



Planning Commission Meeting

AGENDA

January 16, 2018
City Hall

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous Meeting - December 19, 2017
- IV. **REPORT FOR CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
 1. Request for Variance - 206 N Midland Avenue
 2. Request for Rezone & Annexation - 389 & 0 Gene Bell Rd
- VI. **OPEN PUBLIC HEARINGS**
- VII. **CLOSED PUBLIC HEARINGS**
- VIII. **RECOMMENDATIONS ON REQUESTS**
- IX. **NEW BUSINESS**
 1. Election of New Chairman
- X. **ADJOURNMENT**



Planning Commission Meeting

AGENDA

January 16, 2018

Item:

Minutes of Previous Meeting - December 19, 2017

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
December 19, 2017

Present: Rosalind Parks
Mike Eckles
Randy Camp
David Butler

Absent: Kyle Harrison

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

Visitors: Waylon Hoge, Vanessa Jones

The meeting was called to order by acting Chairman Mike Eckles at 5:33 pm. He also welcomed the new members of the Commission Mr. Randy Camp and Mr. David Butler.

Acting Chairman Eckles asked for any changes, corrections or additions to the August 15, 2017 minutes. Hearing none he entertained a motion. Rosalind made a motion to approve. David Butler seconded. Motion carried. Minutes Approved.

Code Officer Report: No report except to say that this application is in order and would be compliant with our CDO requirements to the extent feasible while maintaining their branding identity.

Public Hearing opened at 5:35 pm

The only item of business: is for petition # 17-00520 for a COA at 2025 W Spring Street to renovate exterior of Building.

Waylon Hoge, Integrity Engineering spoke to the request. He stated that his company is designing the civil portion of this project and also they are doing the construction management for McDonalds. McDonalds has an initiative nationwide to remodel their stores by 2020. The remodel will consist of lobby and bathrooms for the interior and exterior will be change the double mansard red roof to be a parapet wall and paint the entire building. They will use stucco in some areas. The signs will be changed to be backlighting/halo lighting and digital menu boards that will be smaller than existing.

Acting Chairman Eckles asked if there were any questions for Mr. Hoge.

Randy Camp asked if they would be changing the traffic patterns of the McDonalds.
Mr. Hoge stated it would not be changed.

Rosalind Parks asked if they would be closing the store for any of the remodeling.

Mr. Hoge stated the drive thru would remain open the majority of the time. This project should take about 7 weeks and typically the dining area will close while they remodel the interior and they will close the store for 2 to 3 weeks while they are working on the drive thru side. The C Store will remain open at all times.

Acting Chairman Eckles closed the public hearing at 5:41 pm

He entertained a motion for approval or disapproval of the COA. Randy Camp made a motion to approve. Rosalind Parks seconded. Motion passed unanimously. COA Granted.

New Business: None

Patrick mentioned that during the next meeting we will need to elect a new chairman.

Also the Wendy's owner has contacted us that they are looking to demolish and rebuild the store here with the new branding.

Eckles asked about anything new on the horizon?

Patrick stated the two new subdivisions that were recently approved by Council on Good Hope Road and Vine Street will be starting up possibly in the spring.

Patrick also spoke of training for the members. It is being looked at now.

Acting Chairman Eckles entertained a motion for adjournment. Rosalind made the motion. David seconded. Motion passed unanimously. Meeting adjourned at 5:46 pm.



Planning Commission Meeting

AGENDA

January 16, 2018

Item:

Request for Variance - 206 N Midland 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 Variance](#)

December 18, 2017

Petition Number: 17-00570

Applicant: Lori Volk w/Georgia Marquee Investments LLC

Location: 206 N Midland Avenue

Existing Zoning: B-2

Acreage: .63

Proposed Use: Single Family Residential

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve

Deny

Approve with recommended conditions

1. The applicant, Lori Volk of Georgia Marquee Investments LLC, request a variance to allow the lot size of the R-1A zoning to be less than the 7500 sq ft required. They would like to build four houses on this .63 acs on lot sizes of around 6880 sq ft. The property has 130 ft of road frontage of N Midland Avenue and 208.94 ft of road frontage on E Highland Avenue and 132.40 ft of road frontage on N Madison Avenue. 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 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 variance 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 not consistent with the construction and design standards and design criteria adopted by the City of Monroe.
9. The variance is the minimum variance that will make possible an economically viable use of the land, building, or structure.

Please Note:

1. Minimum house size is 1300 sq ft.
2. Materials and design may be specified as conditions to the variance.
3. Proposed material and design exceed those required by the Zoning Ordinance.

ZONING VARIANCE REQUEST



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
17-00570	12/18/2017	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	206 N Midland Ave Monroe, GA 30655	USEZONE	B-2	
			PN	M0014-199-000	FLOODZONE
			SUBDIVISION		
	CONTRACTOR	GEORGIA MARQUEE INVESTMENTS LLC	LOT		
			BLOCK	0	
		1049 Gainesville Hwy Winder GA 30680	UTILITIES...		
			Electric		
			Sewer		
			Gas		
	OWNER	GEORGIA MARQUEE INVESTMENTS LLC, 404 630 2834 1049 Gainesville Hwy Winder GA 30680	PROJECTID#	206NMidlandAve-1712 18-1	
		EXPIRATIONDATE:	06/30/2018		

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES	
REQUEST FOR VARIANCE OF SECTION 700.2 TABLE 12 - P&Z MTG 1/16/18 @ 5:30 PM - COUNCIL MTG 2/13/18 @6:00 PM 215 N BROAD STREET	SQUARE FOOTAGE		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.

