



## Planning Commission Meeting

### AGENDA

April 17, 2018  
City Hall

- 
- I. **CALL TO ORDER**
  - II. **ROLL CALL**
  - III. **MINUTES OF PREVIOUS MEETING**
    1. Minutes of Previous Meeting - March 20, 2018
  - IV. **REPORT FOR CODE ENFORCEMENT OFFICER**
  - V. **PUBLIC HEARINGS**
    1. Request for Rezone - 1050 N Broad Street
  - VI. **RECOMMENDATIONS ON REQUESTS**
  - VII. **OLD BUSINESS**
  - VIII. **NEW BUSINESS**
  - IX. **ADJOURNMENT**



## Planning Commission Meeting

### AGENDA

April 17, 2018

**Item:**

Minutes of Previous Meeting - March 20, 2018

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

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

Attachments / click to download

 [Minutes of Previous Meeting](#)

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

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

**Absent:** None

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

**Visitors:** Heath Hollandsworth, Steve Powers, Duane Wilson, Shauna Mathias and Clayton Mathias

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

Chairman Eckles asked for any changes, corrections or additions to the February 20, 2018 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Parks seconded. Motion carried. Minutes Approved.

Code Officer Report: Update on things around town. Dairy Queen Contractor has purchased the permit for renovation approved for a COA and will be starting soon. The McDonalds will be getting their final inspection tomorrow and will be most likely completed by then. The rezone for 406 E Spring Street, Pete McReynolds, got approved at the Council level. Hotel engineers have been in contact with us and are working to get this started. The Wendy's is still planning to raze and rebuild but they are in a holding pattern for now. They have a few obstacles with meeting the CDO requirements and storm water concerns. Not sure of Spring Street project completion but will be sidewalks and lights all the way.

Chairman Eckles entertained a motion to amend the agenda to place the third item, rezone for 302 N Madison Avenue in first place and move others down. Harrison made a motion to amend. Parks seconded. Motion passed unanimously.

Public Hearing opened at 5:35 pm

**The first item of business:** is for petition # 18-00098 for a rezone for 302 N Madison Avenue. The applicant Shauna & Clayton Mathias, owners of the property, request a rezone from B1 to R1. The property has 90 ft of road frontage on N Madison Avenue. The property consists of .76 ac. Code Department recommends approval.

Chairman Eckles asked for someone representing the request.

Clayton Mathias spoke to the request. They ask that it be rezoned to accommodate the financing needs. A traditional lender will not refinance with it being zoned B1 as a residential use.

Chairman Eckles asked if there were any questions. Being none he proceeded.

Public hearing closed at 5:36 pm

Chairman Eckles entertained a motion. Harrison made a motion to approve. Butler seconded. Motion passed unanimously. Recommend approval to the Council.

Public hearing opened at 5:37 pm

**The second item of business:** is for petition # 18-00048 for a COA for an addition at 911 N Broad Street. The applicant, Steve Powers, request a COA to expand the existing car wash with an express tunnel and 6000 sq ft shop for auto repair and storage.

Steve Powers spoke to the request. He asked to be allowed to place a metal butler building on property behind the existing car wash for auto repair and an express tunnel so to accommodate his cliental. He would be using brick and stucco for the front of the building to match car wash and have sides be left as metal.

With some discussion it was determined a variance would be required to allow the sides and rear of the building to be metal. It was agreed that the development permits could be issued once plans are approved. It was also determined it would be best to table the petition until next meeting April 17, 2018.

Public hearing closed at 5:52 pm

Chairman Eckles entertained a motion. Parks made a motion to table until April 17, 2018 meeting. Camp seconded. Motion passed unanimously. Petition tabled until April meeting.

Public hearing opened at 5:53 pm

**Third item of business:** is for petition # 18-00051 for a COA at 723 N Broad Street. The applicant, Graystone Community Church Inc. is requesting for approval to repave their parking lot. The property consists of 5.70 acres.

Heath Hollingsworth, Pastor of the Monroe campus spoke to the request. They are asking for permission to demo the existing asphalt and hall it out, repack the existing base, repave it and restripe it.

Parks asked why this request needed to come before the CDO Commission. Kelley answered the only reason was because the trigger lever is \$5000 and this project is over \$5000.

Chairman Eckles asked for any questions. There was none.

Public hearing closed 5:57 pm

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

Old Business: Revisit a request for Rezone from R1 to R1A at 603 & 606 Alcovy Street. Petition # 18-00019.

