



Planning Commission Meeting

AGENDA

November 21, 2017

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
 1. [Minutes of Previous Meeting - August 15, 2017](#)
- IV. **REPORT FOR CODE ENFORCEMENT OFFICER**
- V. **OPEN PUBLIC HEARINGS**
 1. [Request for Rezone and Annexation - Vine Street](#)
 2. [Request for COA - 210 West Spring Street](#)
- VI. **CLOSE PUBLIC HEARINGS**
- VII. **RECOMMENDATIONS ON REQUESTS**
- VIII. **NEW BUSINESS**
- IX. **ADJOURNMENT**



Planning Commission Meeting

AGENDA

November 21, 2017

Item:

Minutes of Previous Meeting - August 15, 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
August 15, 2017

Present: John Howard
 Rosalind Parks
 Kyle Harrison
 Michael Reese
 Mike Eckles

Absent: None

Staff: Logan Propes, City Administrator attended in Patrick Kelley, Director of Code/Planning's absence
 Debbie Adkinson, Code Department Assistant

Visitors: Jenny Carter, Andrea Gray, Joe Dixon, Kym Dixon, Gloria Reese, Todd Jackson

The meeting was called to order by Chairman Howard at 5:30 pm.

Chairman Howard asked for any changes, corrections or additions to the July 18, 2017 minutes. Hearing none he entertained a motion. Harrison made a motion to approve. Parks seconded. Motion carried. Minutes Approved.

Code Officer Report: None.

Public Hearing opened at 5:32 pm

The only item of business: is for petition # 17-00323 for an annexation and a rezone at 1050 & 1054 Good Hope Road. The applicant is Stone Creek Development, LLC. They are requesting an annexation of 46.57 acres of 1050 Good Hope Road and to rezone all 51.07 +/- acres of 1050 & 1054 Good Hope Road to R1-A. The Code Department recommends approval with conditions. Conditions being: 1. Maximum 3 units per acre, 2. Front façade to have brick, stone or stucco accent with the remainder of the home to be of the same material or wood or fiber cement siding. 3. That all state waters be delineated on the plans.

Jenny Carter, the Attorney representing Stone Creek Development LLC spoke to the request. She was accompanied by Andrea Gray, Attorney and the member manager, Joe Dixon. The property consists of two parcels of land. The one parcel, 1054 Good Hope Road, is already located in the City of Monroe and the second parcel which is the larger parcel, 1050 Good Hope Road, they are asking to be annexed and both parcels to be rezoned as R1-A. The proposed entrance is about 650 ft from the Carver Middle School entrance. The request to rezone to R1-A is to allow full development of the property. They submitted a copy of a reservation of their constitutional rights, alleging that as zoned the property could not be fully developed. The zoning requested they feel would replace one that is currently unconstitutional as applied to this property. Their plan is for 138 single family lots which is less than 3 units per acre. The homes would meet the recommended conditions of the Code Department. They are asking for one additional condition to be able to use vinyl for the soffit for maintenance issues.

Chairman Howard asked if there were comments about the vinyl soffits.

Logan Propes stated that would be acceptable.

Chairman Howard asked if there were any questions for Ms. Carter.

Reese: What is the price point?

Carter: It would be between \$182,000 and \$200,000.

Propes: asked about Condition # 3 of state waters being delineated on the plans. It was noted in conversation that there was a couple of small ponds or potential ponds beyond the one shown. What did you come up with there?

Carter deferred to Mr. Dixon.

Dixon: We had a wetlands study done by Nelson Environmental Inc. He will send a copy to us.

Chairman Howard asked for any other questions. Being none he entertained a motion to approve with Conditions as noted by Patrick Kelley. 1. Maximum 3 units per acre, 2. Front façade to have brick, stone or stucco accent with the remainder of the home to be of the same material or wood or fiber cement siding and with the request from the applicant an additional condition to allow vinyl soffits and 3. That all state waters be delineated on the plans. Michael Reese moved to approve with the recommended conditions. Mike Eckles seconded. Motion Carried.

Public Hearing was closed at 5:38 pm

New Business: Michael Reese thanked the City and City Council for considering him for being on the Planning and Zoning Commission. His tenor ends September 1, 2017.

Chairman Howard entertained a motion for adjournment. Harrison made the motion. Eckles seconded. Motion passed unanimously. Meeting adjourned at 5:40 pm.



Planning Commission Meeting

AGENDA

November 21, 2017

Item:

Request for Rezone and Annexation - Vine 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 and Annexation](#)

October 19, 2017

Petition Number: 17-00459
Applicant: Expo Realty, LLC
Location: Map C135 Parcel 0005, 0004, 0005A & 0005B
Proposed Zoning: R-1A City
Existing Zoning: A2 County
Acreage: +/- 65.17 acres Rezone & Annexation
Proposed Use: Single Family Residential Subdivision

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, Expo Realty, LLC request a rezone and an annexation for property located at Vine Street known as C1350005, C1350004, C1350005A and C1350005B. The property has 3295.10 ft of road frontage on Vine Street.
- (b) The Property is presently zoned A2 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:

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
17-00459	10/19/2017	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	455 Vine St Monroe, GA 30655	USEZONE	A-2 Co.	FLOODZONE
			PIN	C0135-004-000	
			SUBDIVISION		
	CONTRACTOR	EXPO REALTY, LLC	LOT		
			BLOCK		
		PO BOX 1326 Lawrenceville GA 30046	UTILITIES...		
			Electric		
			Sewer		
			Gas		
	OWNER	Marie B Patton & Gary B Blasingame ()	PROJECTID#	455VineSt-171019-1	
	PO BOX 832 Athens GA 30603	EXPIRATIONDATE:	12/31/2017		

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR REZONE AND ANNEXATION
- P&Z MTG 11/21/2017 @ 5:30 PM -COUNCIL
MTG 12/12/17 @ 6:00 PM 215 N BROAD
STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

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

NOTICE

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

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

Signature of Contractor or Authorized Agent

Date

10-19-17

Approved By

Date

10-19-17

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

17-00459

PERMIT PIN

55128 Item # 2

Annexation and Rezoning Application

Request to Annex and Rezone

C1350005, C1350004, C1350005A00 and C1350005B00

From A2 (County) to R1A

For a quality single-family residential neighborhood



Prepared By:
 Andrea P. Gray, LLC
 248 North Broad Street
 Monroe, Georgia 30655
 (678) 364-2384

On behalf of:
 Expo Realty, LLC
 As Agent for:
 Property Owners

Table of Contents

1. Introduction and Project Overview
2. Application with Supplemental Information
3. Location and Zoning Maps
4. Site Plan and Survey
5. Utilities Letter
6. Photographs

1. Introduction and Project Overview

Expo Realty, LLC (the “Applicant”) builds high quality homes in northeast Georgia and is planning to bring a needed community of new homes to the City of Monroe. The Applicant identified a tract of land (consisting of 7 tax parcels) located on Vine Street, Monroe, Georgia 30655 for such a development (see Location Map). According to the Walton County Tax Assessor maps, the combined parcels consist of \pm 89.87 acres, \pm 24.70 acres of which already lie within the City of Monroe. The parcels are owned by the Estates of J.B. and Odell S. Blasingame, Gary B. Blasingame, and Marie Blasingame Patton. The proposed site plan includes 268 single family residential lots resulting in a density of 2.6 homes per acre. The homes, constructed on slab or basement lots, will be craftsman style and constructed of brick, stone, stucco, wood siding or cement siding (no vinyl siding). Wood and cement siding homes will have brick, stone or stucco accents. Sidewalks and streetlights will be installed to enhance the neighborhood.

The property lies partly in Walton County and partly in the City of Monroe. To carry out its development plans, the Applicant seeks to annex the portion of the property in the unincorporated County (Tax Parcel Nos. C1350005, C1350004, C1350005A00 and C1350005B00, collectively the “Subject Property”) into the City of Monroe (the “City”) and to rezone the Subject Property from its Walton County zoning designation of A2 to the City’s designation of R1A (Medium Lot Residential District). The portion of the overall property within the City of Monroe is already zoned R1A.

