



Planning Commission Meeting

AGENDA

Thursday, September 06, 2018

5:30 PM

215 N Broad Street Monroe, GA 30655

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
- IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
 - [1.](#) Request for Rezone - 203 Bold Springs Avenue
 - [2.](#) Request for Variance - 416 S Broad Street
- VI. **RECOMMENDATIONS ON REQUESTS**
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
- IX. **ADJOURNMENT**



To: City Council / Planning Commission
From: Patrick Kelley
Department: Code Department
Date: 07-24-2018
Subject: Rezone 203 Bold Springs Ave.

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase: EnterCompanyHere

Description:

Rezone of property located at 203 Bold Springs Ave.

Background:

The subject property has been abandoned and falling into a state of disrepair over the years and now is owned by new owners who wish to improve the property to use as a Church campus with a sundry associated uses. The property is currently zoned as a planned residential district which severely limits the applicant as to uses. Therefore, a rezone is required in order to move forward with their vision.

Attachment(s):

See Below

July 18, 2018

Petition Number: 18-00306
Applicant: Grace Fellowship Church Inc
Location: 203 Bold Springs Avenue
Proposed Zoning: PCD
Existing Zoning: PRD
Acreage: Total acreage 8 AC
Proposed Use: Commercial

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, Grace Fellowship Church Inc request a rezone for property located at 203 Bold Springs Avenue. The project has 291.76 ft of road frontage on Bold Springs Avenue, 480.15 ft of road frontage on North Madison Avenue, 674.13 ft of road frontage on North Midland Avenue, and 317.54 ft of road frontage on East Marable Street. The property consists of 8 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned PRD
- (c) The requested zoning classification is PCD
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Public/Institutional.

Recommended conditions:

RE-ZONING REQUEST ALL TYPES



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00306	07/18/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	203 Bold Springs Ave Monroe, GA 30655	USEZONE	PRD	FLOODZONE	Yes
			PIN	M0012-082-000		
			SUBDIVISION			
	CONTRACTOR	GRACE FELLOWSHIP CHURCH INC	LOT			
			BLOCK	0		
		203 BOLD SPRINGS Ave Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	GRACE FELLOWSHIP CHURCH INC, 203 BOLD SPRINGS Ave Monroe GA 30655	PROJECTID#	203Bold SpringsAve-180718-1		

REVISED

EXPIRATIONDATE: 12/31/2018

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR REZONE FROM PRD TO
 PCD - P&Z MTG 9/6/18 @ 5:30 PM -
 COUNCIL MTG 9/11/18 @ 6:00 PM 215 N
 BROADSTREET

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

SQUARE FOOTAGE	#STORIES	Sq. Ft.
	#UNITS	
SINGLE FAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTAL ROOMS	

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00306

PERMIT PIN

56553

RE-ZONING REQUEST ALL TYPES



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00306	07/18/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	203 Bold Springs Ave Monroe, GA 30655	USEZONE	PRD	FLOODZONE	Yes
			PIN	M0012-082-000		
	CONTRACTOR	GRACE FELLOWSHIP CHURCH INC	SUBDIVISION			
			LOT			
			BLOCK	0		
		203 BOLD SPRINGS Ave Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	GRACE FELLOWSHIP CHURCH INC, 203 BOLD SPRINGS Ave Monroe GA 30655	PROJECTID#	203Bold SpringsAve-180718-1		
		EXPIRATIONDATE:	12/31/2018			


CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR REZONE FROM PRD TO PCD - P&Z MTG 8/21/18 @ 5:30 PM 215 N BROAD STREET	SQUARE FOOTAGE	Sq. Ft.
NATURE OF WORK	SINGLE FAMILY ONLY	#UNITS
Other		#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
875 - * Re-Zoning Request		TOTAL ROOMS


NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.


 Signature of Contractor or Authorized Agent

7-18-18
 Date


 Approved By

7-18-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00306	56553

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 203 Bold Springs Ave
COUNCIL DISTRICT 2
MAPNUMBER _____
PARCEL NUMBER M08120082
- II. PRESENT ZONING PRD REQUESTED ZONING PCD
- III. ACREAGE 8 PROPOSED USE Church
- IV. OWNER OF RECORD Grace Fellowship Church, Inc.
ADDRESS 601 S. Madison
PHONE NUMBER 678-710-2334

The following information must be supplied by the applicant. (attach additional pages if needed)

- V. ANALYSIS:
1. A description of all existing uses and zoning of nearby property
Please refer to Exhibit 1
 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification Currently not zoned for necessary use of new owner - church.
 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$ 425,000.00
 4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$425,000.00
 5. A description of the suitability of the subject property under the existing zoning classification PRD is not suitable zoning for church and commercial use.
 6. A description of the suitability of the subject property under the proposed zoning classification of the property PCD requested zoning allows for church and commercial use.

Rezoning/Annexation Application

Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property Refer to Exhibit #2
8. The length of time the property has been vacant or unused as currently zoned 7 years
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification none

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

Refer to Exhibit #3

Rezoning Application
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

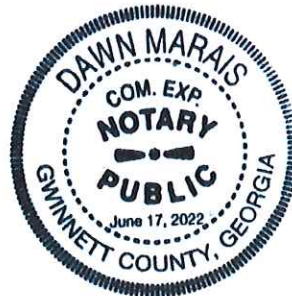
Owner of property (signature) _____
Address _____
Phone Number _____

Attorney/Agent (signature) DGC
Address 3061 Deanna Way, Lawrenceville, GA 30044
Phone Number 704.663.7991

Personally appeared before me the above applicant named Doug Cox who on oath says that he/she is the Registered Agent for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Dawn Marais (Notary Public) 7/23/18 (Date)

My Commission Expires June 17, 2022



What method of sewage disposal is planned for the subject property?

X Sanitary Sewer _____ Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from PRD to PCD located at 203 Bold Springs Ave, containing 8 acre(s), property owner being Grace Fellowship Church, Inc. filed on _____.

CHECK LIST - APPLICATION MATERIAL

___ Application Fee (\$100.00 Application Fee Single Family Rezoning)
(\$300.00 Application Fee Multi Family Rezoning)
(\$200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)

- The completed application form (one original with original signatures)
- ___ Special Conditions made part of the rezoning/annexation request
- Legal Description Exhibit #3
- Survey plat of property showing bearings and distances and:
 - ___ abutting property owners
 - ___ the zoning of abutting property
 - ___ the current zoning of the subject propertyExhibit #1

- Development Plan (two full size and one 11x17) Exhibit #4
- Site plan of the property at an appropriate scale Exhibit #5

- ___ the proposed use
- ___ internal circulation and parking (proposed number of parking spaces) not included (P.K.)
- ___ landscaping minimum square footage of landscaped area not needed at this time
- ___ grading
- ___ lighting
- ___ drainage (storm water retention structures)
- ___ amenities (location of amenities)
- ___ buildings (maximum gross square footage and height of structures)
- ___ buffers
- ___ Additional information that may be required by the Code Enforcement Officer:

Existing
PK

- Monroe Utilities Network Availability Letter Exhibit #6

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning/Annexation Application
Page six (6)

COMMENTS

Disclosure of Campaign Contributions and/or gifts:

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years. The filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: _____ Date: _____

Exhibit #1
Description of All Existing Uses and Zoning of Nearby Property

<u>Orientation to Site</u>	<u>Use</u>	<u>Zone</u>
1. West (five lots)	Residential	P, Professional District
2. North (one tract)	Monroe Water ^{works} Parks	R-2, Multi-family Residential
3. Northeast (one lot)	Residential	P, Professional District
4. Northeast (one lot)	Residential	R1-A, Single Family Res.
5. East (three lots)	Residential	R1-A, Single Family Res.
6. East (one lot)	Residential	B-1, Neighborhood Commercial
7. Southeast, catty-corner (one lot)	Convenience Store	B-2, General Commercial
8. South (2 lots)	Residential	B-2, General Commercial
9. South, catty-corner (one lot)	Residential	P, Professional District

Exhibit #1

PLAT Doc: 150272617 03/23/14
 Recorded: 03/23/14
 KATHY K. TROST
 5810013 P.O. BOX
 Participate 0453060674

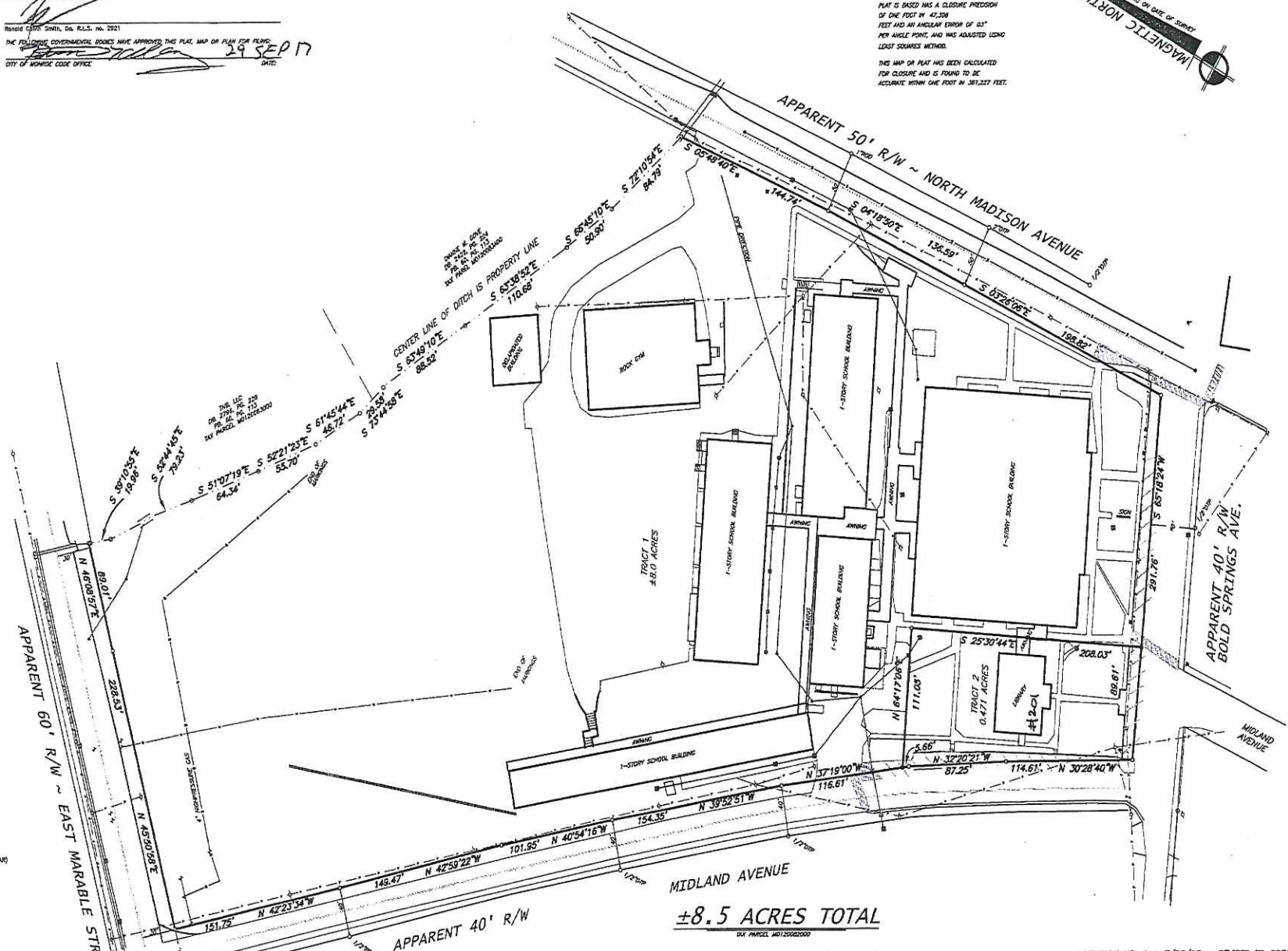
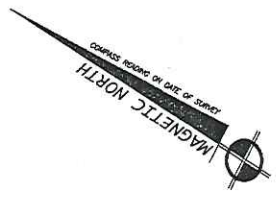
SURVEYOR CERTIFICATION
 This plat is a measurement of an existing parcel of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of this document, maps, plans or other instruments which created the parcel or parcels are correct hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FUNDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND.
 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 43-44-01.