Duane Wilson the owner spoke to the request. He presented the list of conditions for the request.

Kelley read the code report for this request. He is changing the recommendation from deny to approve with conditions. He requested change of the classification from R1A TO R1AC for the conditions to be included. Also to note that we need to incorporate these proposed condition into a development agreement and final plat as a planned district. Planning & Zoning and Council would need to add any conditions deemed appropriate at their level. We need to get some specificity on the aesthetics and final finish. The two subdivisions mentioned in the list of conditions have a significantly different finish.

Wilson stated he envisions more of the Retreat at Mill Creek for this development. The intentions are not to do 4 side brick. There will possibly be a lot lost due to changing from a two story to a single story on the plat.

Harrison added the roofing to be architectural shingles as one of the conditions.

Public hearing closed at 6:03

Chairman Eckles entertained a motion. Kyle motioned to approve with conditions being Architectural shingles, development agreement, recording of final plat and the five Duane proposed as listed.

1. Minimum sq footage 1,700 sq ft.
2. Brick and/or rock on 50% of fronts with 3 side's hardi plank (concrete) siding.
3. No vinyl on Cornish or soffits.
4. HOA will be required.
5. Professional landscaped planted buffer along Alcovy St. and entrance of subdivision.

Butler seconded. Motion passed unanimously. Recommend to approve

New Business:

Camp asked to verify that \$5000 is the threshold for the CDO Commission to approve something such as paving a parking lot.

Kelley it's for any project that exceeds \$5000 must have a COA from the Commission.

Harrison asked if the intent was to not have any metal buildings with the metal visible with less stucco efface but with more brick and stone.

Kelley confirmed the intent and the material.

Chairman Eckles entertained a motion to adjourn. Parks made a motion. Harrison seconded. Motion passed unanimously. Meeting adjourned at 6:07 pm



## Planning Commission Meeting

### AGENDA

April 17, 2018

**Item:**

Request for Rezone - 1050 N Broad Street

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

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

Attachments / click to download

 [Request for Rezone](#)

**March 20, 2018**

**Petition Number:** 18-00130  
**Applicant:** Stop & Go 786, Inc.  
**Location:** 1050 North Broad Street  
**Proposed Zoning:** B3  
**Existing Zoning:** B2  
**Acreage:** Total acreage 1.13 AC  
**Proposed Use:** Commercial

**CODE ENFORCEMENT STAFF RECOMMENDATION**

- Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Syed Farrukh of Stop & Go 786, Inc request a rezone for property located at 1050 North Broad Street. The project has 107 ft of road frontage on North Broad Street. The property consists of 1.13 ACS. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned B2
- (c) The requested zoning classification is B3
- (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.

Recommended conditions:

# RE-ZONING REQUEST ALL TYPES



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00130	03/20/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESSES	LOCATION	1050 N Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	Yes
			PIN	M0005-043-A00		
	CONTRACTOR	STOP & GO 786, INC	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	STOP & GO 786, INC, 706 284 0602	PROJECTID#	1050NBroadSt-180320		
			-1			
		EXPIRATIONDATE:	09/20/2018			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

Request for Rezone from B2 to B3 - P&Z  
 Mtg 4/17/18 @ 5:30 pm - Council Mtg 5/8/18  
 @ 6:00 pm 215 N Broad Street

### DIMENSIONS

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

### NATURE OF WORK

Other

### CENSUS REPORT CODE

875 - \* Re-Zoning Request

## 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.

*Syed Faruqi*  
 Signature of Contractor or Authorized Agent

03-20-18  
 Date

*Albin Adkinson*  
 Approved By

3-20-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMITNUMBER	PERMITPIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00130	55953

REZONE APPLICATION FORM

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

- I. LOCATION 1050 North broad St Monroe, Ga 30655  
COUNCIL DISTRICT 02 & 07  
MAPNUMBER 05  
PARCEL NUMBER 43A
- II. PRESENT ZONING B2 REQUESTED ZONING B3
- III. ACREAGE 1.13 PROPOSED USE Commercial
- IV. OWNER OF RECORD STOP & GO 786 inc Syed Farrokh  
ADDRESS 4285 eddie byrd ln Loganville, Ga 30052  
PHONE NUMBER 706-284-0602

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  
Currently all nearby lots are zoned B3
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification N/A
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification 99,700
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification 99,700
- 5. A description of the suitability of the subject property under the existing zoning classification  
B2 restricts certain opportunities as B3 would offer more.
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property  
B3 will offer more opportunities for the future