2. Application with Supplemental Information

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION Vine Street/Oakland Ridge Monroe, GA.
 COUNCIL DISTRICT 6 and 8
 MAPNUMBER C1350-00000, C1350-00000, C1350-00000, C1350-00000
 PARCEL NUMBER 005-000, 004-000, 005-A00, 005-B00
- II. PRESENT ZONING A-2 REQUESTED ZONING R1A
- III. ACREAGE +65 PROPOSED USE Single Family Residential Subdivision
J.B. and Odelle S. Blasingame Estates, Marie B. Patton and Gary
- IV. OWNER OF RECORD B. Blasingame
 ADDRESS 195 Red Fox Run Athens, GA 30605

PHONE NUMBER 706-540-2130

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
See supplemental information for description of existing uses & zoning of nearby property
 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification As detailed in the supplemental information, the value of the subject property is substantially diminished by existing zoning district classification
 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification As detailed in the supplemental information, the assessed value of the subject property is \$531,400
 4. The value of the property contained in the application for rezoning under the proposed zoning Classification As detailed in the supplemental information, the value of the subject property will be significantly increased under the proposed zoning classification
 5. A description of the suitability of the subject property under the existing zoning classification
See Supplemental Information
 6. A description of the suitability of the subject property under the proposed zoning classification of the property See Supplemental Information

Rezoning Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property See Supplemental Information

8. The length of time the property has been vacant or unused as currently zoned See Supplemental Information

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 See Supplemental Information

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

See Supplemental Information

Rezoning Application
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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) Gary Blasingame
Address 195 Red Fox Run, Athens, GA 30605
Phone Number 706-540-2130

Attorney/Agent (signature) [Signature]
Address 248 N. Broad Street Monroe, GA 30655
Phone Number (678) 364-2384

Personally appeared before me the above applicant named Gary Blasingame 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.

Carolyn Briles (Notary Public) Oct 19, 2017 (Date)

My Commission Expires Oct 13, 2020



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

Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from A2 to R1A located at Vine St./Oakland Ridge, containing +65 acre(s), property owner being J.B. & Odelle S. Blasingame Estates and Marie B. Patton and Gary B. Blasingame filed on 10/19/2017.

CHECK LIST - APPLICATION MATERIAL

- Application Fee (\$100.00 Application Fee Single Family Rezoning)
(\$300.00 Application Fee Multi Family Rezoning)
(\$200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)
 - The completed application form (one original with original signatures)
 - Special Conditions made part of the rezoning/annexation request
 - Legal Description
 - Survey plat of property showing bearings and distances and:
 - abutting property owners
 - the zoning of abutting property
 - the current zoning of the subject property
 - Development Plan (two full size and one 11x17)
 - Site plan of the property at an appropriate scale
 - the proposed use
 - internal circulation and parking
 - landscaping
 - grading
 - lighting
 - drainage
 - amenities
 - buildings
 - buffers
 - Additional information that may be required by the Code Enforcement Officer:
-

Monroe Utilities Network Availability Letter

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

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.

Rezoning Application
Page six (6)

COMMENTS

Proposed Special Conditions:

1. Maximum lot density - 3.0 units per acre
2. Homes to have accents of brick, stone or stucco on the front facade; the balance of the home (with the exception of the soffit) to be the same or of wood or fiber cement siding.

Disclosure of Campaign Contributions and/or gifts:

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

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

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

Date: 10/19/2017

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: Vine Street/Oakland Ridge Monroe, GA.

Tax Map Number: Map C1350-000 00
Parcels 005-000, 004-000, 005-A00, 005-B00

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned RIA for the following reasons: The requested zoning classification would allow for the development of a 268 lot single family residential subdivision to provide needed housing to the area. Due to the existing pond and flood area, the requested RIA zoning allows the flexibility for the property to be developed with smaller lot sizes, but with an overall density of 2.6 lots per acre which is compatible with the 3.00 lots per acre allowed by the R1 zoning classification.

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,

Jay Blasingame

Owners Address:

195 Red Fox Run
Athens, GA 30605

Supplemental Information for Application Section V:

V. Analysis:

1. ***A description of all existing uses and zoning of nearby property:*** The Subject Property is located on Vine Street, south of the City: To the west, the Subject Property is bordered by single family properties in the Meadowbrook and Country Club Estates neighborhoods, zoned City or County R-1. The parcel to the north is located in the City and owned by the Oaks at Mill Creek Homeowner's Association and is zoned PRD. The parcels to the northeast, located in the City, are zoned R1A and are owned by the owners of the Subject Property. To the east lies property within the City owned by Chen Shiqi and zoned M1. There is also a small portion of the Chen Shiqi property located in unincorporated Walton County which is zoned I-1. South of the Subject Property and directly across Vine Street, the properties are all located in unincorporated Walton County and are zoned I-1, A-2 or A-1. See Location Map and Zoning Map.
2. ***Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification:*** The property value of Subject Property is significantly diminished by the existing zoning district classification. The A2 (Rural Estate) zoning, allows development with a minimum lot size of 1.5 acres (without public sewer) or 0.75 acres with public water and sewer. In addition, there are existing ponds and 100-year flood area covering a portion of the Subject Property, making those portions unsuitable for development. Therefore, under the current zoning designation, the Subject Property would yield substantially less lots,

and the accompanying infrastructure cost would make it unfeasible to develop the Subject Property as zoned.

3. ***The existing value of the property contained in the petition for rezoning under the existing zoning classification:*** As assessed by the Walton County Board of Tax Assessors, the 2017 value of the Subject Property is \$531,400. The value of the land is estimated to be \$355,700 and the value of the existing single family house and accessory structure is estimated to be \$175,700.
4. ***The value of the property contained in the application for rezoning under the proposed zoning classification:*** The proposed zoning classification would allow for the property to be developed into a 268-lot single family residential subdivision. The requested rezoning will significantly increase the value of the Subject Property, which is under contract to be sold for nearly 30% more than the assessed value, provided the requested annexation and rezoning are approved.
5. ***A description of the suitability of the subject property under the existing zoning classification:*** Under the existing zoning classification, the Subject Property is suitable for its current use, a single family residence and accompanying undeveloped property. It would also be suitable for some residential development. The existing ponds and flood area makes the Subject Property unsuitable for the proposed single family residential subdivision.
6. ***A description of the suitability of the subject property under the proposed zoning classification of the property:*** Under the proposed zoning classification, the Subject Property is well suited for the development of a single family residential subdivision that would be compatible with the surrounding properties and provide needed housing to the area. Due to the existing ponds and flood area and the R1A zoning of the adjacent

property under contract to be sold to the Applicant, the requested R1A rezoning allows the flexibility for the Subject Property to be developed with smaller lot sizes than the R1 zoning, but with an overall density of 2.6 lots per acre which is compatible with the surrounding area.

7. ***A description of any existing use of property including a description of all structures presently occupying the property:*** One parcel of the Subject Property is residentially used. The 2,708 square foot single family residence on that parcel was built in 1965. There is also a small accessory structure on said parcel. The remaining parcels are undeveloped.
8. ***The length of time the property has been vacant or unused as currently zoned:*** One parcel of the Subject Property is not currently vacant. The existing single family residence on that parcel was constructed in 1965, and the property has been used for residential and accompanying agricultural use.
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:*** Due to the economic downturn, there were no efforts to market the Subject Property until recently. The Subject Property went under contract in May 2017; however, the contract is contingent on the requested annexation and rezoning approvals.

Legal Description:

Tract one (C1350005): All that tract or parcel of land lying and being in Land Lot 33 of the 3rd Land District, Town GMD 419, Walton County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF COMMENCEMENT, begin at a point at the intersection of the centerline of the 80-foot Right-of-Way of Vine Street and the centerline of the 70-foot Right-of-Way of Adamson Drive; Thence along the centerline of Vine Street 87.50 feet in a southwesterly direction to a Point; Thence departing said centerline North 23 degrees 14 minutes 41 seconds West for a distance of 40.00 feet to a Point on the northerly Right-of-Way of Vine Street; THENCE along the northerly Right-of-Way of Vine Street along the arc of a curve to the left having a radius of 44,092.97 feet and arc length of 649.77 feet being subtended by a chord of South 66 degrees 20 minutes 04 seconds West for a distance of 649.76 feet to a Point; Thence with a compound curve to the left having a radius of 73,595.28 feet and arc length of 462.22 feet being subtended by a chord of South 64 degrees 46 minutes 22 seconds West for a distance of 462.22 feet to a Point; thence with a reverse curve to the right having a radius of 1731.84 feet and arc length of 474.52 feet being subtended by a chord of South 71 degrees 06 minutes 14 seconds West for a distance of 473.04 feet to a Point; thence with a compound curve to the right having a radius of 14,343.32 feet and arc length of 636.65 feet being subtended by a chord of South 77 degrees 06 minutes 45 seconds West for a distance of 636.60 feet to a Point; thence with a reverse curve to the left having a radius of 2477.99 feet and arc length of 69.81 feet being subtended by a chord of South 79 degrees 09 minutes 58 seconds West for a distance of 69.81 feet to a Point in the centerline of a creek; THENCE departing said Right-of-Way and along the centerline of the creek for a distance of 2233 feet, more or less, in a northeasterly direction to a Point; THENCE departing the centerline of said creek, North 57 degrees 02 minutes 11 seconds East for a distance of 25.22 feet to a Point; THENCE North 63 degrees 10 minutes 28 seconds East for a distance of 321.58 feet to a Point; THENCE South 82 degrees 37 minutes 25 seconds East for a distance of 1217.80 feet to a Point; THENCE South 28 degrees 05 minutes 13 seconds East for a distance of 693.65 feet to a Point; THENCE South 61 degrees 34 minutes 43 seconds West for a distance of 356.03 feet to a Point; THENCE South 27 degrees 25 minutes 54 seconds East for a distance of 316.23 feet to a Point, said point being THE POINT OF BEGINNING.

