



## Planning Commission Meeting

### AGENDA

October 20, 2015

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
  1. [Minutes of Previous Meeting - September 15, 2015](#)
- IV. **REPORT FOR CODE ENFORCEMENT OFFICER**
- V. **OPEN PUBLIC HEARINGS**
  1. [Request for Rezone -234 N Hammond Drive](#)
- VI. **CLOSE PUBLIC HEARINGS**
- VII. **RECOMMENDATIONS ON REQUESTS**
- VIII. **NEW BUSINESS**
  1. [Nominating and Election of New Chairman](#)
- IX. **ADJOURNMENT**



## Planning Commission Meeting

### AGENDA

October 20, 2015

**Item:**

Minutes of Previous Meeting - September 15, 2015

**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

**September 15, 2015**

**Present:** John Howard  
Michael Reese  
Mike Eckles

**Absent:** Rosalind Parks

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

**Visitors:** Ronald Cantrell, Terrie Uhl, Ray E Uhl, Pat Green, Dessa Morris, Gloria Reese, Laura Brockman, Natalie Geehr, Patrick Graham, Norman Garrett

The meeting was called to order by Acting Chairman John Howard at 5:46 pm.

Minutes for August 18, 2015 meeting: Acting Chairman Howard asked for any changes, additions or corrections. Seeing there are none he entertained a motion for approval. Michael Reese motioned to approve. Mike Eckles seconded. Motion passed unanimously.

Code Officer Report: None

Public Hearing opened at 5:48 pm.

**The first item of business** is for petition # 15-00244 Request for a Variance at 1401 Alcovy Street to eliminate sidewalks required. The applicant is Ron Cantrell Construction, Inc. The property consists of 13.6 acres and has 967.37 ft of road frontage on Alcovy Street and 791.58 ft on Criswell Road. Code Department recommends denial.

Applicant Ron Cantrell himself spoke to the request. Mr. Cantrell represents the leadership and members of the Catholic Church at this address. They feel the installation of sidewalks would be an extremely expensive cost to the church members and would be create unnecessary hardship for the church. His reasoning being there are extraordinary and exceptional conditions pertaining to this property. He also stated the sidewalks would not attach to any other sidewalks. The extreme expense would come from having to widen the shoulder of the roads and clear trees, move the ditch lines and install retaining walls and safety rails. The church members and Mr. Cantrell do not feel the relief from having the sidewalks installed would cause substantial detriment to the public good or impair the purpose and intent of this ordinance; therefore they request the variance be granted.

Pat Kelley shared the staff recommendation to deny as the plans were submitted with the sidewalks included. The City would be glad to work with them to minimize the impact as far as the cost goes by possibly allowing them to place the sidewalks in another place in

the city or make arrangements similar to what was done at Paradise Shoppes of Monroe which allowed them to put the sidewalks further onto their property alleviating some requirements for ditch changes and shoulder construction as long as the City could get an access easement for maintenance.

Commissioner Reese asked about the project being submitted with sidewalks.

Cantrell: Correct. The original design of this project started long before we ever knew there were sidewalk requirements. All of the budgeting, all of the estimates, and all of the cost that the church expected to incur was already tabulated and in before we learned of this requirement. We could not get a permit without showing them on the civil drawings. We showed them with full intent of coming to you and asking you to please allow this place of worship to forgo this requirement because it is a financial hardship.

Reese: Is this an unusual request.

Kelley: It's not unusual for an isolated property like this to not want to go to the expense of putting them in but it's in the Development Regulations so that if and when the City gets there with the overall sidewalk plan that asset is already in place and dedicated to the City.

Howard: Do we have a time line on that project.

Kelley: I don't have that timeline in front of me. Streets and transportation has that information and could answer better than I. There have been other sidewalks placed in the city that attach to nothing. Dunkin Donuts, Burger King, Paradise Shoppes of Monroe are a few of them. This is not something that we have ever forgone in the past on a development that I know of.

After more discussion of the request Acting Chairman John Howard entertained a motion. Commissioner Reese motioned to approve the variance. Eckles seconded and added the condition that sidewalks would be required when the city master plan gets to that area. The motion was adjusted to approve the variance with the condition the sidewalks would have to be installed at the time the City gets to that area with the master plan. Motion passed unanimously.