7. A description of any existing use of property including a description of all structures presently occupying the property Property is vacant and not being used
8. The length of time the property has been vacant or unused as currently zoned Atleast 10 years this property is vacant
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 just purchased N/A

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'

Exhibit A

2-4  
SB

Recorded 02/13/2018 01:12PM

Deed

KATHY K. TROST

Doc: WD

WALTON COUNTY CLERK OF COURT

Georgia Transfer Tax Paid : \$70.00

Bk04187

Pg 0424-0425

After recording return to  
DICKINSON & WILLIS, LLC  
ATTORNEYS AT LAW  
338 NORTH BROAD STREET  
MONROE, GEORGIA 30655  
FILE # 17-330

space above line for recording

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, Made the 9<sup>TH</sup> day of February in the year two thousand and eighteen, between **JOSEPH LEAPHART WILLIAMS and FRANCIS E. WILLIAMS, IV**, of the County of Walton and State of Georgia, as party or parties of the first part, hereinafter called "Grantors," and **STOP & GO 786, INC.**, a Georgia Corporation, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All those tracts or parcels of land lying and being in Land Lot 62, 1st Land District, Walton County, Georgia, fronting on the Northeastern side of Georgia Highway #11, being shown as Tract 1, containing one and 13/100ths (1.13) acres, more or less and being more particularly shown on a plat of survey prepared by Gerald T. Batchelor, RLS No. 2238, dated May 18, 2005, recorded in Plat Book 96, Page 160, Clerk's Office, Walton County Superior Court, said plat being incorporated herein by reference.

Handwritten initials: JW and FW

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

AND GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

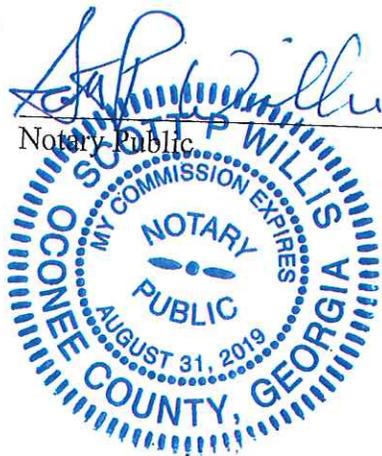
Signed, sealed and delivered in presence of:

*Doug Lawson*  
Witness

*Joseph Leaphart Williams* (SEAL)  
JOSEPH LEAPHART WILLIAMS

*Francis E. Williams, IV*  
Notary Public

*Francis E. Williams, IV* (SEAL)  
FRANCIS E. WILLIAMS, IV



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) Syed Farrukh  
Address 4285 eddie byrd lane Loganville, Ga 30052  
Phone Number 678-294-3809

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

Personally appeared before me the above applicant named Syed Farrukh 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) 3/20/18 (Date)

My Commission Expires Sept 8, 2020





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.





Date: 1-18-18

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 1050 GA Hwy 11 N in the City of Monroe, Georgia.

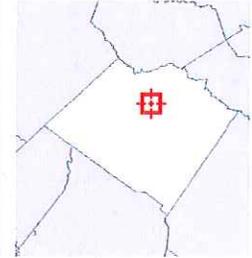
- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV
- TELEPHONE
- INTERNET

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

  
\_\_\_\_\_  
City of Monroe



Overview



Legend

- Parcels
- Roads
- City Limits**
- Between
- Good Hope
- Jersey
- Loganville
- Monroe
- Social Circle
- Walnut Grove
- Streams and River (Large)

<b>Parcel ID</b>	M0050043A00	<b>Owner</b>	WILLIAMS JOSEPH LEAPHART & WILLIAMS FRANCIS E IV	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		1061 BRANCH ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Monroe		BISHOP GA 30621	2/8/2017	\$0	UI	U
	Monroe	<b>Physical Address</b>	1050 N BROAD STREET	7/5/2016	\$10000	TS	U
<b>Acres</b>	1.13	<b>Assessed Value</b>	Value \$99700				

(Note: Not to be used on legal documents)

Date created: 3/20/2018  
Last Data Uploaded: 3/20/2018 8:21:52 AM

 Developed by  
The Schneider Corporation

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 1050 North Broad Street to  
be rezoned from B2 to B3**

**A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on April 17, 2018  
at 5:30 P.M. All those having an  
interest should be present to voice  
their interest.**

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be rezoned from B2 to B3**

**A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on May 8, 2018  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**April 1, 2018**