Tract two (C1350004): ALL THAT TRACT OR PARCEL OF LAND lying and being in the State of Georgia, County of Walton, Town Militia District, containing 2.4 acres, more or less, and fronting 350 feet on the northwest side of Vine Street, and being more particularly described according to plat and survey for L.P. Savage, dated December 3, 1953, prepared by J.W. Williams, Surveyor No. 374, and recorded in Plat Book 5, page 119, in Office of the Superior Court of Walton County, Georgia and being incorporated herein by reference for a more particular description.

Tract three (C1350005A00): ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in Land Lot 33 – 3rd Land District, Town GMD 419, Walton County, Georgia, containing 15.609 acres, more or less, as shown on a plat entitled, “Survey for Marie B. Patton”, dated

August 22, 1990 by Sims Surveying Co., Kenneth C. Sims, Registered Surveyor No. 1783, said plat being incorporated herein by reference, LESS AND EXCEPT the portion of said tract lying within the city limits of Monroe, Georgia.

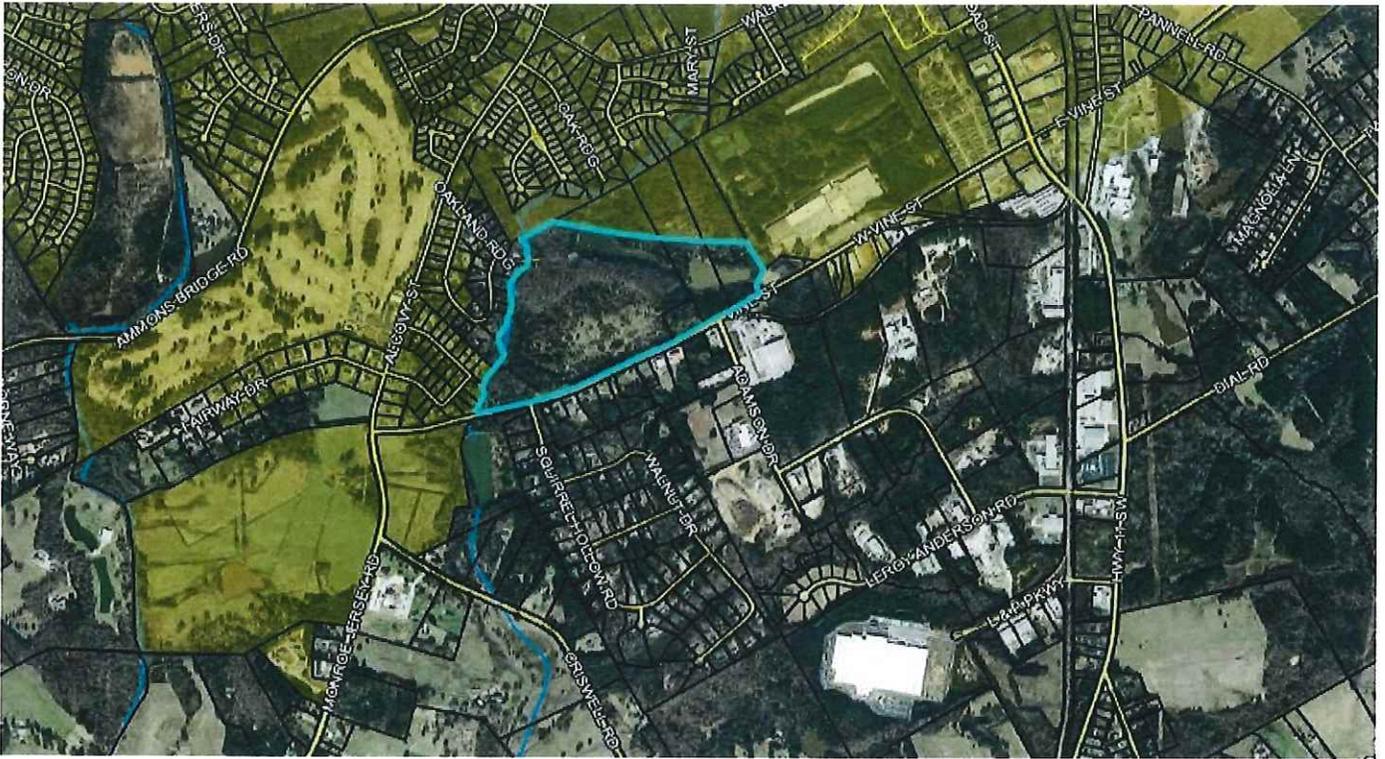
Tract four (C1350005B00): ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in Land Lot 33 – 3rd Land District, Town GMD 419, Walton County, Georgia, containing 15.609 acres, more or less, as shown on a plat entitled, “Survey for Gary B. Blasingame”, dated August 22, 1990 by Sims Surveying Co., Kenneth C. Sims, Registered Surveyor No. 1783, said plat being incorporated herein by reference, LESS AND EXCEPT the portion of said tract lying within the city limits of Monroe, Georgia.

Supplemental Information for Annexation Application:

Pursuant to the 100% Method of Annexation set forth in O.C.G.A. §36-36-20 *et seq.*, the Applicant is requesting the City Council annex the Subject Property into the City and extend the City boundaries to include said property. The Subject Property is unincorporated and contiguous to the City (as described in O.C.G.A. § 36-36-20), and adjacent property owned by the Property Owners located northeast of the Subject Property (Tax Parcels No. C1350005DP, C1350005ADP and C1350005BDP) is already located within the City boundaries.

3. Location/Zoning Map

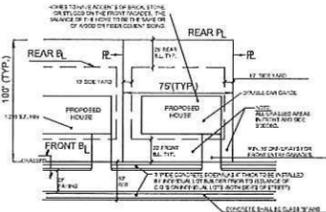
Location Map



Zoning Map



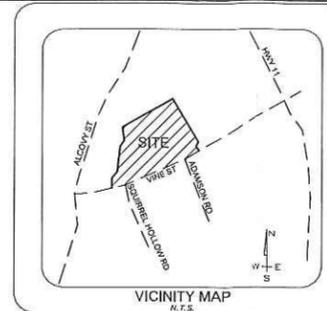
4. Site Plan and Survey



R1A-(DETACHED)
TYPICAL LOT LAYOUT
N.T.S.

- R1A SITE SUMMARY:**
1. TOTAL ACREAGE OF RESIDENTIAL = ±103.79 ACRES
 2. TOTAL NUMBER OF LOTS = 284
 3. OVERALL DENSITY = 2.54 LOTS/ACRE
 4. TOTAL AREA WITHIN CITY AFTER ANNEXATION = ±103.32 ACRES
 5. DENSITY WITHIN CITY = 2.55 LOTS/ACRE
 6. EXISTING ZONING - A2 (UNINCORP. WALTON COUNTY) & R1A CITY
 7. PROPOSED ZONING - R1A
 8. BOUNDARY INFORMATION BASED ON TAX MAPS.
 9. TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN FROM WALTON COUNTY GIS & USGS.
 10. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NOS. 13297C0139E & 13297C0139E DATED DECEMBER 8, 2016.

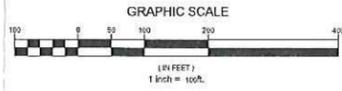
11. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. LOTS HAVE A MINIMUM SQUARE FOOTAGE OF 7,500
12. ALL LOTS TO BE SERVED BY WALTON COUNTY GRAVITY FLOW SANITARY SEWER.
13. WATER PROVIDED BY CITY OF MONROE.
14. FRONT = 20'
15. REAR = 25'
16. SIDE = 10'
17. MAX. BUILDING HEIGHT = 33'
18. SITE LIGHTING BY WALTON EMC.