Ronald Curtis Smith, Sr. R.L.S. No. 2021

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR PLANS:
 CITY OF MONROE CODE OFFICE

DATE: 29 SEP 17

A TRIPATCH 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 42,306 FEET AND AN ANGULAR ERROR OF 15" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 381,227 FEET.



- LEGEND**
- IRON PIN FOUND
 - IRON PIPE FOUND (1/2" RE-BAW)
 - RE-BAW FOUND
 - RE-BAW SET
 - CHERRY TOP
 - CHERRY TOP
 - RIGHT OF WAY
 - BOUNDARY LINE
 - CENTER LINE
 - BOUNDARY LINE
 - LAND LOT
 - LAND LOT
 - GEORGIA MEDIA DISTRICT
 - POWER POLE
 - POWER LINE
 - FENCE LINE
 - BRUSH
 - CHISEL
 - SANGHER
 - SIGN OR FORMERLY
 - CEMENT BLOCK
 - PAVE
 - DRAINAGE EASEMENT
 - SENIOR EASEMENT
 - THE HIGHWAY
 - MANHOLE
 - DIGITAL SPOT ELEVATION
 - FINISHED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - FINISHED SPOT ELEVATION
 - DIRECTION OF SURFACE DRAINAGE
 - STONY GRASS

±8.5 ACRES TOTAL
 SIX PARCEL 14012002000



NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.L.H.M. NO. 1207261370 DATED 5/16/2009



REVISION NO. 1 - 7/25/17 - REVISED TO CREATE TRACT 2 AROUND LIBRARY.
 BOUNDARY SURVEY FOR: **GRACE FELLOWSHIP CHURCH, INC.**
 IN THE CITY OF MONROE

FIELD WORK DATE: 10/19/09 DATE OF PLAT PREPARED: 10/20/09
 LAND LOT(S) 64 3rd DISTRICT HALL, GEORGIA
 ALCOVE SURVEYING AND ENGINEERING, INC.
 2285 HWY. 81 S., LOGANVILLE, GA. 30052
 PHONE 770-466-4602 - FAX 770-466-4603

13
 JOB NO. 09-096

Exhibit #2

GRACE MONROE // PROGRAM DIAGRAM



NOTE:
 ALL AREAS ARE NET SF.
 ALL AREAS ARE APPROXIMATE

KRONBERG WALL // GRACE MONROE // 9



4-4
KB

Exhibit #3

Recorded 10/11/2017 09:26AM
KATHY K. TROST
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$425.00
Deed
Doc: WD
Bk04138 Pg 0318-0321

* After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 17-323

space above line for recording
LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 5TH day of October in the year two thousand and seventeen, between **SCHOOLBELL ONE, LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called "Grantor," and **GRACE FELLOWSHIP CHURCH, INC.**, a Georgia Corporation, 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 (\$ 10.00) Dollars and other 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:

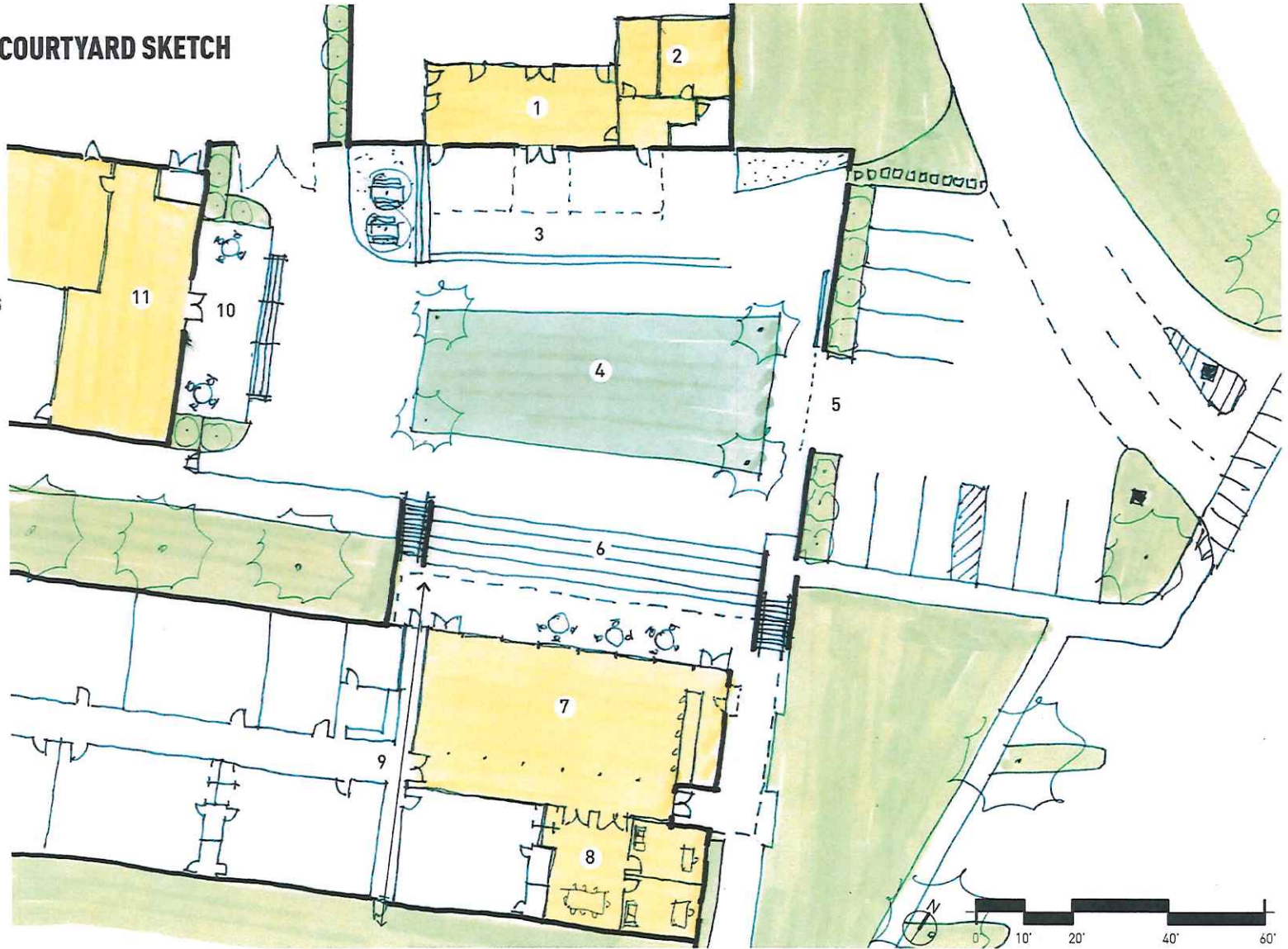
All that tract or parcel of land lying and being in Land Lot 64 of the 3rd District of Walton County, Georgia, being shown as Tract 1 containing 8.0 acres, more or less, on that plat of survey filed at Plat Book 113, Page 108, Walton County, Georgia Superior Court Records, said plat of survey and the record thereof being incorporated herein by reference for a more complete metes and bounds description of the property conveyed.

THIS WARRANTY DEED IS GIVEN SUBJECT TO THE RIGHT OF FIRST OF REFUSAL AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Exhibit 4

GRACE MONROE // COURTYARD SKETCH

- 1: SANCTUARY LOBBY
- 2: SANCTUARY RESTROOMS
- 3: SANCTUARY SUNKEN PORCH
- 4: TURF LAWN
- 5: ENTRY GATE
- 6: AMPHITHEATRE / CAFE PORCH
- 7: CAFE
- 8: MEETING ROOMS / OFFICES
- 9: SECURE KIDTOWN ENTRY
- 10: STUDENT CENTER PORCH
- 11: STUDENT CENTER LOBBY / CLASSROOM