Lou Velk
 Signature of Contractor or Authorized Agent

 Date

Albrie Adkinson
 Approved By

12-18-17
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	17-00570	55491



Variance/Conditional Use Application

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

Meeting of: January 9, 2018

Your representative must be present at the meeting

Street address 206 Midland Ave. Council District 3 / 7 Map and Parcel # M 0140199
Zoning B2 Acreage .63 Proposed Use residences Road Frontage 132 ft. / on
N. Madison (street or streets) 130
N. Midland

Applicant
Name Lori Volk
Address 1049 Gainesville Hwy, Winder, 30680
Phone # (404) 630-2834

Owner
Name Georgia Marquee Investments
Address 1049 Gainesville Hwy, Winder 30680
Phone # (404) 630-2834

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:

We propose to build four, 3 bedroom 2 bathroom, single-family, owner-occupied cottage homes.

State relationship of structure and/or use to existing structures and uses on adjacent lots; The homes will be designed and built to fit into the current style of surrounding homes, using quality materials such as hardiplank siding and brick water tables and adding inviting front porches.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Current zoning law for R1A is 7500 sq. ft. per lot. We propose to build four cottages on lots of 6,880 sq. ft. each. We are requesting a variance in order to add the fourth cottage.

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: approx.
Cottage homes will be 32' x 50', two stories at height of 20' approx. Two parking spaces each. Proposed parking is a 9' x 20' parking pad, covered parking or garage. Driveway entrance off Highland Ave branching off to the rear of each home.

State the particular hardship that would result from strict application of this Ordinance:
Adhering to the current ordinance would inhibit the symmetry and visual appeal of a four-cottage community that could enhance and add value to the historic downtown area. We propose that four rather than three have a more community-like feel and would help promote the revitalization of home-ownership in downtown Monroe.
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 Lori Velez Date: 12/15/17

**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: _____
Delores Chambers Date: 12-15-17
 Notary Public
 Commission Expires: 7-01-2018



I hereby withdraw the above application: Signature _____ Date _____

2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WALTON

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



BILL NUMB. 2017 4945
ACCT NUMB. 098900 010
TAXPAYER BROWN JAMES A JR &
MAP NUMBER M0140-00000-199-000
LOCATION 206 MIDLAND AVENUE
CURRENT YEAR TAXES \$1,097.17
PAY THIS AMOUNT \$0.00
ON OR BEFORE 11/15/2017

RETURN SERVICE REQUESTED

If paying by check or money order,
please include your tax bill number.

BROWN JAMES A JR &
BROWN LORETTA B
472 POPLAR STREET
MONROE, GA 30655

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

Please return this portion of your bill with your payment in the enclosed envelope

2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WALTON

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL		FAIR MARKET VAL
2017	4945	098900 010	01	VILOT	M0140-00000-199-000		68,700
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
CITY BOND		27480	0	27480	0.002003	0	55.04
CITY TAX		27480	0	27480	0.005418	109.23	148.89
COUNTY		27480	0	27480	0.010905	65.46	299.67
SCH BOND		27480	0	27480	0.0029	0	79.69
SCHOOL		27480	0	27480	0.0187	0	513.88

BROWN JAMES A JR &
BROWN LORETTA B
472 POPLAR STREET
MONROE, GA 30655



TOTAL TAX DUE \$0.00

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

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

PAYMENT MUST BE MADE ON OR BEFORE
11/15/2017

YOUR CANCELLED CHECK IS YOUR RECEIPT

You can pay online at www.waltoncountytax.com



Scan this code
with your mobile
phone to view or
pay this bill

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

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2018 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 303 S. HAMMOND DRIVE (770) 266 1736. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2018 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 303 S. HAMMOND DRIVE and/or (770) 266 1736.

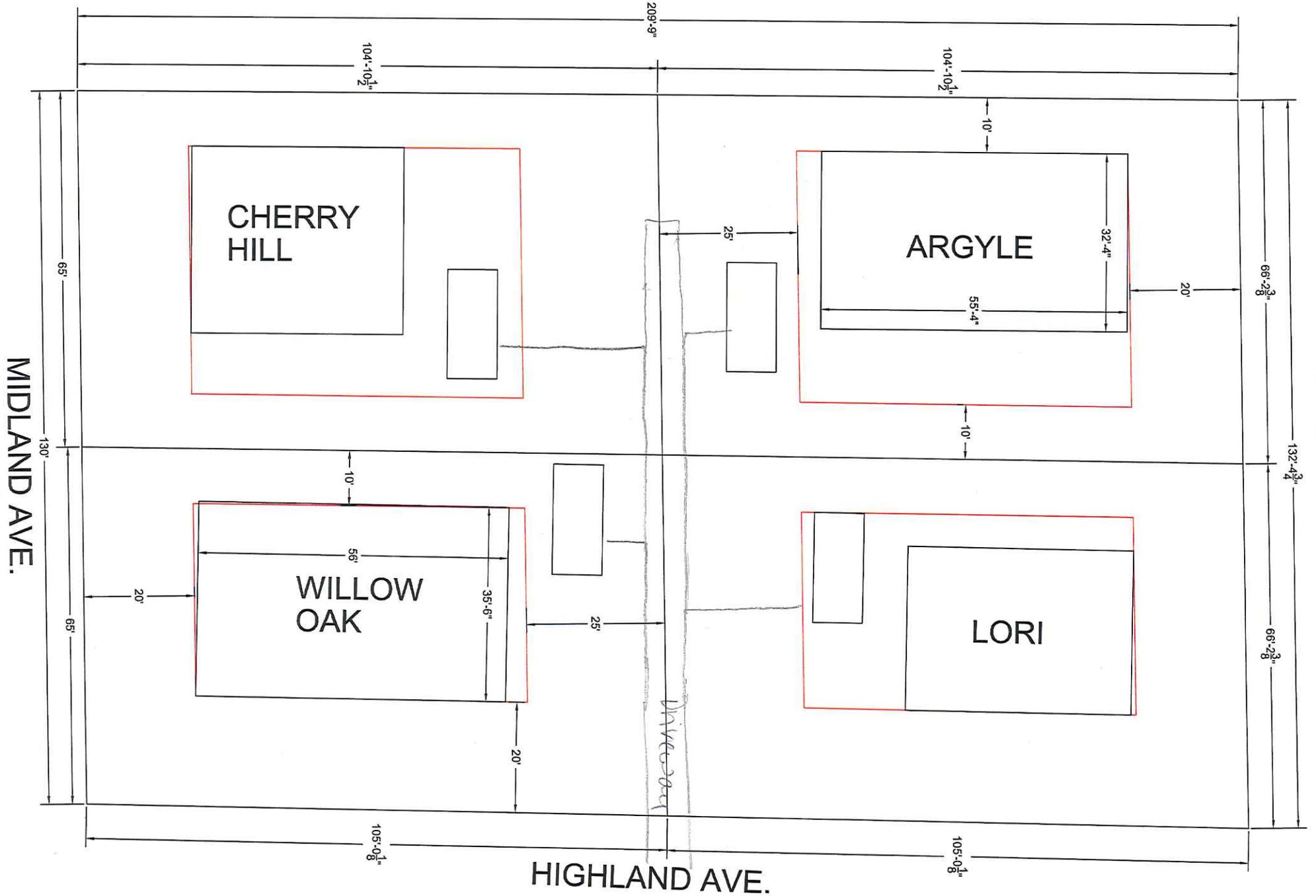
LOCAL OPTION SALES TAX CREDIT:

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

LOCAL TAX LEVY:

Mill rate required to produce local budget	13.267
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year	2.382
Actual mill rate set by local officials incorporated	10.905
Actual mill rate set by local officials unincorporated	10.905

LASITER



MADISON AVE.

Site Plan

MIDLAND AVE.

HIGHLAND AVE.



> About Us (about-us.cfm) > FAQ (faq.cfm) > Contact Us (contact-us.cfm) ☎ (843) 986-0559

HOME (INDEX.CFM) HOUSE PLANS ▾ (HOUSE-PLANS.CFM) PORTFOLIO ▾ (PORTFOLIO.CFM) ABOUT US ▾ (ABOUT-US.CFM)

CONTACT US ▾ (CONTACT-US.CFM)

"Willow Oak"



Loading...

Home (Index.cfm) / House Plan 163173

House Plan 163173

Willow Oak (163173)



(plan-
details/plan?planNumber=163173)

Plan Description

Print This Plan (plan-print.cfm?planNumber=163173)

Plan Specifications:

- ➔ Total Sq ft: 1877
- ➔ Width: 35'6"
- ➔ Depth: 56'0"
- ➔ Bedrooms: 3
- ➔ Bathrooms: 3.

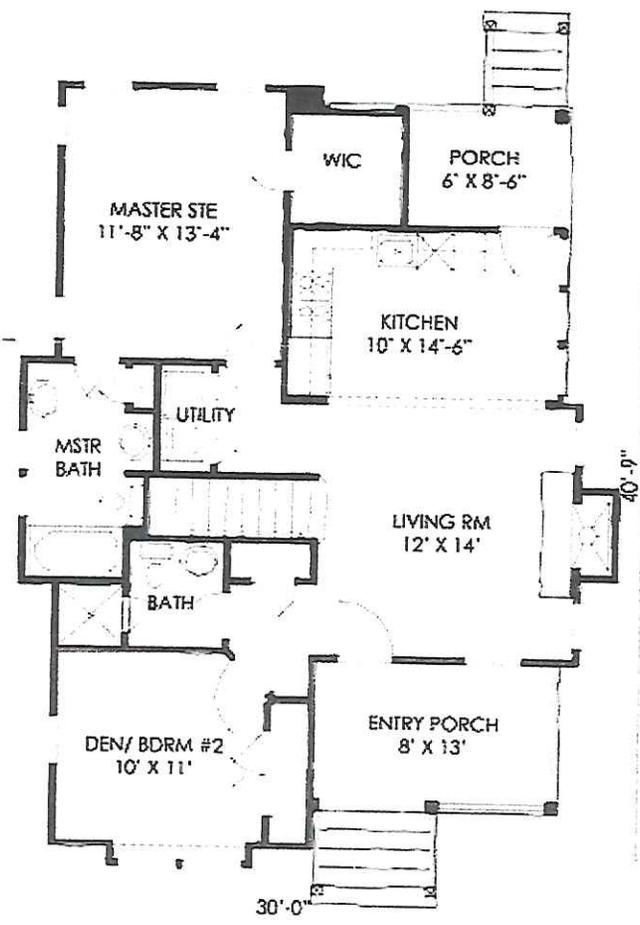
Customizations are available to this plan. If you would like to inquire about modifications to this plan and pricing, please feel free to contact us at info@allisonramseyarchitect.com (mailto:info@allisonramseyarchitect.com), use the live chat feature located below, or call 1-843-986-0559. We would love to help.

