



## Planning Commission Meeting

### AGENDA

June 19, 2018  
City Hall

- 
- I. **CALL TO ORDER**
  - II. **ROLL CALL**
  - III. **MINUTES OF PREVIOUS MEETING**
    1. Minutes of Previous Meeting - May 15, 2018
  - IV. **REPORT FOR CODE ENFORCEMENT OFFICER**
  - V. **PUBLIC HEARINGS**
    1. Request for COA - 1117 W Spring Street
    2. Request for Variance - 615 E Church Street
    3. Request for Variance - 125 N Wayne Street
  - VI. **RECOMMENDATIONS ON REQUESTS**
  - VII. **OLD BUSINESS**
  - VIII. **NEW BUSINESS**
  - IX. **ADJOURNMENT**



## Planning Commission Meeting

### AGENDA

June 19, 2018

**Item:**

Minutes of Previous Meeting - May 15, 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**  
**May 15, 2018**

**Present:** Rosalind Parks, Mike Eckles, Randy Camp, Kyle Harrison

**Absent:** David Butler

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

**Visitors:** Steve Powers

The meeting was called to order by Chairman Mike Eckles at 5:28 pm.

Chairman Eckles asked for any changes, corrections or additions to the April 17, 2018 minutes. Hearing none he entertained a motion. Parks made a motion to approve. Camp seconded. Motion carried. Minutes Approved.

Code Officer Report: Update on things around town. We are waiting on plans from Wendy's demolition and remodel. The Dairy Queen remodel has begun. No major projects. There is a lot of home building going on in the city right now. Alcovy Street rezone was approved at May Council meeting.

**The first item of business:** is for petition # 18-00133 for a Variance at 911 N Broad Street. The applicant, Steve Powers, owner of property is requesting a variance of the Corridor Design Overlay District Section 643A.2 (1)(c)(vii) for building materials. He is requesting to be allowed to place a Butler building behind the existing carwash to be front side brick and mortar and the other three side's metal. The property consists of 5.95 acres and has approximately 204 ft of road frontage on N Broad Street. Code Department recommends denial.

Chairman Eckles asked for a Code Officer Report.

Kelley stated the Code Department recommends denial. Noted reasons are 1. The CDO was established to eliminate the proliferation of metal sided "Butler" buildings. 2. The CDO was established to improve the aesthetics of our gateway corridors in an effort to improve the perception and actual design characteristics within the city.

Public Hearing opened at 5:33 pm

Chairman Eckles asked if Mr. Powers would like to speak to the request.

Powers asked for a copy of the recommendations read by the Code Officer. He stated he was asking for the variance because the building will be set 150 feet back from the road frontage behind an existing building. He stated the front would be brick and mortar but would like to keep the three sides metal. He stated the metal sides would only be seen by people on the property and not from the road.

Chairman Eckles confirmed that the front would be the only side done to meet the CDO standards.

Kelley reiterated the three sides would be visible to people on the property. The customers would be circling the building to come and go and would be able to see all sides.

Chairman Eckles asked if there were any other questions.

There were a few more comments made about the CDO being established by the City to control this type of building and what could be the remedy for this situation.

Chairman Eckles stated the only remedy would be to have brick and mortar or siding on all four sides.

Public hearing closed at 5:37 pm

Chairman Eckles entertained a motion. Harrison made a motion to deny. Parks seconded. Motion carried. Recommendation to deny goes to the Council for final decision.

Chairman Eckles asked if there was any old or new business. Being none he entertained a motion to adjourn. Harrison made a motion to adjourn. Parks seconded. Meeting adjourned at 5:39 pm



## Planning Commission Meeting

### AGENDA

June 19, 2018

**Item:**

Request for COA - 1117 W 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](#)

[Request for COA](#)

# CERTIFICATE OF APPROPRIATENESS



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00192	05/07/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	1117 W Spring St Monroe, GA 30655	USEZONE	B3	FLOODZONE	Yes
			PIN	M0007-033-000		
	CONTRACTOR	Carter Engineering Consultants, Inc	SUBDIVISION	CORRIDOR DESIGN OVERLAY		
			DISTRICT			
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
OWNER	WENDYS PROPERTIES LLC,					
	4288 W DUBLIN GRANVILLE Rd Dublin OH 43017	PROJECTID#	1117WSpringSt-18050			
			7-1			
		EXPIRATIONDATE:	11/03/2018			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

Request for COA For New Wendy's - P&Z  
 Mtg June 19, 2018 @ 5:30 pm 215 N  
 Broad Street

### DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

### NATURE OF WORK

Other

### SINGLE FAMILY ONLY

#BATHROOMS

### CENSUS REPORT CODE

905 - Certificate of Appropriateness

#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

Approved By

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00192

PERMIT PIN

56169

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: 5/4/2018

APPLICANT: Carter Engineering Consultants, Inc. / Attn: Jeff Carter, P.E.