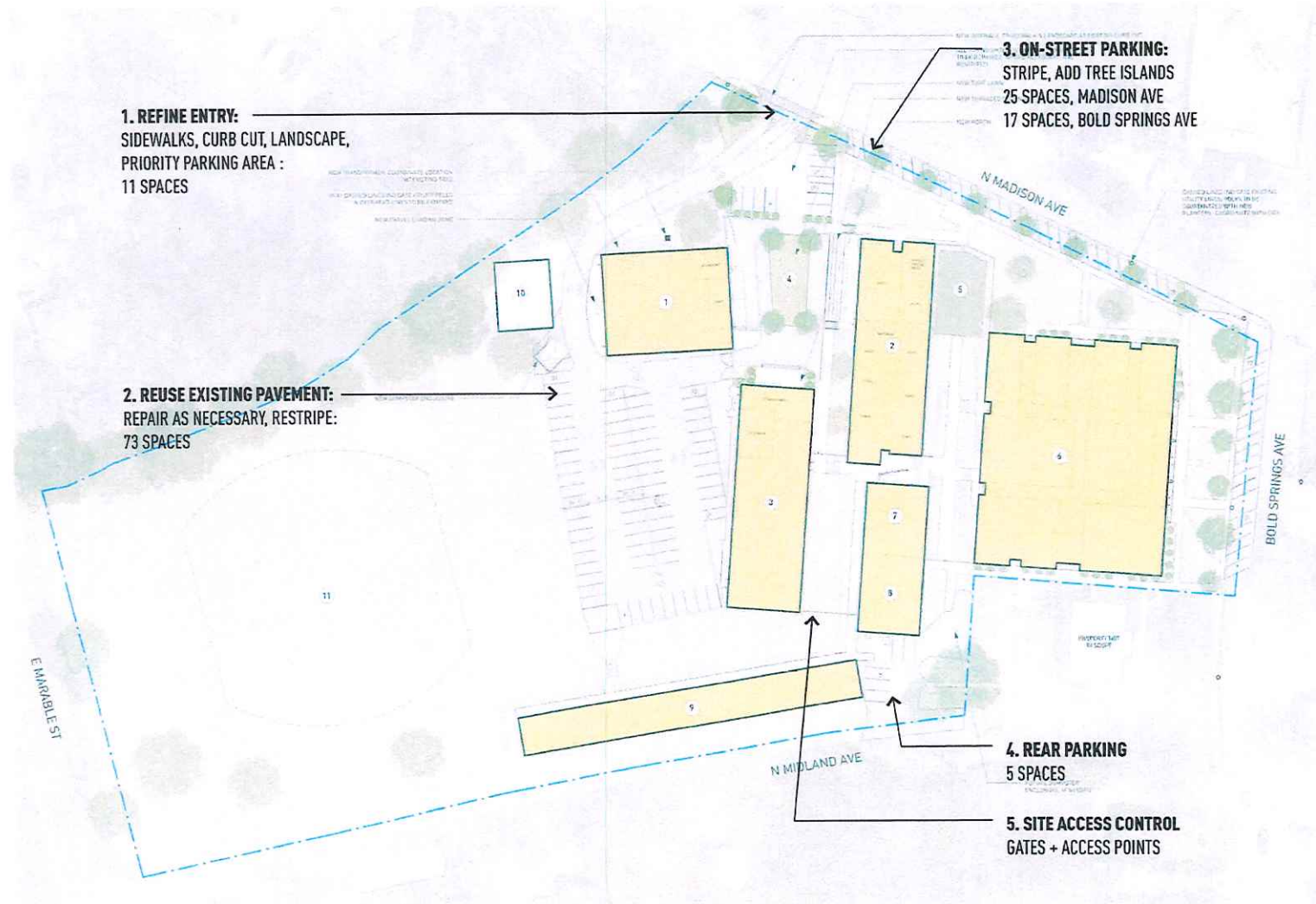
KRONBERG WALL // GRACE MONROE // 4

GRACE MONROE // PARKING

ON-SITE PARKING:
89 SPACES

ON-STREET PARKING:
42 SPACES

TOTAL PARKING:
131 SPACES



1. REFINE ENTRY:
SIDEWALKS, CURB CUT, LANDSCAPE,
PRIORITY PARKING AREA :
11 SPACES

2. REUSE EXISTING PAVEMENT:
REPAIR AS NECESSARY, RESTRIPE:
73 SPACES

3. ON-STREET PARKING:
STRIPE, ADD TREE ISLANDS
25 SPACES, MADISON AVE
17 SPACES, BOLD SPRINGS AVE

4. REAR PARKING
5 SPACES

5. SITE ACCESS CONTROL
GATES + ACCESS POINTS

Exhibit #5

GRACE MONROE // SITE PLAN

1: DENTON HALL

- 8,035 SF
- LOBBY: 670 SF
- RESTROOMS: 615 SF

2: CAFE + GRACEKIDZ

- 10,070 SF
- CAFE: 1,995 SF
- OFFICE/MEETING: 775 SF
- CLASSROOMS: 4,730 SF

3: STUDENT CENTER

- 10,330 SF
- LOBBY: 1,160 SF
- CLASSROOM: 1,030 SF

4: COURTYARD

- TURF LAWN: 2,070 SF

5: PLAYGROUND

6: OFFICES + COWORKING + MINISTRY COLLECTIVE (FUTURE)

- 26,970 SF

7: GATHERING SPACE (FUTURE)

- 2,805 SF

8: COMMUNITY KITCHEN (FUTURE)

- 3,035 SF

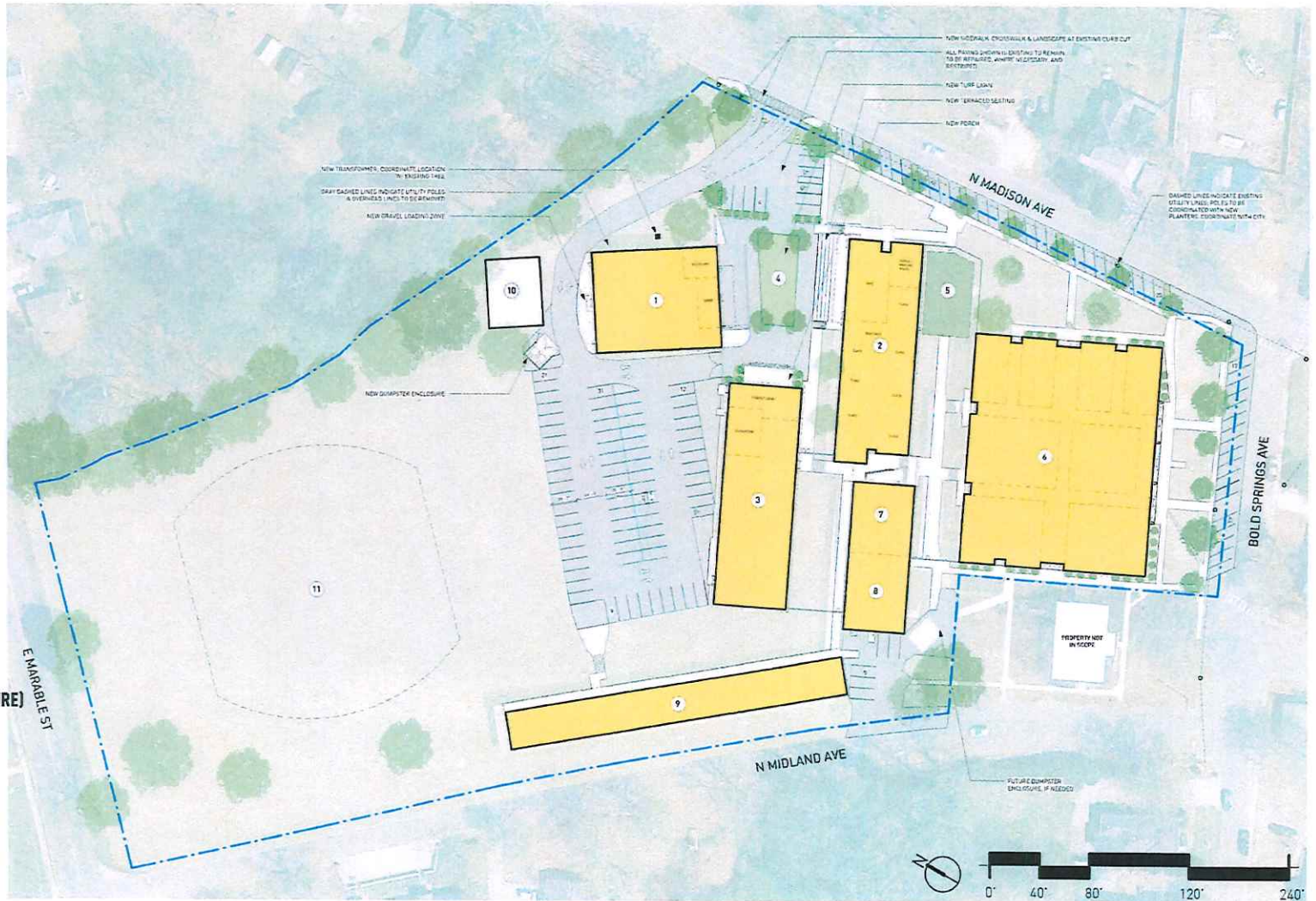
9: DORMS / INTERN HOUSING (FUTURE)

- 8,250 SF

10: NEW STORAGE (FUTURE)

- 2,360 SF

11: PARK SPACE / AMPHITHEATRE (FUTURE)



KRONBERG WALL // GRACE MONROE // 2



Date: June 28, 2018

In Re: Utilities


To Whom It May Concern:

The City of Monroe offers five different utilities in our service territory. The five utilities are: electricity, natural gas, water, wastewater and telecommunication.

The utilities checked below are available at 203 Bold Springs Av, in the City of Monroe, Georgia.

- ELECTRICITY,
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

Please contact our office for any additional information needed. We look forward to serving your utility needs.



City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 203 Bold Springs Avenue,
to be rezoned from PRD to PCD
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on
September 6, 2018 at 5:30 P.M.
All those having an interest should
be present to voice their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 203 Bold Springs Avenue
to be rezoned from PRD to PCD
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on
September 11, 2018 at 6:00 P.M.
All those having an interest should
be present to voice their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

August 19, 2018



To: City Council / Planning Commission
From: Patrick Kelley
Department: Code Department
Date: 07-24-2018
Subject: 416 South Broad St.

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase: EnterCompanyHere

Description:

The applicant seeks variances which would allow the expansion and redevelopment of the grocery store located on the subject properties. Variances required are:

1. 0' Front setback rather than 25' in order to expand and bring the front of the building to the street r/w allowing for side lot parking
2. 0' sideyard setback rather than 10' to accommodate storage and loft patios above.

This will reflect the desired development pattern expressed in the CDO.

Background:

This property has existed in its current configuration for many years and the owners would like to expand and update the property to allow for a mix of uses pursuant to the City's goals of walkability, in-fill development and expansion of the historic characteristics of the downtown development pattern within our Gateway corridors.

Attachment(s):

See Below

July 19, 2018

Petition Number: 18-00310
Applicant: Greg Thompson
Location: 416 South Broad Street
Existing Zoning: B2
Acreage: 1.509 ac
Proposed Use: Commercial

CODE ENFORCEMENT STAFF RECOMMENDATION

- Approve
 Deny
 Approve with recommended conditions

1. The applicant, Greg Thompson, request a variance of Section 700.2 Table 12 for setbacks and building height. The request is for 416 South Broad Street. The property consists of a total of 1.509 acres. The property has a total of approximately 285 ft of road frontage on South Broad Street. Code Department recommends approval.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any: None
3. The literal application of this ordinance does create an unnecessary hardship.
4. The variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does not confer upon the property of the applicant a special privilege denied to other properties in the district.
6. The special circumstances surrounding the request for the variances are the result of acts by the applicant.
7. The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district.
8. The zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe.
9. The variance is not the minimum variance that will make possible an economically viable use of the land, building, or structure.

Please Note:

ZONING VARIANCE REQUEST



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00310	07/19/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	USEZONE	FLOODZONE	
	416 S Broad St Monroe, GA 30655	B2	No	No
CONTRACTOR	SUBDIVISION	PIN	FLOODZONE No	
Greg Thompson	CORRIDOR DESIGN OVERLAY DISTRICT	M0016-147-000		
722 Clubside Dr Monroe GA 30655	LOT			
OWNER Greg Thompson (770 317 1043)	BLOCK	0		
722 Clubside Dr Monroe GA 30655	UTILITIES...			
	Electric			
	Sewer			
	Gas			
	PROJECTID#	416SBroadSt-180719-1		
	EXPIRATIONDATE:	10/31/2018		

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR VARIANCE - P&Z MTG
 9/6/18 @ 5:30 PM - COUNCIL MTG 9/11/18 @
 6:00 PM - 215 N BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

880 - * Zoning Variance Request

REVISED

DIMENSIONS

SQUARE FOOTAGE	#STORIES	Sq. Ft.
	#UNITS	
	SINGLE FAMILY ONLY	
	#BATHROOMS	
	#BEDROOMS	
	TOTAL ROOMS	

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Debbie Adkinson

Date

8-17-18

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00310

PERMIT PIN

56574

23

ZONING VARIANCE REQUEST



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00310	07/19/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESSES	LOCATION	416 S Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	No
			PIN	M0016-147-000		
	CONTRACTOR	Greg Thompson	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Greg Thompson (770 317 1043)	PROJECTID#	416SBroadSt-180719-1		

EXPIRATIONDATE: 10/31/2018

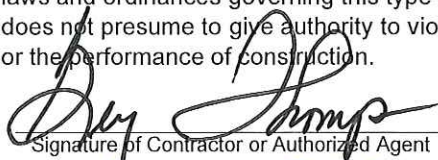
CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR VARIANCE - P&Z MTG 8/21/18 @ 5:30 PM - 215 N BROAD STREET	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLE FAMILY ONLY	#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
880 - * Zoning Variance Request		TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.