OWNER / DEVELOPER
EXPO REALTY, LLC
P.O. BOX 1326
LAWRENCEVILLE, GA 30046
CONTACT: JOE DIXON
PHONE: 770.338.8162

REVISED Item # 2

RECEIVED
NOV 06 2017
BY:



PRECISION Planning Inc.
planners • engineers • architects • surveyors
408 Peachtree Industrial Boulevard, Suite 30046
Lawrenceville, Georgia 30046
770.338.8162 • www.precisionplanning.com

VINE STREET TRACT
VINE STREET
MONROE, GEORGIA
PROJECT

DATE	NO DESCRIPTION	DESIGN	DRAWN	CHECKED
10/31/2017		SWS	CS	SWS

REZONING PLAN

SHEET TITLE

RELEASE

1 OF 1

Land Description

Vine Street Tract One

All that tract or parcel of land lying and being in Land Lot 33 of the 3rd Land District, Town GMD 419, Walton County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, begin at a point at the intersection of the centerline of the 80-foot Right-of-Way of Vine Street and the centerline of the 70-foot Right-of-Way of Adamson Drive; THENCE leaving said intersection of centerlines, South 83 degrees 48 minutes 56 seconds West for a distance of 96.22 feet to a point on the Northerly Right-of-Way of Vine Street, said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Vine Street (80' R/W) the following six (6) courses and distances along a curve to the right, having a radius of 10064.99 feet and arc length of 388.00 feet, being subtended by a chord of South 60 degrees 26 minutes 07 seconds West for a distance of 387.98 feet to a point; THENCE along a curve to the left, having a radius of 44092.97 feet and arc length of 665.49 feet, being subtended by a chord of South 66 degrees 20 minutes 40 seconds West for a distance of 665.49 feet to a point; THENCE along a curve to the left, having a radius of 73595.28 feet and arc length of 462.22 feet, being subtended by a chord of South 64 degrees 46 minutes 22 seconds West for a distance of 462.22 feet to a point; THENCE along a curve to the right, having a radius of 1731.84 feet and arc length of 474.52 feet, being subtended by a chord of South 71 degrees 06 minutes 14 seconds West for a distance of 473.04 feet to a point; THENCE along a curve to the right, having a radius of 14343.32 feet and arc length of 636.65 feet, being subtended by a chord of South 77 degrees 06 minutes 45 seconds West for a distance of 636.60 feet to a point; THENCE along a curve to the left, having a radius of 2477.99 feet and arc length of 69.81 feet, being subtended by a chord of South 79 degrees 09 minutes 58 seconds West for a distance of 69.81 feet to a point on the centerline of an unnamed branch, said centerline is the property line; THENCE leaving aforesaid Right-of-Way and continuing along said centerline the following seventy eight (78) courses and distances North 27 degrees 45 minutes 42 seconds East for a distance of 36.48 feet to a Point; THENCE North 37 degrees 29 minutes 58 seconds East for a distance of 43.66 feet to a Point; THENCE North 42 degrees 43 minutes 22 seconds East for a distance of 34.82 feet to a Point; THENCE North 41 degrees 40 minutes 52 seconds East for a distance of 64.59 feet to a Point; THENCE North 29 degrees 07 minutes 20 seconds East for a distance of 42.40 feet to a Point; THENCE North 08 degrees 32 minutes 08 seconds East for a distance of 21.49 feet to a Point; THENCE North 03 degrees 25 minutes 51 seconds West for a distance of 33.74 feet to a Point; THENCE North 11 degrees 07 minutes 09 seconds West for a distance of 19.40 feet to a Point; THENCE North 29 degrees 00 minutes 10 seconds West for a distance of 28.76 feet to a Point; THENCE North 05 degrees 29 minutes 44 seconds West for a distance of 17.76 feet to a Point; THENCE North 15 degrees 29 minutes 14 seconds East for a distance of 22.93 feet to a Point; THENCE North 20 degrees 17 minutes 36 seconds East for a distance of 16.67 feet to a Point; THENCE North 38 degrees 10 minutes 23 seconds East for a distance of 48.42 feet to a Point; THENCE North 34 degrees 54 minutes 41 seconds East for a distance of 80.27 feet to a Point; THENCE North 69 degrees 30 minutes 09 seconds East for a distance of 47.56 feet to a Point; THENCE North 71 degrees 07 minutes 26 seconds East for a distance of 13.66 feet to a Point; THENCE North 51 degrees 53 minutes 51 seconds East for a distance of 28.09 feet to a Point; THENCE North 47 degrees 25 minutes 20 seconds East for a distance of 28.63 feet to a Point; THENCE North 30 degrees 28 minutes 47 seconds East for a distance of 26.82 feet to a Point; THENCE North 03 degrees 08

minutes 48 seconds East for a distance of 30.98 feet to a Point; THENCE North 06 degrees 03 minutes 14 seconds East for a distance of 37.23 feet to a Point; THENCE North 00 degrees 47 minutes 07 seconds West for a distance of 39.69 feet to a Point; THENCE North 22 degrees 28 minutes 23 seconds West for a distance of 24.82 feet to a Point; THENCE North 23 degrees 58 minutes 28 seconds West for a distance of 26.77 feet to a Point; THENCE North 39 degrees 42 minutes 06 seconds West for a distance of 33.21 feet to a Point; THENCE North 28 degrees 18 minutes 51 seconds West for a distance of 16.06 feet to a Point; THENCE North 46 degrees 54 minutes 16 seconds West for a distance of 35.01 feet to a Point; THENCE North 56 degrees 40 minutes 28 seconds West for a distance of 24.74 feet to a Point; THENCE North 29 degrees 22 minutes 18 seconds West for a distance of 19.96 feet to a Point; THENCE North 23 degrees 12 minutes 37 seconds East for a distance of 12.42 feet to a Point; THENCE North 41 degrees 04 minutes 15 seconds East for a distance of 22.36 feet to a Point; THENCE North 53 degrees 08 minutes 45 seconds East for a distance of 16.32 feet to a Point; THENCE North 51 degrees 34 minutes 43 seconds East for a distance of 43.74 feet to a Point; THENCE North 31 degrees 28 minutes 36 seconds East for a distance of 56.28 feet to a Point; THENCE North 50 degrees 23 minutes 52 seconds East for a distance of 44.52 feet to a Point; THENCE North 26 degrees 34 minutes 39 seconds East for a distance of 1.22 feet to a Point; THENCE North 46 degrees 24 minutes 49 seconds East for a distance of 15.77 feet to a Point; THENCE North 30 degrees 16 minutes 14 seconds East for a distance of 22.66 feet to a Point; THENCE North 08 degrees 16 minutes 50 seconds East for a distance of 30.22 feet to a Point; THENCE North 09 degrees 52 minutes 17 seconds West for a distance of 25.38 feet to a Point; THENCE North 07 degrees 46 minutes 47 seconds East for a distance of 52.37 feet to a Point; THENCE North 25 degrees 01 minutes 46 seconds East for a distance of 18.00 feet to a Point; THENCE North 16 degrees 33 minutes 58 seconds East for a distance of 20.99 feet to a Point; THENCE North 03 degrees 59 minutes 35 seconds East for a distance of 23.43 feet to a Point; THENCE North 25 degrees 01 minutes 46 seconds West for a distance of 18.00 feet to a Point; THENCE North 24 degrees 47 minutes 15 seconds West for a distance of 15.57 feet to a Point; THENCE North 45 degrees 00 minutes 59 seconds West for a distance of 15.38 feet to a Point; THENCE North 09 degrees 41 minutes 39 seconds West for a distance of 22.61 feet to a Point; THENCE North 03 degrees 38 minutes 06 seconds East for a distance of 34.32 feet to a Point; THENCE North 28 degrees 17 minutes 49 seconds East for a distance of 18.63 feet to a Point; THENCE North 06 degrees 07 minutes 08 seconds West for a distance of 30.62 feet to a Point; THENCE North 26 degrees 08 minutes 38 seconds West for a distance of 32.10 feet to a Point; THENCE North 32 degrees 23 minutes 44 seconds West for a distance of 26.40 feet to a Point; THENCE North 38 degrees 14 minutes 59 seconds West for a distance of 22.85 feet to a Point; THENCE North 04 degrees 24 minutes 04 seconds East for a distance of 14.18 feet to a Point; THENCE North 09 degrees 35 minutes 48 seconds East for a distance of 29.42 feet to a Point; THENCE North 17 degrees 06 minutes 43 seconds East for a distance of 14.79 feet to a Point; THENCE North 45 degrees 00 minutes 59 seconds East for a distance of 12.31 feet to a Point; THENCE North 53 degrees 29 minutes 12 seconds East for a distance of 18.28 feet to a Point; THENCE North 62 degrees 19 minutes 57 seconds East for a distance of 37.47 feet to a Point; THENCE North 53 degrees 52 minutes 49 seconds East for a distance of 42.43 feet to a Point; THENCE North 54 degrees 02 minutes 35 seconds East for a distance of 41.67 feet to a Point; THENCE North 54 degrees 47 minutes 52 seconds East for a distance of 33.96 feet to a Point; THENCE North 43 degrees 16 minutes 50 seconds East for a distance of 25.39 feet to a Point; THENCE North 32 degrees 34 minutes 06 seconds East for a distance of 50.96 feet to a Point; THENCE North 08 degrees 28 minutes 34 seconds East for a distance of 16.16 feet to a Point; THENCE NORTH for a distance of 31.62 feet to a Point; THENCE North 08 degrees 32 minutes 08 seconds West for a distance of 27.50 feet to a Point; THENCE North 15 degrees 08 minutes 39 seconds West for a distance of 42.97 feet to a Point; THENCE North 07 degrees 06 minutes 29 seconds West for a distance of 24.74 feet to a Point; THENCE North 17 degrees 53 minutes 17 seconds East for a distance of 11.07 feet to a Point; THENCE North 23 degrees 55 minutes 12 seconds East for a distance of 36.08 feet to a Point; THENCE North 34 degrees 10 minutes 29 seconds East for a distance of 23.01 feet to a Point; THENCE North 20 degrees 24