APPLICANT'S ADDRESS: 3651 Mars Hill Road, Suite 2000  
Watkinsville, GA 30677

TELEPHONE NUMBER: 770-725-1200

**PROPERTY OWNER:** The Wendy's Company / Attn: Aaron Charles

OWNER'S ADDRESS: 1145 Sanctuary Parkway, Suite 225  
Alpharetta, GA 30009

TELEPHONE NUMBER: \_\_\_\_\_

**PROJECT ADDRESS:** 1117 West Spring Street

Brief description of project: Demolition and rebuild of Wendy's Restaurant with drive-thru

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

#### DEFINITIONS:

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

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

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

[Sec 643.4(4) (a)]

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

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

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



\_\_\_\_\_  
Applicant

Date: 5/4/2018

Effective July 1, 2014



**CARTER**  
ENGINEERING  
CONSULTANTS

3651 Mars Hill Road, Suite 2000  
Watkinsville, Georgia 30677  
Phone 770.725.1200 • Fax 770.725.1204

## LETTER OF TRANSMITTAL

Date: May 7, 2018  
Attention: Debbie Adkinson  
RE: Wendy's Restaurant:  
1117 West Spring Street  
Monroe, GA 30655

**TO: City of Monroe Code Department**  
215 North Broad Street  
Monroe, GA 30655  
770-207-4674

COPIES	DATE	ISSUE No.	DESCRIPTION
1			Application for Certificate of Appropriateness
1	5-3-2018	8840	Check no. 8840 in the amount of \$50.00: Application Fee
1			Site Plan (C-1)
1			Exterior Elevations (A2.1)
1			Building Renderings (BR-1)

THESE ARE TRANSMITTED as checked below:

- For Approval       For Your Use  
 As Requested       For Review and Comment

Remarks: Please let me know if you have any questions.



Signed: Jessica Hood      [jessica@carterengineering.net](mailto:jessica@carterengineering.net)

**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 June 19, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for rebuilding of the Wendy's Restaurant. COA is for 1117 West 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:**

**June 3, 2018**



**MATERIAL SAMPLE LEGEND**

	NICHIIA ILLUMINATION RED
	CLEAR ANODIZED ALUMINUM
	NICHIIA VINTAGE WOOD CEDAR
	NICHIIA ILLUMINATION KNIGHTS ARMOR

**NOTE:**  
NO PATIO WILL BE PROVIDED FOR THIS BUILDING.

#	DATE	DESCRIPTION
A	05/07/18	INITIAL SUBMITTAL



05/07/18



**CARTER  
ENGINEERING  
CONSULTANTS**

Carter Engineering Consultants, Inc.  
3651 Mars Hill Road, Suite 2000  
Marietta, GA 30067  
P: 770.725.1200  
F: 770.725.1204  
www.carterengineering.net