 Signature of Contractor or Authorized Agent

7-19-18
 Date


 Approved By

7-19-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00310	56574



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: Aug 21 / Sept 11, 2018

Your representative must be present at the meeting

Street address 412/416 South Broad St. Council District / Map and Parcel # M16/147-148
Zoning B-2 Acreage 1.509 Proposed Use Commercial / Residential Road Frontage 285 ft. / on South Broad St. (street or streets)

Applicant
Name Greg Thompson
Address 416 South Broad St., Monroe
Phone # 770-267-5632

Owner
Name John's Supermarket, Inc + Green Thumb Development LLC
Address 412 & 416 S. Broad St., Monroe
Phone # 770-267-5632

Request Type: (check one) Variance Conditional Use

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

Expand existing grocery store to app. 20,000 square feet and add 6 residential loft apartments. Also improve parking and flow of property

State relationship of structure and/or use to existing structures and uses on adjacent lots;

Existing store to be expanded to zero setback on front of lot. Old store to be removed for parking

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

This in-fill project promotes many city goals of in-fill redevelopment, zero lot line building downtown, live, work, & play, better pedestrian access to the store and removal of front loaded parking.

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

See attached conceptals for details

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

Store would be unable to properly expand. We would be unable to grow our business

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature *Duy Thompson* Date: 7-20-18

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

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

Signature _____ Date: _____

_____ Date: _____

Notary Public

Commission Expires: _____

I hereby withdraw the above application: Signature _____ Date _____

JOHN'S SUPERMARKET

Specific Variances Requested

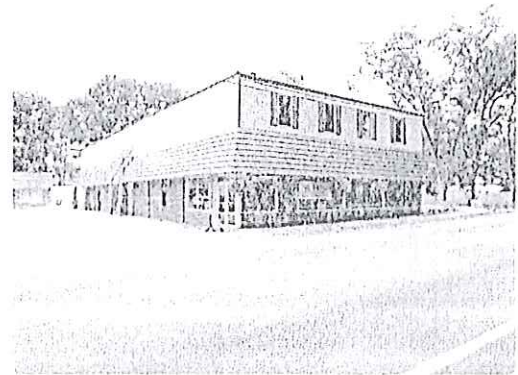
- ① Reduce front yard setback from 25 feet to 0 feet
- ② Reduce side yard setback from 15 feet to 0 feet
- ③ Increase maximum building height to allow new building to mimic height of original store building.
- ④ Allow existing changeable copy sign to be relocated and attached to new brick ground monument sign located in the parking lot area. This will mimic the current Walgreens sign.

#3 and #4
are not necessary
#3 sign is existing non-
conforming and
non-conformity is being
reduced
#4 max allowable height
exceeds proposed height

qPublic.net Walton County, GA

Summary

Parcel Number M0160148
 Location Address 412 S BROAD STREET
 Legal Description COMM/.82AC(412 S BROAD)
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning B2
 Tax District Monroe (District 01)
 Millage Rate 41.909
 Acres 0.82
 Neighborhood MONROE NBIHD/SPOT-09141 (09141)
 Homestead Exemption No (S0)
 Landlot/District 65 / 3
 Water Public
 Sewer Public Sewer
 Electric Electricity
 Gas Pipe Gas
 Topography Level
 Drainage N/A
 Road Class City Paved
 Parcel Road Access Paved



[View Map](#)

Owner

JOHNS SUPER MARKET INC
 % JOHN THOMPSON
 408 SPRINGDALE ROAD
 MONROE, GA 30655

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	09141-MONROE NBIHD/SPOT	Square Feet	35,719	0	0	0.82	1

Commercial Improvement Information

Description Store with Warehouse above
 Value \$112,100
 Actual Year Built 1949
 Effective Year Built 1989
 Square Feet 5925
 Wall Height 11
 Wall Frames Wood
 Exterior Wall Masonary / Frame
 Roof Cover Asphalt Shingle
 Interior Walls Sheetrock
 Floor Construction 50% Concrete on Ground
 50% Wood Joists & Subfloor
 Floor Finish 30% Concrete
 70% Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard
 Heating Central A/C & Susp. Heat

Description Store Retail
 Value \$62,700
 Actual Year Built 1982
 Effective Year Built 1992
 Square Feet 1680
 Wall Height 12
 Wall Frames Wood
 Exterior Wall Brick Veneer
 Roof Cover Asphalt Shingle
 Interior Walls Sheetrock/Panel
 Floor Construction Concrete on Ground
 Floor Finish Concrete
 Ceiling Finish Sheetrock
 Lighting Standard
 Heating CH A/C

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving-Conc(M) 4" 1001-3000	2013	0x0 / 1260	1	\$2,500
Paving-Asph(J) 3" >10000	1995	0x0 / 15000	1	\$6,400
Paving-Conc(M) 4" 1001-3000	1980	0x0 / 1848	1	\$990

Permits

Permit Date	Permit Number	Type	Description
03/27/2013	13-00094	RENOVATIONS	----FOR 2014 ADDED CONCRETE, CAFE+PLMB FIXTS, DEMOLISHED OLD STORAGE BLDG. 100%--08/13/13--GN
03/27/2013	13-00093	DEMOLITION	2014 Demo
03/27/2013	13-00093	DEMOLITION	----FOR 2014 ADDED CONCRETE, CAFE+PLMB FIXTS, DEMOLISHED OLD STORAGE BLDG. 100%--08/13/13--GN

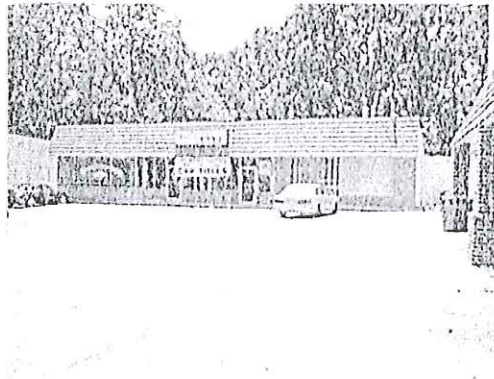
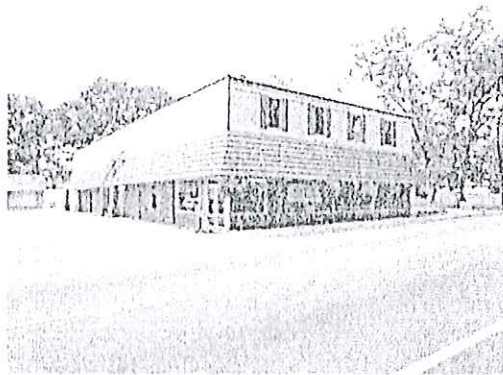
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	112 196		50	Unqualified Sale		JOHNS SUPER MARKET INC

