	N79°04'58"W	50.63
L7	N28°08'38"E	20.00
L8	S39°52'23"E	13.14
L9	S84°34'01"E	13.71
L10	N66°41'58"E	28.09
L11	S77°53'41"E	10.97
L12	N56°41'58"E	28.09
L13	S77°56'54"E	10.00
L14	S12°03'06"W	593.34
L15	S12°03'06"W	88.84

CURVE	ARC	RADIUS	BEARING	CHORD
C1	22.05	137.50	N73°17'18"W	22.03
C2	53.35	200.00	N76°20'05"W	53.19
C3	71.23	200.00	N73°46'24"W	70.85
C4	157.48	247.33	N43°20'19"W	154.84
C5	40.04	175.00	N31°35'58"W	39.95
C6	72.40	175.00	N50°00'17"W	71.88
C7	45.00	500.00	N64°09'10"W	45.88
C8	66.03	250.00	N74°40'58"W	65.84
C9	33.81	150.00	N21°41'11"E	33.74
C10	69.34	250.00	S07°57'03"W	69.20
C11	578.02	300.00	S62°56'50"W	492.67
C12	235.31	250.00	N34°53'31"W	226.72
C13	78.03	250.00	N01°07'42"E	78.70
C14	61.21	300.00	S78°18'19"W	61.11
C15	71.21	300.00	N89°02'57"W	71.04
C16	78.80	250.00	S88°36'22"W	79.46
C17	131.05	1000.00	S83°12'58"W	130.98
C18	85.48	1000.00	S84°31'17"W	85.46
C19	44.81	150.00	N19°05'46"W	44.64

GRID NORTH
S.A. WEST ZONE

LEGEND

- B/L= BUILDING LINE
- C/L= CENTERLINE
- C/S= CURB & GUTTER
- CM= CONCRETE MONUMENT FOUND
- CMP= CORRUGATED METAL PIPE
- CTP= CRIMP TIP PIPE
- D= DRAIN
- DIP= DUCTILE IRON PIPE
- DR= DRAINAGE EASEMENT
- ELEV= ELEVATION
- EP= EDGE OF PAVEMENT
- FF= FINISHED FLOOR ELEVATION
- GM= GEORGIA METAL DISTRICT
- IES= INVERT ELEVATION
- IPF= IRON PIN FOUND
- IPSS= IRON PIN SET
- LL= LAND LOT
- LL.L= LAND LOT LINE
- MFC= MINIMUM FINISHED FLOOR ELEV.
- ND= ND FORMERLY
- NFS= NOT TO SCALE
- OTP= OPEN TOP PIPE
- PL= PLAT BOOK
- P.O.B.= POINT OF BEGINNING
- P.O.L.= POINT ON LINE
- R/P= REBAR PIN FOUND
- RCP= REINFORCED CONCRETE PIPE
- R/W= RIGHT OF WAY
- STA= STATION
- SS= SANITARY SEWER EASEMENT
- T.M.= TEMPORARY BENCHMARK
- T.P.O.B.= TRUE POINT OF BEGINNING
- UTP= UNDERGROUND TELEPHONE PEDESTAL
- U.P.= UNDERGROUND UTILITY POLE
- U.P.P.= UTILITY POLE
- U.S.= SANITARY SEWER MANHOLE
- U.S.S.= SINGLE WING CATCH BASIN
- U.S.S.S.= DOUBLE WING CATCH BASIN
- U.S.S.S.S.= JUNCTION BOX
- U.S.S.S.S.S.= OUTLET STRUCTURE
- U.S.S.S.S.S.S.= WEIR INLET
- U.S.S.S.S.S.S.S.= HEADWALL
- U.S.S.S.S.S.S.S.S.= DRAIN INLET
- U.S.S.S.S.S.S.S.S.S.= FLARED END STRUCTURE
- U.S.S.S.S.S.S.S.S.S.S.= FIRE HYDRANT
- U.S.S.S.S.S.S.S.S.S.S.S.= WATER VALVE
- U.S.S.S.S.S.S.S.S.S.S.S.S.= WATER METER
- U.S.S.S.S.S.S.S.S.S.S.S.S.S.= GAS VALVE
- U.S.S.S.S.S.S.S.S.S.S.S.S.S.S.= SWALE
- U.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.= OVERHEAD POWER LINE
- U.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.= UNDERGROUND POWER
- U.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.= UNDERGROUND TELEPHONE LINE
- U.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.= UNDERGROUND TELEPHONE LINE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	20.06'	112.50'	N56°44'50"W	20.04'
C2	14.81'	159.50'	N54°17'54"W	14.80'
C3	59.43'	225.00'	N74°40'58"W	59.26'
C4	72.64'	275.00'	S74°40'58"E	72.42'

CURVE	ARC	RADIUS	BEARING	CHORD
C1	5.61'	107.50'	N76°59'11"W	5.60'
C2	13.04'	99.50'	N82°50'18"W	13.03'
C3	64.85'	923.21'	N86°35'38"W	64.85'
C4	40.98'	286.69'	N82°41'59"W	40.95'
C5	69.83'	301.42'	N71°58'05"W	69.57'
C6	262.00'	301.44'	N40°25'53"W	263.33'
C7	56.55'	488.00'	N18°51'06"W	56.52'
C8	38.26'	556.55'	N20°12'08"W	38.25'
C9	30.60'	88.00'	N28°11'36"W	30.44'
C10	59.99'	145.00'	N50°00'17"W	59.56'
C11	186.92'	119.00'	N16°51'22"W	188.29'
C12	92.47'	205.00'	S48°56'02"E	91.69'
C13	19.56'	38.00'	S50°45'20"E	19.24'
C14	78.38'	103.00'	S43°42'01"E	76.50'
C15	105.73'	488.02'	S28°06'26"E	105.52'
C16	45.05'	1017.72'	S36°57'40"E	45.04'
C17	21.10'	68.00'	S48°45'50"E	21.02'
C18	31.94'	68.00'	S71°06'39"E	31.65'
C19	41.37'	258.00'	S89°09'38"E	41.32'
C20	90.89'	112.05'	S70°33'37"E	88.42'
C21	65.56'	112.50'	S61°12'02"E	64.63'
C22	26.35'	287.00'	S64°29'10"E	26.34'

LINE	BEARING	DISTANCE
L1	N77°52'59"W	85.08'
L2	N88°11'37"W	163.58'
L3	N83°58'33"W	13.42'
L4	N25°02'44"W	76.34'
L5	N38°09'12"W	85.12'
L6	N61°51'22"W	244.66'
L7	N81°51'22"W	280.11'
L8	N67°06'57"W	216.03'
L9	N82°14'58"W	150.85'
L10	N28°08'38"E	172.43'
L11	N15°13'44"E	128.14'
L12	S07°45'02"W	108.03'
L13	N61°51'22"W	500.58'
L14	N07°55'39"W	20.85'
L15	N07°55'39"W	37.00'
L16	N07°55'39"W	44.25'
L17	N10°11'03"E	196.35'
L18	S22°27'35"W	120.30'
L19	N82°14'58"W	135.29'
L20	S79°27'43"W	178.86'
L21	S79°27'43"W	58.00'
L22	S86°58'13"W	111.83'
L23	S82°04'21"W	189.94'
L24	S82°04'21"W	201.03'
L25	S82°04'21"W	53.44'
L26	N10°32'17"W	145.66'
L27	N27°59'15"W	35.02'
L28	S05°50'57"E	102.17'
L29	S07°45'02"W	69.42'