**SITE DEVELOPMENT PLANS**  
 for  
**THE WENDY'S COMPANY**  
1117 W SPRING ST., MONROE, GA 30655

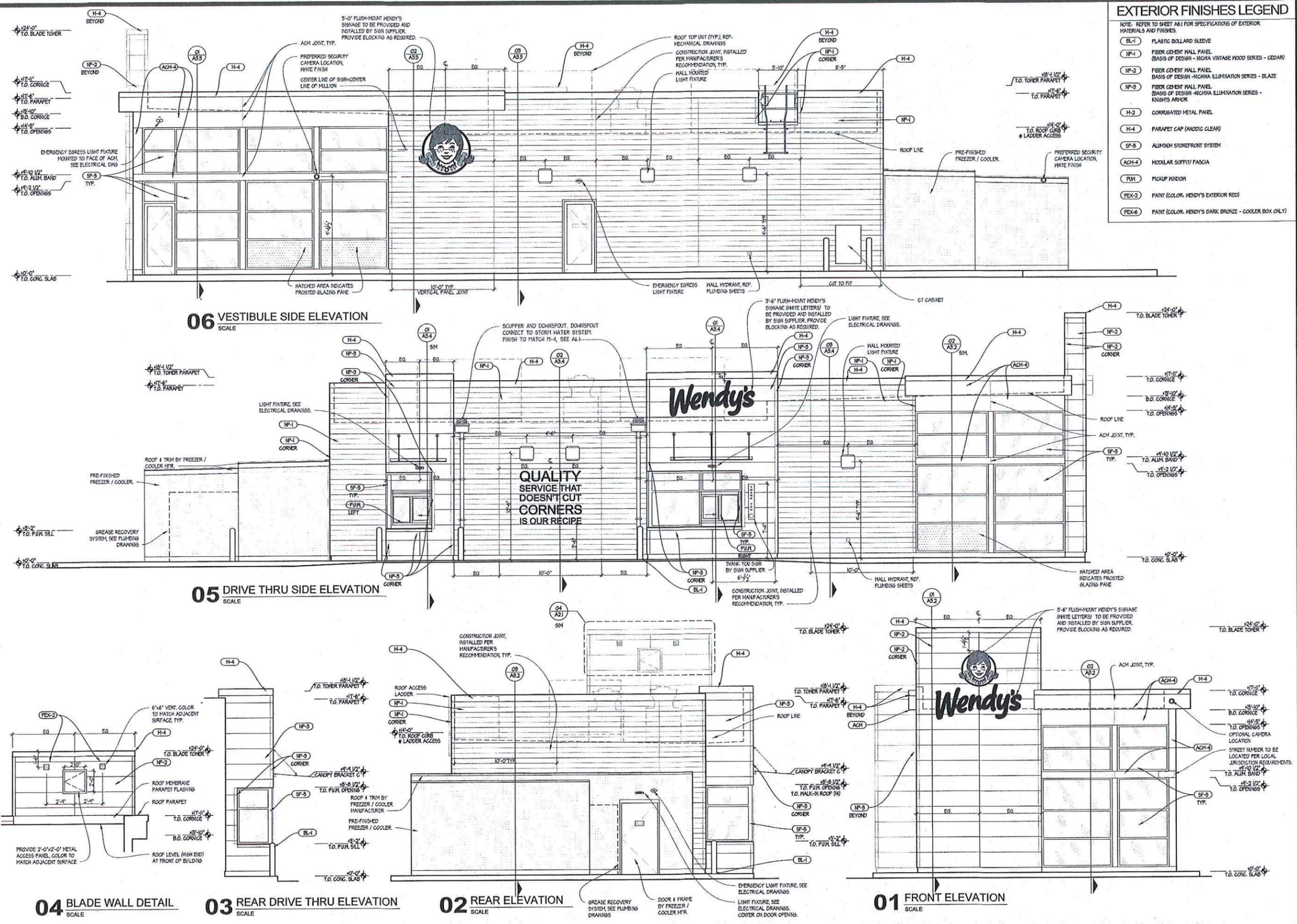
PROJECT NAME:  
**WENDY'S  
RESTAURANT**

SHEET TITLE:  
**BUILDING  
RENDERINGS**

SHEET NUMBER:  
**BR-1**

PROJECT NUMBER:  
**18001WEN**

DATE:  
**05/07/18**



### EXTERIOR FINISHES LEGEND

NOTE: REFER TO SHEET A6.1 FOR SPECIFICATIONS OF EXTERIOR MATERIALS AND FINISHES.

- BL-1 PLASTIC BOLLARD SLEEVE
- NP-4 FIBER CEMENT HALL PANEL (BASIS OF DESIGN - NICHIA VINTAGE HOOD SERIES - CEDAR)
- NP-2 FIBER CEMENT HALL PANEL (BASIS OF DESIGN - NICHIA ILLUMINATION SERIES - BLAZE)
- NP-3 FIBER CEMENT HALL PANEL (BASIS OF DESIGN - NICHIA ILLUMINATION SERIES - KNIGHTS ARCHOR)
- M-2 CORRUGATED METAL PANEL
- M-4 PARAPET CAP (ANODIC CLEAR)
- SF-5 ALUMINUM STOREFRONT SYSTEM
- ACH-4 MODULAR SOFFIT / FASCIA
- PM PICKUP WINDOW
- PEX-2 PAINT (COLOR: WENDY'S EXTERIOR RED)
- PEX-6 PAINT (COLOR: WENDY'S DARK BRONZE - COOLER BOX ONLY)

SITE NUMBER: 000  
 BASE MODEL: SMART 40-NARROW 20  
 ASSET TYPE: COMP/FFR  
 CLASSIFICATION: NE  
 OWNER: OWNER NAI  
 BASE VERSION: 20  
 UPGRADE CLASSIFICATION: NEW BUI