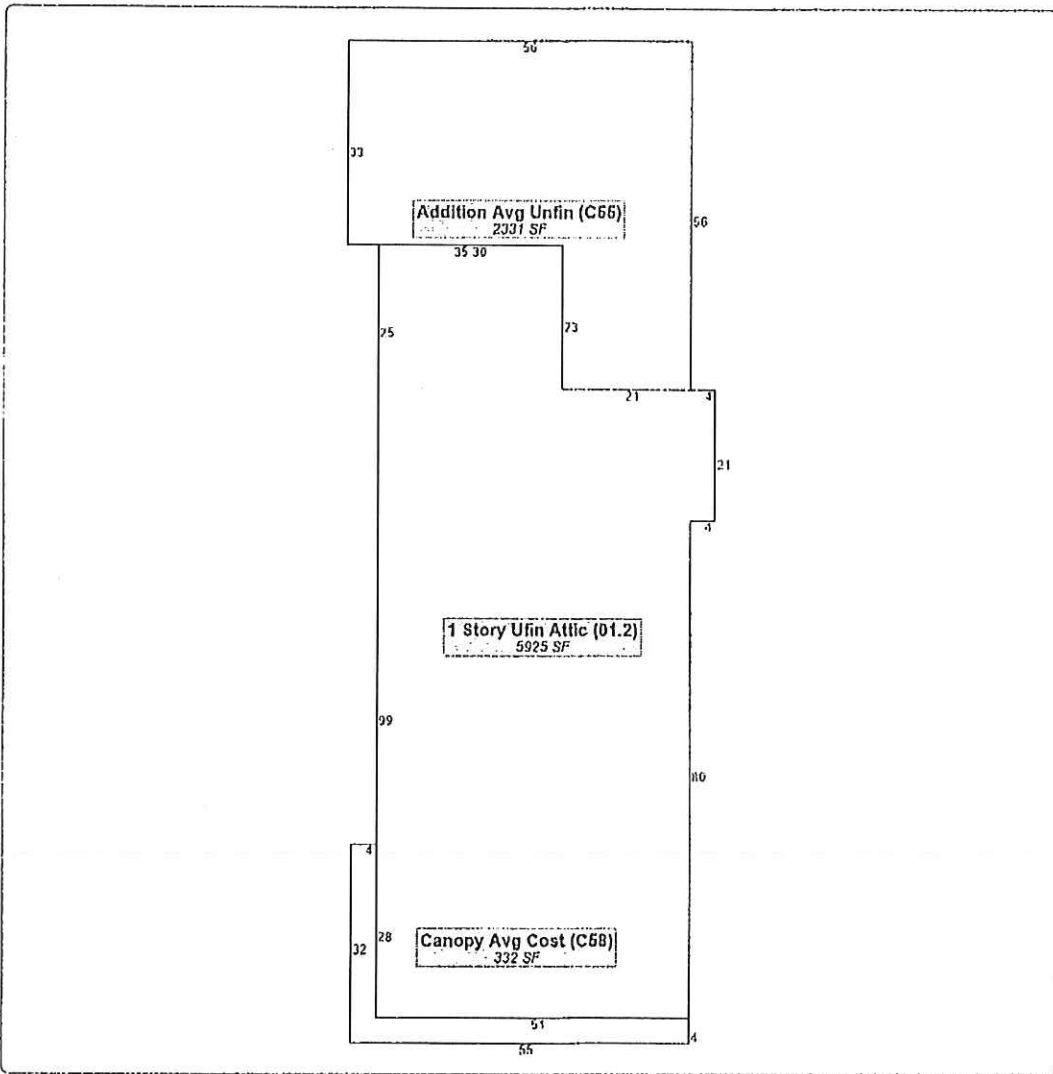
Valuation

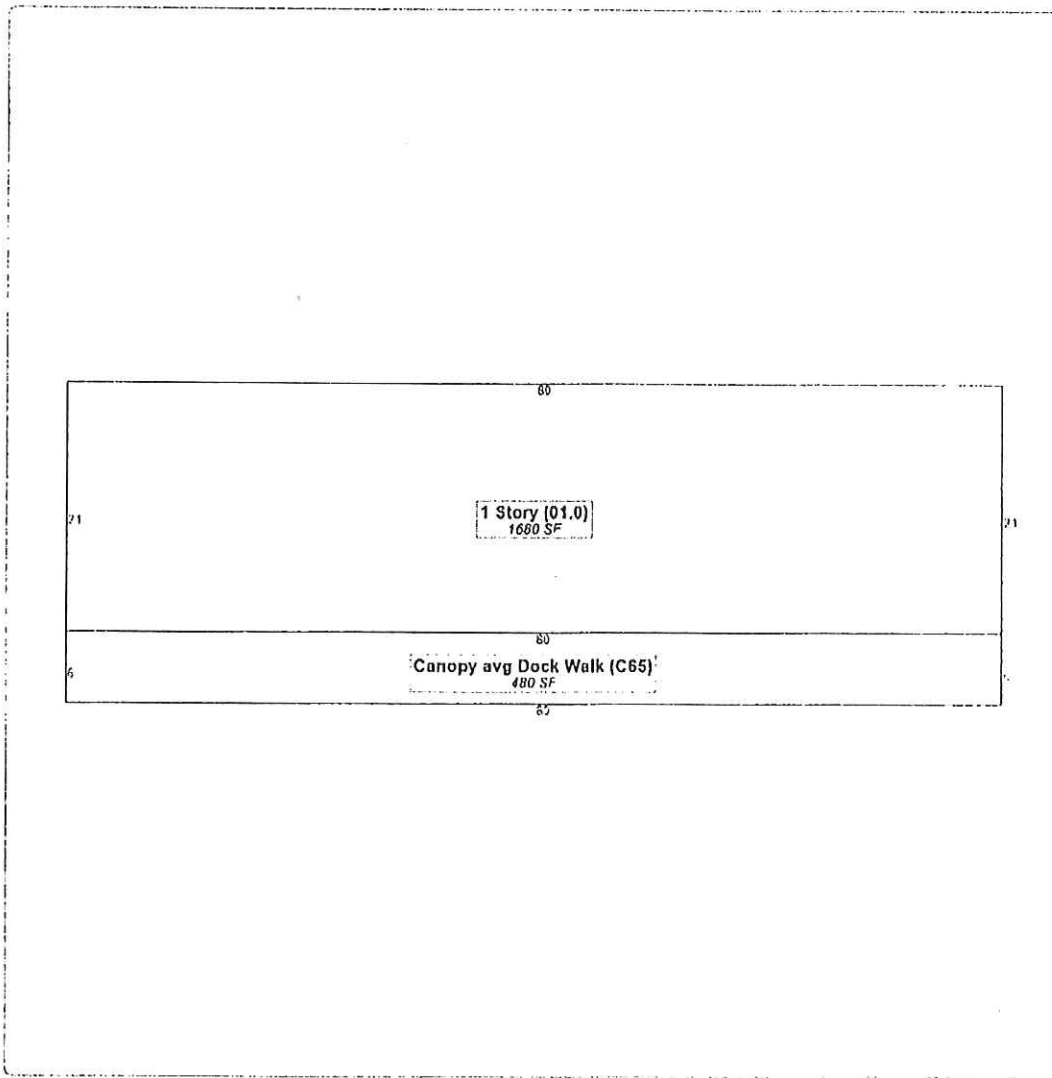
	2017	2016	2015
Previous Value	\$224,690	\$224,690	\$226,300
Land Value	\$39,200	\$39,200	\$39,200
+ Improvement Value	\$174,800	\$174,800	\$174,800
+ Accessory Value	\$9,890	\$10,690	\$10,690
= Current Value	\$223,890	\$224,690	\$224,690

Photos



Sketches





No data available for the following modules: Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload Data: 1/18/2018, 8:10:16 AM



Developed by
The Schneider
Corporation

LAW OFFICES
WILLIAM LEE PRESTON
110 1/2 COURT SQUARE
MONROE, GEORGIA 30655

WALTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 18.80

WARRANTY DEED

DATE 7-26-74

Thomas S. Batchelor
CLERK OF SUPERIOR COURT

STATE OF GEORGIA COUNTY OF WALTON

THIS INDENTURE, Made the 25th day of July, in the year one thousand nine hundred Seventy-four, between

John T. Thompson

of the County of Walton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and John's Super Market, Inc., a corporation of the County of Walton, State of Georgia

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 Assumption of Loan, Other Valuable Consideration and Ten ----- (\$10.00) DOLLARS 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 situate, lying and being in the State of Georgia, County of Walton and in the City of Monroe, located on the Westerly side of South Broad Street as shown by survey and plat made by J. M. Williams, County Surveyor, Registered No. 374, dated October 26, 1951, recorded in Plat Book 3, page 276, Clerk's Office, Walton Superior Court, reference being hereby made to said plat and the record thereof for a more complete description. Said land is more particularly described as follows:

To find the true point of beginning, begin at a point where the Southerly edge of the right of way of Boulevard intersects with the Westerly edge of the right of way of South Broad Street, and running thence South 32 degrees East 309 feet to a point where the Northerly edge of subject property corners with the Southerly edge of property of Mrs. Florence Henson, which is the true point of beginning; from said beginning point, running South 32 degrees East 140 feet along the right of way of South Broad Street to a point; running thence South 60 degrees West 210 feet to a point; running thence North 11 1/2 degrees West 148 feet to a point; running thence North 60 degrees East 161 feet to the beginning point on the right of way of South Broad Street.

Said property is bounded now or formerly as follows: Northerly by lands of Mrs. Florence Henson; Easterly by right of way of South Broad Street; Southerly by lands of W. H. Goodwin Estate; and Westerly by lands of Mrs. Florence Henson.

Said tract of land is known and designated as No. 410-412 South Broad Street, according to the present system of numbering in the City of Monroe, Georgia, and on said land is a commercial building known as John's Thriftown.

(CONTINUED)

Said property was conveyed to John T. Thompson by Tommie E. Still by warranty deed dated June 12, 1974, recorded in Deed Book 110, page 725-726, Clerk's Office, Walton Superior Court.

This conveyance is subject to a debt with an unpaid principal balance as of the date of this conveyance of \$56,250.00, which debt is secured by a Deed to Secure Debt from John T. Thompson to Tommie E. Still, dated June 12, 1974, recorded in Deed Book 121, page 370-371, Records of Walton County, Georgia. By the acceptance of this deed, Grantee hereby assumes and promises to pay said unpaid principal balance, together with future interest thereon, as the same shall become due and payable. Grantor warrants the accuracy of said unpaid principal balance, that there has been no default under the terms of said Deed to Secure Debt or the note secured thereby, and that Grantor has not and will not incur any other indebtedness which would be secured by said Deed.

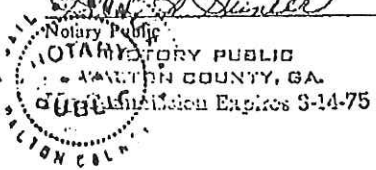
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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 whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Wm. L. Preston (Seal) John T. Thompson (Seal)
Unofficial Witness John T. Thompson
W. L. Hunter (Seal)
Notary Public

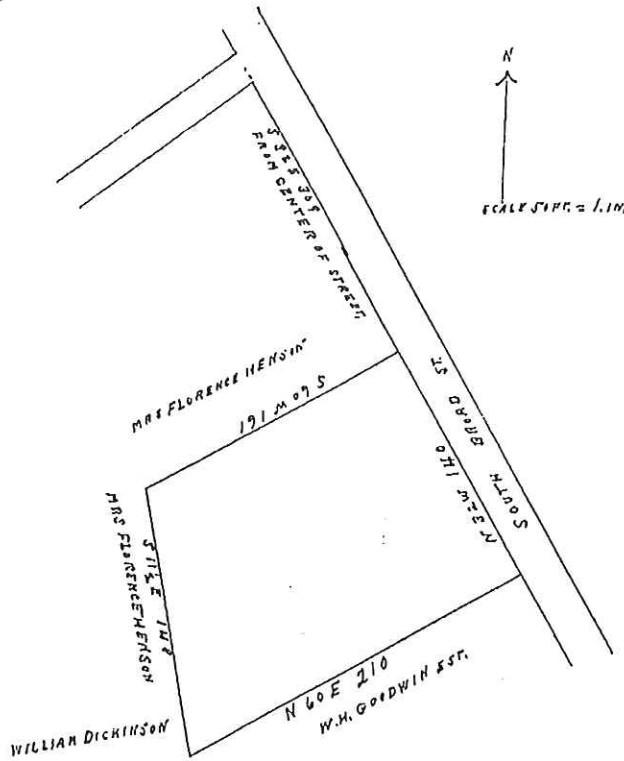


FILED IN OFFICE
CLERK SUPERIOR COURT
WALTON COUNTY GA.
74 JUL 26 AM 9:05
PAGE NO. 196-197
BOOK NO. 118 DATE 7-2-1974
THOMAS S. BATCHELOR, CLERK

276

11. Survey of T.E. Still, 1951

3-176



THE PLAT ABOVE CORRECTLY REPRESENTS A LOT SURVEYED FOR T. E. STILL, LOCATED ON SOUTH BRADST, MONROE, WALTON COUNTY, GA.

OCT. 26 - 1951

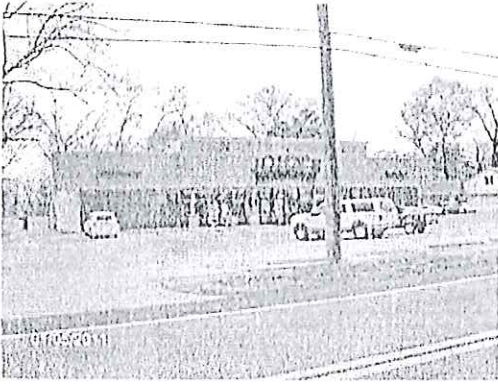
REG. NO. 774 J.M. WILLIAMS C.S.

*Recorded October 30th. 1951
John S. Williams, Clerk*

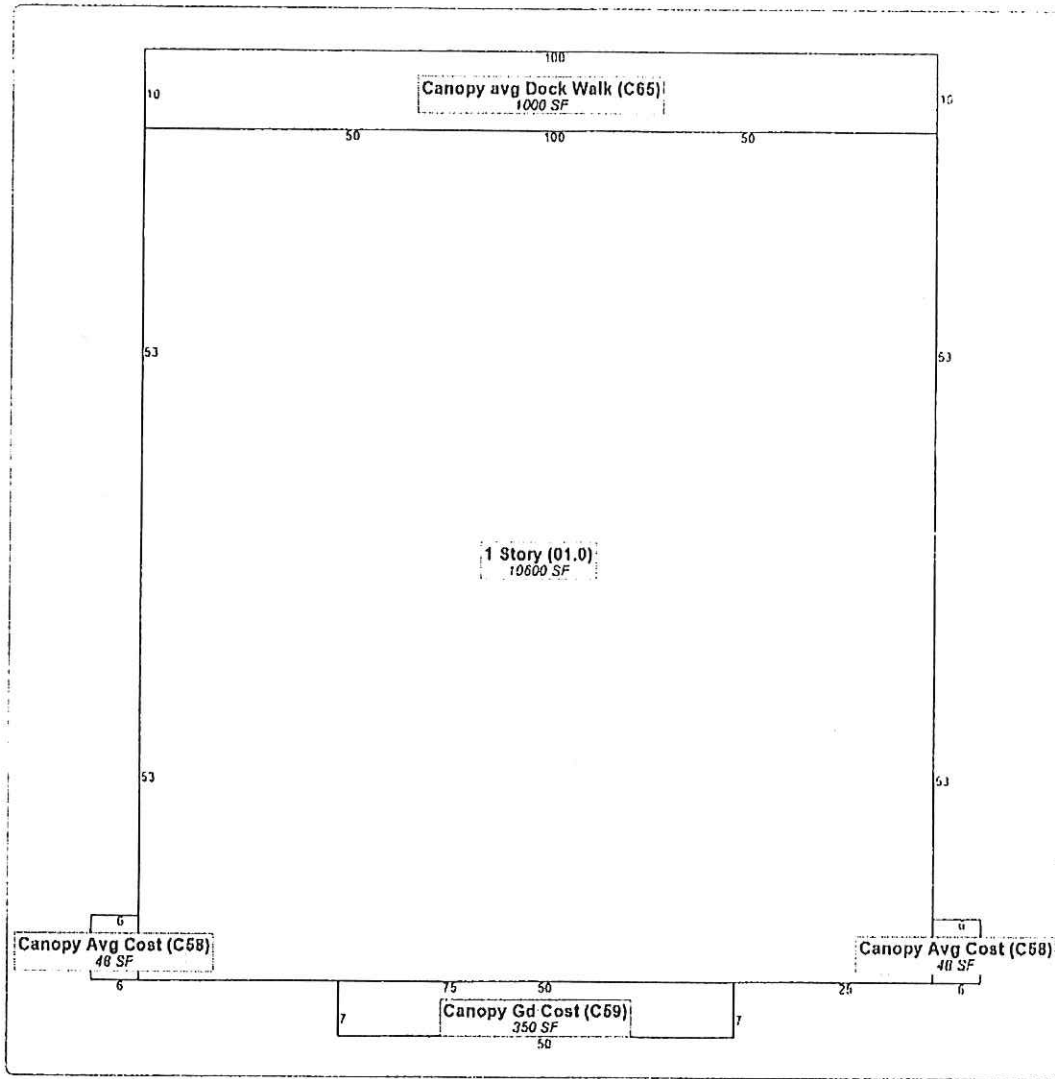
Valuation

	2017	2016	2015
Previous Value	\$457,300	\$457,300	\$458,500
Land Value	\$29,200	\$29,200	\$29,200
+ Improvement Value	\$405,600	\$405,600	\$405,600
+ Accessory Value	\$21,200	\$22,500	\$22,500
= Current Value	\$456,000	\$457,300	\$457,300