CURVE	ARC	RADIUS	BEARING	CHORD
C1	22.05'	137.50'	N73°17'18"W	22.03'
C2	53.35'	200.00'	N76°20'05"W	53.19'
C3	71.23'	200.00'	N73°48'24"W	70.85'
C4	157.48'	247.33'	N43°20'19"W	154.84'
C5	40.04'	175.00'	N31°35'58"W	39.95'
C6	72.40'	175.00'	N50°00'17"W	71.88'
C7	45.30'	500.00'	N64°29'10"W	45.88'
C8	66.03'	250.00'	N74°40'58"W	65.84'
C9	33.81'	150.00'	N21°41'11"E	33.74'
C10	59.34'	250.00'	S00°53'03"W	59.20'
C11	57.82'	300.00'	S62°56'50"W	492.67'
C12	235.31'	250.00'	N34°53'31"W	226.72'
C13	79.03'	250.00'	N01°07'42"E	78.70'
C14	61.41'	300.00'	S78°18'19"W	61.11'
C15	71.21'	300.00'	N89°02'57"W	71.04'
C16	79.80'	250.00'	S88°36'22"W	79.46'
C17	131.05'	1000.00'	S83°12'58"W	130.96'
C18	85.48'	1000.00'	S84°31'17"W	85.46'
C19	44.81'	150.00'	N19°05'46"W	44.64'