Like 0

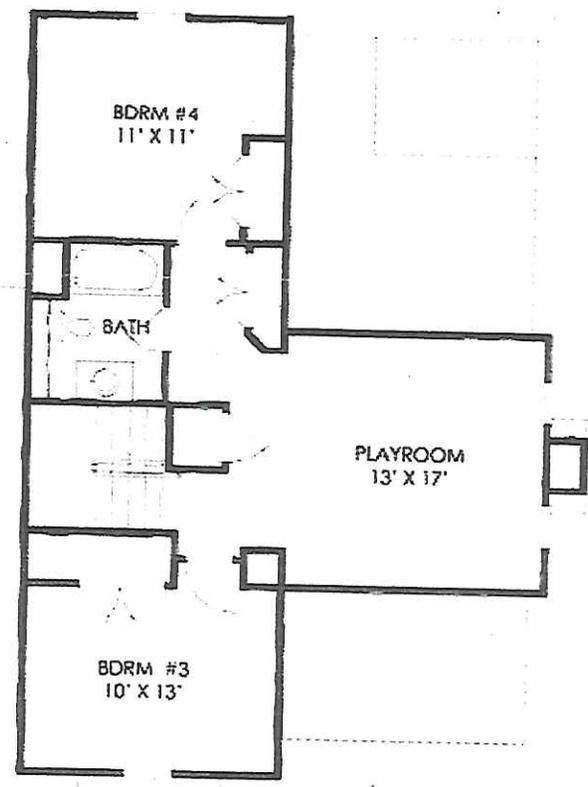
Plan Pricing:

PDF of Plan 163173	\$1250.00
Study Set of Plan 163173	\$50.00 ^

"Loys"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ADDITIONAL IMAGES



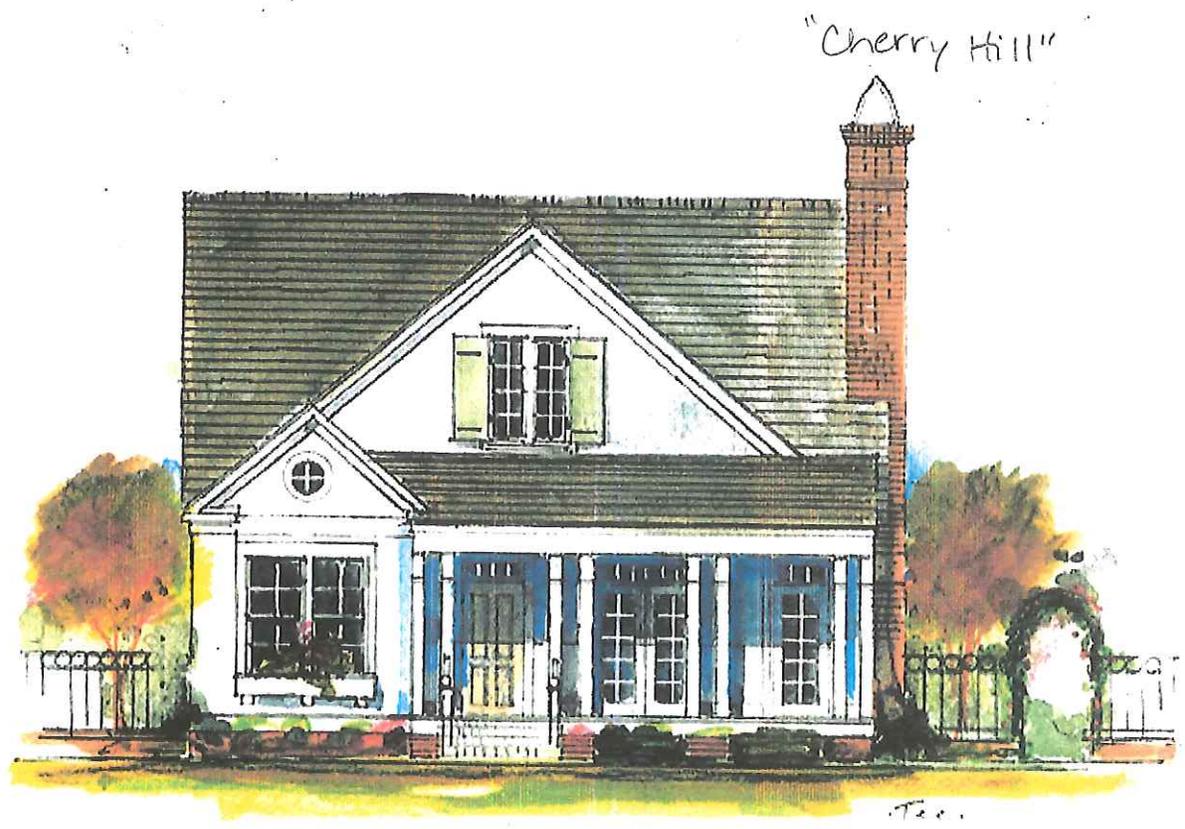
copyright 2011

PLAN INFORMATION
 4BR/3 BA DOWNSTAIRS MASTER
 CEILING 10' FIRST FLOOR 5'-8" SLOPING SECOND FLOOR
 954 HTD. SQFT 1ST FLR
 704 HTD. SQFT 2ND FLR
 1,658 TOTAL HEATED SQFT.

TNH-B-01A

TRADITIONAL NEIGHBORHOOD HOMES - SMALL COTTAGE COLLECTION

Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG1, if you have any questions.