minutes 29 seconds West for a distance of 26.35 feet to a Point; THENCE North 35 degrees 57 minutes 27 seconds West for a distance of 26.87 feet to a Point; THENCE North 66 degrees 10 minutes 24 seconds West for a distance of 25.57 feet to a Point; THENCE North 51 degrees 40 minutes 57 seconds West for a distance of 29.82 feet to a Point; THENCE North 55 degrees 21 minutes 08 seconds West for a distance of 3.70 feet to a Point; THENCE leaving aforesaid centerline of an unnamed branch North 57 degrees 02 minutes 11 seconds East for a distance of 25.22 feet to a Point; THENCE North 63 degrees 10 minutes 28 seconds East for a distance of 1095.34 feet to a Point; THENCE North 58 degrees 03 minutes 46 seconds East for a distance of 975.52 feet to a Point; THENCE South 29 degrees 17 minutes 27 seconds East for a distance of 1553.58 feet to a Point; THENCE South 26 degrees 31 minutes 43 seconds West for a distance of 180.95 feet to a Point; THENCE South 29 degrees 22 minutes 07 seconds East for a distance of 79.55 feet to a Point on the aforesaid Northerly Right-of-Way of Vine Street (80' R/W); THENCE continuing along said Right-of-Way along a curve to the left, having a radius of 21655.73 feet and arc length of 598.41 feet, being subtended by a chord of South 59 degrees 55 minutes 41 seconds West for a distance of 598.39 feet to a point; said point being **THE POINT OF BEGINNING**.

LESS AND EXCEPT:

To find **THE POINT OF BEGINNING**, begin at a point at the intersection of the centerline of the 80-foot Right-of-Way of Vine Street and the centerline of the 70-foot Right-of-Way of Adamson Drive; THENCE leaving said intersection of centerlines, South 83 degrees 48 minutes 56 seconds West for a distance of 96.22 feet to a point on the Northerly Right-of-Way of Vine Street; THENCE continuing along said Right-of-Way of Vine Street (80' R/W) the following six (6) courses and distances, along a curve to the right, having a radius of 10064.99 feet and arc length of 388.00 feet, being subtended by a chord of South 60 degrees 26 minutes 07 seconds West for a distance of 387.98 feet to a point; THENCE along a curve to the left, having a radius of 44092.97 feet and arc length of 665.49 feet, being subtended by a chord of South 66 degrees 20 minutes 40 seconds West for a distance of 665.49 feet to a point; THENCE along a curve to the left, having a radius of 73595.28 feet and arc length of 462.22 feet, being subtended by a chord of South 64 degrees 46 minutes 22 seconds West for a distance of 462.22 feet to a point; THENCE along a curve to the right, having a radius of 1731.84 feet and arc length of 474.52 feet, being subtended by a chord of South 71 degrees 06 minutes 14 seconds West for a distance of 473.04 feet to a point; THENCE along a curve to the right, having a radius of 14343.32 feet and arc length of 636.65 feet, being subtended by a chord of South 77 degrees 06 minutes 45 seconds West for a distance of 636.60 feet to a point; THENCE along a curve to the left, having a radius of 2477.99 feet and arc length of 4.99 feet, being subtended by a chord of South 79 degrees 54 minutes 56 seconds West for a distance of 4.99 feet to a point, said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along said Right-of-Way of Vine Street (80' R/W) along a curve to the left, having a radius of 2477.99 feet and arc length of 64.83 feet, being subtended by a chord of South 79 degrees 06 minutes 30 seconds West for a distance of 64.82 feet to a point on the centerline of an unnamed branch, said centerline is the property line; THENCE continuing along said centerline the following seventeen (17) courses and distances North 27 degrees 45 minutes 42 seconds East for a distance of 36.48 feet to a Point; THENCE North 37 degrees 29 minutes 58 seconds East for a distance of 43.66 feet to a Point; THENCE North 42 degrees 43 minutes 22 seconds East for a distance of 34.82 feet to a Point; THENCE North 41 degrees 40 minutes 52 seconds East for a distance of 64.59 feet

to a Point; THENCE North 29 degrees 07 minutes 20 seconds East for a distance of 42.40 feet to a Point; THENCE North 08 degrees 32 minutes 08 seconds East for a distance of 21.49 feet to a Point; THENCE North 03 degrees 25 minutes 51 seconds West for a distance of 33.74 feet to a Point; THENCE North 11 degrees 07 minutes 09 seconds West for a distance of 19.40 feet to a Point; THENCE North 29 degrees 00 minutes 10 seconds West for a distance of 28.76 feet to a Point; THENCE North 05 degrees 29 minutes 44 seconds West for a distance of 17.76 feet to a Point; THENCE North 15 degrees 29 minutes 14 seconds East for a distance of 22.93 feet to a Point; THENCE North 20 degrees 17 minutes 36 seconds East for a distance of 16.67 feet to a Point; THENCE North 38 degrees 10 minutes 23 seconds East for a distance of 48.42 feet to a Point; THENCE North 34 degrees 54 minutes 41 seconds East for a distance of 80.27 feet to a Point; THENCE North 69 degrees 30 minutes 09 seconds East for a distance of 47.56 feet to a Point; THENCE North 71 degrees 07 minutes 26 seconds East for a distance of 13.66 feet to a Point; THENCE North 51 degrees 53 minutes 51 seconds East for a distance of 28.09 feet to a Point; THENCE leaving the aforesaid centerline of an unnamed branch South 38 degrees 06 minutes 09 seconds East for a distance of 35.00 feet to a Point; THENCE South 51 degrees 53 minutes 51 seconds West for a distance of 34.02 feet to a Point; THENCE South 71 degrees 07 minutes 26 seconds West for a distance of 19.09 feet to a Point; THENCE South 69 degrees 30 minutes 09 seconds West for a distance of 36.17 feet to a Point; THENCE South 34 degrees 54 minutes 41 seconds West for a distance of 70.37 feet to a Point; THENCE South 38 degrees 10 minutes 23 seconds West for a distance of 43.91 feet to a Point; THENCE South 14 degrees 14 minutes 26 seconds West for a distance of 28.37 feet to a Point; THENCE South 29 degrees 00 minutes 10 seconds East for a distance of 26.98 feet to a Point; THENCE South 11 degrees 07 minutes 09 seconds East for a distance of 27.26 feet to a Point; THENCE South 03 degrees 25 minutes 51 seconds East for a distance of 39.76 feet to a Point; THENCE South 08 degrees 32 minutes 08 seconds West for a distance of 31.51 feet to a Point; THENCE South 29 degrees 07 minutes 20 seconds West for a distance of 52.61 feet to a Point; THENCE South 41 degrees 41 minutes 09 seconds West for a distance of 84.76 feet to a Point; THENCE South 28 degrees 51 minutes 48 seconds West for a distance of 16.62 feet to a Point; THENCE South 19 degrees 39 minutes 31 seconds West for a distance of 32.12 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 0.476 Acres (20,714 Square Feet), as shown as area to remain in Walton County.