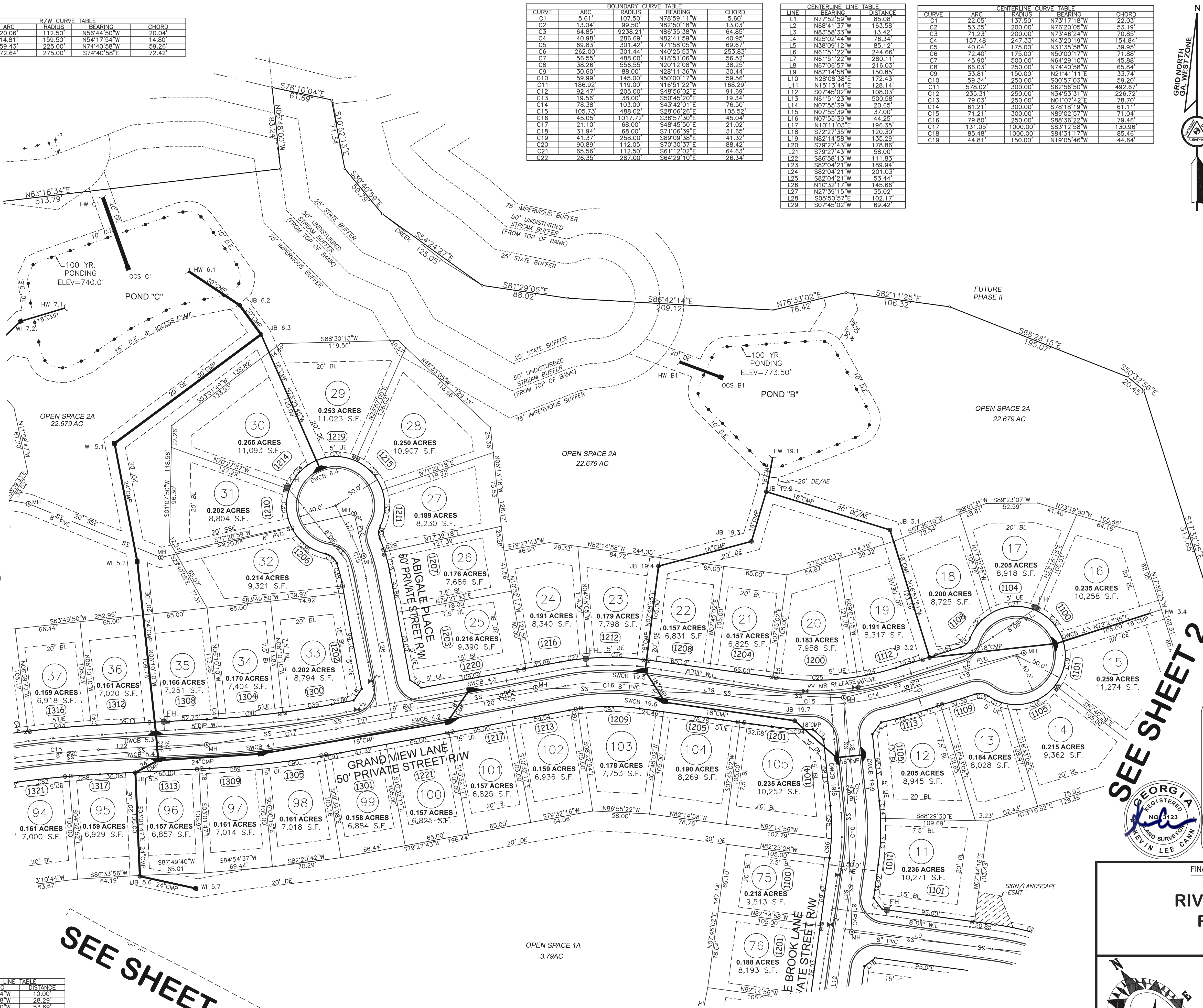
LEGEND

- B/L= BUILDING LINE
- C/L= CENTERLINE
- C&G= CURB & GUTTER
- CM= CONCRETE MONUMENT FOUND
- CMF= CORRUGATED METAL PIPE
- CTP= CRIMP TOP PIPE
- DB= DRAINAGE BENCH
- DF= DUCTILE IRON PIPE
- DFE= DRAINAGE EASEMENT
- ELEV= ELEVATION
- EP= EDGE OF PAVEMENT
- FFE= FINISHED FLOOR ELEVATION
- GM= GEORGIA MUTUA DISTRICT
- IN= INVERT ELEVATION
- IR= IRON
- IRP= IRON PIN FOUND
- IP= IRON PIN SET
- LL= LAND LOT
- LLI= LAND LOT LINE
- MFE= MINIMUM FINISHED FLOOR ELEV.
- ND= ND FORMERLY
- NFS= NOT TO SCALE
- OTP= OPEN TOP PIPE
- PL= PROPERTY LINE
- PLB= PLAT BOOK
- PO= POINT OF BEGINNING
- POL= POINT ON LINE
- RF= REBAR PIN FOUND
- RCP= REINFORCED CONCRETE PIPE
- RTW= RIGHT OF WAY
- STA= STATION
- SS= SANITARY SEWER EASEMENT
- TBM= TEMPORARY BENCHMARK
- T.P.O.B.= TRUE POINT OF BEGINNING
- UTP= UNDERGROUND TELEPHONE PEDESTAL
- LP= LIGHT POLE
- UP= UTILITY POLE
- MH= MANHOLE
- SM= SANITARY SEWER MANHOLE
- DWB= DOUBLE WING CATCH BASIN
- SWB= SINGLE WING CATCH BASIN
- JB= JUNCTION BOX
- OS= OUTLET STRUCTURE
- WI= WEIR INLET
- HW= HEADWALL
- DRIP= DRIP INLET
- FL= FLARED END STRUCTURE
- FP= FIRE HYDRANT
- WV= WATER VALVE
- WM= WATER METER
- OSV= GAS VALVE
- SW= SWALE
- OP= OVERHEAD POWER LINE
- UL= UNDERGROUND POWER
- OT= OVERHEAD TELEPHONE LINE
- UT= UNDERGROUND TELEPHONE LINE
- CTV= CABLE TV LINE
- UCTV= UNDERGROUND CABLE TV. LINE
- W= WATER LINE
- F= FENCE
- FL= FLOOD LINE
- T= TREE
- UTP= UNDERGROUND TELEPHONE PEDESTAL

LOT CURVE TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	6.78'	175.00'	N27°02'04"E	6.78'
C2	32.67'	175.00'	N20°34'38"E	32.62'
C3	13.62'	15.00'	N41°14'20"E	13.16'
C4	3.34'	50.00'	N65°20'02"E	3.34'
C5	60.07'	50.00'	N29°00'13"E	56.52'
C6	43.47'	50.00'	N02°48'39"E	42.11'
C7	43.47'	50.00'	N80°03'39"W	42.11'
C8	43.47'	50.00'	S50°03'53"W	42.11'
C9	54.06'	50.00'	S05°48'56"E	51.47'
C10	11.86'	15.00'	S1°08'06"E	11.56'
C11	1.76'	15.00'	S11°52'30"W	1.76'
C12	28.18'	125.00'	S21°41'11"W	28.12'
C13	47.31'	275.00'	N02°48'19"E	47.25'
C14	17.96'	275.00'	N03°58'41"W	17.96'
C15	31.29'	325.00'	N75°13'04"E	31.28'
C16	13.62'	15.00'	S81°31'49"E	13.16'
C17	46.93'	50.00'	S67°17'03"E	20.39'
C18	55.52'	50.00'	N69°08'19"E	52.72'
C19	47.88'	50.00'	N09°53'33"E	46.07'
C20	42.94'	50.00'	N42°08'35"W	41.63'
C21	46.83'	50.00'	S86°24'14"W	45.14'
C22	34.16'	50.00'	S40°00'48"W	33.50'
C23	13.62'	15.00'	S46°26'59"W	13.16'
C24	40.41'	275.00'	S76°40'10"W	40.37'
C25	80.98'	275.00'	S89°18'54"W	80.88'
C26	60.25'	275.00'	N88°31'32"W	60.13'
C27	27.53'	275.00'	S82°19'49"W	27.32'
C28	22.34'	175.00'	N11°14'33"E	22.32'
C29	14.45'	175.00'	N20°13'08"W	14.45'
C30	12.51'	15.00'	N01°18'15"E	12.15'
C31	38.24'	50.00'	S31°16'56"E	37.56'
C32	41.38'	50.00'	N42°20'21"W	40.21'
C33	41.35'	50.00'	N89°44'22"W	40.18'
C34	41.05'	50.00'	S43°03'09"W	39.90'
C35	39.28'	50.00'	S02°57'39"E	38.26'
C36	46.25'	50.00'	S51°57'26"E	44.62'
C37	15.40'	15.00'	S49°02'36"E	14.73'
C38	19.83'	125.00'	S15°04'59"E	19.81'
C39	50.39'	975.00'	S86°50'11"W	50.38'
C40	65.01'	975.00'	S84°20'00"W	65.00'
C41	12.37'	975.00'	S86°36'25"W	12.37'
C42	5.39'	1025.00'	N02°48'11"W	5.39'
C43	64.95'	1025.00'	S84°49'13"W	64.94'
C44	16.68'	1025.00'	S82°32'20"W	16.68'
C45	51.19'	225.00'	N01°24'33"W	51.07'
C46	19.33'	225.00'	N07°38'59"W	19.32'
C47	13.62'	15.00'	N36°11'39"E	13.16'
C48	45.40'	50.00'	N36°11'39"E	43.85'
C49	46.86'	50.00'	N16°40'03"E	45.11'
C50	42.65'	50.00'	N04°50'21"W	41.37'
C51	48.36'	50.00'	S59°53'50"W	46.50'
C52	64.60'	50.00'	S04°49'28"E	60.20'
C53	13.62'	15.00'	S02°57'39"E	13.16'
C54	35.88'	275.00'	S08°28'45"W	35.86'
C55	51.05'	275.00'	S02°36'35"E	50.17'
C56	13.62'	15.00'	N71°55'02"W	13.16'
C57	52.00'	275.00'	N04°50'21"W	49.68'
C58	42.06'	50.00'	S50°24'38"W	40.83'
C59	63.48'	50.00'	S10°03'39"E	59.30'
C60	46.81'	50.00'	S42°57'39"E	45.21'
C61	43.43'	50.00'	N54°56'03"E	42.07'
C62	13.62'	15.00'	S56°03'45"E	13.16'
C63	13.62'	15.00'	S15°22'55"E	13.16'
C64	181.46'	275.00'	S14°44'44"E	178.19'
C65	5.82'	275.00'	S61°15'00"E	5.82'
C66	13.61'	325.00'	S63°03'22"E	13.61'
C67	60.35'	325.00'	S69°23'03"E	60.26'
C68	60.35'	325.00'	S80°12'51"E	60.26'
C69	60.35'	325.00'	N89°08'50"E	60.26'
C70	60.35'	325.00'	N76°30'30"E	60.26'
C71	181.04'	275.00'	N57°13'52"E	178.71'
C72	60.35'	325.00'	N35°57'13"E	60.26'
C73	60.35'	325.00'	N25°18'54"E	60.26'
C74	60.35'	325.00'	N14°40'54"E	60.26'
C75	60.35'	325.00'	N08°14'51"E	60.26'
C76	9.11'	275.00'	N13°46'20"W	9.11'
C77	57.80'	275.00'	S13°46'20"W	57.70'
C78	91.69'	275.00'	S29°20'45"W	91.27'
C79	91.69'	275.00'	S46°53'09"W	91.27'
C80	91.69'	275.00'	S67°33'09"W	91.27'
C81	91.69'	275.00'	S86°39'21"W	91.27'
C82	88.91'	275.00'	N74°31'48"W	88.53'
C83	18.37'	275.00'	N08°14'51"E	18.37'
C84	5.81'	225.00'	N61°07'01"W	5.81'
C85	132.31'	225.00'	N43°31'53"W	130.41'
C86	23.66'	225.00'	N19°03'23"W	23.33'
C87	51.84'	975.00'	N83°35'45"E	51.83'
C88	31.51'	975.00'	N86°02'41"E	31.51'
C89	53.22'	1025.00'	N85°28'59"E	53.21'
C90	63.77'	1025.00'	N87°17'48"E	63.76'
C91	17.34'	1025.00'	N79°56'47"E	17.34'
C92	8.47'	225.00'	N80°32'24"E	8.47'
C93	63.35'	225.00'	N89°41'04"E	63.14'
C94	42.12'	225.00'	S89°07'43"E	42.09'
C95	33.70'	225.00'	S01°33'29"E	33.67'
C96	19.70'	225.00'	S05°14'30"W	19.70'
C97	79.84'	430.00'	S14°40'34"W	79.73'
C98	79.84'	430.00'	S25°18'54"W	79.73'
C99	79.84'	430.00'	S35°57'13"W	79.73'
C100	79.84'	430.00'	S78°30'30"W	79.73'
C101	79.84'	430.00'	S89°08'50"W	79.73'
C102	79.84'	430.00'	N80°12'51"W	79.73'
C103	79.84'	430.00'	N69°34'32"W	79.73'
C104	18.01'	430.00'	N63°03'22"W	18.01'

