



Planning Commission Meeting

AGENDA

March 20, 2018
City Hall

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous Meeting - February 20, 2018
 - IV. **REPORT FOR CODE ENFORCEMENT OFFICER**
 - V. **PUBLIC HEARINGS**
 1. Request for COA - 911 N Broad Street
 2. Request for COA - 723 N Broad Street
 3. Request for Rezone from B1 to R1 - 302 N Madison Avenue
 - VI. **RECOMMENDATIONS ON REQUESTS**
 - VII. **OLD BUSINESS**
 1. Request for Rezone from R1 to R1A - 603 & 606 Alcovy Street
 - VIII. **NEW BUSINESS**
 - IX. **ADJOURNMENT**



Planning Commission Meeting

AGENDA

March 20, 2018

Item:

Minutes of Previous Meeting - February 20, 2018

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Minutes of Previous Meeting](#)

**MONROE PLANNING COMMISSION
MINUTES
February 20, 2018**

Present: Rosalind Parks
Mike Eckles
Randy Camp
David Butler
Kyle Harrison

Absent: None

Staff: Patrick Kelley, Director of Code/Planning
Debbie Adkinson, Code Department Assistant

Visitors: Ikbal Momin, Hadi Al-Husseini, Jim Smith, Ken Madison, Hagan Master, ATF Enterprises (Farrukh Kahn), Duane Wilson, George Baker III

The meeting was called to order by Chairman Mike Eckles at 5:29 pm.

Chairman Eckles asked for any changes, corrections or additions to the January 16, 2018 minutes. Hearing none he entertained a motion. Randy Camp made a motion to approve. Kyle Harrison seconded. Motion carried. Minutes Approved.

Code Officer Report: None

Public Hearing opened at 5:30 pm

The first item of business: is for petition # 18-00000 for a COA to renovate exterior and add parking at 614 E Spring Street (Dairy Queen Restaurant). Code Department recommends approval.

Chairman Eckles asked for someone representing the request.

Mr. Jim Smith, architect, spoke to the request. He introduced the owner, the contractor and his manager, the business manager from Dairy Queen as being with him. He stated it is a standard Dairy Queen remodel. He feels they can do a better job with the traffic flow. The parking that the owner wants to add will have to be done in the grass area and has been proposed to be done with porous pavers and to add some green space in areas currently paved. There will be a new dumpster enclosure as well.

Chairman Eckles asked if there were any plans to repave the current parking lot.

Mr. Smith stated it would be resealed and restriped and patch where needed.

Harrison asked to see the color photo.

Mr. Ken Madison presented it to them on his iPad.

Chairman Eckles asked if there were anymore comments or questions.

There was some discussion of length of time to do the job (30 days) and if they would be open (only if it is safe for customers) and if the materials being used are allowed (efface vs. stone).

Patrick stated that considering this is Dairy Queens prototype and brand it would be for them to be in full compliance without starting over and seeing how they are moving in the right direction with reducing the level of nonconformity with our Zoning Ordinance it would be an improve that we could except.

Chairman Eckles asked for any other questions. Being none he closed the public hearing and entertained a motion. Harrison motioned to approve. Camp seconded. Motion passed unanimously.

The second item of business: is for petition # 18-00017 for a rezone of property at 406 East Spring Street. The applicant is Peter McReynolds, owner, and he would like to rezone this property from M-1 to B-3. The

property has 80 ft of road frontage on East Spring Street and consists of .26 acres. The recommendation of the Code Department is for approval.

Chairman Eckles asked for code report on the request.

Patrick – stated the property has restricted use as presently zoned. It is currently M-1 as originally designated when the zoning overlay was done. It has served as a doctor’s office, a remodeling business office, and the current owner is having a hard time finding a tenant with the zoning as is. Rezoning it to B-3 would make it fit better into the area that it’s in. B-3 is a Highway Business zoning and would allow for a more flexible number of uses for that property.

Public hearing open 5:43 pm

Chairman Eckles asked who was representing this request.

Patrick stated Pete McReynolds, the applicant, is out of town at a conference with the GICH Team. Pete felt it would stand on its own. He was aware we would be recommending for approval.

Harrison asked if everything in section five of the analysis were the existing uses for B-3?

Kelley: correct

Parks: Do we know if there have been any inquiries if the zoning gets changed?

Kelley: The property owner says his intention is to build two loft studio style apartments upstairs and use the commercial downstairs. This zoning would allow for the lofts.

Chairman Eckles asked for any other questions or comments. There were none.

Public hearing closed

Chairman Eckles entertained a motion. Parks made a motion to approve. Butler seconded. Motion passed unanimously

Third item of business: is for petition # 18-00019 for a rezone at 603 & 606 Alcovy Street. The applicant Duane Wilson, owner, request to rezone the property from R-1 to R-1A. The property has 275.02 ft of road frontage on Alcovy Street. The property consists of 3.97 acres. The Code Department recommends for denial.

Kelley: The property has been vacant for many years with exception of the one house at 606 Alcovy which the applicant proposes to move to another location in the city. We are recommending for denial due to the application having minimum requirements for R-1A on the plat application. Additional conditions that they want to build to were mentioned. The Code feels there is ample opportunity to develop the property under the R-1 zoning. There would not be any gain or benefits to the city to rezone to R-1A at those parameters stated on the plat.

Public hearing open

Duane Wilson, owner, spoke to the request. He proposed that something similar to the Legends and Retreat at Mill Creek be done here with price point of the houses at \$250K minimum and up to high 2’s and low 3’s. He feels that the R-1A the way the development is written is what the city intends. He feels that his development will far exceed the two recently approved subdivisions at R-1A. It is in walking distance of the city. The houses would be minimum 2400 sq ft with brick, stone, or hardiboard finishes.

Harrison what are the zonings for the two mentioned subdivisions?

Kelley: He thinks the Retreat at Mill Creek is R-1A with conditions and the Legends is R-1A with set conditions. The conditions were spelled out in the plat. This is what needs to be done with this development. He also informed the Planning Commission of the moratorium that the City Council has placed on the R-1A zoning until it can be determined what needs to be changed or added to the zoning requirements.

There was much more discussion on this request with no final decision on what the conditions would be. The owner was asked to get with Patrick and pull together all the conditions and have them listed on the plat and come back before the Commission at the next regular meeting. The owner agreed.

Public hearing closed

Chairman Eckles entertained a motion. Parks made a motion to table until next regularly scheduled meeting. Camp seconded. Motion passed unanimously to table.

Fourth item of business: is petition # 18-00020 to rezone property at 1020 N Broad Street. The applicant, Syed Farrukh with ATF Enterprises, LLC request a rezone from B-2 to B-3. The property has 147.71 ft of road frontage on North Broad Street. The property consists of 1.18 acres. The recommendation of the Code Department is for Approval.

Code report: A small piece of property on North Broad Street to be rezoned from B-2 to B-3 Highway Business District because it allows for additional uses that B-2 would not and it would be more appropriately zoned.

Farrukh Kahn, representative for the applicant, spoke to the request. He is asking to rezone to be allowed a car dealership at this location.

Chairman Eckles asked for any questions or comments. There were none.

Public hearing closed

Chairman Eckles entertained a motion. Harrison made a motion to approve. Butler seconded. Motion passed unanimously.

Fifth item of business: is petition # 18-00027 for various zoning text amendments.

Patrick read the amendments requested with a brief description of each.

There was some discussion to understand the changes and why.