5. Utility Letter



IN RE: UTILITIES

To Whom It May Concern:

The City of Monroe Combined Utilities will provide to the location listed below:

Location: 633 Oakland Ridge/Vine Street, parcels: 1350004, 1350005
C1350005A00, C1350005B00, C1350005B0P, C1350005A0P, C1350005D0P
The following services indicated below:

ELECTRIC:	<input checked="" type="radio"/> YES	or	<input type="radio"/> NO
WATER:	<input checked="" type="radio"/> YES	or	<input type="radio"/> NO
NATURAL GAS:	<input checked="" type="radio"/> YES	or	<input type="radio"/> NO
CABLE:	<input checked="" type="radio"/> YES	or	<input type="radio"/> NO
SEWER:	<input checked="" type="radio"/> YES	or	<input type="radio"/> NO

If you have any questions or concerns regarding the above information, please contact us at 770-267-3429.

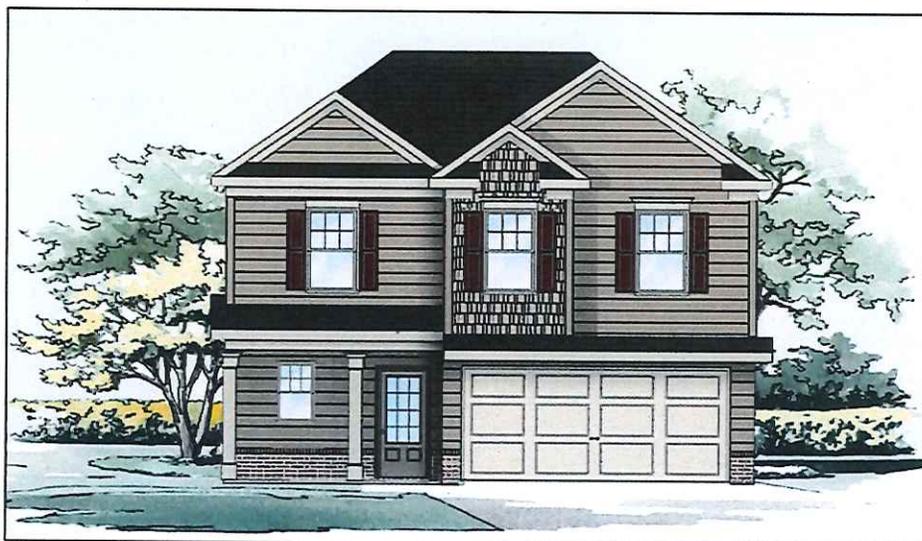
Vashon T. Hill

Customer Service Representative

File:

6. Photographs

Photographs and Renderings of Homes Constructed by Expo Homes which are Representative of the Homes Planned for the Proposed Development



Item # 2



CODE DEPARTMENT

November 6, 2017

To: Walton County Board of Commissioners
111 South Broad Street
Monroe, Georgia 30655

Re: 455 Vine Street (C1350004), Map C135 Parcel 005, Map C135 Parcel 005A, Map C135 Parcel 005B

Dear Commissioners:

Please be advised that the City of Monroe, Georgia by the authority vested in the Mayor and the Council of the City of Monroe, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and the City Council.

This letter has been hand delivered, within five (5) business days of acceptance of a modification of an application for annexation, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Monroe, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9.

See Exhibit "A" Attached

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Monroe, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Pursuant to O.C.G.A. § 36-36-11 a public hearing on zoning of the property to be annexed as R1A City will be held December 12, 2017 at 215 N. Broad Street. If the county has a bonafide land use classification objection under O.C.G.A. § 36-36-11, in accordance with the land use agreement between the City of Monroe and Walton County, please notify Patrick Kelley in accordance with said agreement

Sincerely,

Debbie Adkinson
Code Department Assistant

Item # 2



CODE DEPARTMENT

November 6, 2017

I LETA TALBIRD HAVE RECEIVED THE NOTIFICATION OF ANNEXATION FOR MAP C135 P005, C135 P004, C135 P005A and C135 P005B.

SIGNATURE: Leta P. Talbird

TITLE: COUNTY CLERK

ADDRESS: 111 S. BROAD ST.
MONROE, GA 30655

Item # 2

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at Vine Street known as
portions of C1350005, 0004, 0005A
and 0005B totaling 65.17 ac. to be rezoned
from A2 County to R1A 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 November 21, 2017
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 Vine Street known as
portions of C1350005, 0004, 0005A
and 0005B totaling 65.17 ac. to be rezoned
from A2 County to R1A City and Annexed.**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on December 12, 2017
at 6:00 P.M. All those having an
interest should be present.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

November 5, 2017



Planning Commission Meeting

AGENDA

November 21, 2017

Item:

Request for COA - 210 West Spring 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
codedept@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
17-00463	10/19/2017	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	USEZONE	FLOODZONE
	210 W Spring St Monroe, GA 30655	B-3	Yes
		PIN	
		M0014-074-000	
	CONTRACTOR	SUBDIVISION	
	BLUE FROG CONSTRUCTION	CORRIDOR DESIGN OVERLAY DISTRICT	
	3011 SUTTON GATE Dr Ste 120 Suwanee GA 30024	LOT	BLOCK
		0	0
	OWNER	UTILITIES...	
	Asha A (monroe Animal Hos Care) Wise ()	Electric Sewer Gas	
	210 W Spring St Monroe GA 30655	PROJECTID#	
		210WSpringSt-171019 -1	
		EXPIRATIONDATE:	04/17/2018

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES	Sq. Ft.
REQUEST FOR COA - P&Z MTG 11/21/17 @ 5:30 PM 215 N BROAD STREET	SQUAREFOOTAGE		
		#UNITS	
NATURE OF WORK	SINGLE FAMILY ONLY		
Other		#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

Date 10.19.17

Approved By

Date 10-19-17

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	17-00463	55140 Item # 3

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: 10/12/17

APPLICANT: Shawn Rainey, Blue Frog Construction

APPLICANT'S ADDRESS: 3011 Sutton Gate Dr. #120
Suwanee, GA 30024

TELEPHONE NUMBER: 404-422-3412

PROPERTY OWNER: Asha Wise, DVM, Monroe Animal Care Hospital

OWNER'S ADDRESS: 210 West Spring St.
Monroe, GA 30655

TELEPHONE NUMBER: 770-267-3004

PROJECT ADDRESS: 210 West Spring St
Monroe, GA 30655

Brief description of project: Dr. Wise would like to do a small expansion out the rear of her existing building, and be able to keep the front area as is - no changes to the existing parking, monument sign location, landscaping, irrigation, curb & gutter at the street, etc - since the rear expansion does not affect any of those items and the additional work needed for those items would be \$120,000, thus making the project too expensive to proceed. She would also like to keep the exterior materials the same since we are not changing the front except for a door and windows.
(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 _____ 10/12/17

Date: _____ 10/12/17

Effective July 1, 2014

Import Cancel

MAIN

[Download Excel template](#)

A Georgia seller must either collect and remit tax on its sales or accept in good faith from the purchaser a properly completed exemption document (such as a resale certificate, exemption certificate, or letter of authorization) stating that the item is purchased for resale or is otherwise exempt from sales and use tax. Sellers are obligated to ensure that each sales tax number on a resale certificate provided by a purchaser is valid. Sellers can verify the validity of Georgia sales tax numbers using the Sales Tax Verification Tool below.

Note: This tool only verifies Georgia Sales Tax Numbers. It does not verify state tax identification numbers, federal employer identification numbers, out-of-state sales tax numbers, or social security numbers.

(In some instances, such as on Form ST-4 and Form ST-5M, the Georgia Department of Revenue accepts out-of-state sales tax numbers. In such instances, sellers are advised to verify the sales tax number by contacting the appropriate out-of-state government authority.)

Instructions:

1. To verify a Georgia sales tax number, enter the nine-digit number into the search box.
2. Hit Enter or the Tab key on your keyboard.
3. Click the green "Verify Sales Tax IDs" button on the web page.