SEE SHEET 6



LINE	BEARING	DISTANCE
L1	N7°56'54"W	10.00
L2	N37°56'08"W	28.29
L3	N77°50'30"W	53.69
L4	N80°28'49"W	31.12
L5	N79°04'58"W	50.63
L6	N29°06'58"E	20.00
L7	S39°29'29"E	13.14
L8	S84°34'01"E	13.71
L9	N86°14'46"E	20.82
L10	S46°32'47"E	115.42
L11	S77°53'41"E	10.97
L12	N56°41'58"E	28.09
L13	S77°56'54"E	10.00
L14	S12°03'08"W	59.34
L15	S12°03'08"W	88.84

CURVE	ARC	RADIUS	BEARING	CHORD
C1	5.61	107.50	N78°50'11"W	5.60
C2	13.04	99.50	N82°50'18"W	13.03
C3	64.85	9238.21	N86°35'38"W	64.85
C4	40.98	286.69	N82°41'59"W	40.95
C5	69.83	301.42	N77°58'05"W	69.87
C6	262.00	301.44	N40°25'53"W	253.83
C7	56.55	488.00	N18°51'06"W	56.52
C8	38.26	556.55	N20°12'08"W	38.25
C9	30.60	88.00	N29°11'36"W	30.44
C10	59.99	145.00	N50°00'17"W	59.56
C11	186.92	119.00	N16°51'22"W	168.29
C12	92.47	205.00	S48°58'02"E	91.69
C13	19.56	38.00	S50°45'20"E	19.34
C14	78.38	103.00	S43°42'01"E	76.50
C15	105.73	488.02	S28°06'26"E	105.52
C16	45.05	1017.72	S36°57'50"E	45.04
C17	21.10	68.00	S48°45'50"E	21.02
C18	31.94	68.00	S71°06'39"E	31.65
C19	41.37	258.00	S89°09'38"E	41.32
C20	90.89	112.05	S102°40'17"E	88.42
C21	65.56	112.50	S61°12'02"E	64.63
C22	26.35	287.00	S64°29'10"E	26.34

CURVE	ARC	RADIUS	BEARING	CHORD
C1	20.06	112.50	N56°44'50"W	20.04
C2	14.81	158.50	N54°17'54"W	14.80
C3	69.43	225.00	N04°40'58"W	69.28
C4	72.64	275.00	S74°40'58"E	72.42