Chairman Eckles asked for any other questions. Being none he entertained a motion. Camp made motion to approve. Parks seconded. Motion passed unanimously

New Business: None

Chairman Eckles entertained a motion to adjourn. Parks made a motion. Harrison seconded. Motion passed unanimously. Meeting adjourned at 6:17 pm



Planning Commission Meeting

AGENDA

March 20, 2018

Item:

Request for COA - 911 N Broad Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Request for COA](#)

[Request for COA](#)

CERTIFICATE OF APPROPRIATENESS



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00048	02/13/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	911 N Broad St Monroe, GA 30655	USEZONE	B-3	FLOODZONE	Yes
			PIN	M0005-044-000		
	CONTRACTOR	Steven Wayne Powers	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Steven W Powers ()	PROJECTID#	911NBroadSt-180213-1		

EXPIRATIONDATE: 08/12/2018

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA FOR ADDITION - P&Z
 MEETING 3/20/18 @ 5:30 PM 215 N BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

905 - Certificate of Appropriateness

DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLEFAMILY 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

2-13-18
 Date


 Approved By

2-13-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00048

PERMIT PIN

55680

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 44 through 58 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3rd Tuesday of every month), the fee is \$100.00.
4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 2-13-18

APPLICANT: Steve Powers

APPLICANT'S ADDRESS: 920 Holly Hill Rd
Monroe, GA 30655

TELEPHONE NUMBER: 678-878-1061

PROPERTY OWNER: Steve Powers

OWNER'S ADDRESS: _____

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 911 North Broad St
Monroe, GA 30656

Brief description of project: Car wash expansion with
Express Car wash Tunnel and Add 6,000 sq ft
Shop for Auto repair & storage

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A “material change in appearance” means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

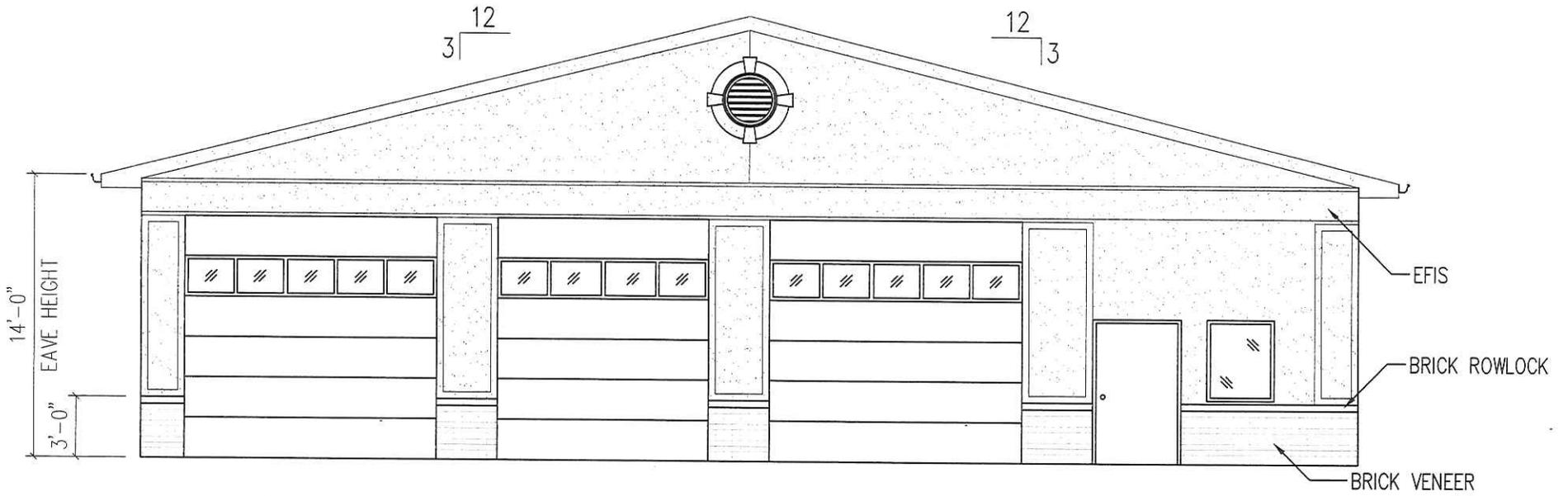
“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]


Applicant

Date: 2-13-18

Effective July 1, 2014



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

A
A-1.0

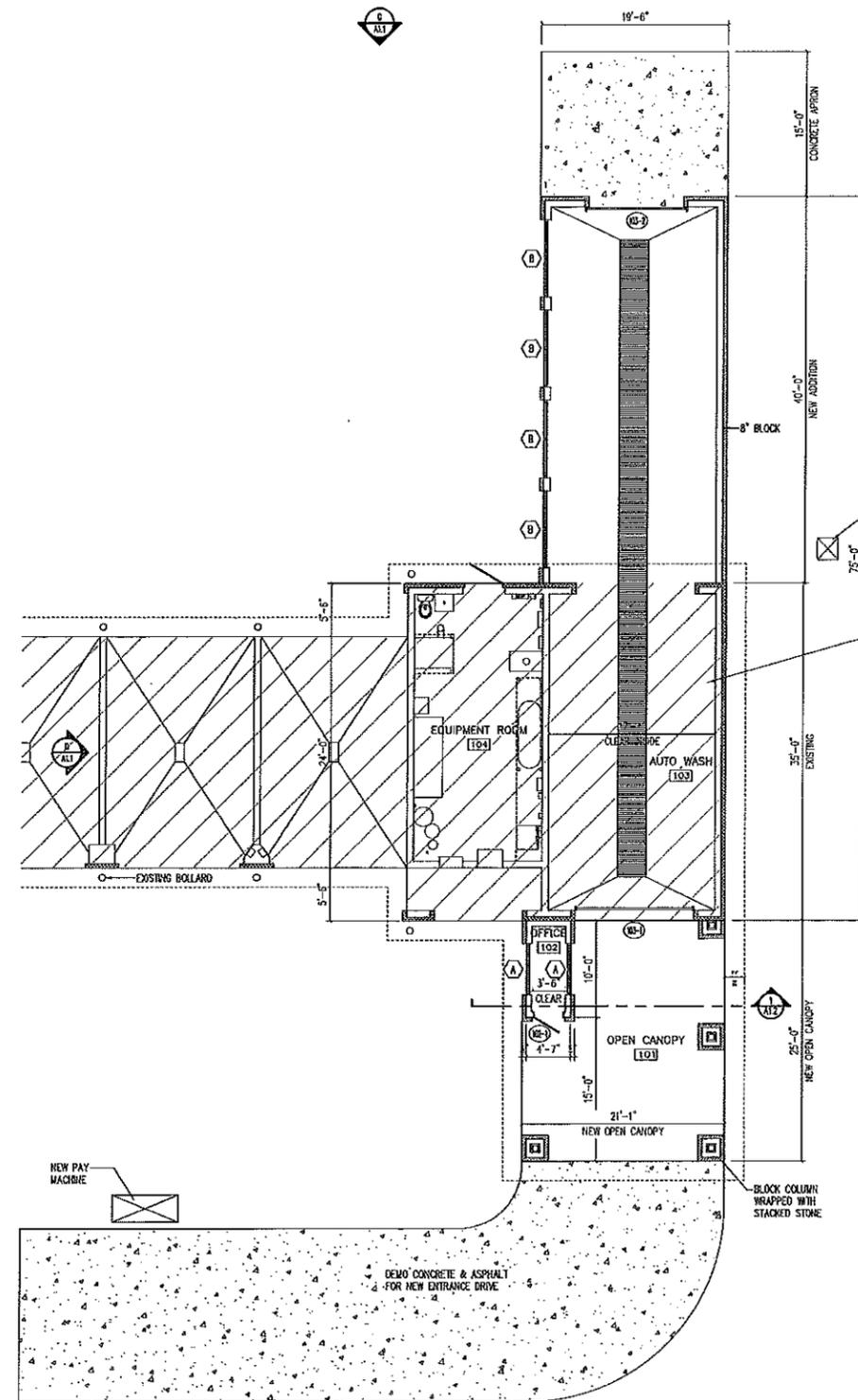
**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on March 20, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for an addition to the WOW Express Car wash. COA is for 911 N Broad Street.