The second item of business is petition # 15-00254 a Request for a Variance at 426 W Highland Avenue to allow a ground sign to be placed within the 50' right of way 18' from the center line of W Highland Avenue. The applicant is Purvis Property Management Inc, owner of the property. The property consists of .34 acres and has 47.21 ft of road frontage on W Highland Avenue. The Code Department recommends approval with the conditions, 1. Indemnify the City in regards to hazards in the right of way similar to the sidewalk display insurance required downtown. 2. Receive approval of any insurance and indemnification arrangement from the City Attorney of any structure in the right of way. 3. Make clear that any right of way improvement which requires relocation of the sign is at the owner's expense.

Representative for the applicant, Gary Potter spoke to the request. He stated the new ordinance requires a certain style and size sign. It will be made to the specifications. The problem is there is no place to put the sign. So we are asking for a little variance so we can place the sign and make it look and conform to city code.

Commissioner Reese asked if the sign is a prohibited sign.

Patrick Kelley stated that the sign type would not be prohibited but the placement would. You have to be 10 ft behind the right of way line. They need to be 7 ft over the right of way line.

Chairman Howard asked how close it will be to the street.

Patrick Kelley stated 4 ft from the road way. It would need to be approved by the city attorney before they get permission to place the sign.

Eckles made a motion to approve with conditions. Reese seconded. Motion passed unanimously.

### **Public Hearing closed at 6:09 pm**

**New Business:** A request to amend the agenda to add the business of discussing an existing LED reader board signs content. Commissioner Reese made a motion to amend the agenda to add discussion of existing sign. Commissioner Eckles seconded. Motion passed.

The first item of new business is to revisit petition # 15-00187 for request to rezone 1035 E Spring Street from B-1 to R-1.

Acting Chairman John Howard stated the property has two houses on the parcel. The houses are taxed as residential and the property, which is zoned commercial, is taxed as commercial. The house that Ms. Geehr lives in has the homestead exemption status. Ms. Geehr is asking that the property be rezoned to R-1 to help her taxes. He asked if Ms. Geehr had anything to add.

The question was asked to Ms. Geehr how the other heirs to the property felt about the situation.

Ms. Geehr stated they just wanted to rezone to residential to get the taxes lowered. Her uncle is one heir and her father is the other heir. Her uncle is very sick and doesn't have much to say about the property. She pays the taxes as the executor of the estate. Her father wants the best for her.

Mr. Eckles asked Mr. Howard to fill him in on what was found out about the property.

Mr. Howard stated the two houses on the property are taxed as residential and the property is taxed as commercial. He gave an example of the house where Gray Orthodontics is located as the house is being used as commercial therefore is being taxed as commercial but if someone moved into this house and lived there it would then be taxed as residential for the structure but commercial for the land.

Commissioner Reese asked if she has been living there since 2008 as a residence and its zoned commercial, what problem would it be to rezone it to residential and if she sells or moves out it reverts back to commercial.

Mr. Howard stated that they cannot put a condition on the rezone. Once rezoned it would be as residential and if someone else purchased it they would have to rezone to commercial again in order to be used as commercial.

Mr. Reese: how does she get a homestead exemption on commercial property?

Mr. Howard: the structures are used for residential but the property is zoned commercial.

Mr. Kelley: the buildings are taxed as residential the actual property is zoned commercial and the future land use plan shows it should stay commercial/retail.

Acting Chairman John Howard entertained a motion. Michael Reese made a motion to recommend approval. Mike Eckles seconded.

Reese: yea

Eckles: nay

Howard: nay

Recommendation to Deny.

**The second item of new business** is to discuss the codes for LED reader boards and their content.

Commissioner Reese stated he was riding down Spring Street and noticed a sign at Hometown Tire and Automotive which was changing messages. The sign flashed a confederate flag on the screen. Commissioner Reese was offended by the sign and feels that the City should have some type of regulations on the messages on these signs. Mr. Reese believes this sign is a prohibited sign and was grandfathered in but the text should be regulated by the existing sign ordinance and that there are two items in the new rules and regulations that this sign fits. In Section 1265 item # 5 says Sign which displays obscene text, copy, message, pictures, forms or structures. # 6 says Flashing, blinking, traveling signs or lights, except for authorized public safety. He feels this sign fits all those categories. He is asking the city to speak to the owner of the sign and ask if they will please remove this message from their rotation.