Photos



Sketches



No data available for the following modules: Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload Data: 1/18/2018, 8:10:16 AM



58



Deed Doc: WD Rec#: 166987
Recorded 05/01/2009 04:30PM
Georgia Transfer Tax Paid : \$165.00

Return To:
* Preston & Malcom, P.C.
110-112 Court Square
Post Office Box 984
Monroe, Georgia 30655
File No : 09-22129

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 03033 Pg 0487

[Space above this line for recording data]

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made the 1st day of May, in the year Two Thousand Nine, between JERE DAVID FIELD of the County of Putnam, and State of Indiana, as party or parties of the first part, hereinafter called Grantor, and GREGORY P. THOMPSON of the County of Walton, and State of Georgia, 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 Dollars and No/100--(\$10.00) DOLLAR 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 County of Walton, State of Georgia, and in the City of Monroe and being more particularly described as follows: BEGINNING at a corner point on the Westerly edge of South Broad Street right-of-way, said corner being marked with a cross cut in the sidewalk; thence South 31 degrees 37 minutes East one hundred sixteen and five-tenths (116.5) feet contiguous to the Westerly edge of the right-of-way of South Broad Street to a corner point marked with a cross cut in the sidewalk; thence South 60 degrees 13 minutes West two hundred forty-seven (247) feet to an iron pin corner; thence North 14 degrees 30 minutes West one hundred twenty one (121) feet to an iron pin corner; thence North 60 degrees 00 minutes East two hundred twelve (212) feet to the beginning corner. Bounded, now or formerly, as follows: Northerly by Still property, Easterly by South Broad Street, Southerly by Walton Mill, Inc. property and Westerly by Williamson and Dickinson properties. This is improved property known as No. 416 South Broad Street according to the present system of numbering buildings in the City of Monroe, Georgia. Together with and subject to all incidents, rights and obligation described in a joint easement for driveway between Walton Mill, Inc. and Jere Field, recorded February 24, 1972, in Deed Book 87, page 543, in the Office of the Clerk of the Superior Court of Walton County, Georgia. This description is from a survey and plat of Jere Field made by William J. Gregg, Sr., on July 16, 1965, said being recorded in Plat Book 12, page 176, in said Clerk's Office and is incorporated herein by reference thereto.

Being the same property conveyed to Grantor herein by Executor's Deed of Assent dated November 13, 2006, recorded in Deed Book 2603, Pages 495-496, Walton County, Georgia Records.


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

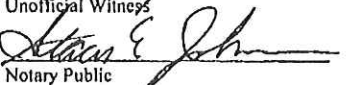
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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 whomsoever.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

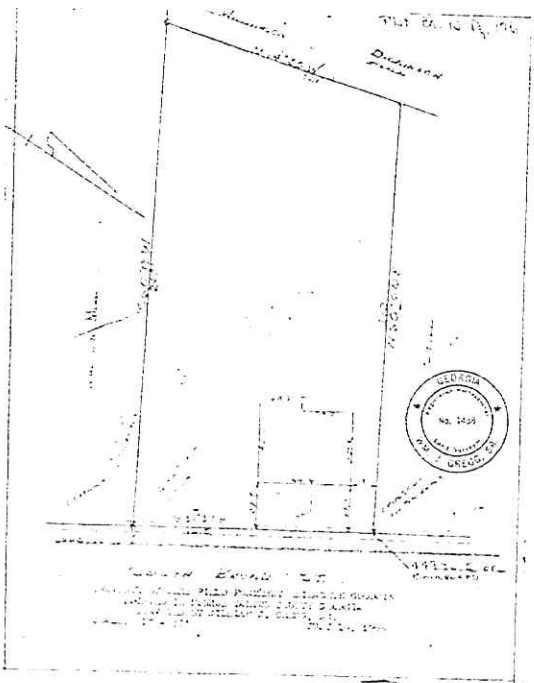
Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

 (SEAL)
JERE DAVID FIELD

 STACIE E. JOHNSON (SEAL)
Resident of Putnam County, IN
Commission Expires: July 4, 2013
SEAL AFFIXED



Recorded: July 16, 1965
 Barbara Allen, Reg. Clerk

17
18



Deed Doc: QCD Rec #: 166987

Recorded 05/01/2009 04:30PM
Georgia Transfer Tax Paid : \$0.00

KATHY E. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 03033 Pg 0488

Return to:
Preston & Maloon, P. C.
110-112 Court Square
Post Office Box 084
Monroe, Georgia 30655
File No.: 00-22129

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, Made the 1st day of May, in the year Two Thousand Nine, between JERE DAVID FIELD, of the County of Putnam, and the State of Indiana, as party or parties of the first part, hereinafter called Grantor, and GREGORY P. THOMPSON of the County of Walton, and the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM 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, and in the City of Monroe, located in Land Lot 55, 3rd District, containing 0.606 acres, as shown by a plat of survey entitled "Boundary Survey for: Greg Thompson", prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated April 15, 2009, recorded in Plat Book 105, Page 64, Clerk's Office, Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

Said property being further identified as 416 South Broad Street according to the present system of numbering in the City of Monroe, Georgia.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

(Unofficial witness)

(Notary Public)

JERE DAVID FIELD (Seal)

(Seal)

(Seal)



STACIE E. JOHNSON
Resident of Putnam County, IN
Commission Expires: July 4, 2013

SEAL AFFIXED



215 N Broad Street • P.O. Box 1249 • Monroe, GA 30655 • (770) 266-5331 •

August 9, 2018

Mayor John S. Howard
City Council Members
City of Monroe
215 N. Broad Street
Monroe, GA 30655

Dear Mayor Howard and City Council Members,

The Downtown Development Authority Board of Directors strongly encourage the City of Monroe to approve the expansion project proposed for John's Supermarket in Downtown Monroe.

The DDA has assisted in the site plan developed for this project by connecting the Downtown Design Studio through the Department of Community Affairs to provide a design that reflects the historic character of the existing downtown corridor and meets the market demands of our community. The DDA Board voted to formally recommend to the Mayor and Council that the City of Monroe support this development.

Since the John's Supermarket project expands current grocery and prepared food options and adds lofts to our downtown core, the concept is in keeping with the city's LCI goal to "encourage mixed-use development and housing on currently vacant or underutilized lots" and "use historic building types to influence new construction design." This project is also in keeping with the Community Work Plan adopted by the Monroe DDA which states the board will "use public-private partnerships to drive economic growth that bring more dining and housing opportunities" to downtown.

The Downtown Development Authority Board of Directors offers our full support of the John's Supermarket proposal and is eager to see the development change the landscape of S. Broad Street.

Sincerely,

Lisa R. Anderson
Chairman

John Spence

#14448
FILES IN OFFICE
CLERK, SUPERIOR COURT
WALTON COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF WALTON

98 JAN -9 PM 4:28

RECORDED JAN 12 1998

BOUNDARY LINE AGREEMENT

BOOK 800 PAGE

The first undersigned party is the owner of the following property, to wit:

All that tract or parcel of land, together with all improvements thereon, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65, 3rd District, being Tract 1, containing 1.246 acres, more or less, as shown on a plat of survey entitled "Survey for FIRST METHODIST CHURCH OF MONROE," prepared by Von Itter & Associates, Inc., certified by Robert W. Von Itter, Registered Professional Land Surveyor No. 2251, dated April 21, 1997, recorded in Plat Book 74, Page 198, Walton County Clerk of Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description.

The second undersigned party is the owner of the property adjoining the southeastern line of said property, and the parties hereto desire to enter into an agreement definitively locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid by the second undersigned party to the first party, it is agreed that the southeastern line of the property hereinabove described, beginning at the southern point of Tract I, and then proceeding North 09°13'42" West a distance of 95.24 feet to an iron pin, proceeding thence North 62°31'24" East 155.90 feet to an iron pin shall constitute the dividing line between the properties of the parties, and each party quitclaims to the other such areas respectfully adjoining said lines as are required to establish the same as a boundary.

(CONTINUED)

204

WITNESS our hands and seals, this 31st day of December, 1997.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

FIRST UNITED METHODIST CHURCH
OF MONROE, INC.

Annabelle B. Spence
NOTARY
A. Randolph Jeffrey
UNOFFICIAL WITNESS



By: Carlynn Hernandez (SEAL)
Attest: Mace Nelson (SEAL)



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

JOHN'S SUPER MARKET, INC.

Annabelle B. Spence
NOTARY
A. Randolph Jeffrey
UNOFFICIAL WITNESS



By: John T. Thompson (SEAL)
Attest: Ellie J. Thompson (SEAL)



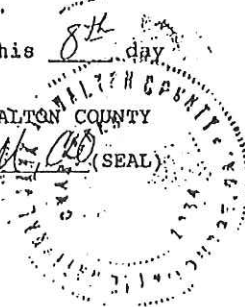
For value received, the undersigned, as holder of an outstanding security deed upon part or all of the property affected by the within and foregoing boundary-line agreement, hereby joins in the execution of the same as evidence of consent thereto.