(https://w
media=%
2F%
2Fs3.ama
2Ftimeinc
houseplar
v2-
productio
2Fhouse_
2F8326%

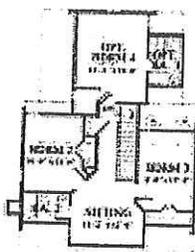
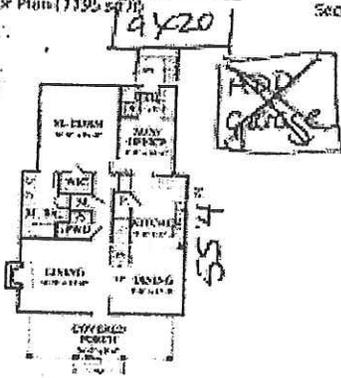
Sorry, no color pics



Additional Images

First Floor Plan (1195 sq ft)

Second Floor Plan (572 sq ft)



1767 SF

32'4"
↻
Flip plan

© Copyright 2017 Allison Ramsey Architects. www.allisonramseyarchitects.com | (843) 966-0553



Farris Cottage
(potential plan)



- possible storage building
- to ensure a cohesive look rather than a variety of shed options

Variance/Conditional Use Application

Today's date: 12/15/17

Submitted by: Lori Volk, Member, Georgia Marquee Investments, LLC

Additional Info For Consideration:

The cottages will be built by Jayne Sinclair, a quality builder of very good reputation since 2002. Attached are pictures of a few homes built by Ms. Sinclair. One of the homes is at the other end of Midland Avenue where I am requesting the variance. Ms. Sinclair has built a variety of house plans and styles in surrounding counties of Barrow, Jackson, Oconee as well as Walton, including the Georgia Club community in Statham, GA.

Details of cottage construction:

- hardiplank siding
- hardwood floors
- upgraded lighting
- upgraded plumbing fixtures
- upgraded kitchen countertops
- ceramic tile in bathrooms
- crawl space not slab
- potential sales price \$200,000-\$250,000

Paint by
Jayne Sinclair
308 Midland Ave
(was gray, now brown)



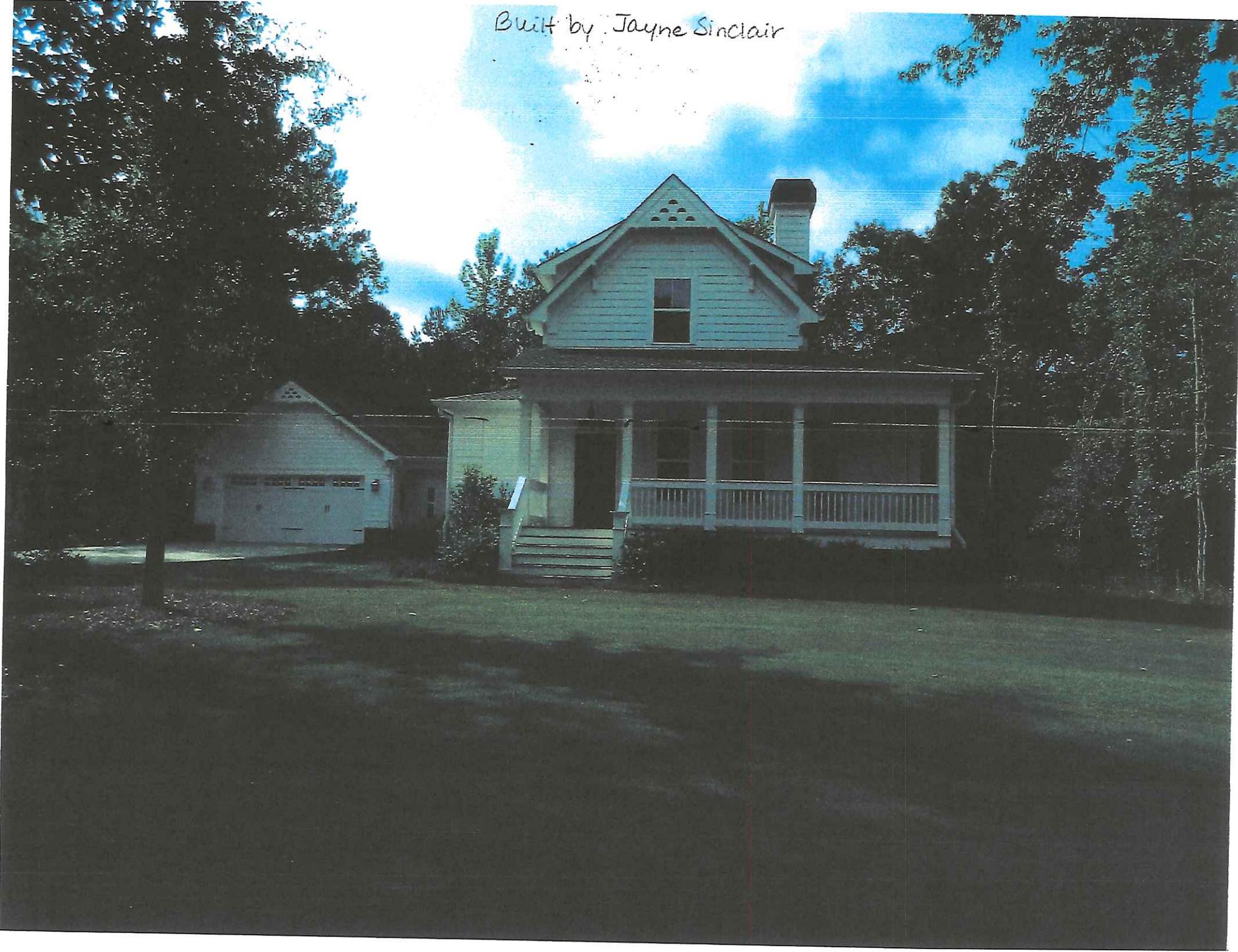
Built by
Joyne Sinclair
308 Midland
Avenue