Patrick Kelley stated that he had checked with the City Attorney on this issue. The City Attorney stated the sign can be regulated based on the ordinance under which it was adopted or permitted as far as the frequency of changing of the message, the intensity of the lighting, the flashing, the blinking all those sort of things that were in the ordinance when it was approved. Patrick will check with the owner and make sure those things are corrected. Furthermore, the attorney advised that we cannot regulate message content. This is a freedom of speech issue. Also he mentioned that since it was in reference to the license tag, in keeping the flag on the tag, it could be considered a political speech issue which would make the bar higher for regulating it.

With more discussion the determination was to request a legal opinion in writing from the City Attorney. Patrick Kelley will speak with the City Administrator to request this letter from the attorney.

**Meeting Adjourned at 6:41 pm**



## Planning Commission Meeting

### AGENDA

October 20, 2015

**Item:**

Request for Rezone -234 N Hammond Drive

**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](#)

September 22, 2015

**Petition Number:** 15-00279  
**Applicant:** Colin Phelps Enterprises, LLC.  
**Location:** 234 N Hammond Drive  
**Proposed Zoning:** B-2  
**Existing Zoning:** B-1  
**Acreage:** Total acreage .298 ac  
**Proposed Use:** Office

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Colin Phelps Ent., LLC request a rezone for property located at 234 N Hammond Drive. The property has 150 ft. of road frontage on N Hammond Drive. The property consist of .298 acs.
- (b) The Property is presently zoned B-1
- (c) The requested zoning classification is B-2
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Commercial/Retail.

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
15-00279	09/22/2015	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	234 N Hammond Dr Monroe, GA 30655	USEZONE	B-1	FLOODZONE
			PN	M0011-194-000	
	CONTRACTOR	COLIN PHELPS ENTERPRISES, LLC	SUBDIVISION		
			LOT		
		295 CALUMET Ln Monroe GA 30655	BLOCK	0	
			UTILITIES...		
			Electric		
			Sewer		
			Gas		
	OWNER	COLIN PHELPS ENTERPRISES, LLC, 770 318 9478	PROJECTID#	234NHammondDr-150 922-1	
		295 CALUMET Ln Monroe GA 30655	EXPIRATIONDATE:	11/30/2015	

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR REZONE FROM B-1 TO B-2-P&Z MTG 10/20/15 @5:30 PM, COUNCIL MTG 11/10/15 @6:00 PM 215 N BROAD ST	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLEFAMILYONLY	
CENSUS REPORT CODE		#BATHROOMS
875 - * Re-Zoning Request		#BEDROOMS
		TOTALROOMS

## NOTICE

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

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

Signature of Contractor or Authorized Agent

Date

9-22-15

Approved By

Date

9-22-15

## MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMITNUMBER	PERMITPIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	15-00279	51228 Item # 2

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION 234 N. Hammond Dr.  
 COUNCIL DISTRICT 2 & 8  
 MAPNUMBER M0118  
 PARCEL NUMBER 194
- II. PRESENT ZONING B1 REQUESTED ZONING B2
- III. ACREAGE 0.248 PROPOSED USE Office
- IV. OWNER OF RECORD Colin Phelps Ent.  
 ADDRESS 234 N. Hammond Drive  
 PHONE NUMBER 770-318-9478

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  
Offices + deserted buildings
  2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification  
B1 requires 7500 sq ft. of lot space
  3. The existing value of the property contained in the petition for rezoning under the existing zoning classification I would have to keep it w/ my adjacent building w/ Phelps Htg + Air instead of it being on its own parcel
  4. The value of the property contained in the application for rezoning under the proposed zoning Classification Would be its own building for use Not combined.
  5. A description of the suitability of the subject property under the existing zoning classification  
Office
  6. A description of the suitability of the subject property under the proposed zoning classification of the property Office but individual

Rezoning Application  
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property Office + parking
8. The length of time the property has been vacant or unused as currently zoned Approx. 1 year
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 I, Jason Phelps, own the property next door as Phelps Htg + Air. I purchased this building and now have the land between the 2 buildings as parking. I would like to be able to separate the 2 buildings for the lot area is now below 7500 sq ft.