PROJECT YEAR: XX  
 FURNITURE PACKAGE: 2016  
 DRAWING RELEASE: FALL 20

PROJECT TYPE: NE  
 SMART 40 - NARRO

# Wendy's

ADDRESS  
 CITY, STATE, ZIP CODE

REV. DATE	DESCRIPTION
01-31-2016	DECEMBER SPRINT

DATE: 0000/00/00  
 PROJECT NUMBER: -  
 DRAWN BY: JKK  
 CHECKED BY: JKK

WENDY'S REVIEW  
 PRIOR TO  
 JANUARY RELEAS  
 - NOT FOR  
 CONSTRUCTION

SHEET NAME  
 EXTERIOR ELEVATIONS

SHEET NUMBER  
**A2.1**

S22018L 1:20 P.M. N:\Projects\2017\127 Wendy's Memo G\A2\wsp\referencelists\PY0303\_Smart\_40-Narrow\_A2\_1\_Exterior Elevations.dwg, dcler

**PLANTING NOTES:**

- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF HIS WORK.
- THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD AND THE STAKED LOCATIONS SHALL BE REVIEWED AND APPROVED BY CARTER ENGINEERING. CARTER ENGINEERING MAY MAKE MINOR ADJUSTMENTS TO THE LAYOUT WITHOUT INCURRING ADDITIONAL COSTS TO THE PROJECT.
- MULCH ALL PLANT AREAS FOR TREES AND SHRUBS WITH 3" LAYER OF DOUBLE GROUND SHREDED HARDWOOD MULCH.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE WITH PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY CARTER ENGINEERING.
- SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO CARTER ENGINEERING FOR APPROVAL. CARTER ENGINEERING SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR.
- TREES: PROVIDE SPECIMEN BALLED AND BURLAPPED, OR AS SPECIFIED, TREES OF HEIGHT, SIZE, CALIPER, GENUS, SPECIES, CULTIVAR AND BRANCHING CONFIGURATION INDICATED. THE ROOT SYSTEM OF EACH SHALL BE WELL PROTECTED WITH FIBROUS ROOTS. ALL PARTS OF PLANT SHALL BE MOST AND SHOW ACTIVE GREEN CAMBRIUM WHEN CUT. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. ALL PLANTS TO BE MOVED BALLED AND BURLAPPED, MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLETS OF EARTH FIRMLY WRAPPED WITH UNTREATED BURLAP, FIRMLY HELD IN PLACE BY A STOUT CORD OR WIRE, DRYLY LACED, BOKED, OR IN CONTAINERS.
- PRUNING AND SHAPING: PRUNE, TRIM OUT, AND SHAPE PLANTS IN COMPLIANCE WITH AMERICAN HORT'S AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER AND ONLY AS APPROVED BY CARTER ENGINEERING DESIGN TEAM. RETURN REQUIRED HEIGHT AND SPREAD. DO NOT ALTER SHAPE AND DO NOT CUT LEADERS. REMOVE ALL DEAD WOOD, SUCKERS, BROKEN OR BRUISED BRANCHES, AND CROSSING BRANCHES.
- STAKES AND GUYS: TO BE ROUND POSTS. STAKES SHALL BE 1/2" DIA. AND GUYS SHALL BE 1/4" DIA. THE CARTER ENGINEERING REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT THE NURSERY OR AT THE SITE.
- THE TRUNK LANE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
- KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DUE TO SUN AND WIND. DO NOT SHAKE ROOT BALLS.
- PLANT SOIL MIXTURE WILL BE USED TO BACKFILL THE PLANTING AREA. INSTALL PLANTS SIMULTANEOUSLY WITH INSTALLATION OF PLANTING SOIL MIXTURE.
- TREE PLANTING: SEE TREE PLANTING DETAIL AND SPECIFICATION NOTES HEREIN FOR ADDITIONAL INFORMATION RELATED TO PLANTING PIT DIMENSIONS, PLANTING OPERATIONS, BACKFILLING, AND STAKING OF TREES.
- CONTAINER STOCK PLANTING: PLANT CONTAINER GROWN STOCK THE SAME AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, BUT REMOVE CONTAINERS COMPLETELY.
- SOIL SHALL BE FREE OF ALL DEBRIS, CONSTRUCTION MATERIAL, AND SLURRY. LANDSCAPE AREAS SHALL BE BACKFILLED WITH PLANTING SOIL MIXTURE PER DETAILS AND SPECIFICATIONS.
- OBSTRUCTIONS: IF OBSTRUCTIONS OR OTHER CONDITIONS DETRIMENTAL TO HEALTHY PLANT GROWTH ARE ENCOUNTERED, NOTIFY CARTER ENGINEERING IMMEDIATELY AND REQUEST ADDITIONAL INSTRUCTIONS.
- WATERING AND DRAINAGE: FILL EXCAVATIONS WITH WATER AND ALLOW WATER TO PERCOLATE OUT BEFORE PLANTING. IF PLANTING PITS DO NOT PERCOLATE OR DRAIN PROPERLY, NOTIFY THE CARTER ENGINEERING AND REQUEST ADDITIONAL INSTRUCTIONS PRIOR TO PLANTING. DO NOT PLANT INTO POORLY DRAINING PLANTING PITS. POORLY DRAINING PLANTING PITS MAY HOLD WATER AND DROWN PLANTS.
- FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
- ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. BACKFILL TO ALLOW ROOM FOR MULCH AFTER SETTLING, AND PLACE MULCH IN DISH AFTER FIRST WATERING AND WITHIN ONE WEEK OF PLANTING. SEE PLANTING DETAILS FOR MULCH THICKNESS.
- ALL PLANTS SHALL BE PLUMB VERTICALLY AFTER SETTLING OR AS DIRECTED BY CARTER ENGINEERING.
- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS.
  - SPRING PLANTING (SHRUBS, GROUNDCOVER, PERENNIALS) - MARCH THROUGH MAY
  - FALL PLANTING (SHRUBS, GROUNDCOVER, PERENNIALS) - SEPTEMBER THROUGH NOVEMBER
  - TREE PLANTING - SEPTEMBER THROUGH APRIL
- INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIAL, WORKMANSHIP OR GROWTH WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO:
  - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE BY OWNER.
  - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- THE CONTRACTOR SHALL VERIFY THE QUANTITIES LISTED IN THIS PLANT LEGEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS SHOWN ON PLANTING PLANS, IN CASE OF DISCREPANCIES CARTER ENGINEERING SHOULD BE CONTACTED.
- ALL GROUND COVER QUANTITIES SHALL BE DETERMINED USING THE INFORMATION PROVIDED IN THE GROUND COVER QUANTITY AND SPACING CHART ON THIS SHEET.
- ALL DISTURBED GROUND SHALL HAVE GROUND COVER OF MULCH AND/OR GRASSING.
- SOIL SHALL BE SPECIFIED BY OWNER.
- IRRIGATION SHALL BE PROVIDED.
- LANDSCAPING GROWN ON THIS PLAN SHALL BE MAINTAINED IN COMPLIANCE WITH CITY LANDSCAPE ORDINANCE.