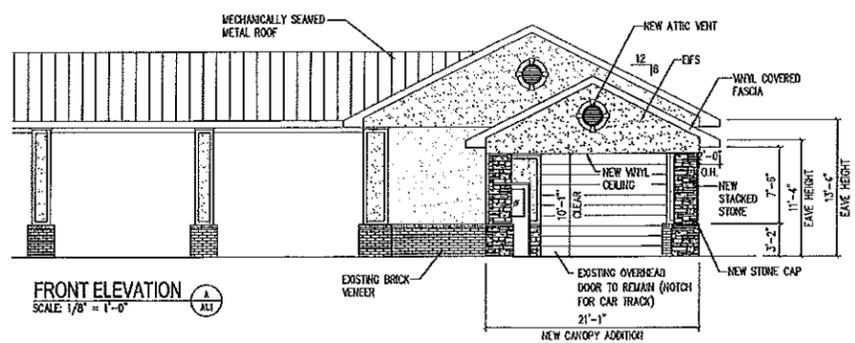
The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

**Please run on the
following date:**

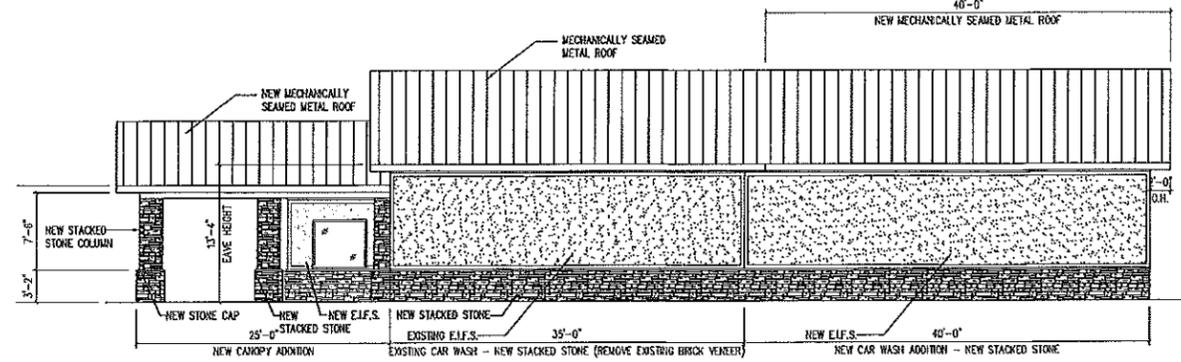
March 4, 2018



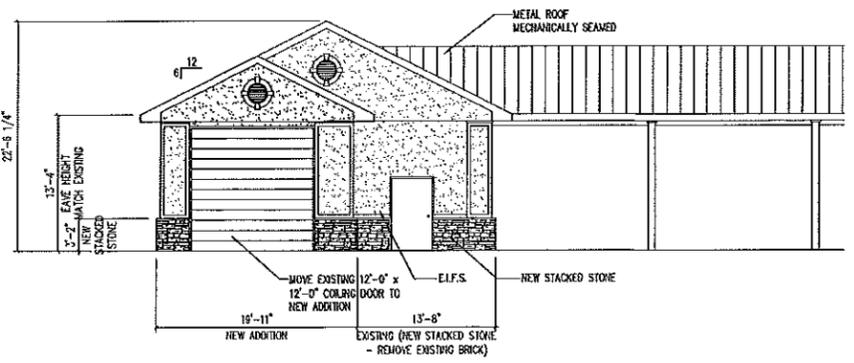
FLOOR PLAN
SCALE: 1/8" = 1'-0"



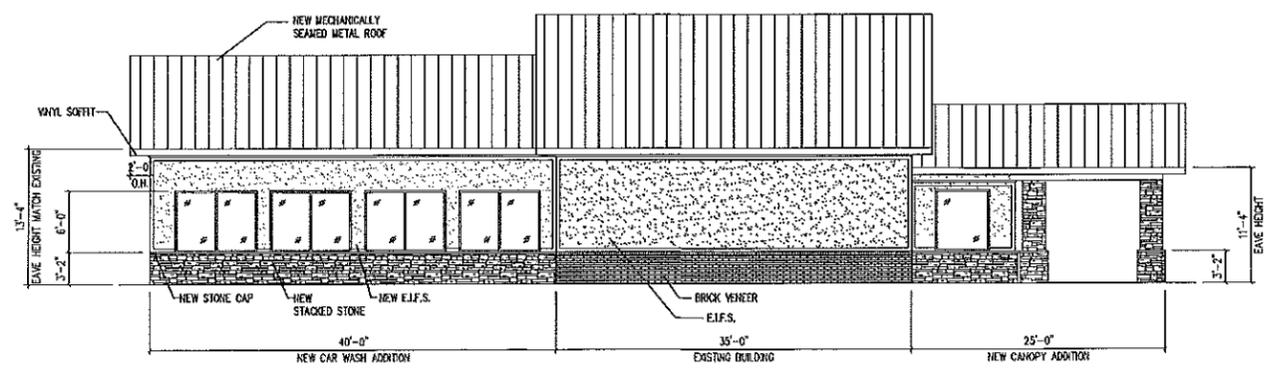
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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1020 Garland Dr. - Suite 400
Bogart, GA 30622
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NO SEAL
REQUIRED
PER O.C.G.
43-4-14

09-22-17	ISSUED FOR CONSTRUCTION
MK	DATE SUBMITTAL/REVISION

NEW
ADDITION/
RENOVATION
FOR:
WOW EXPRESS
STEVEN POWERS
911 HWY 11
MONROE, GA 30555

SHEET TITLE
FLOOR PLAN &
EXTERIOR
ELEVATIONS

PROJECT NUMBER

SHEET NUMBER
A1.1



Planning Commission Meeting

AGENDA

March 20, 2018

Item:

Request for COA - 723 N Broad Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for COA](#)

CERTIFICATE OF APPROPRIATENESS



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00051	02/20/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	723 N Broad St Monroe, GA 30655	USEZONE	B-3	FLOODZONE	
			PIN	M0005-006-000		
	CONTRACTOR	Graystone Community Church, Inc*	SUBDIVISION	CORRIDOR OVERLAY DISTRICT		
			LOT			
			BLOCK			
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Graystone Community Church, Inc*, 770 289 2400 1551 Ozora Rd Loganville GA 30052	PROJECTID#	723NBroadSt-180215-1		
		EXPIRATIONDATE:	08/19/2018			