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 Exhibit A attached

M0110/194

0.298 acres

234 N. Hammond Dr.  
Mouroe, GA 30655

Rezoning Application  
Page Three (3)

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

Owner of property (signature) Jason Phelps  
Address 238 N. Hammond Dr.  
Phone Number 770-267-2043

Attorney/Agent (signature) Same  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

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

Deborah M. Adkinson (Notary Public) 9/22/15 (Date)  
My Commission Expires Sept. 8, 2016



Rezoning Application  
Page Four (4)

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 B1 to B2 located at 234 N. Hammond Dr., containing 0.298 acre(s), property owner being Colin Phelps Ent. (Jason Phelps) filed on 9-16-15.

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:

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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

I purchased this lot/building because it is next to my business and has been vacant for a year. Right now our Phelps Heating + Air business lot is zoned B2. I am asking that the lot/building at 234 N. Hammond Dr. be zoned as the same at B2.

Thanks

Jason Phelps

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: \_\_\_\_\_

1-4  
HP

Exhibit "A"

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
110 Court Street  
Monroe, Georgia 30655  
FILE #: 15-23818

Deed Doc: WD Rec#: 239115  
Recorded 05/15/2015 04:26PM  
Georgia Transfer Tax Paid : \$70.00  
KATHY K. TROST  
Clerk Superior Court, WALTON County, GA  
Bk 03772 Pg 0292

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE made this 15th day of May, 2015, between GRP INVESTMENTS, LLC, of the County of Walton and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and BILLY JOE PHELPS and COLIN PHELPS ENTERPRISES, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in Town GMD, Walton County, Georgia, containing 0.298 acres, as shown on plat of survey prepared by William J. Gregg, Sr., Registered Professional Land Surveyor No. 1438, dated October 17, 1985, and recorded in Plat Book 36, Page 148, Clerk's Office, Walton Superior Court. Reference is hereby made to said plat of survey, and the same is incorporated herein for a more complete description of the property conveyed.

According to such plat of survey the tract herein is more particularly described as follows: BEGINNING at an iron pin located on the northerly right of way of Union Street (shown as beng 60 feet in width) situated 804.66 feet easterly along such right of way from its intersection with the right of way of Stowers Street; running thence along said street south 82 degrees 38 minutes 27 seconds east 150.00 feet to an iron pin; running thence north 07 degrees 30 minutes east 81.28 feet to an iron pin; running thence north 78 degrees 28 minutes 53 seconds west 150.39 feet to an iron pin; running thence south 07 degrees 30 minutes west 92.06 feet to the Point of Beginning.

Said property being known as M011 194 according to the present system of numbering tax parcels in the City of Monroe, Georgia.

Said property being the same property described in that certain Deed Under Power of Sale dated October 16, 2014, recorded in Deed Book 3711, Page 434, Walton County, Georgia records..

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

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

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

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

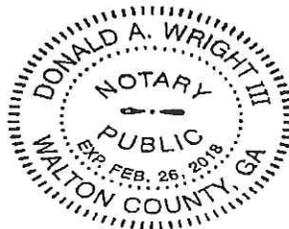
Signed, sealed and delivered  
in the presence of:

GRP INVESTMENTS, LLC

By:  (Seal)  
MICHAEL PETTIT, CFO

Unofficial Witness

Notary Public



SEAL AFFIXED

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 234 N Hammond Dr to  
be rezoned from B-1 to B-2  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on October 20, 2015  
at 5:30 P.M. All those having an  
interest should be present to voice  
their interest.**