Tip:

1. This tool only verifies Georgia sales tax numbers.
2. Enter only numerals - omit letters, spaces, and symbols (e.g., dashes).
3. The tool includes an Import function that allows up to 100 Georgia sales tax numbers to be entered and validated in a single query.
4. After you type in a sales tax number and before you click the verify button, hit the Enter key on your keyboard.
5. Once you have properly entered the Georgia sales tax number, you will receive a message indicating whether the number entered is active or inactive.
6. If you do not receive an "inactive" or "active" message, please try again.
7. Please note that the database does not verify or identify the taxpayer to whom the sales tax number was assigned.
8. Please call Taxpayer Services Division at 1-877-423-6711 if you have questions or experience problems with the verification tool.

Verified as of 10/18/2017

Sales Tax ID Number	Status
582-426544	

Verify Sales Tax IDs

Active Sales Tax ID Count	<input type="text" value="0"/>
Inactive Sales Tax ID Count	<input type="text" value="0"/>
Total Sales Tax ID Count	<input type="text" value="1"/>

Please print a copy for your records.

220

Return document to:
Rebecca Polston Dally, P.C.
P.O. Box 745
Social Circle, GA 30025
(770) 464-3330

FILED AND RECORDED
CLERK SUPERIOR COURT
WALTON COUNTY, GA

2002 OCT -7 PM 4:30

BOOK 1517 PAGE
KATHY K. TROST, CLERK

WALTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 0
DATE 10-7-02
Kathy K. Trost
CLERK OF SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 3 day of October, in the year of our Lord Two Thousand Two between ALICIA G. DARDEN, as party of the first part, hereinafter called Grantor, and ASHA A. WISE, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That Grantor for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee:

A one-half (1/2) undivided interest in and to all that tract or parcel of land lying and being in Land Lot 65 of the 3rd Land District, Town G.M.D. 419, City of Monroe, Walton County, Georgia, containing 0.54 acre, more or less, being Lots 52, 53, 54 and 55 in Block B of Nowell Subdivision, as more particularly described on plat of survey dated February 4, 1993, revised March 23, 1995, certified by William J. Gregg, Sr., Ga. R.L.S. No. 1438, which is recorded in Plat Book 78, page 198, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

As partial consideration for this conveyance, Grantee hereby agrees to assume and be fully responsible for the indebtedness on the property to Wachovia Bank, NA, which is evidenced by a Deed to Secure Debt, dated December 1, 1998, recorded at Deed Book 907, page 91, Walton County Records.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of ASHA A WISE, the said Grantee her successors and/or assigns forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

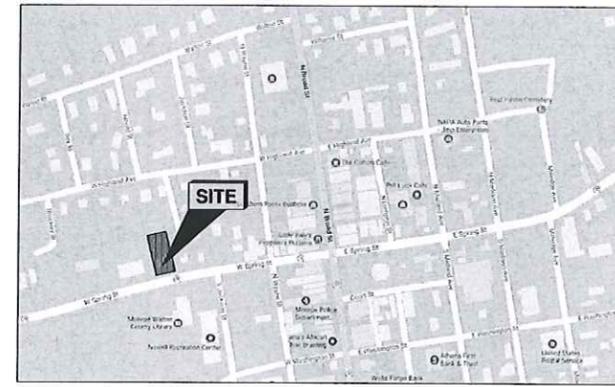
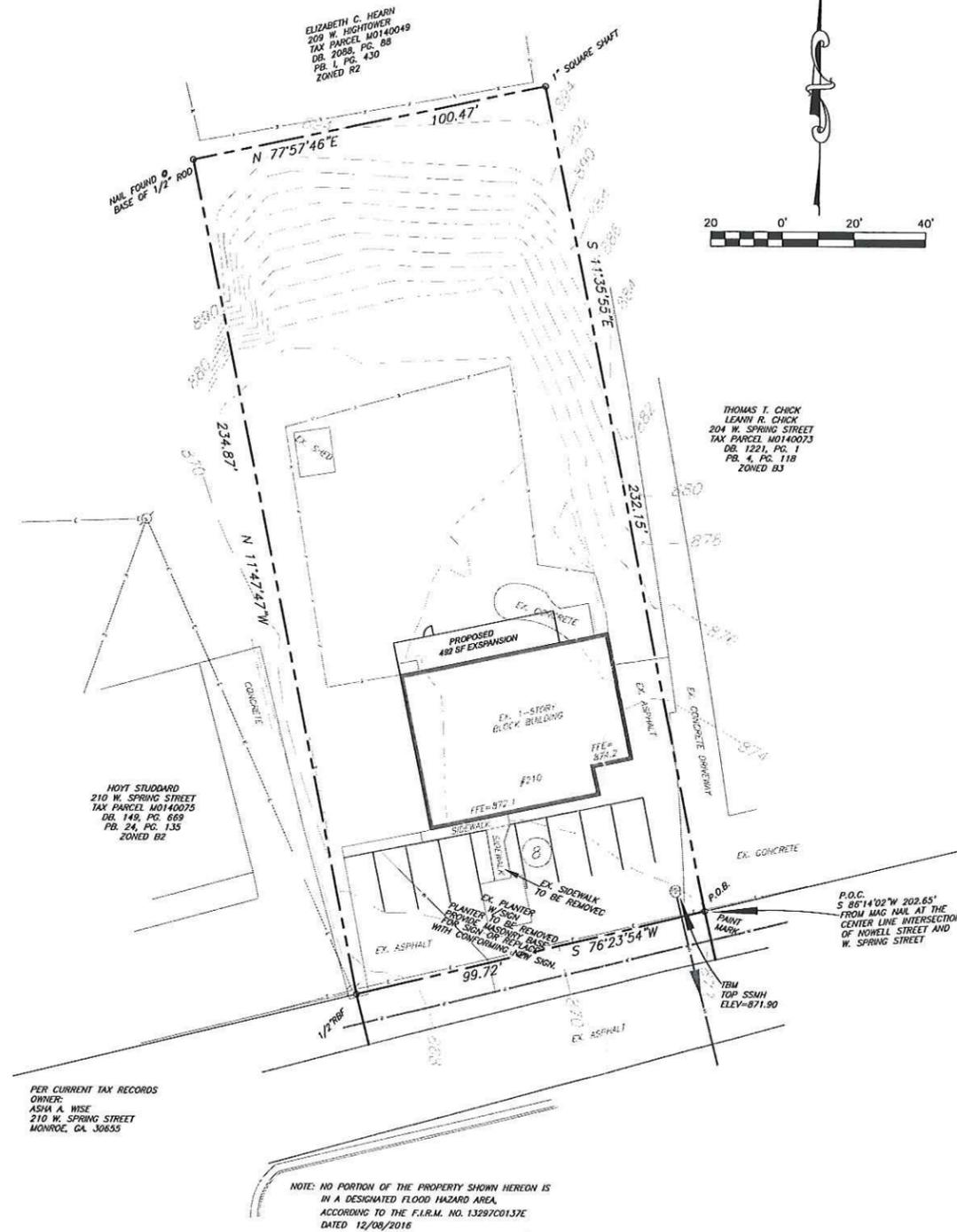
Signed, sealed and delivered
in presence of:

Alicia G. Darden (SEAL)
ALICIA G. DARDEN

Witness

Notary Public





VICINITY MAP
N.T.S.

ALCOVY
Surveying & Engineering, Inc.
 P.O.C. TIP HUYNH, P.E.
 2205 Highway 81 South
 Loganville, Georgia 30052
 Phone: 770-466-4002
 Fax: 770-466-4296
 TIP@ALCOVYSE.COM

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VARIANCE REQUEST

PROPOSED
 MONROE ANIMAL
 CARE HOSPITAL
 EXPANSION

PARCEL: M0140074
 LAND LOT: 65
 DISTRICT : 3RD
 210 W. SPRING STREET
 MONROE, GEORGIA

8/18/2017
 1" = 20'