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES	
REQUEST FOR COA FOR PAVING PARKING LOT-P&Z MTG 3/20/18 @ 5:30 PM 215 N BROAD STREET	SQUARE FOOTAGE		Sq. Ft.
NATURE OF WORK		#UNITS	
Other	SINGLE FAMILY ONLY	#BATHROOMS	
CENSUS REPORT CODE		#BEDROOMS	
905 - Certificate of Appropriateness		TOTAL ROOMS	

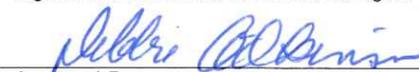
NOTICE

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

2-20-18
 Date


 Approved By

2-20-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00051	55695

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 2/14/18

APPLICANT: Graystone Church - Walton Campus

APPLICANT'S ADDRESS: 723 N Broad St
Monroe, GA 30656

TELEPHONE NUMBER: 770-466-3159

PROPERTY OWNER: Same - Heath Hollandsworth

OWNER'S ADDRESS: _____

TELEPHONE NUMBER: _____

PROJECT ADDRESS: Same

Brief description of project: Repare asphalt in parking lot

- Demo current asphalt and haul away
- Repack existing base
- Pave new asphalt
- Restripe

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

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 (Heath Hollandsworth)
Applicant

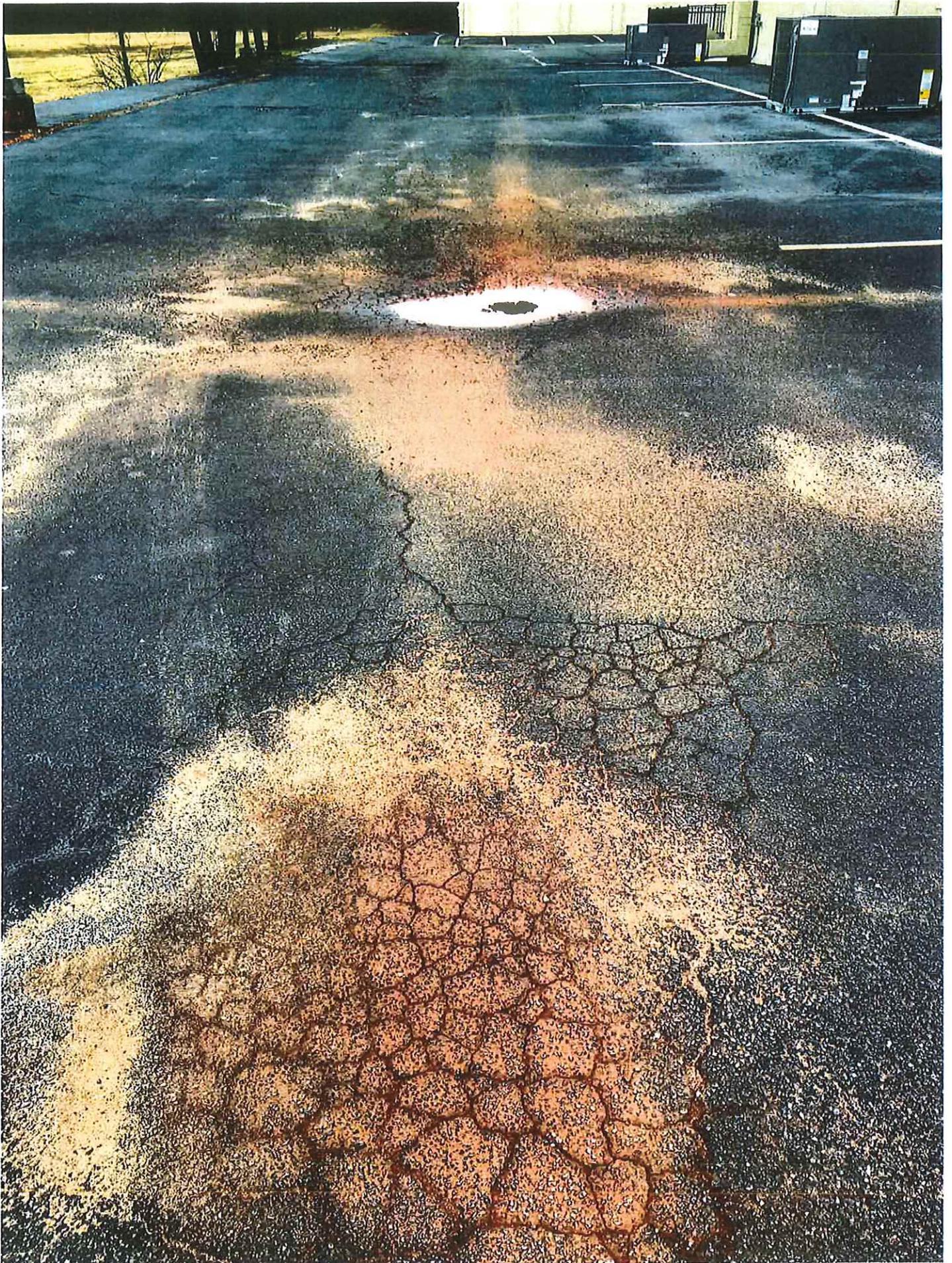
Date: 2/14/18

Effective July 1, 2014











**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on March 20, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for replacing paving on parking lot of Graystone Church. COA is for 723 N Broad Street.

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:**

March 4, 2018



Planning Commission Meeting

AGENDA

March 20, 2018

Item:

Request for Rezone from B1 to R1 - 302 N Madison Avenue

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for Rezone](#)

February 26, 2018

Petition Number: 18-00098
Applicant: Shauna & Clayton Mathias
Location: 302 N Madison Avenue
Proposed Zoning: R-1
Existing Zoning: B-1
Acreage: Total acreage .76 AC
Proposed Use: Residential

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, Clayton and Shauna Mathias request a rezone for property located at 302 N Madison Ave. The project has approximately 90 ft of road frontage on N Madison Avenue. The property consists of .76 ACS. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned B-1
- (c) The requested zoning classification is R-1
- (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 Residential.

Recommended conditions:

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
18-00098	02/23/2018	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	302 N Madison Ave Monroe, GA 30655	USEZONE	B-1	FLOODZONE	Yes
			PIN	M0012-122-000		
			SUBDIVISION			
	CONTRACTOR	Shauna & Clayton Mathias	LOT			
			BLOCK	0		
		302 N Madison Ave Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Shauna & Clayton Mathias ()	PROJECTID#	302NMadisonAve-180 223-1		
	302 N Madison Ave Monroe GA 30655	EXPIRATIONDATE:	05/31/2018			

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

Request for Rezone from B-1 to R-1 - P&Z
 Mtg 3/20/18 @ 5:30 pm-Council Mtg 4/10/18
 @ 6:00 pm 215 N Broad Street

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

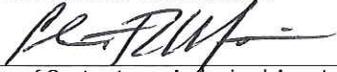
DIMENSIONS

	#STORIES	
SQUARE FOOTAGE		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

02/23/2018
 Date


 Approved By

2-23-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00098

PERMIT PIN

55842

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 302 N. Madison Ave.
COUNCIL DISTRICT 2 & 7
MAPNUMBER 12
PARCEL NUMBER 122
- II. PRESENT ZONING B-1 REQUESTED ZONING R-1
- III. ACREAGE .76 PROPOSED USE single family residential
- IV. OWNER OF RECORD Shauna Mathias Clayton Mathias
ADDRESS 302 N. Madison Ave.
PHONE NUMBER 404-358-0801

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
R-1 (single family residential), PKD (school), B-2^{an} (market)
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification N/A
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$315,000
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$315,000
- 5. A description of the suitability of the subject property under the existing zoning classification
Impossible to refinance home loan with a traditional bank/lender
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property
Easier to refinance (allowed) home loan with changed zoning. Also easier to sell property in future.