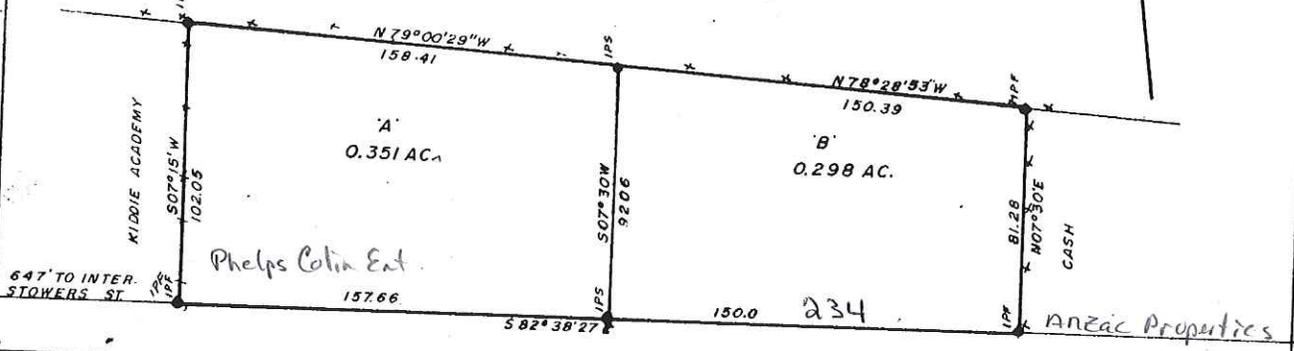
**A petition has been filed with the  
City of Monroe requesting the  
property at 234 N Hammond Dr to  
be rezoned from B-1 to B-2  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on November 10, 2015  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**October 4, 2015**

FILED NOV 2 1 1985  
PLAT BOOK 56 PAGE 1419  
THOMAS S. BATCHELOR  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA

MUNROE BY-PASS U.S. 78



UNION STREET 60'

SURVEY FOR  
FIRST BAPTIST CHURCH MONROE  
LOCATED IN MONROE  
TOWN G. M.D.  
WALTON COUNTY, GEORGIA

SCALE: 1" = 40' OCT. 17, 1985

SURVEYED BY  
GREGG & ASSOC.

State of Georgia



I certify that this plat is correct and a true representation of the conditions on this property.  
Wm. J. Gregg, Sr.  
GEORGIA REGISTERED SURVEYOR NO. 1438  
MEMBER OF GEORGIA ASSOCIATION OF REGISTERED LAND SURVEYORS