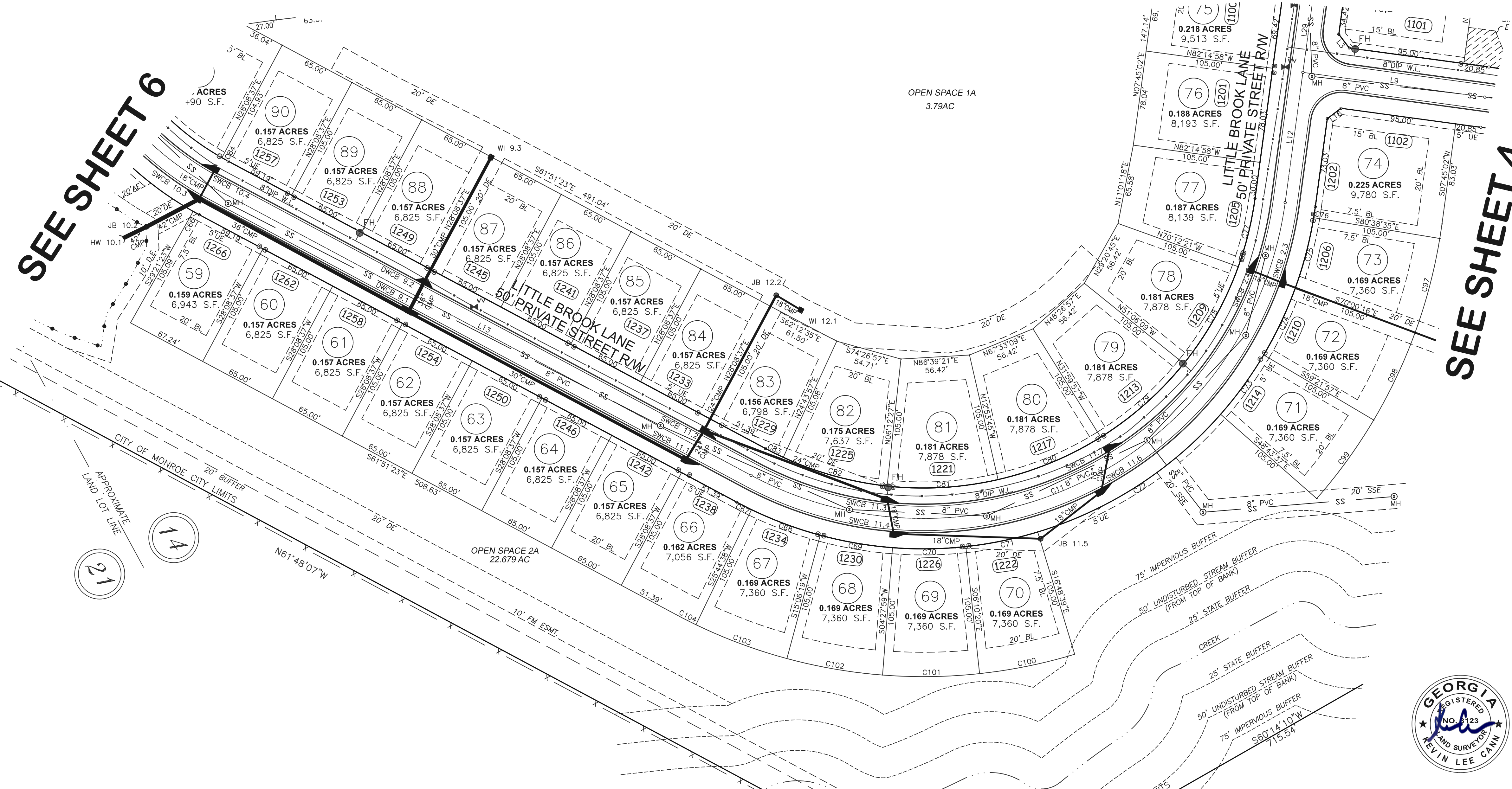
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CURVE	ARC	RADIUS	BEARING	CHORD
C1	6.78	175.00	N27°02'04"E	6.78
C2	32.67	175.00	N20°34'38"E	32.62
C3	13.62	15.00	N41°14'20"E	13.16
C4	3.34	50.00	N62°00'02"E	3.34
C5	60.07	50.00	N29°00'13"E	56.52
C6	43.47	50.00	N30°18'58"W	42.11
C7	43.47	50.00	N80°07'32"W	42.11
C8	43.47	50.00	S50°03'51"W	42.11
C9	54.06	50.00	S05°48'56"E	51.47
C10	11.86	15.00	S14°08'06"E	11.56
C11	1.76	175.00	S11°52'30"W	1.76
C12	28.18	125.00	S21°41'11"W	28.12
C13	47.31	275.00	N02°49'19"E	47.25
C14	17.96	275.00	N03°58'41"W	17.96
C15	31.29	325.00	N75°13'04"W	31.28
C16	13.62	15.00	S81°31'49"E	13.16
C17	20.53	50.00	S67°17'03"E	20.39
C18	55.52	50.00	N69°08'19"E	52.72
C19	47.85	50.00	N09°51'33"E	46.07
C20	42.94	50.00	N42°08'35"W	41.63
C21	46.83	50.00	S86°25'14"W	45.14
C22	34.16	50.00	S40°00'48"W	33.50
C23	13.62	15.00	S46°28'59"W	13.16
C24	40.41	275.00	S76°40'10"W	40.37
C25	80.98	275.00	S89°18'54"W	80.68
C26	80.25	275.00	N88°11'54"E	80.14
C27	27.53	275.00	S82°19'49"W	27.52
C28	22.34	275.00	N14°11'43"W	22.32
C29	14.45	175.00	N20°13'06"W	14.45
C30	12.51	15.00	N01°18'15"E	12.15
C31	38.24	50.00	N03°16'56"E	37.32
C32	41.38	50.00	N42°20'21"W	40.21
C33	41.35	50.00	N89°44'22"W	40.18
C34	41.05	50.00	S43°03'09"W	39.90
C35	39.26	50.00	S02°57'39"E	38.26
C36	46.20	50.00	S51°57'19"E	44.62
C37	15.40	15.00	S49°02'58"E	14.74
C38	19.83	125.00	S19°04'59"E	19.81
C39	50.39	975.00	S80°56'33"W	50.38
C40	65.01	975.00	S84°00'00"W	65.00
C41	12.37	975.00	S86°36'25"W	12.37
C42	5.99	1025.00	S86°48'11"W	5.99
C43	64.95	1025.00	S84°18'13"W	64.94
C44	16.88	1025.00	S82°32'00"W	16.88
C45	51.19	225.00	N01°24'53"W	51.08
C46	19.93	225.00	N07°38'47"E	19.92
C47	13.62	15.00	N01°13'06"E	13.16
C48	45.40	50.00	N36°11'39"E	43.85
C49	46.86	50.00	N16°40'03"W	45.17
C50	42.65	50.00	N67°52'21"W	41.37
C51	48.36	50.00	N89°53'20"W	46.50
C52	64.60	50.00	S04°49'28"E	60.20
C53	13.62	15.00	S15°49'33"E	13.16
C54	35.88	1025.00	S02°28'45"W	35.86
C55	51.05	275.00	S02°38'35"E	50.97
C56	13.62	15.00	N71°58'02"W	13.16
C57	52.00	50.00	N79°41'54"W	49.68
C58	42.06	50.00	S07°45'03"E	40.83
C59	63.48	50.00	S10°03'39"E	59.30
C60	46.91	50.00	S73°18'30"E	45.21
C61	43.43	50.00	N54°56'03"E	42.07
C62	13.62	15.00	N58°00'45"E	13.16
C63	13.62	15.00	S15°22'55"E	13.16
C64	71.56	275.00	S41°44'24"E	71.36
C65	181.46	275.00	S41°44'24"E	178.19
C66	82.87	275.00	S61°13'00"E	82.87
C67	13.61	325.00	S63°03'22"E	13.61
C68	60.35	325.00	S69°34'32"E	60.26
C69	60.35	325.00	S80°12'51"E	60.26
C70	60.35	325.00	N89°08'40"E	60.26
C71	60.35	325.00	N78°30'30"E	60.26
C72	181.04	325.00	N57°13'52"E	178.71
C73	60.35	325.00	N35°57'13"E	60.26
C74	60.35	325.00	N25°18'54"E	60.26
C75	60.35	325.00	N14°40'34"E	60.26
C76	9.11	325.00	N08°33'13"E	9.11
C77	57.80	275.00	S13°46'20"W	57.70
C78	91.69	275.00	S29°20'45"W	91.27
C79	91.69	275.00	S48°26'57"W	91.27
C80	91.69	275.00	S67°33'09"W	91.27
C81	91.69	275.00	S86°39'21"W	91.27
C82	88.91	275.00	N74°31'48"W	88.53
C83	16.37	275.00	N63°33'43"W	16.37
C84	5.81	225.00	N61°01'01"W	5.81
C85	132.31	225.00	N43°31'53"W	130.41
C86	73.66	225.00	N17°18'23"W	73.33
C87	51.84	975.00	N83°35'45"E	51.83
C88	31.51	975.00	N86°02'41"E	31.51
C89	53.22	1025.00	N85°28'59"E	53.21
C90	63.77	1025.00	N82°12'48"E	63.76
C91	17.34	1025.00	S79°58'47"E	17.34
C92	8.47	225.00	N80°32'24"E	8.47
C93	63.35	225.00	N89°41'04"E	63.14
C94	42.12	325.00	S85°57'43"E	42.09
C95	33.70	325.00	S01°33'29"W	33.69
C96	19.70	225.00	S05°14'30"W	19.70
C97	79.84	430.00	S14°40'34"W	79.73
C98	79.84	430.00	S25°18'54"W	79.73
C99	79.84	430.00	S35°57'13"W	79.73
C100	79.84	430.00	S78°30'30"W	79.73
C101	79.84	430.00	S89°08'50"W	79.73
C102	79.84	430.00	N80°25'15"W	79.73
C103	79.84	430.00	N69°34'32"W	79.73
C104	18.01	430.00	N63°03'22"W	18.01