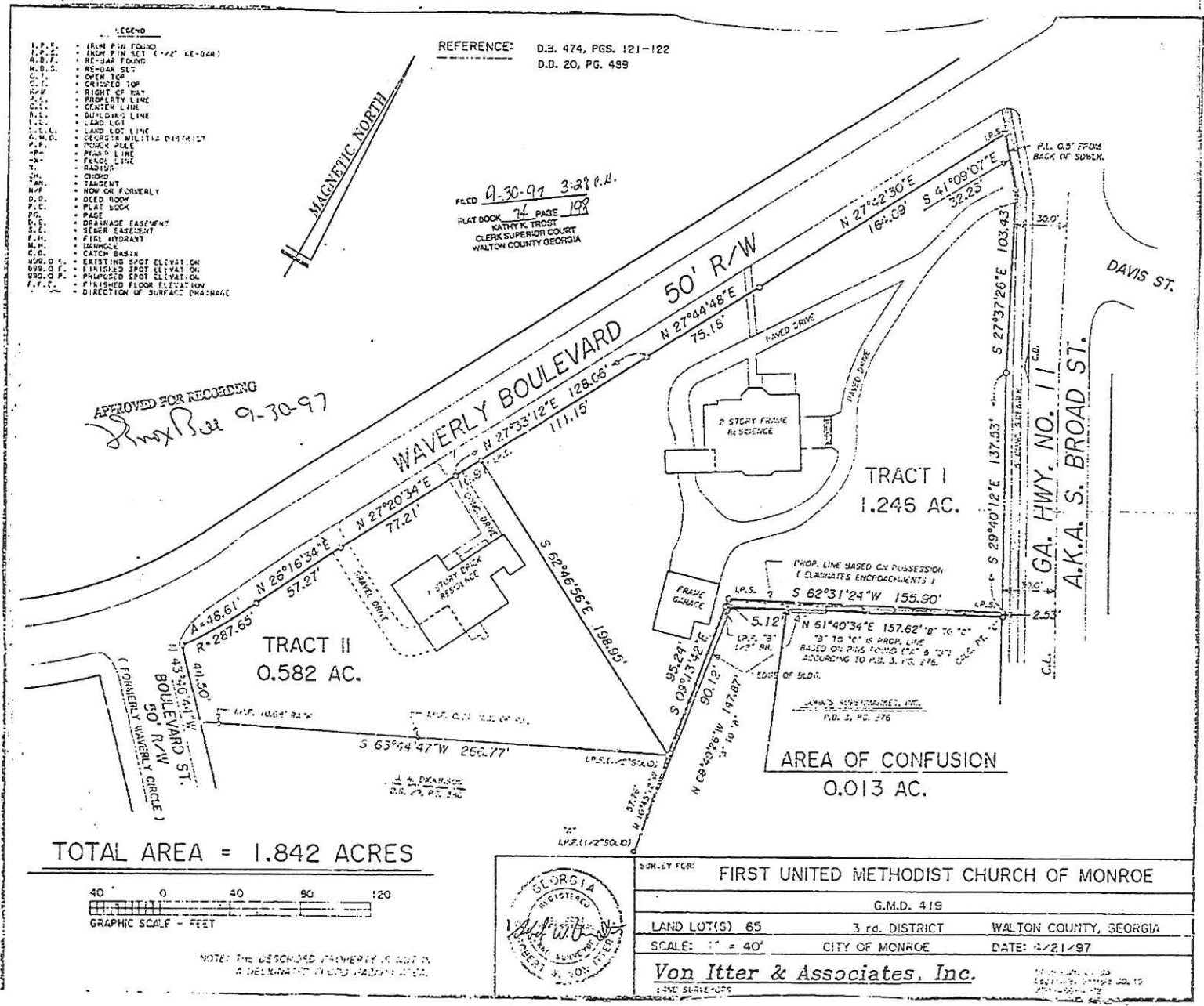
Witness the hand and seal of the undersigned, this 8th day of January, 1998.

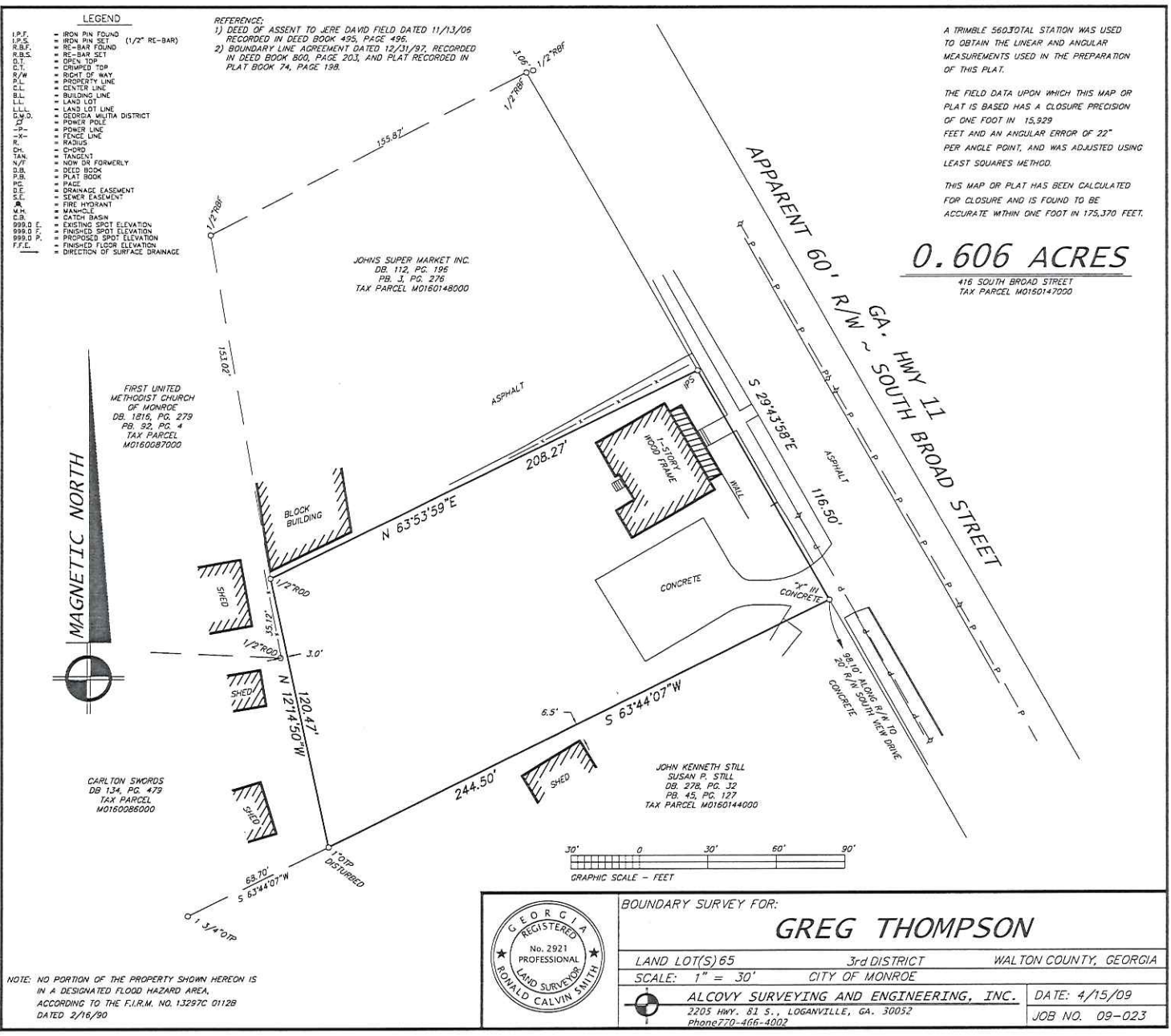
Annabelle B. Spence
NOTARY
A. Randolph Jeffrey
UNOFFICIAL WITNESS



THE NATIONAL BANK OF WALTON COUNTY
By: Spencer B. Quinn (SEAL)







- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET (1/2" RE-BAR)
 - R.B.F. = RE-BAR FOUND
 - R.B.S. = RE-BAR SET
 - O.T. = OPEN TOP
 - C.T. = CHURCH TOP
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - G.M.D. = GEORGIA METRIA DISTRICT
 - P.P. = POWER POLE
 - P.L.C. = POWER LINE
 - F.L. = FENCE LINE
 - R. = RADIUS
 - C. = CHORD
 - T. = TANGENT
 - N.F. = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.C. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SEWER EASEMENT
 - M.H. = FIRE HYDRANT
 - M.S. = MANSION
 - C.B. = CATCH BASIN
 - E.S. = EXISTING SPOT ELEVATION
 - F.S. = FINISHED SPOT ELEVATION
 - P.S. = PROPOSED SPOT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - D.S.D. = DIRECTION OF SURFACE DRAINAGE

REFERENCE:
 1) DEED OF ASSENT TO JERE DAVID FIELD DATED 11/13/06 RECORDED IN DEED BOOK 425, PAGE 496.
 2) BOUNDARY LINE AGREEMENT DATED 12/31/97, RECORDED IN DEED BOOK 800, PAGE 203, AND PLAT RECORDED IN PLAT BOOK 74, PAGE 138.

JOHNS SUPER MARKET INC.
 DB. 112, PG. 195
 PB. 3, PG. 276
 TAX PARCEL M0160148000

FIRST UNITED METHODIST CHURCH OF MONROE
 DB. 1816, PG. 279
 PB. 32, PG. 4
 TAX PARCEL M0160087000

MAGNETIC NORTH

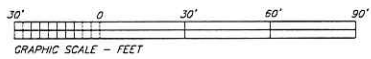
CARLTON SWORDS
 DB 134, PG. 479
 TAX PARCEL M0160088000

JOHN KENNETH STILL
 SUSAN R. STILL
 DB. 278, PG. 32
 PB. 45, PG. 127
 TAX PARCEL M0160144000

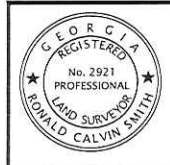
A TRIMBLE 560 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,929 FEET AND AN ANGULAR ERROR OF 22" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175,370 FEET.

0.606 ACRES

416 SOUTH BROAD STREET
 TAX PARCEL M0160147000



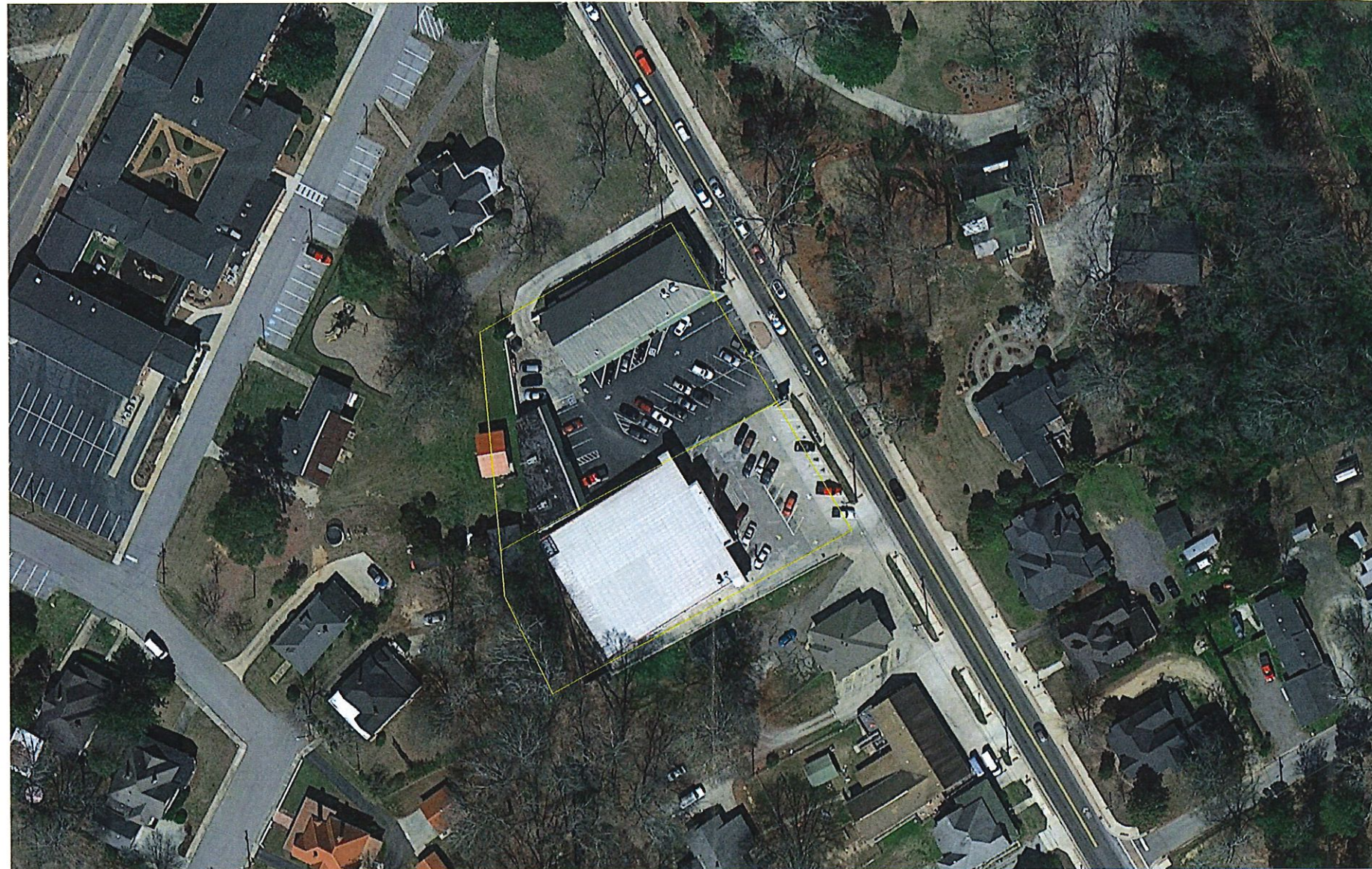
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C 01128 DATED 2/16/90