BLAINE STREET

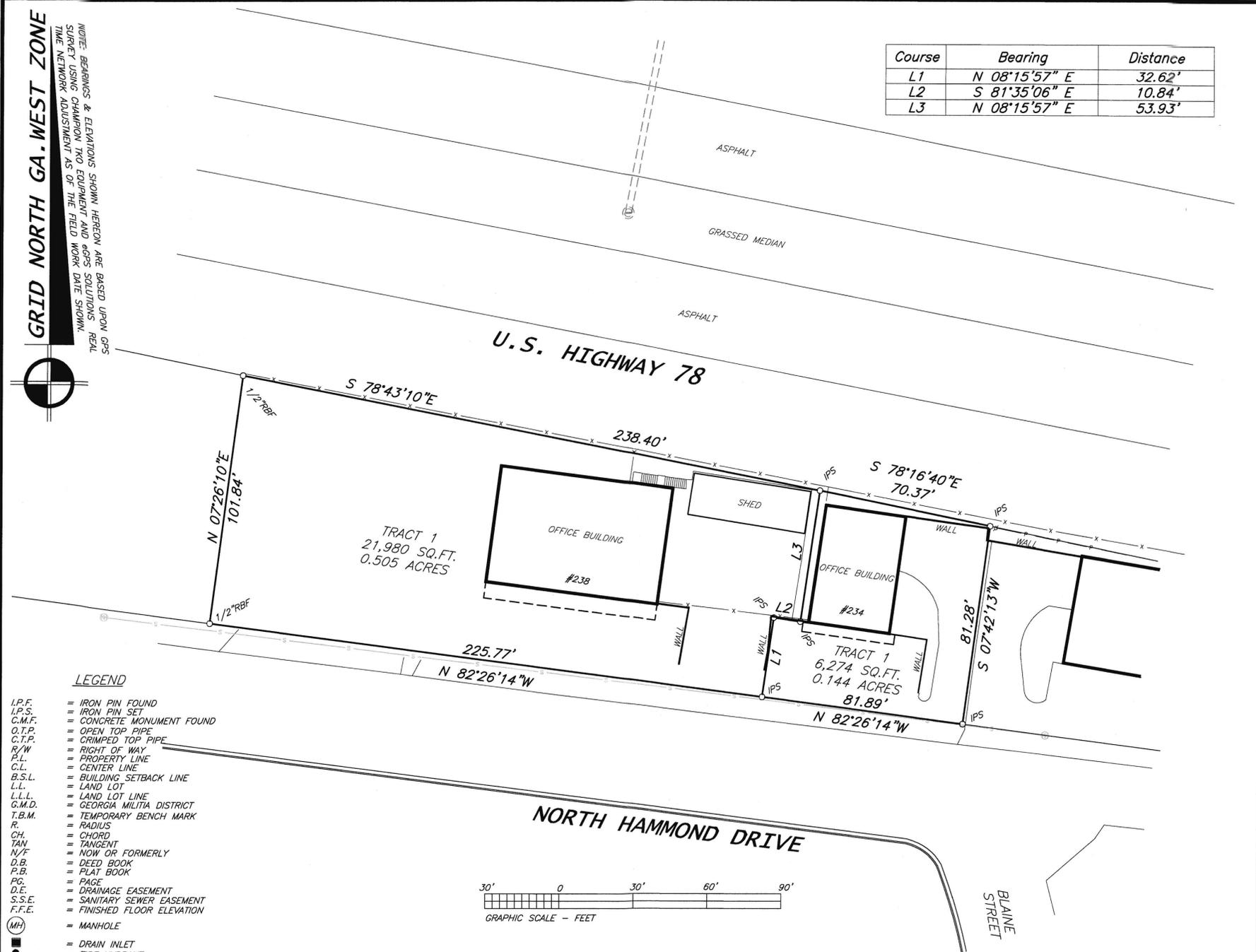
B-1781

RECORDED  
This 20 day of Dec, 1985  
Thomas S. Batchelor  
Clerk, Walton Superior Court

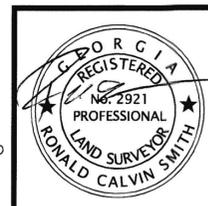
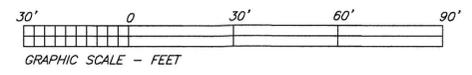
**GRID NORTH GA. WEST ZONE**  
 NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMBRON TFX EQUIPMENT AND GCS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.



Course	Bearing	Distance
L1	N 08°15'57" E	32.62'
L2	S 81°35'06" E	10.84'
L3	N 08°15'57" E	53.93'



- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET
  - C.M.F. = CONCRETE MONUMENT FOUND
  - O.T.P. = OPEN TOP PIPE
  - C.T.P. = CRIMPED TOP PIPE
  - R/W = RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.S.L. = BUILDING SETBACK LINE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - G.M.D. = GEORGIA MILITIA DISTRICT
  - T.B.M. = TEMPORARY BENCH MARK
  - R. = RADIUS
  - CH. = CHORD
  - TAN. = TANGENT
  - N/F. = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - P.G. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - F.F.E. = FINISHED FLOOR ELEVATION
  - (MH) = MANHOLE
  - = DRAIN INLET
  - ⊕ = FIRE HYDRANT
  - ⊙ = LIGHT POLE
  - ⊖ = POWER POLE
  - P- = POWER LINE
  - X- = FENCE LINE
  - W- = WATER LINE
  - G- = GAS LINE
  - ⊕ = VALVE
  - (W) = WELL
  - (DISTANCE) = DEED OR PLAT CALL
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING



SITE PLAN FOR:

**JASON PHELPS**  
IN THE CITY OF MONROE

FIELD WORK DATE: 7/20/15      DATE OF PLAT PREPARATION: 9/18/15

LAND LOT(S) 73      3rd DISTRICT      WALTON COUNTY, GEORGIA

**ALCOVY SURVEYING AND ENGINEERING, INC.**      SCALE: 1" = 30'

2205 HWY. 81 S., LOGANVILLE, GA. 30052      JOB NO. 15-090

Phone 770-466-4002 - LSF #000759

THIS PLAT AND THE SURVEY IT WAS PREPARED BY ARE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



## Planning Commission Meeting

### AGENDA

October 20, 2015

**Item:**

Nominating and Election of New Chairman

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

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Attachments / click to download