**LANDSCAPE CALCULATIONS:**

**GENERAL LANDSCAPE REQUIREMENTS:**

**Street Frontage Requirement**  
There shall be a minimum of one (1) overstory tree per every twenty-five (25) linear feet of street frontage along right-of-ways. Trees within the frontage area must be a minimum of three inches caliper. Frontage buffers must be at least 20 feet in depth.

Street Frontage: 65 Linear Feet (65 / 25)  
Overstory Trees Required: 3 Trees Required  
Overstory Trees Provided: 3 Trees Provided\*\*

\*\*Understory Trees used due to Overhead Power Lines.

Seventy-five (75) percent of frontage landscaping must be evergreen or perennial plant materials. Frontage strips adjacent to pavement deeper than forty-two (42) feet must be accented by 100% evergreen shrubbery and the use of ferns, where appropriate.

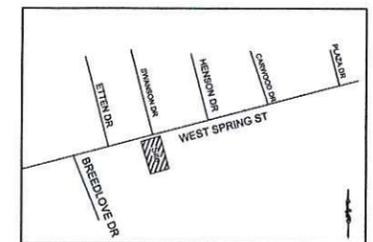
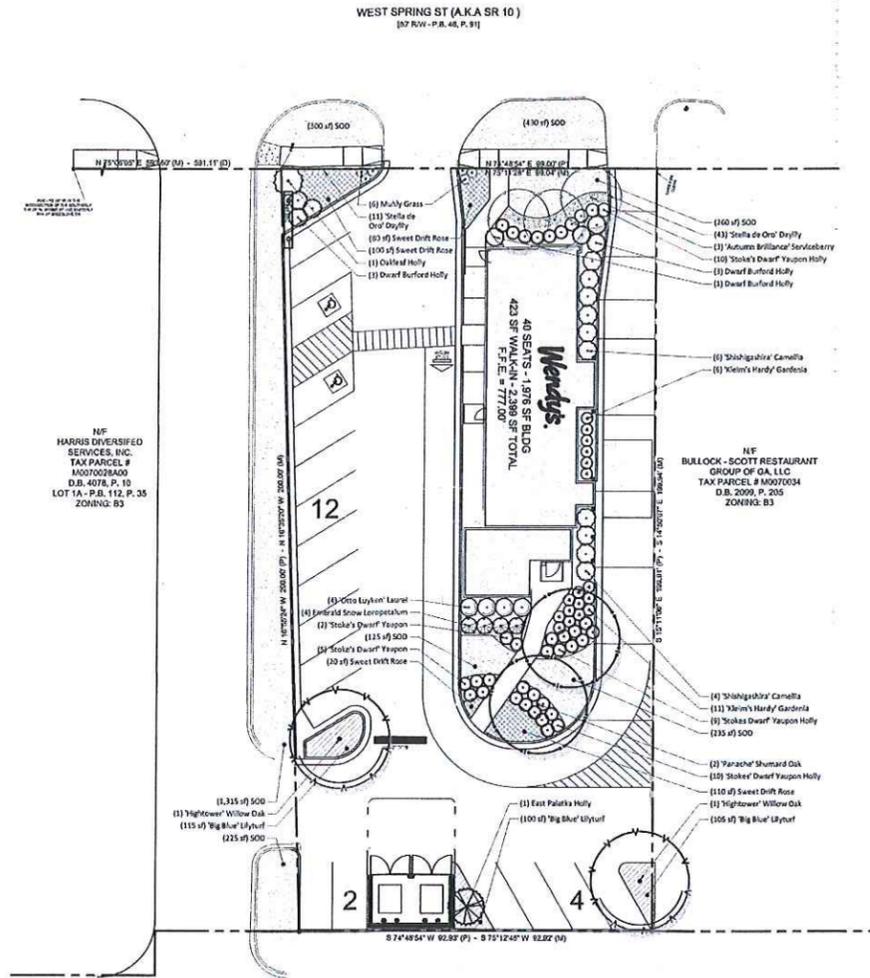
West Spring Street (aka SR 10)  
Footprint Depth: Approximately 40 feet  
Evergreen Percentage Required: 75%  
Evergreen/Deciduous Ratio Provided: XX Evergreen / XX Total (XXX Provided)