Built by
Jayna Sinclair



Built by Jayne Sinclair



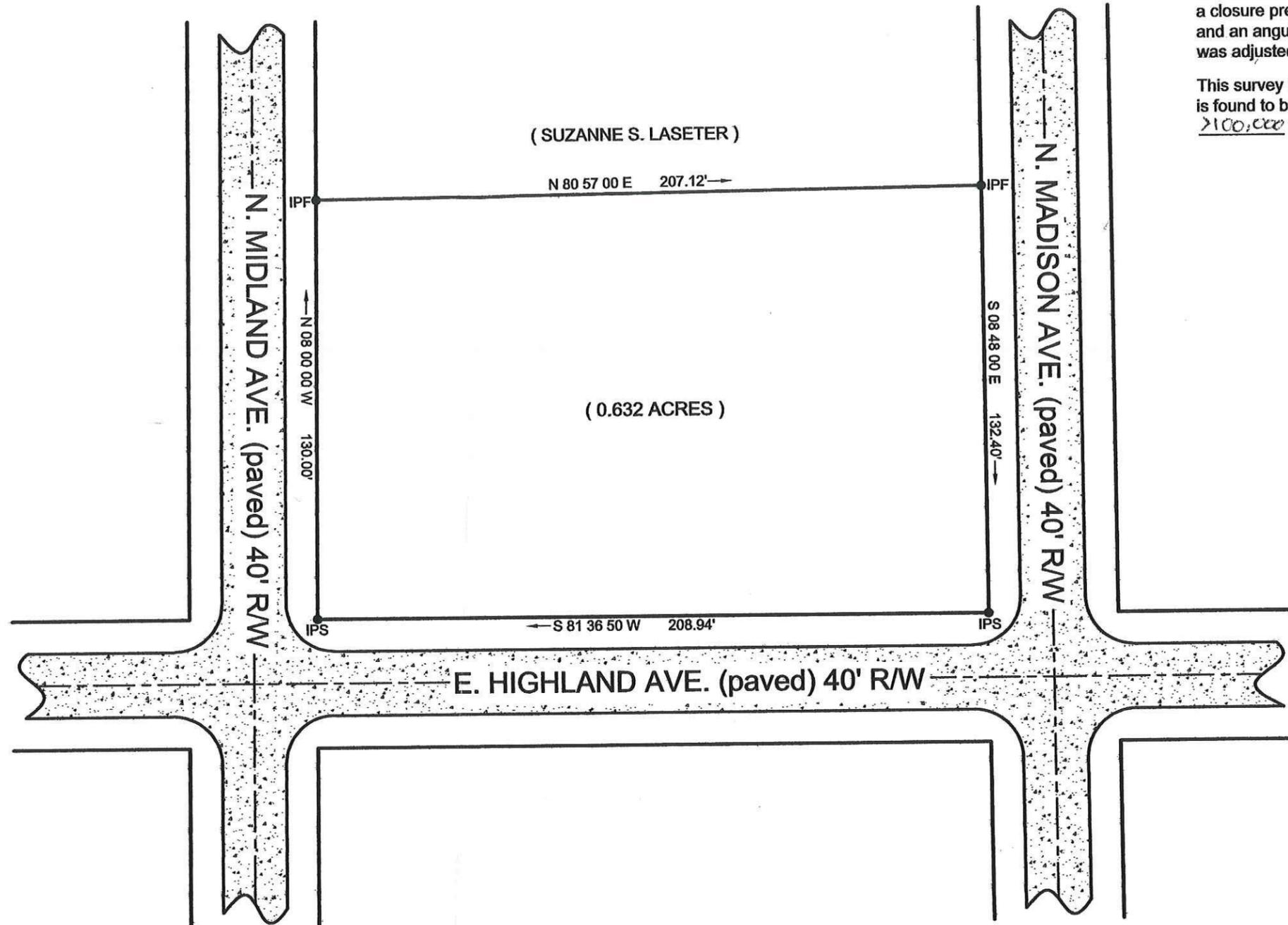
A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 25,000 feet and an angular error of 2" per angle point and was adjusted using the CORPASS rule.

This survey has been calculated for closure and is found to be accurate within one foot in 2100,000 feet.



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

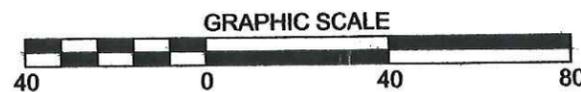


SURVEYORS CERTIFICATION: (i)

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 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.

W.T. Dunahoo
W.T. Dunahoo (GA RLS #1577)

12/6/17
Date



- REFERENCE -

BEING A SURVEY FOR LORETT B. & JAMES A. BROWN, JR
BY SIMS SURVEYING Co. DATED APRIL 20, 1998.

SURVEY FOR

STATE OF GEORGIA

LORI VOLK

CITY	GMD	COUNTY	SCALE	DATE
MONROE	419	WALTON	1"=40'	12-06-2017

W. T. DUNAHOO AND ASSOCIATES, L.L.C.

P.O. BOX 183
302 W. MAY ST.

(770) 867-3911

WINDER, GEORGIA

IPF- IRON PIN FOUND - 1/2" PIPE
IPS- IRON PIN SET - 1/2" OPEN TOP

**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 206 N Midland Avenue. A public hearing will be held on January 16, 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 206 N Midland Avenue. A public hearing will be held on February 13, 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:**

December 31, 2017



Planning Commission Meeting

AGENDA

January 16, 2018

Item:

Request for Rezone & Annexation - 389 & 0 Gene Bell Rd

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 & Annexation](#)

[Request for Rezone & Annexation](#)

December 14, 2017

Petition Number: 17-00568
Applicant: Derrill L Perry
Location: Map C165 Parcel 81 & 81A
Proposed Zoning: R-1A City
Existing Zoning: R-1 County
Acreage: 32.08 acres
Proposed Use: Single Family Residential Subdivision

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, Derrill Perry request a rezone and an annexation for property located at 389 and 0 Gene Bell Road. The property has approximately 575 ft of road frontage on Gene Bell Road.
- (b) The Property is presently zoned R-1 County.
- (c) The requested zoning classification is R1A City.
- (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) This property is in the county therefore the Future Land Use Plan does not apply.