LINE	BEARING	DISTANCE
L1	N16°51'22"W	14.14
L2	N37°14'58"W	14.14
L3	N63°01'18"W	14.14
L4	N82°14'58"W	5.17
L5	N55°32'17"W	14.14
L6	S10°39'17"E	11.56
L7	S34°27'43"W	14.14
L8	N52°55'39"W	14.14
L9	N07°55'39"W	9.25
L10	N10°11'03"E	14.14
L11	S07°55'39"E	9.25
L12	S07°55'39"E	14.14
L13	S37°04'21"W	14.14
L14	S82°04'21"W	7.09
L15	S52°55'39"E	14.14
L16	N52°45'02"E	14.14
L17	N37°04'21"E	14.14
L18	N86°58'14"E	10.72
L19	S48°12'08"E	14.78
L20	N73°08'38"E	14.14

CURVE	ARC	RADIUS	BEARING	CHORD
C1	22.05	137.50	N73°17'18"W	22.03
C2	63.35	200.00	N76°00'05"W	63.18
C3	71.23	200.00	N73°46'24"W	70.85
C4	157.48	247.33	N43°20'19"W	154.84
C5	40.04	175.00	N13°55'58"W	39.95
C6	72.40	175.00	N50°00'17"W	71.88
C7	45.90	500.00	N64°29'10"W	45.88
C8	66.03	250.00	N74°40'58"W	65.84
C9	33.81	150.00	N21°41'11"E	33.74
C10	59.34	250.00	S00°57'03"W	59.20
C11	578.02	300.00	S62°56'50"W	492.67
C12	257.51	250.00	N43°33'51"W	226.72
C13	78.03	250.00	N01°07'42"E	78.03
C14	61.21	300.00	S78°18'19"W	61.11
C15	71.21	300.00	N89°02'57"W	71.04
C16	79.80	250.00	S88°38'22"W	79.48
C17	131.05	1000.00	S83°12'58"W	130.96
C18	85.48	1000.00	S84°31'17"W	85.46
C19	44.81	150.00	N19°05'46"W	44.64

SEE SHEET 5





To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 2-13-2024
Subject: PROPERTY CONDEMNATION FOR WATER LINE PROJECT

Budget Account/Project Name: Waterline

Funding Source: 2020 Bond

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: tbd **Company of Record:** N/A

Description:

Staff recommends that the City Council authorize administration and legal counsel to move forward with the condemnation proceedings for the easements as described for the purposes of constructing a raw and finished water line infrastructure project.

Background:

The raw and finished water lien project was a 2020 Utility Revenue Bond project. All other parcels/easements have been acquired and construction is set to begin construction once bids are approved. This project is critical to ensuring proper volumes and pressures of drinking water for the city and its customers.

Attachment(s):

Easement Exhibit

A RESOLUTION AUTHORIZING THE EXERCISE OF THE CITY OF MONROE’S POWER OF EMINENT DOMAIN IN THE ACQUISITION OF CERTAIN INTERESTS IN PROPERTY SITUATED IN WALTON COUNTY, GEORGIA, FOR CONSTRUCTION OF A CITY WATER LINE AND RELATED PUBLIC PURPOSES.

WHEREAS, pursuant to Article 9, Section 2, Paragraph 5 of the Georgia Constitution, municipalities may acquire property in fee simple or in any lesser interest by eminent domain for public purposes; and

WHEREAS, the governing authority of the City of Monroe, Georgia, a municipal corporation of the State of Georgia, has determined that the circumstances of this matter are such that there is a necessity for exercising its powers of eminent domain pursuant to O.C.G.A. § 32-3-1, *et seq.* in the acquisition of certain interests in property for a City water line and related public purposes.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the City Attorney, or his designee, is ordered and directed to institute proceedings *in rem* pursuant to O.C.G.A. § 32-3-1, *et seq.* in the Superior Court of Walton County in order to condemn that certain property and interests therein more particularly described in Exhibit “A” which is attached hereto and made a part hereof by reference as though fully set forth at this point, all to the use of the City of Monroe, said property now or formerly vested in Cumming Investments, Inc., its successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of Eighty-Two Thousand Nine Hundred Dollars (\$82,900.00) be made to the person or persons entitled to such payment. The Mayor may sign any documents and/or pleadings required for proper filing under the aforementioned Code sections including a Declaration of Taking and Order of the Mayor and City Council of the City of Monroe, Georgia

SO RESOLVED by the Mayor and City Council of the City of Monroe, Georgia, this 13th day of August, 2024.

ATTEST:

MAYOR AND CITY COUNCIL, CITY OF MONROE, GEORGIA

By: _____
Beverly Harrison,
Interim City Clerk

John Howard, Mayor

EXHIBIT "A"

LEGAL DESCRIPTION OF WATER LINE EASEMENT

ALL THAT TRACT OR PARCEL OF LAND lying in Land Lots 40 and 63 of the 3rd District, City of Monroe, Walton County, Georgia, and being more particularly described as follows:

Commencing at a No. 4 rebar found with cap at the Southwesterly miter at the intersection of the Southerly right-of-way of Pavilion Place (R/W varies) and the Westerly right-of-way of North Broad Street a/k/a Georgia Highway 11 (variable R/W) having Georgia West State Plane Coordinates (North equals 1.385,421,68, East equals 2.431.065.36);

Thence, along the Westerly right-of-way of Georgia Highway 11 South 26°35'31" East a distance of 104.29 feet to a No. 4 rebar found having Georgia West State Plane Coordinates (North equals 1.385.330.99, East equals 2.431.116.86);

Thence, continuing along said right-of-way South 29°35'31" East 20 feet to a point;

Thence, leaving said right-of-way South 61°16'28" West 599.94 feet to a point;

Thence, South 38°08'17" East 208.68 feet to a point on the Northerly right-of-way of Georgia Highway 78 (R/W varies);

Thence, continuing along said right-of-way following the arc of a curve the left for a distance of 20.02 feet (said arc having a radius of 939.08 feet and being subtended by a chord of South 54°28'55" West a distance of 20.02 feet) to a 1 inch open top pipe found;

Thence, leaving said right-of-way North 38°08'17" West 231.35 feet to a scrape blade found disturbed;

Thence, North 61°16'28" East 623.23 feet to a No. 4 rebar found, said point being the POINT OF BEGINNING.

Said tract being 0.38 acres or 16,629 square feet, more or less.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

ALL THAT TRACT OR PARCEL OF LAND lying in Land Lots 40 and 63 of the 3rd District, City of Monroe, Walton County, Georgia, and being more particularly described as follows:

Commencing at a No. 4 rebar found with cap at the Southwesterly miter at the intersection of the Southerly right-of-way of Pavilion Place (R/W varies) and the Westerly right-of-way of North Broad Street a/k/a Georgia Highway 11 (variable R/W) having Georgia West State Plane Coordinates (North equals 1.385,421,68, East equals 2.431.065.36);

Thence, along the Westerly right-of-way of Georgia Highway 11 South 26°35'31" East a distance of 104.29 feet to a No. 4 rebar found;

Thence, continuing along said right-of-way South 29°35'31" East 20 feet to a point;

Thence, South 29°35'31" East 10 feet to a point;

Thence, leaving said right-of-way South 61°16'28" West 588.30 feet to a point;

Thence, South 38°08'17" East 197.50 feet to a point on the Northerly right-of-way of Georgia Highway 78 (R/W varies);

Thence, continuing along said right-of-way following the arc of a curve the left for a distance of 10.02 feet (said arc having a radius of 939.08 feet and being subtended by chord of South 55°23'54" West a distance of 10.02 feet to a point;

Thence, leaving said right-of-way North 38°08'17" West 208.68 feet to a point;

Thence, North 61°16'26" East 599.94 feet to a point; said point being the POINT OF BEGINNING.