OWNER
 DR. ASHA A. WISE
 210 W SPRING ST
 MONROE, GA 30655

DEVELOPER/PRIMARY PERMITEE
 BLUE FROG CONSTRUCTION
 3011 SUTTON GATE DR.
 SUITE 120
 SUWANEE, GA 30024

24 HOUR - EMERGENCY CONTACT
 SHAWN RAINEY
 404-422-3412
 srainey@bfrog.net

REVISIONS

NO.	DATE	DESCRIPTION

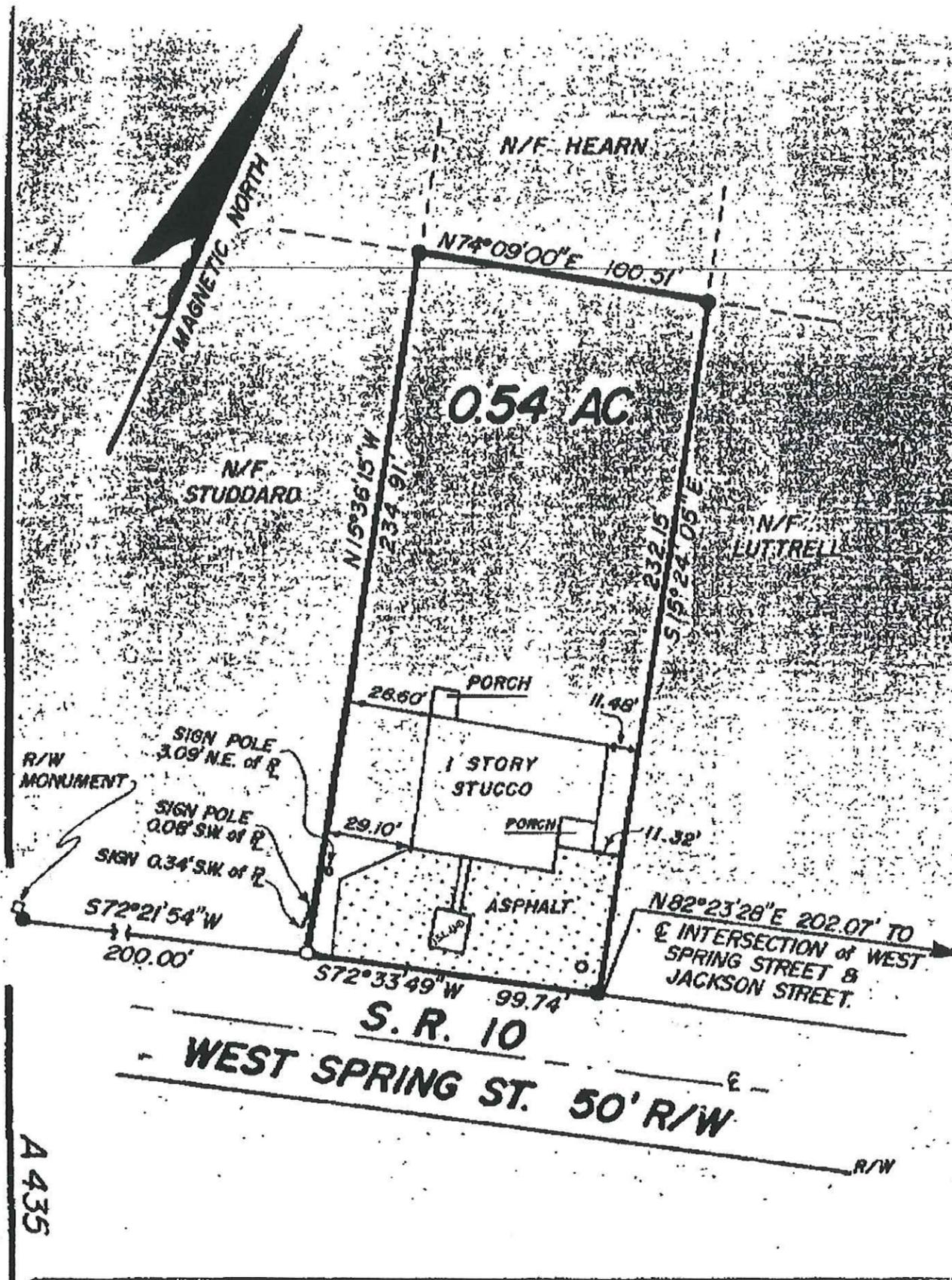
JOB No. 16-150
 VR

T-484 P. 014/015 F-754

From-ANDERSEN TATE & MAHAFFEY

2-2002 14:21

A 435



SURVEY FOR: *AMW*
FRED MOORMAN
 LOTS 52, 53, 54, & 55, BLOCK B,
 NOWELL SUBDIVISION
 LOCATED IN LAND LOT 65, 3rd LAND DISTRICT,
 TOWN G.M.D. 419,
 WALTON COUNTY, GEORGIA

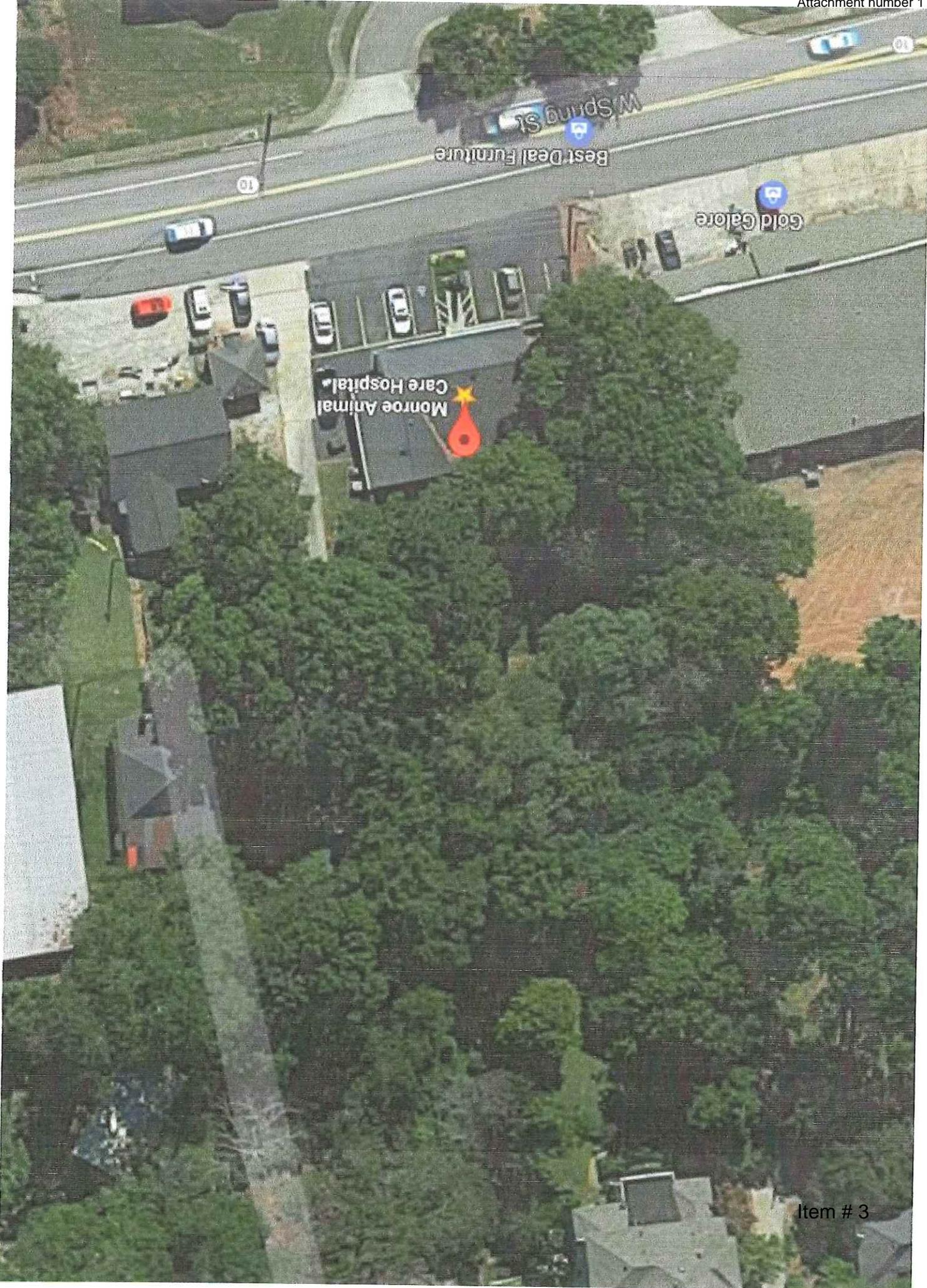
SCALE: 1" = 50'
 FEBRUARY 4, 1993
 REVISED: MARCH 23, 1993

SURVEY BY:
 GREGG & ASSOCIATES
 MONROE, GEORGIA

REFERENCES:
 PLAT BOOK 1, PAGE 396
 PLAT BOOK 24, PAGE 135

LEGEND
 N/F = NOW or FORMERLY
 R/W = RIGHT OF WAY
 ● = IRON PIN FOUND
 ○ = IRON PIN SET
 ○ = MANHOLE
 - - - = NOT TO SCALE
 C = CENTER LINE
 P = PROPERTY LINE







Item # 3



Item # 3



Item # 3

**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 November 21, 2017 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for addition to property. COA is for 210 W. Spring 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:**

November 5, 2017