BOUNDARY SURVEY FOR:		
GREG THOMPSON		
LAND LOT(S) 65	3rd DISTRICT	WALTON COUNTY, GEORGIA
SCALE: 1" = 30'		CITY OF MONROE
ALCOVY SURVEYING AND ENGINEERING, INC.		DATE: 4/15/09
2205 HWY. 81 S., LOGANVILLE, GA. 30052		JOB NO. 09-023
Phone 770-466-4002		

John's Supermarket Property

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



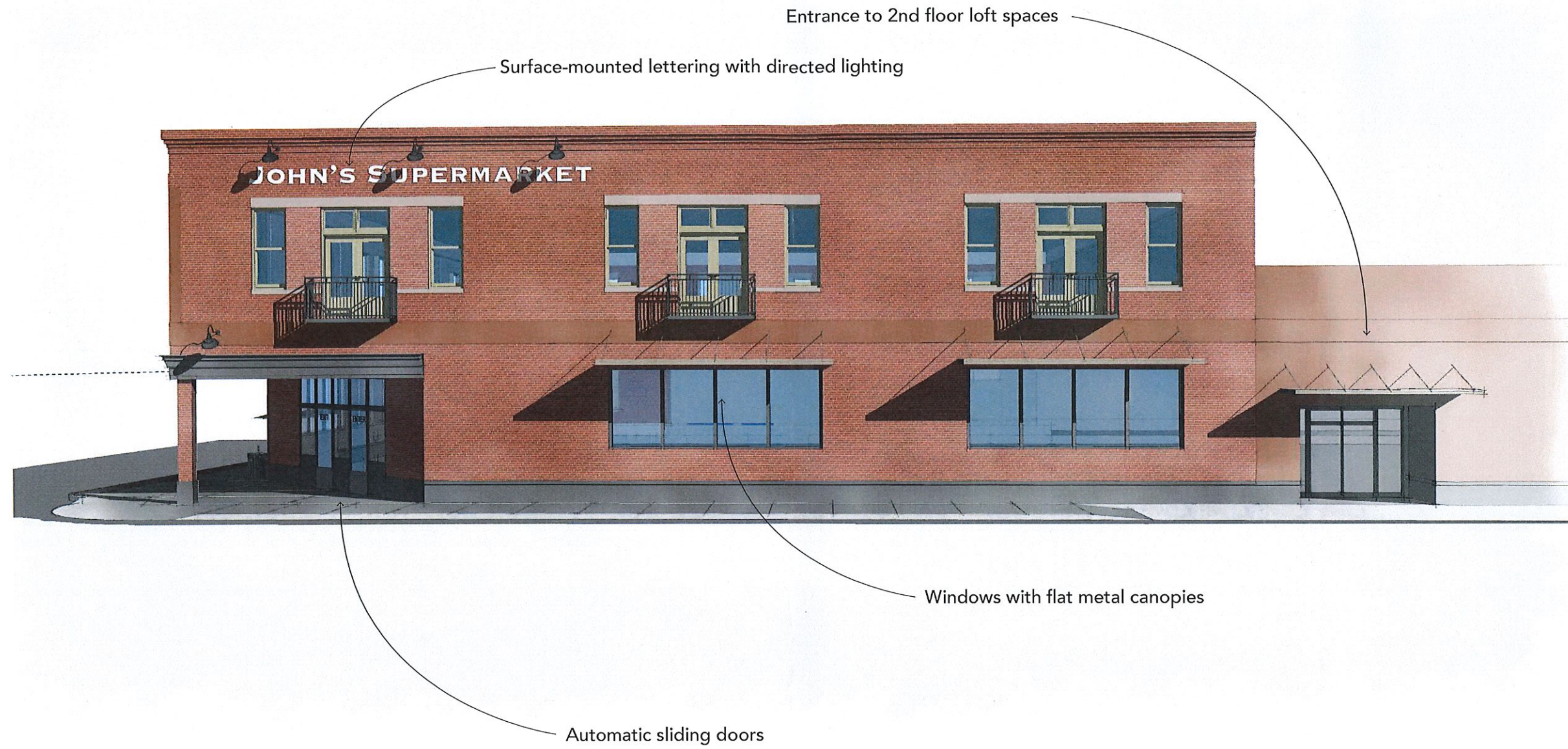
Preliminary Site and Parking Area Plan

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



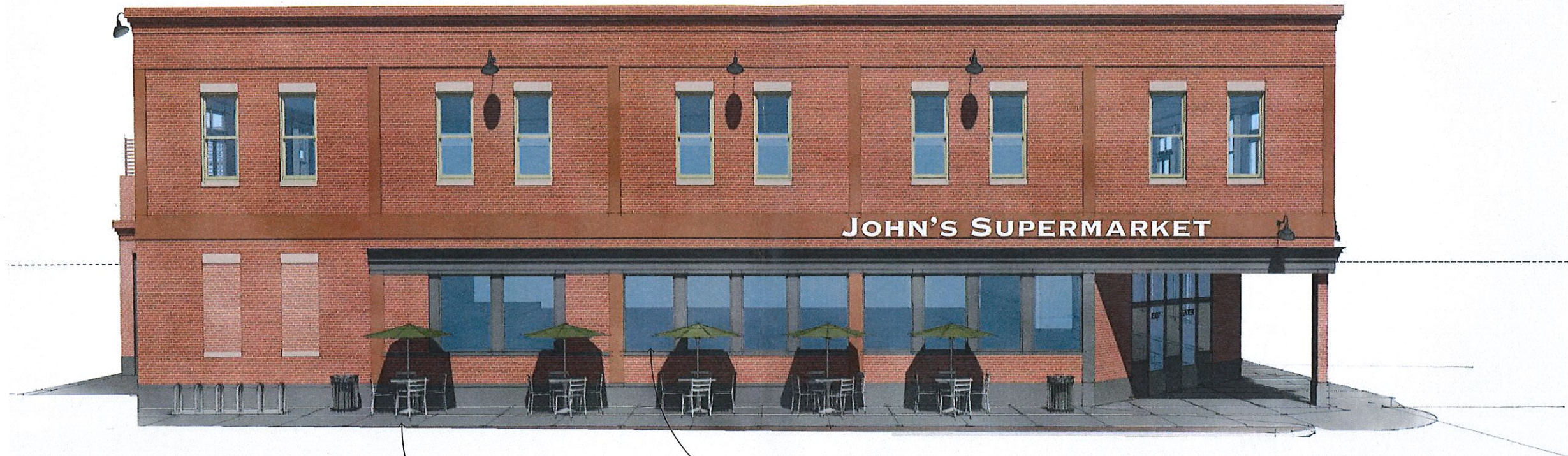
West Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



North Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



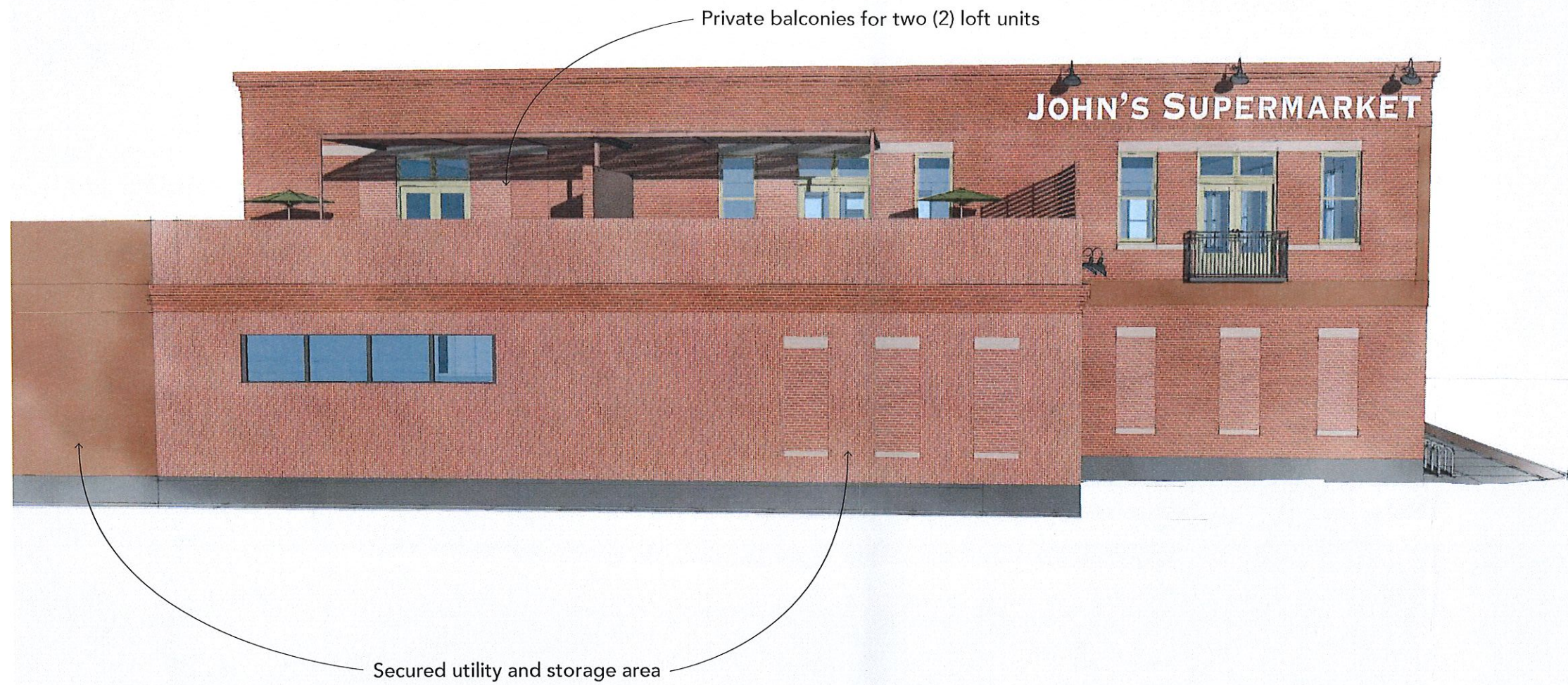
Interior cafe seating with view to exterior

Seating area is shaded by building in the afternoons

COMMENTS:

East Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



View Looking East

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



View Looking West

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.2 Table 12 of the Zoning Ordinance for 416 S Broad Street. A public hearing will be held on September 6, 2018 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.2 Table 12 of the Zoning Ordinance for 416 S Broad Street. A public hearing will be held on September 11, 2018 before the Mayor and Council, at 6:00 pm.

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

Please run on the following date:

August 19, 2018