Said tract being 0.18 acres or 7,974 square feet, more or less.

**ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA
TO CONDEMN PROPERTY FOR PURPOSES OF CONSTRUCTING AND IMPROVING A
WATER LINE PROJECT**

WHEREAS, the Mayor and City Council of the City of Monroe, Georgia has laid out and determined to construct a City water line facility for the City at that certain parcel identified for tax purposes as parcel identification number M0050-010-000 by the Walton County Board of Tax Assessors; the same being more fully described and shown in the description and attached as Appendix B to the Declaration of Taking (Exhibit “A” to the Petition for Condemnation).

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking (Exhibit “A” to the Petition for Condemnation) incorporated herein by reference and made a part of this Order are essential for the construction of said project:

- Property/Rights: Permanent water line easement of 0.38 acres and
Temporary Construction Easement is 0.18 acres
- Owner: Cumming Investments, Inc.
- Potentially Interested Parties: Person(s) in possession of the property.

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the Mayor and City Council of the City of Monroe Georgia that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit “A” of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 for water system improvements or other purposes.

IT IS ORDERED that the City of Monroe proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking (Exhibit “A” to the Petition for Condemnation) by condemnation under the provisions of said Code, and the City Attorney or his designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the City of Monroe Mayor and City Council, this 13th day of August, 2024.

ATTEST:

**MAYOR AND CITY COUNCIL, CITY OF
MONROE, GEORGIA**

By: _____
Beverly Harrison,
Interim City Clerk

John Howard, Mayor

EXHIBIT "A"

DECLARATION OF TAKING

WHEREAS, the City of Monroe, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property and for public water system improvements or other public purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit "A," and made a part hereof, under O.C.G.A. § 32-3-1, *et seq.*; and

WHEREAS, said interests in property are for public purposes upon, across, and over the tract of land in Monroe, Walton County, Georgia, as fully described in the attachment hereto identified as Appendix B to Exhibit "A," and made a part hereof; and

WHEREAS, the City of Monroe, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the right-of-way above-referred to, a copy of the appraiser's sworn statement being attached hereto identified as Appendix C to Exhibit "A," and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C to Exhibit "A," the City of Monroe, Georgia estimates of Eighty-Two Thousand Nine Hundred Dollars (\$82,900.00) as just and adequate compensation to be paid for said right-of-way, as fully described in Appendix B to Exhibit "A" which is attached hereto and made a part hereof and will deposit said sum in the Court to the use of the persons entitled thereto.

NOW THEREFORE, the premises considered, the City of Monroe, Georgia, under authority of O.C.G.A. § 32-3-1, *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit "A," which is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for water line.

This 13th of August, 2024.

ATTEST:

**MAYOR AND CITY COUNCIL, CITY OF
MONROE, GEORGIA**

By: _____
Beverly Harrison,
Interim City Clerk

John Howard, Mayor

Appendix B

LEGAL DESCRIPTION OF WATER LINE EASEMENT

ALL THAT TRACT OR PARCEL OF LAND lying in Land Lots 40 and 63 of the 3rd District, City of Monroe, Walton County, Georgia, and being more particularly described as follows:

Commencing at a No. 4 rebar found with cap at the Southwesterly miter at the intersection of the Southerly right-of-way of Pavilion Place (R/W varies) and the Westerly right-of-way of North Broad Street a/k/a Georgia Highway 11 (variable R/W) having Georgia West State Plane Coordinates (North equals 1.385,421,68, East equals 2.431.065.36);

Thence, along the Westerly right-of-way of Georgia Highway 11 South 26°35'31" East a distance of 104.29 feet to a No. 4 rebar found having Georgia West State Plane Coordinates (North equals 1.385.330.99, East equals 2.431.116.86);

Thence, continuing along said right-of-way South 29°35'31" East 20 feet to a point;

Thence, leaving said right-of-way South 61°16'28" West 599.94 feet to a point;

Thence, South 38°08'17" East 208.68 feet to a point on the Northerly right-of-way of Georgia Highway 78 (R/W varies);

Thence, continuing along said right-of-way following the arc of a curve the left for a distance of 20.02 feet (said arc having a radius of 939.08 feet and being subtended by a chord of South 54°28'55" West a distance of 20.02 feet) to a 1 inch open top pipe found;

Thence, leaving said right-of-way North 38°08'17" West 231.35 feet to a scrape blade found disturbed;

Thence, North 61°16'28" East 623.23 feet to a No. 4 rebar found, said point being the POINT OF BEGINNING.

Said tract being 0.38 acres or 16,629 square feet, more or less.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

ALL THAT TRACT OR PARCEL OF LAND lying in Land Lots 40 and 63 of the 3rd District, City of Monroe, Walton County, Georgia, and being more particularly described as follows:

Commencing at a No. 4 rebar found with cap at the Southwesterly miter at the intersection of the Southerly right-of-way of Pavilion Place (R/W varies) and the Westerly right-of-way of North Broad Street a/k/a Georgia Highway 11 (variable R/W) having Georgia West State Plane Coordinates (North equals 1.385,421,68, East equals 2.431.065.36);

Thence, along the Westerly right-of-way of Georgia Highway 11 South 26°35'31" East a distance of 104.29 feet to a No. 4 rebar found;

Thence, continuing along said right-of-way South 29°35'31" East 20 feet to a point;

Thence, South 29°35'31" East 10 feet to a point;

Thence, leaving said right-of-way South 61°16'28" West 588.30 feet to a point;

Thence, South 38°08'17" East 197.50 feet to a point on the Northerly right-of-way of Georgia Highway 78 (R/W varies);

Thence, continuing along said right-of-way following the arc of a curve the left for a distance of 10.02 feet (said arc having a radius of 939.08 feet and being subtended by chord of South 55°23'54" West a distance of 10.02 feet to a point;

Thence, leaving said right-of-way North 38°08'17" West 208.68 feet to a point;

Thence, North 61°16'26" East 599.94 feet to a point; said point being the POINT OF BEGINNING.

Said tract being 0.18 acres or 7,974 square feet, more or less.