**Landscaping Buffer (Perimeter) Requirements**  
A landscaping buffer is required along side and rear yards of abutting property that is not public right-of-way. Side and rear buffers must be at least ten (10) feet in depth. THERE ARE NO LANDSCAPE AREAS PROVIDED ALONG THE PERIMETER THAT ALLOW FOR SHRUB BUFFERS ON TREES DUE TO THE EXISTING CONDITIONS.

**Interior Landscaping Requirements**  
Interior landscaping buffer areas are required for all parking lots with three (3) or more spaces. Not less than 12% of the interior parking lot must be landscaped. Landscaping areas should be at least five feet deep and at least 20 feet long and include at least one tree for every 40 square feet in depth. At least 75% of the trees located within interior landscaping areas must be evergreen, deciduous, and/or hardwood trees.

**Vehicle Use Area:** 11,033 Square Feet  
**Landscaping Required:** 1,563 Square Feet (14%)  
**Landscaping Provided:** 3,364 Square Feet (30%)

**Interior Trees Provided:** 8 Trees Provided  
**Overstory/Deciduous Trees Required (75%):** 3 Overstory/Deciduous Trees Provided (100%)  
**Overstory/Deciduous Trees Provided:** 3 Overstory/Deciduous Trees Provided (100%)



**PROJECT NOTES:**

OWNER / DEVELOPER:  
THE WENDY'S COMPANY  
1143 Secretary Parkway, Suite 225  
Alpharetta, GA 30201  
Contact: Ann Chaffee  
Tel: (404) 584-9584

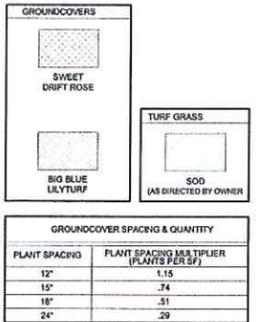
ENGINEER:  
Carter Engineering Consultants, Inc.  
3651 Marsh Hill Road, Suite 2000  
Waldorf, Georgia 30677  
Contact: Mark Campbell, P.E.  
Tel: (770) 725-1200  
mark@cartering.com

Property located at 1117 W SPRING ST., MONROE GA 30655, Lot 10  
Current Zoning: B3 (Highway Business District)  
Proposed use is a restaurant with drive-thru  
Proposed building height is 20'  
Boundary and topographical information obtained from field survey by Professional Land Systems dated October 2, 2014. Phone: (855) 699-6168  
Project tract contains 0.44 acres, disturbed area = 0.44 acres  
Contour Interval is 1 foot (NAVD 88)  
The property shown hereon does not lie within a 100 year flood plain according to Flood Insurance Rate Map # 13297C0100E (COMMUNITY #130227) dated 12/05/16.  
The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.  
It is the responsibility of the contractor to field locate all utilities prior to construction work and notify engineer if discrepancy is found.  
The contractor shall verify the exact elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

**UNDERGROUND UTILITIES DISCLAIMER**

Information regarding the reported presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distantly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