7. A description of any existing use of property including a description of all structures presently occupying the property Residential ; home & detached garage
8. The length of time the property has been vacant or unused as currently zoned N/A
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 Property is used as primary residence

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

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) [Signature]
Address 302 N. Madison Ave. Monroe, GA 30655
Phone Number 404-358-0801

Attorney/Agent (signature) _____
Address _____
Phone Number _____

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

Deborah M Adkinson (Notary Public) 2/23/18 (Date)

My Commission Expires Sept 8, 2020



Rezoning Application
Page five (5)

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

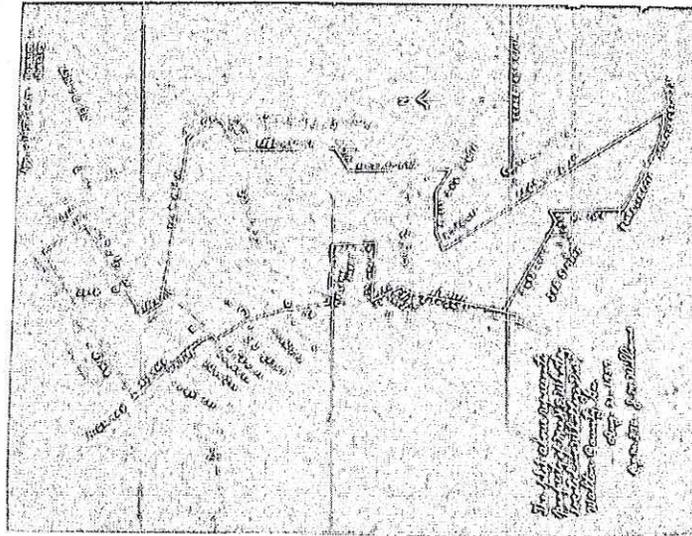
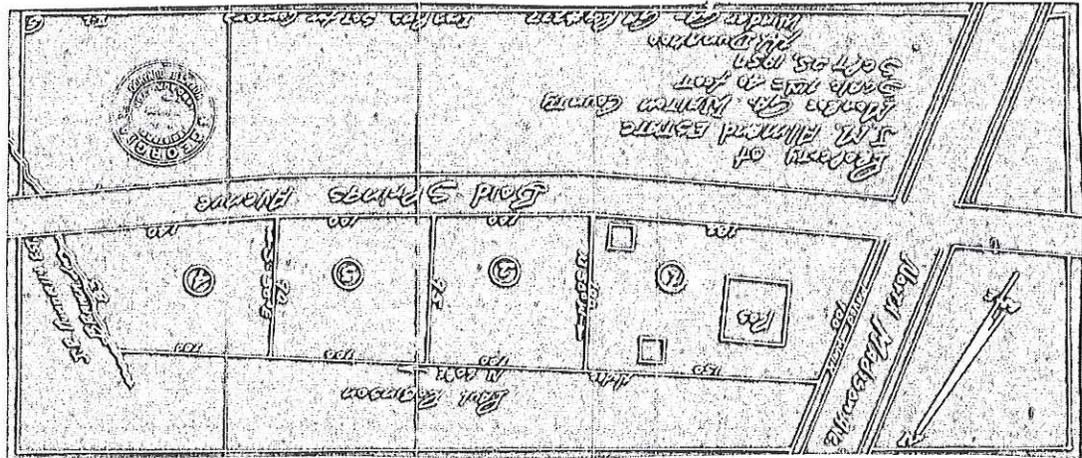
For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- 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.

127



After Recording Return To:
McMichael & Gray, P.C.
574 Conyers Road, Suite 100
Loganville, GA 30052

Order No.: LOG-161140-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 7th day of February, 2017, between

Donald K. Baker

of the County of Walton, State of Georgia, as party or parties of the first part, hereinafter called Grantor,
and

Shauna Mathias and Clayton Mathias
as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 lying and being in Walton County, Georgia, in the City of Monroe, located at the corner of Bold Springs Avenue and North Madison Avenue in said City, and being known as part of the J. Marshall Almand Place, designated as Lots No. 1, 2 and 3 on a survey thereof dated September 25, 1957, made by H. L. Dunahoo, Surveyor, Winder, Georgia, said Survey being recorded in Plat Book 7, Page 127, Clerk's Office, Walton Superior Court. Reference to said survey and the record thereof being hereby made, said property is more particularly described as follows: Beginning at the northeast corner of the intersection of North Madison Avenue and Bold Springs Avenue, thence 100 feet northerly along the easterly side of North Madison Avenue paved walk 100 feet; thence north 60 degrees east 350 feet; thence south 30 degrees east 90 feet; thence westerly along the northerly side of Bold Springs Avenue 382 feet back to the beginning corner. Bounded as follows: North by Paul Robinson; East by Lot No. 4 of said estate; South by Bold Springs Avenue and West by North Madison Avenue.

Map Ref No. M0120 0000 122 000

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.

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

Donald K. Baker (Seal)

Notary Public

My Commission Expires: _____



Date: 2-23-18

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers electricity, natural gas, water, wastewater, cable television, telephone, and internet services.

The utilities checked below are available at 302 N Madison Av in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV
- TELEPHONE
- INTERNET

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

Khiaque Mahom-Jordan
City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 302 N Madison Ave. to
be rezoned from B-1 to R-1
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on March 20, 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 302 N Madison Ave. to
be rezoned from B-1 to R-1
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on April 10, 2018
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

March 4, 2018



Planning Commission Meeting

AGENDA

March 20, 2018

Item:

Request for Rezone from R1 to R1A - 603 & 606 Alcovy Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for Rezone](#)



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 02-13-18
Description: Rezone of 603 and 606 Alcovy St. From R-1 To R1A

Budget Account/Project Name: NA

Funding Source: 2017 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Deny at minimum R1A standards due to the prevalent development pattern in the area being R1 and current zoning is R1.*

Background: This property has been vacant for many years except for the house at 606 which is proposed to be relocated.

Attachment(s):

See file attached below.

Please note the submitted plat list minimum R1A standards.

January 18, 2018

Petition Number: 18-00019
Applicant: Pinehurst Homes, LLC
Location: 603 & 606 Alcovy Street
Proposed Zoning: R-1A
Existing Zoning: R-1
Acreeage: Total acreage 3.97AC
Proposed Use: Residential Development

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, Duane Wilson with Pinehurst Homes, LLC request a rezone for property located at 603 & 606 Alcovy Street. The project has 275.02 ft of road frontage on Alcovy Street. The property consists of 3.97ACS. The recommendation of the Code Department is for denial.
- (b) The Property is presently zoned R-1
- (c) The requested zoning classification is R-1A
- (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 Residential.