Appendix C

APPRAISER'S CERTIFICATION

GEORGIA, HALL COUNTY

Personally comes, Matthew P. Smith whose address is 4557 Montclair Circle, Gainesville, GA 30506 and deposes and testifies as follows:

1. Affiant was employed by the City of Monroe, Georgia to appraise the property needed for the Monroe Water Supply Project and rights required for construction of the Project in Walton County, Georgia for the City and makes this sworn statement to be used in connection with condemnation proceedings under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, for the acquisition of said parcel.
2. Affiant is familiar with real estate values in said county and in the vicinity where said parcel is located. Affiant has personally inspected the property or right condemned and in appraising said parcel affiant took into consideration the Fair Market Value of said parcel, as well as any consequential damages to remaining property of the condemnees by reason of the taking and use of said parcel and other rights for the construction of said project, and any consequential benefits which may result to such remaining property by reason of such taking and use (consequential benefits not, however, considered except as offsetting consequential damages). After said investigation and research, affiant has thus estimated that the just and adequate compensation for said parcel and any consequential damages or benefits considered, is in the amount of \$ 82,900.

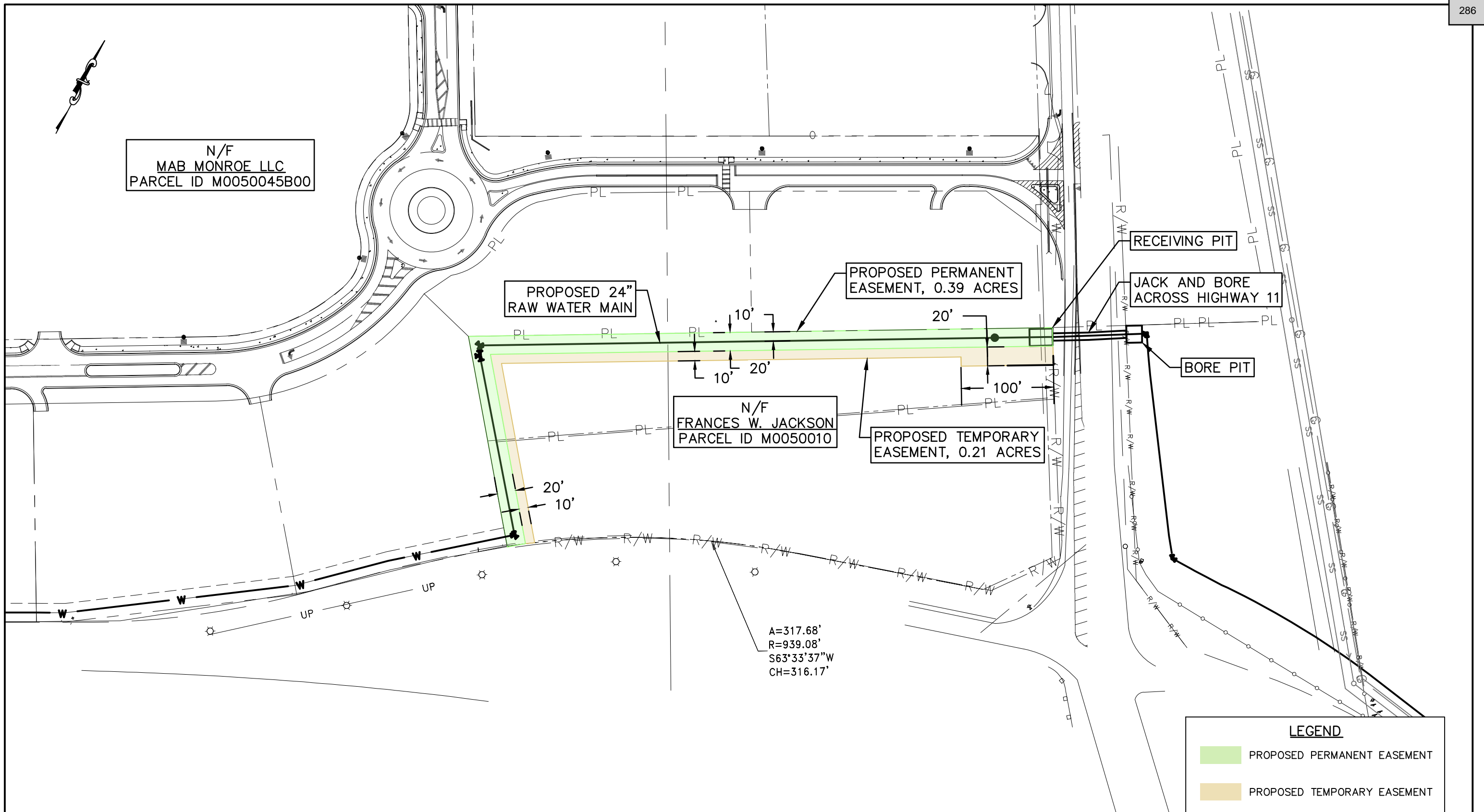
Matthew P. Smith

Print Name: MATTHEW P. SMITH, MAI

Sworn to and subscribed before me, this 31 day of July, 2024.

Michelle J. Mickle
NOTARY PUBLIC
My Commission Expires: 05/01/2028

MICHELLE J MICKLE
NOTARY PUBLIC
HALL COUNTY, GEORGIA
My Commission Expires
05/01/2028



<p>THE CITY OF Monroe</p>	<p>WIEDEMAN AND SINGLETON, INC. Civil and Environmental Engineers 3091 GOVERNORS LAKE DRIVE SUITE 430 NORCROSS, GA 30071 (404) 876-5862 WWW.WIEDEMAN.COM</p>	<p>THE CITY OF MONROE 24" RAW WATER MAIN & 20" FINISHED WATER MAIN EXTENSION WALTON COUNTY, GEORGIA</p>	<p>SCALE: 1" = 100' DATE: JUNE 2022</p>	<p>FRANCES W. JACKSON</p> <p>EXHIBIT A</p>
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RESOLUTION

A RESOLUTION OF THE CITY OF MONROE THROUGH THE COUNCIL TO AUTHORIZE THE MAYOR TO ESTABLISH A FRANCHISE FEE APPLICABLE TO HOLDERS OF CABLE AND VIDEO FRANCHISES ISSUED BY THE STATE OF GEORGIA

WHEREAS, the City currently collects a franchise fee from any current cable or video providers;

WHEREAS, the City considers collecting a franchise fee from a cable or video provider utilizing the public rights of way as compensation to the public for the use of the rights of way and a means of promoting the public health, safety, welfare and economics development of the City and to protect public works infrastructure;

WHEREAS, the City of Monroe is authorized to collect a franchise fee of 5%, the maximum amount established by federal and state law, of each cable or video providers gross revenues received from the provision of cable or video service generated within the City;

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Monroe hereby requires a franchise fee of 5% of any cable or video state franchise holder’s gross revenues received from the provision of cable or video service generated within the corporate boundaries of the City of Monroe, pursuant to a franchise issued by the State of Georgia pursuant to O.C.G.A. 36-76-1 et seq. known as the “Consumer Choice for Television Act” of 2007.

RESOLVED by the Mayor and Council of the City of Monroe this 13th day of August 2024.

ATTEST:

By _____

City Clerk

Mayor: _____

City of Monroe

(SEAL)