Recommended conditions:

Please Note: This project meets or exceeds R1A zoning requirements as delineated in the Zoning Ordinance.

RE-ZONING REQUEST ALL TYPES



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
17-00568	12/14/2017	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	USEZONE	R-1 COUNTY	FLOODZONE
		389 Gene Bell Rd Monroe, GA 30655	PIN	C165-081-000
	CONTRACTOR	SUBDIVISION		
	Derrill L Perry	LOT		
		BLOCK		
	1620 Kelley Town Rd Mcdonough GA 30253	UTILITIES...		
		Electric		
		Sewer		
		Gas		
	OWNER Derrill L Perry (404 787 3124)			
	1620 Kelley Town Rd Mcdonough GA 30253	PROJECTID#	389Gene BellRd-171214-1	
		EXPIRATIONDATE:	05/31/2018	

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES	Sq. Ft.
Request for Rezone and Annexation - P & Z MTG 1/16/18 @5:30 PM, COUNCIL MTG 2/13/18 @6:00 PM 215 N BROAD STREET	SQUAREFOOTAGE		
		#UNITS	
NATURE OF WORK	SINGLEFAMILY ONLY		
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

Date

Approved By

Date

[Handwritten Signature]

12/14/17

15-14-17

MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	17-00568	55485

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 389 Gene Bell Rd., Monroe, GA 30655
COUNCIL DISTRICT _____
MAPNUMBER C1651
PARCEL NUMBER 81 & 81A
- II. PRESENT ZONING R1 REQUESTED ZONING R1A
- III. ACREAGE 32.08 PROPOSED USE residential development
- IV. OWNER OF RECORD Derrill Perry
ADDRESS 1620 Kelleytown Rd., McDonough, GA 30252
PHONE NUMBER 404-787-3124

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
Brookland Common PCD, Carver Middle School, 1 acre with home
 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification There is no access to sewer at this time. Property value now is \$8,000.00 acre - With new zoning, value would increase 5-6 times that amount.
 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$300,000.00
 4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$700,000.00 to \$900,000.00
 5. A description of the suitability of the subject property under the existing zoning classification Under the existing zoning classification, property is not suitable for 3 lots per acre.
 6. A description of the suitability of the subject property under the proposed zoning classification of the property With annexation and R1A zoning, lot area will potentially increase to 4-5 lots per acre. Owner would like the development to be a 55+ community.

Rezoning/Annexation Application

Page Two (2)

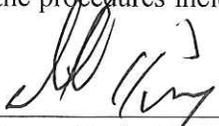
7. A description of any existing use of property including a description of all structures presently occupying the property Property is not in use at this time.
There is an abandoned brick house on the property
8. The length of time the property has been vacant or unused as currently zoned _____
9 years
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 Owner has attempted to sell the property "by owner." Owner listed property on Craig's List, in out-of-state newspapers, and with real estate company. Real estate agents have advised owner to apply for rezoning.

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/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) 
Address 1620 Kelleytown R.d. McDonough, GA 30252
Phone Number 404-787-3124

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

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

_____ (Notary Public) _____ (Date)

My Commission Expires _____

PETITION REQUESTING ANNEXATION
CITY OF MONROE, GEORGIA

Date: 12.14.2017

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: 389 Gene Bell Rd, Monroe, GA 30655

81 81A
HS/GAR/5.00 AC V/27.08 AC

Tax Map Number: 0165

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned R1A for the following reasons: to gain access to sewer, to increase lot density
so that the value of the property will increase, for
new development to be a 55+ community

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,

Derrill Perry

Owners Address: 1620 Kellegtown Rd.
McDonough, GA 30252

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.

Brookland Comm PCD

N78°21'44" W 614.58
N 18°31'41" W 464.14

27.0756
ACRES

7

8

9

20' sanitary
sewer easement

approx 110ft head line
approx 110ft head line

proposed 30' wide
sanitary sewer easement

GRUBBY CREEK

224.53
S19°40'09" E

5.001
Acres

Carver
Middle
School

200.00
S02°00'00" W

N75°22'33" W
238.18

150.00
S19°45'20" E

S68°49'24" W
190.48

726.78
N74°21'03" E

1554.60
N68°49'24" E

S68°49'24" W
825.00

1112.65' along
R/W to R/W of
GA. HIGHWAY

Gono Bell

FILED AND RECORDED 4-14-99 4:00 PM

PLAT BOOK 80 PAGE 74

KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY GEORGIA

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 389 & 0 Gene Bell Rd
to be rezoned from R-1 County to
R-1A City and Annexed**