Recommended conditions:

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
18-00019	01/18/2018	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	603 Alcovy St Monroe, GA 30655	USEZONE	R-1	FLOODZONE	Yes
			PIN	M0020-027-000		
	CONTRACTOR	PINEHURST HOMES, LLC	SUBDIVISION			
			LOT			
		992 Holly Hill Rd Monroe GA 30655	BLOCK	0		
	OWNER	PINEHURST HOMES, LLC, 404 427 7920	UTILITIES...			
			Electric			
			Sewer			
			Gas			
		992 Holly Hill Rd Monroe GA 30655	PROJECTID#	603AlcovySt-180118-1		
		EXPIRATIONDATE:	06/18/2018			

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

Request for Rezone of 603 and 606 Alcovy Street P&Z Mtg 2/20/18 @5:30 pm, Council Mtg 3/13/18 @ 6:00 pm 215 N Broad Street

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

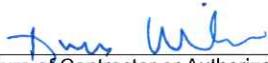
DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLEFAMILYONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTALROOMS	

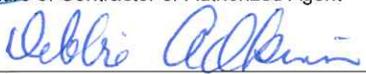
NOTICE

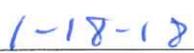
This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

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

WEBADDRESS

<http://BuildingDepartment.com/project>

PERMITNUMBER

18-00019

PERMITPIN

55587

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 603 & 606 Alcovy Street
COUNCIL DISTRICT 3 and 8
MAPNUMBER M0200028 and a portion of M0200027
PARCEL NUMBER _____
- II. PRESENT ZONING R1 REQUESTED ZONING R1A
- III. ACREAGE 3.970 PROPOSED USE Residential
- IV. OWNER OF RECORD Pinehurst Homes, LLC
ADDRESS 992 Holly Hill Road, Monroe, Ga. 30655
PHONE NUMBER 404-427-7920

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
All adjoining property is residential use. Office building at 603 Alcovy Street has an apartment upstairs.
 - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
Proposed development will allow for high quality homes to be constructed on site.
 - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
603 Alcovy Street is valued at \$160,000 and 606 Alcovy Street is valued at \$75,000.
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification
After construction is complete there will be 14 houses valued at \$275,000-\$300,000.
 - 5. A description of the suitability of the subject property under the existing zoning classification
As currently used for rental property.
 - 6. A description of the suitability of the subject property under the proposed zoning classification of the property
Proposed homes will be equivalent to current new construction in the area.

Rezoning/Annexation 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) Dwain Wilson
Address 992 HOLLY HILL RD. MONROE, GA. 30655
Phone Number 404-427-7920

Attorney/Agent (signature) _____
Address _____
Phone Number _____

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

Deborah M. Adkinson (Notary Public) 1-18-18 (Date)

My Commission Expires Sept. 8, 2020



**PETITION REQUESTING ANNEXATION
CITY OF MONROE, GEORGIA**

Date: _____

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.

2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: _____

Tax Map Number: _____

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned _____ for the following reasons: _____

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

Owners Address: _____

Rezoning/Annexation Application
Page five (5)

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.

DB 4173
Pg. 150

Return Recorded Document to:
STRICKLAND AND LINDSAY, LLP
P. O. Box 249
Winder, Georgia 30680

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

FILE #: 170513P

THIS INDENTURE made this 29th day of December, 2017, between Evelyn Barton Long, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Pinehurst Homes, 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 lying and being in the County of Walton, State of Georgia and Town District, G.M. located on the Easterly side of Alcova Street designated as Tract 1 and being 0.42 acre according to a survey dated June 30, 1975, for J. N. Long made by William J. Gregg, Registered Land Surveyor and said tract is more particularly described as follows: Beginning at an iron pin located at the Southeasterly corner of said tract, said beginning point being also located North 23 degrees 01 minutes East 180 feet from a concrete monument, said beginning point being also a common corner with the lands of Walton Mill and J. N. Long and from said beginning point thence North 23 degrees 01 minutes East 185.41 feet; thence South 87 degrees 07 minutes West 142.6 feet; thence South 13 degrees 20 minutes West 122.02 feet; thence South 65 degrees 28 minutes East 107.78 feet back to beginning point.

Said property is bounded as follows: Northerly by lands of Alvin Vaughn; Easterly by lands of Walton Mill; Southerly by lands of J. N. Long and Westerly by Tract 2 of the same survey.

minutes West 189.41 feet; thence South 20 degrees 17 minutes West 33.94 feet back to beginning point.

Said property is bounded as follows: Northerly by lands of Alvin Vaughn; Easterly by Tract 1 of said survey; Southerly by lands of J. N. Long and Westerly by Alcova Street right of way

A survey of Tracts 1 and 2, being all of the above described property, is recorded in Plat Book 20, Page 345, Clerk's Office, Walton Superior Court, to which plat and record thereof reference is hereby made, and incorporated herein.

The above two tracts of land were deeded to John Nathan Long by Executor's Deed, dated 13th day of August, 1975, same being Recorded on August 13, 1975 in Deed Book 123, Pages 524-526 of the Official Records of Walton County, Georgia from the Estate of Harry M. Arnold and the Estate of Sarah G. Arnold.

AND ALSO:

All that tract or parcel of land lying and being in Walton County, Georgia and in the City of Monroe. Said land containing 1.4 acres more or less and lying North and West of the Walton Cotton Mill land and being East of the Monroe to Jersey road and more particularly described as follows: Beginning at a concrete post where lands of the Walton Cotton Mill, Mrs. H. M. Arnold and the Monroe to Jersey road join and running along the Monroe to Jersey road North 14 East 178 feet to an iron pin corner, thence South 66 East 190 feet to an iron pin, thence South 65 1/2 East 167 feet to an iron pin corner, thence South 21 1/2 West 180 feet to a concrete post corner, thence North 65 1/2 West 332 feet to the beginning corner.

Said land is bounded now or formerly as follows: On the North by lands of Mrs. H. M. Arnold, on the East and South by lands of the Walton Cotton Mill, and on the West by the Monroe to Jersey road.

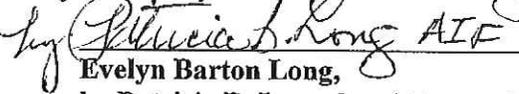
This property was deeded to John Nathan Long by Mrs. H. M. Arnold by Warranty Deed dated 25th day of March 1961, same being recorded March 29, 1961 in Deed Book 50, Page 399 of the Official Records of Walton County, Georgia, and more fully described in survey and plat made by J. M. Williams dated March 22, 1961, same being Recorded in Plat Book 9, Page 158 of the Official Records of Walton County, Georgia, to which plat and record thereof reference is hereby made and incorporated herein.

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 behoove 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.


by  AIF (SEAL)
Evelyn Barton Long,
by Patricia B. Long, her Attorney-in-Fact
(See attached Financial Power of Attorney)



Date: **January 16, 2018**

In Re: Utilities

To Whom It May Concern:

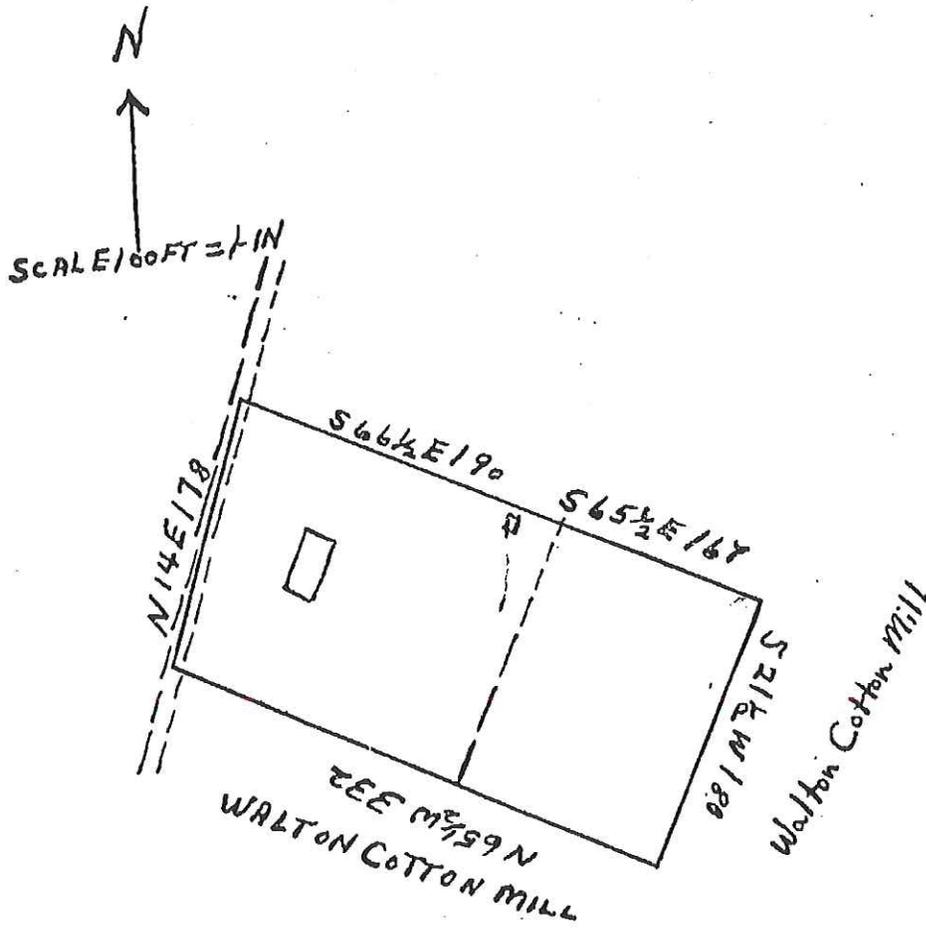
The City of Monroe offers electricity, natural gas, water, wastewater, cable television, telephone, and internet services.

The utilities checked below are available at **603 and 606 Alcovy Street** in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV
- TELEPHONE
- INTERNET

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


City of Monroe



PROPERTY OF MRS HVA ARNOLD
 LOCATED IN MONROE WALTON COUNTY
 GA.

March-22-1961

Reg. # 374 J M Williams

Recorded March 28, 1961
 Emma Lou Laseter, Clerk

2.4
RB

Recorded 09/05/2017 10:21AM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$125.00
Bk04122 Pg 0235-0236

enw
*
Return Recorded Document to:
STRICKLAND & LINDSAY, LLP
P. O. Box 249
Winder, Georgia 30680

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

FILE #: 170339P

THIS INDENTURE made this **30th** day of **August, 2017**, between **Linda Lois Baccus**, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Pinehurst Homes, 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 lying and being in the Town, 419 District, G.M., State of Georgia, County of Walton, designated on survey of said property as Tract A, containing 0.241 acres, and Tract B, containing 2.016 acres, and being more particularly described and delineated according to said plat and survey prepared by John F. Brewer, Georgia Registered Surveyor Number 2115, dated 04/11/1995, entitled, "Rezoning Plat For Joe E. Baccus & Linda L. Baccus", said plat being of record in the Office of the Clerk of Superior Court of Walton County, Georgia, in Plat Book 66, page 26; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

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 behoove 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.

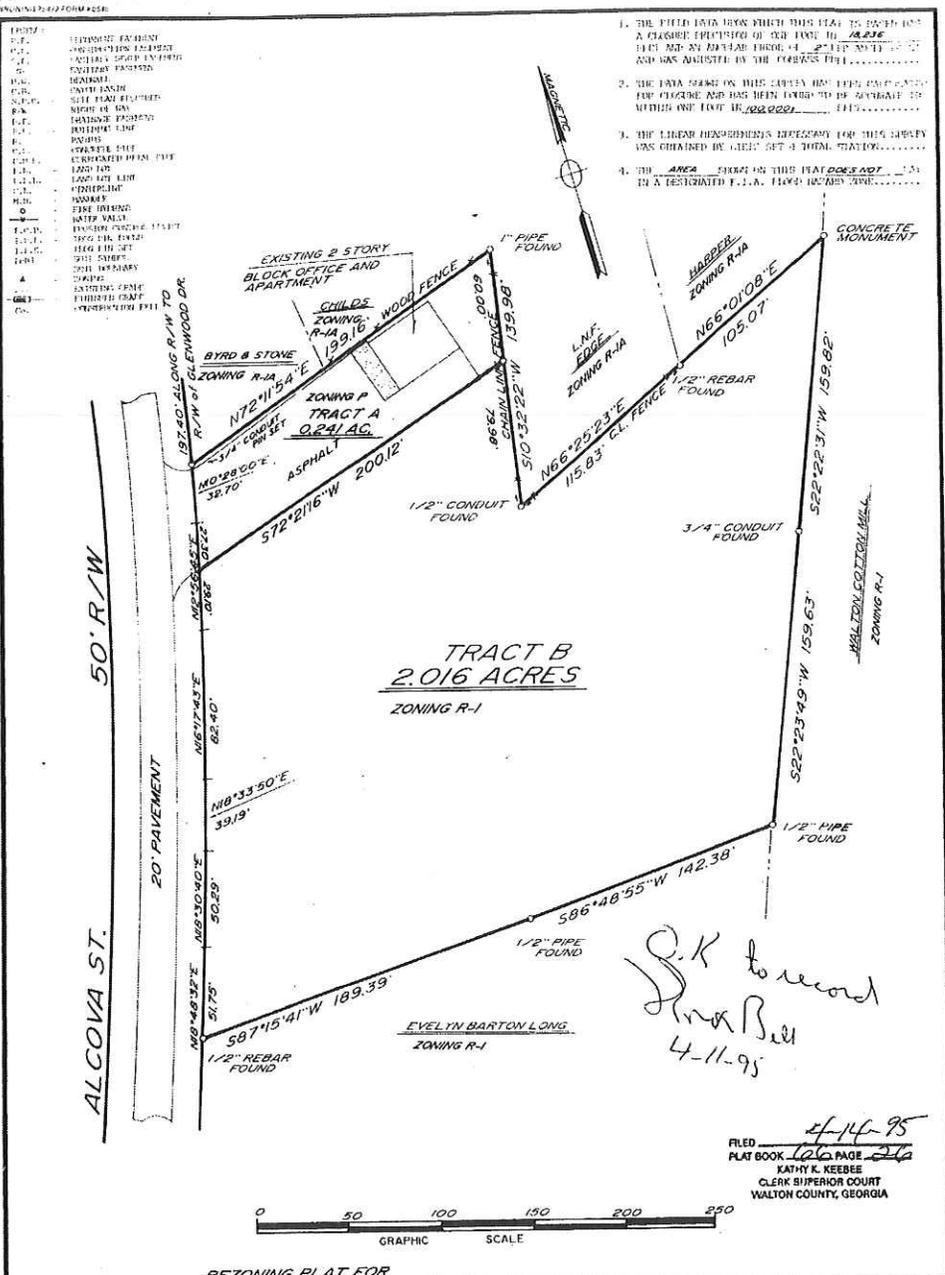

Linda Lois Baccus (SEAL)