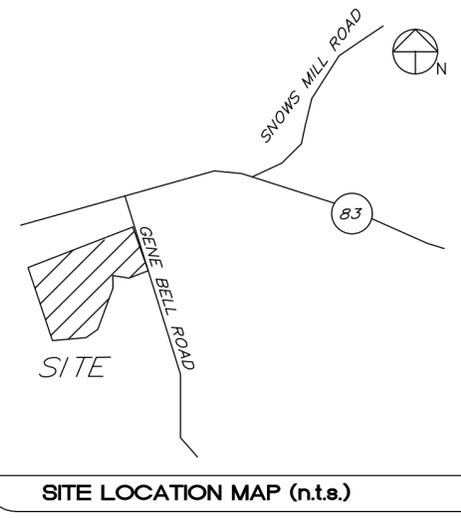
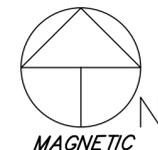
**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on January 16, 2018
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 389 & 0 Gene Bell Road
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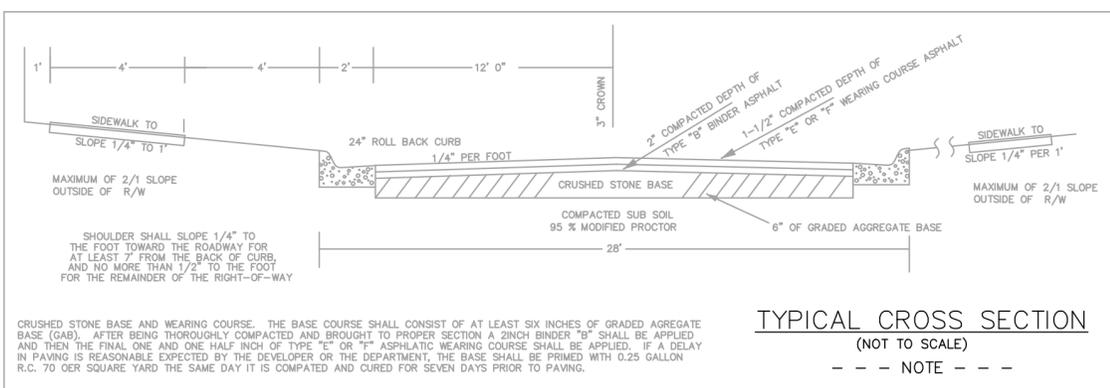
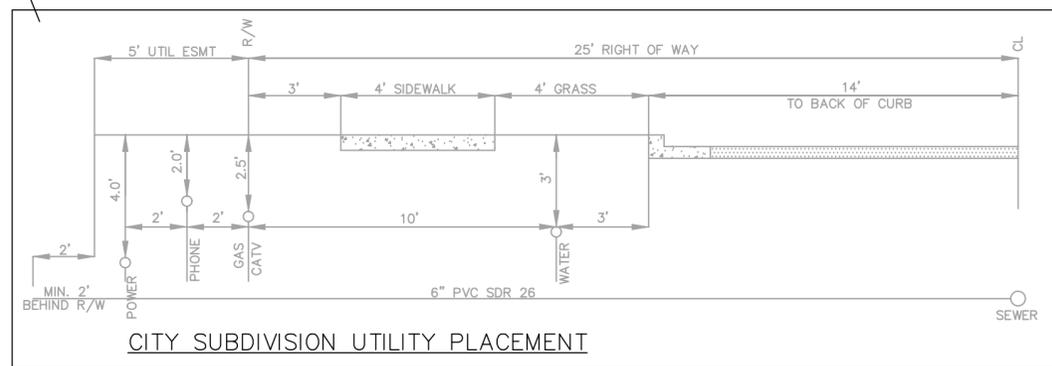
**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on February 13, 2018
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

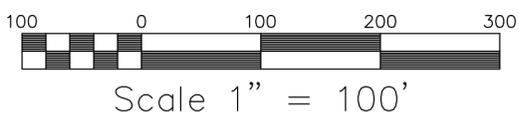
December 31, 2017



- GENERAL NOTES**
1. TO BE REZONED R-1A (PLANNED RESIDENTIAL DISTRICT) PER THE CITY OF MONROE ZONING ORDINANCE.
 MAX. LOT COVERAGE 40%
 MAX. BUILDING HEIGHT 35FT
 MIN. DWELLING SIZE 1800 SQ. FEET
 MIN. BUILDING SETBACKS: 20' FRONT BSL, 10.0' SIDE BSL, 20' REAR BSL.
 OPEN SPACE PROVIDED
 MIN. LOT SIZE: 7500 SF
 2. TOTAL GROSS AREA: 523,994 AC
 TOTAL NUMBER OF LOTS: 45
 GROSS DENSITY: 140
 3. ALL UTILITIES TO BE UNDERGROUND.
 4. THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED VIA AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY JACK BERRY AND ASSOCIATES. CONTOUR INTERVAL IS TWO FEET.
 5. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY BLUEBRIDGE MAPPING, LLC.
 6. PORTIONS OF THIS PROPERTY LIE IN THE FEMA FLOOD PLAN.
 7. WATER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 8. SEWER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 9. OPEN SPACE AND RECREATION AREA SHALL BE OWNED IN FEE-SIMPLE BY A MANDATORY PROPERTY OWNERS ASSOCIATION.
 10. THERE ARE NOT CEMETARIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
 11. THE 100 YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY ROCHESTER AND ASSOCIATES DATED FEBRUARY 24, 2008.
 12. THIS DEVELOPMENT IS TO BE GATED. THE STREETS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATE.
 13. PORTIONS OF THIS PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAN PER FEMA PANELS.
 14. THE 100 YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY SULLINS ENGINEERING, LLC.



DATE	REVISION	PRELIMINARY PLAT			
		GENE BELL S/D			
		LL & DIST	CITY	COUNTY	SCALE
		103/106 ~ 3RD	MONROE	WALTON	1"=100'
		SULLINS ENGINEERING, LLC			
		1380 IVYWOOD DRIVE	(678) 687-6219	ATHENS, GEORGIA	





Planning Commission Meeting

AGENDA

January 16, 2018

Item:

Election of New Chairman

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

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

Attachments / click to download