Signed, sealed and delivered in presence of:


Witness


Notary Public





*S.K. to record
Shirley Bell
4-11-95*

FILED 4-14-95
PLAT BOOK 106 PAGE 276
KATHY K. KEESEE
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



REZONING PLAT FOR

JOE E. BACCUS & LINDA L. BACCUS

STATE	COUNTY	CITY	GMD
GEORGIA	WALTON	MONROE	TOWN 419
DISTRICT	LAND LOT	SCALE	DATE
3rd	37	1"=50'	REVISED 4/11/95



John F. Brewer & Associates
LAND SURVEYORS, LAND PLANNERS
DEVELOPMENT SUPERVISION

107 Davis Street
Monroe, GA. 30655
(404) 267-4703

B10-113

RECORDED: APR 14 1995, 10
KATHY K. KEESEE, CLERK

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 603 & 606 Alcovy Street
to be rezoned from R-1 to R1A
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on February 20, 2018
at 5:30 P.M. All those having an
interest should be present.**

**A petition has been filed with the
City of Monroe requesting the
property at 603 & 606 Alcovy Street
to be rezoned from R-1 to R1A
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on March 13, 2018
at 6:00 P.M. All those having an
interest should be present.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

February 4, 2018

SURVEYOR 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.

Ronald Calvin Smith, Ga. R.L.S. no. 2921

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

Curve	Radius	Length	Chord	Chord Bear.
C1	1514.20'	187.88'	187.76'	N 17°07'21" E

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND eGPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCPECTER TWO DATA COLLECTOR RUNNING CARLSON SURVIVE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

GRID NORTH GA. WEST ZONE



LEGEND

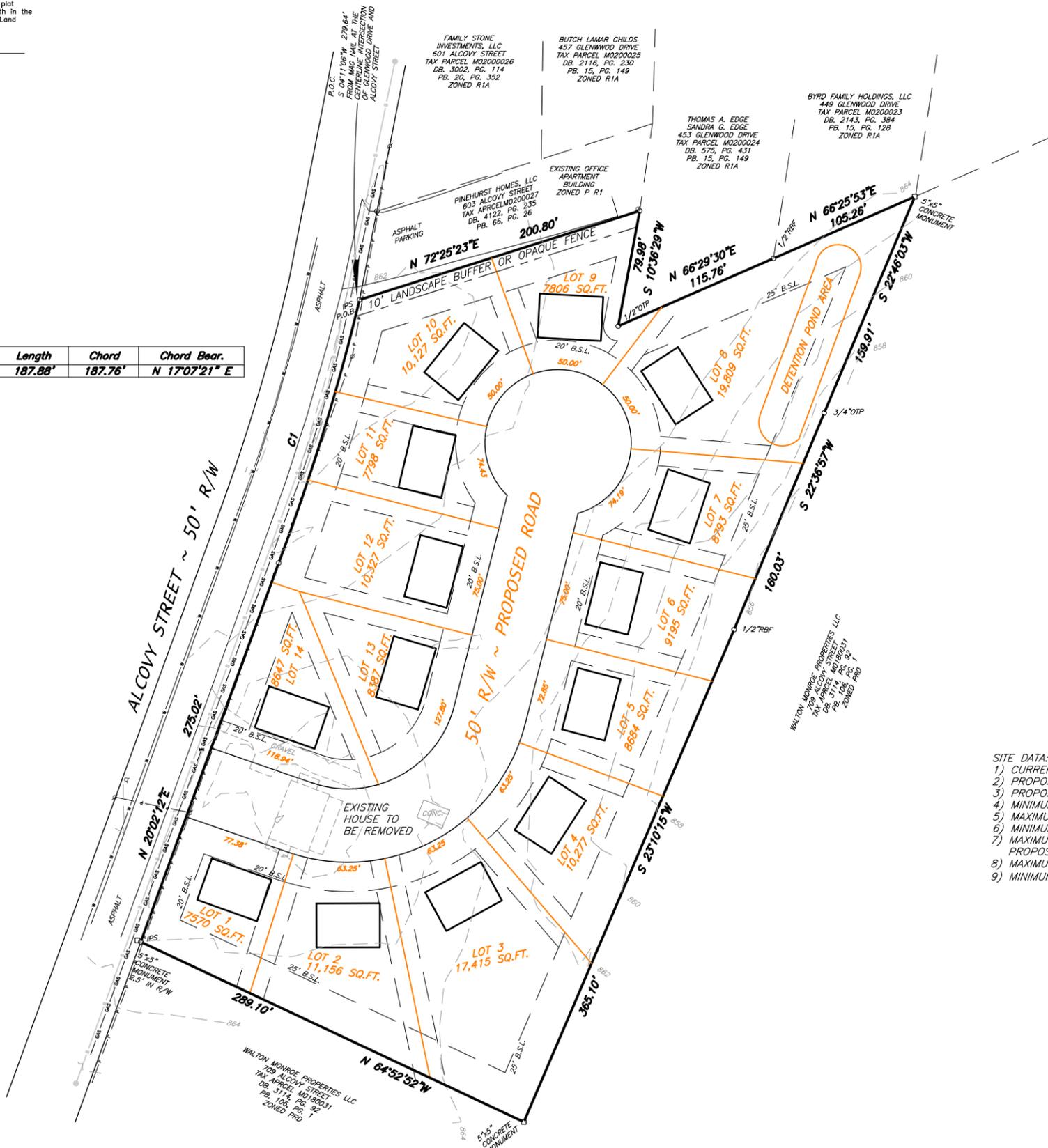
- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/O.F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- MH = MANHOLE
- DI = DRAIN INLET
- FI = FIRE HYDRANT
- LP = LIGHT POLE
- PO = POWER POLE
- PL = POWER LINE
- FL = FENCE LINE
- WL = WATER LINE
- GL = GAS LINE
- V = VALVE
- W = WELL

A TOPCON 225 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 60,167 FEET AND AN ANGULAR ERROR OF 0" 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 352,793 FEET.

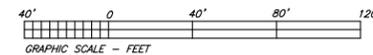
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 132970139E DATED 12/8/2016



SITE DATA:

- 1) CURRENT ZONING IS R1 AND P.
- 2) PROPOSED USE IS RESIDENTIAL.
- 3) PROPOSED 14 LOTS.
- 4) MINIMUM HEATED FLOOR SPACE IS 1,300 SQ.FT.
- 5) MAXIMUM BUILDING HEIGHT IS 35 FEET.
- 6) MINIMUM BUILDING WIDTH IS 24 FEET.
- 7) MAXIMUM DENSITY IS 5 UNITS PER ACRE, PROPOSED DENSITY IS 3.5 UNITS PER ACRE.
- 8) MAXIMUM LOT COVERAGE IS 40%.
- 9) MINIMUM 2 PARKING SPACES PER DWELLING.

3.970 ACRES



REZONING PLAT FOR:

PINEHURST HOMES, LLC
IN THE CITY OF MONROE, TAX PARCEL M0200028 & M0200027

FIELD WORK DATE: 1/9/18 DATE OF PLAT PREPARATION: 1/11/18

LAND LOT(S) 37 3rd DISTRICT WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 40'

2205 HWY. 81 S., LOGANVILLE, GA. 30052
Phone 770-466-4002 - LSF #000759

JOB NO. 17-178

OWNER: PINEHURST HOMES, LLC
992 HOLLY HILL ROAD
MONROE, GA. 30655