TOTAL QTY	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT./SPR. MINIMUM	REMARKS
<b>CANDY TREES</b>							
2	Quercus phellos 'Majestic'	English Willow Oak	25" Cal.	As Shown	B & B	12' / 5'	Straight Central Leader to 100', Well Spaced Branches, Symmetrical Crown
2	Quercus shumardii 'Yonah'	Parade Shumard Oak	25" Cal.	As Shown	B & B	12' / 5'	Straight Central Leader to 100', Well Spaced Branches, Symmetrical Crown
<b>UNDERSTORY/TWO-STORY TREES</b>							
3	Azalea speciosa grandiflora 'Majestic'	Azalea Brilliance Sanicostmary	15" Cal.	As Shown	B & B	7' / 5'	Straight Central Leader to 100', Well Spaced Branches, Symmetrical Crown
<b>EVERGREEN TREES</b>							
1	Ilex cornuta 'Yonah'	East Palmetto Holly	30" Cal.	As Shown	Container	9' / 4'	Flaxily Branched, Full Pkt. Well Shaped
<b>EVERGREEN SHRUBS</b>							
10	Camellia japonica 'Shih Chieh'	Shih Chieh Camellia	7" Gal.	As Shown	Container	24" / 24"	Full Pkt. Well Shaped
17	Staphylea trifolia 'Nana'	Nana's Hardy Gardenia	3" Gal.	As Shown	Container	18" / 18"	Full Pkt. Well Shaped
7	Ilex cornuta 'Nana'	Nana's Holly	3" Gal.	As Shown	Container	24" / 24"	Full Pkt. Well Shaped
16	Staphylea trifolia 'Nana'	Nana's Hardy Gardenia	3" Gal.	As Shown	Container	18" / 18"	Full Pkt. Well Shaped
1	Ilex cornuta 'Nana'	Nana's Holly	3" Gal.	As Shown	Container	18" / 18"	Full to Ground, Well Shaped, Full Pkt. Well Shaped
4	Comptonia chinensis 'Shang White'	Shang White Sweetgum	3" Gal.	As Shown	Container	24" / 24"	Full Pkt. Well Shaped
4	Prunella thymifolia 'Dita Lykes'	Dita Lykes' Laurel	3" Gal.	As Shown	Container	18" / 18"	Full Pkt. Well Shaped
<b>DECIDUOUS SHRUBS</b>							
14	Hemocallis 'Stella de Oro'	Stella de Oro Daylily	1" Gal.	As Shown	Container	18" / 18"	Full Pkt. Well Shaped
6	Muldebegia capillaris	Pink Mully Grass	3" Gal.	As Shown	Container	12" / 12"	Full Pkt. Well Shaped
<b>GROUNDCOVERS (In square feet)</b>							
320	Big Blue Lilturf	Big Blue Lilturf	1" Gal.	18" O.C.	Container	12" / 12"	Full Pkt. Well Shaped
110	Flash Drift Rose	Flash Drift Rose	3" Gal.	24" O.C.	Container	18" / 18"	Full Pkt. Well Shaped
---	---	---	---	---	MULCH	---	---
<b>TURF GRASS</b>							
2,800	---	---	---	---	---	---	Soil (As Directed by Owner)



REVISION BLOCK:

#	DATE	DESCRIPTION
1	06/07/18	INITIAL SUBMITTAL

PROJECT NAME:  
**WENDY'S RESTAURANT**

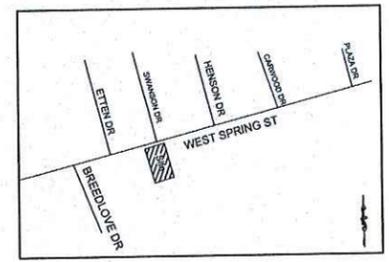
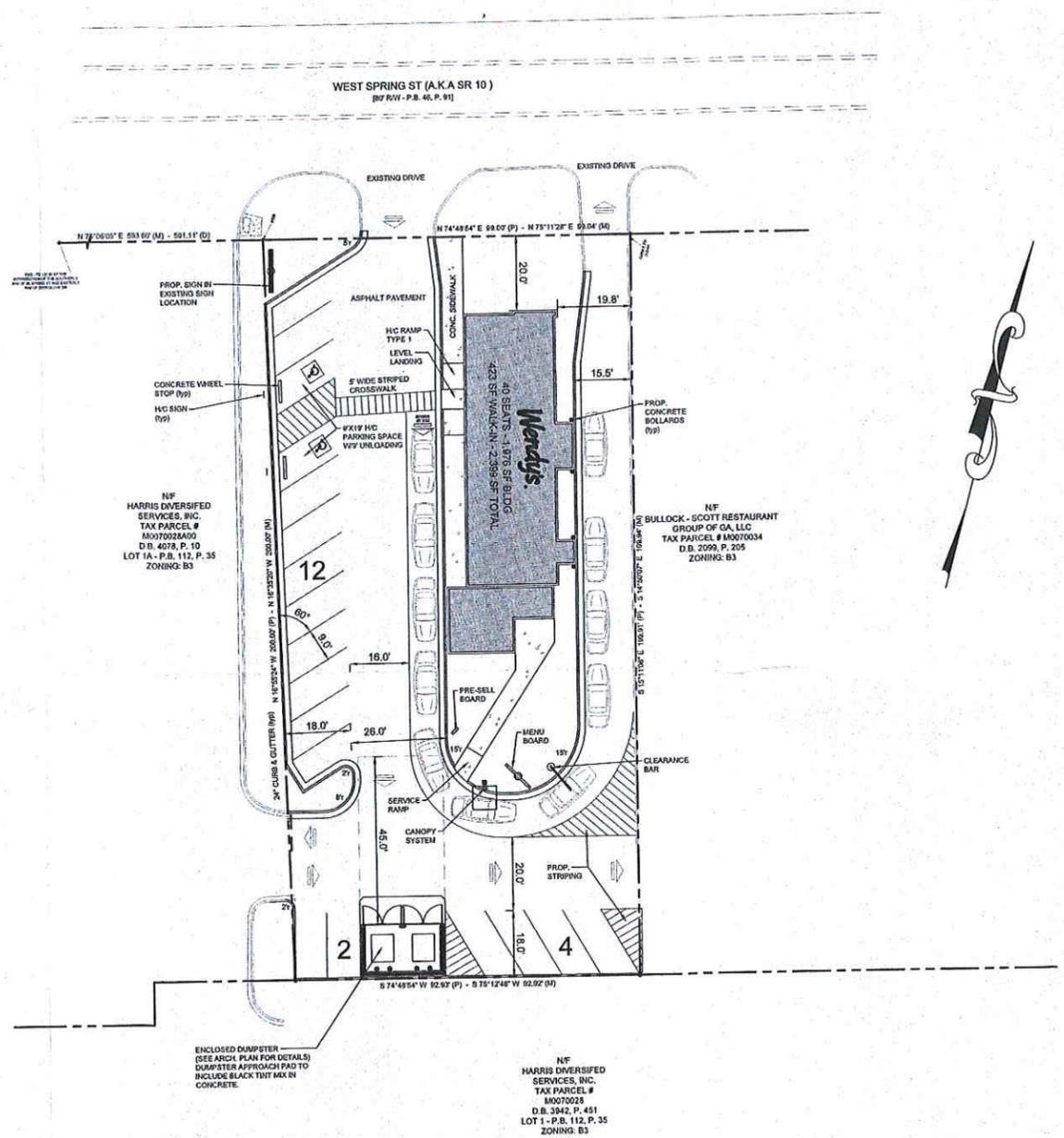
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**13**

PROJECT NUMBER:  
**18001WEN**

DATE:  
**05/07/18**

SITE DEVELOPMENT PLANS for THE WENDY'S COMPANY  
1117 W SPRING ST., MONROE GA 30655



LOCATION MAP  
SCALE: N.T.S.

**PROJECT NOTES:**  
 OWNER / DEVELOPER:  
 THE WENDY'S COMPANY  
 1145 Sanctuary Parkway, Suite 225  
 Alpharetta, Georgia 30009  
 Contact: Aaron Charles  
 Tel: (404) 904-5584

ENGINEER:  
 Carter Engineering Consultants, Inc.  
 3051 Mann Hill Road, Suite 2000  
 Marietta, Georgia 30067  
 Contact: Mark Caryophal, P.E.  
 Tel: (770) 725-1200  
 mark@carterec.com

Property located at 1117 W SPRING ST., MONROE GA 30655, Lenoir NG  
 Current Zoning: B3 (Highway Business District)  
 Proposed use is a restaurant with drive-thru  
 Proposed building height is 20'

Boundary and topographical information obtained from field run survey by Professional Land  
 Systems dated: October 2, 2014. Phone: (855) 691-6109  
 Project tract contains 0.44 acres, disturbed area = 0.44 acres  
 Contour interval is 1 foot (NAVD 88)

The property shown hereon does not lie within a 100 year flood plain according to Flood Insurance  
 Rate Map # 15297C0130C (COMMUNITY #130227) dated: 12/06/16.

The underground utilities shown hereon have been located from field information and existing  
 drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all  
 such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that  
 the underground utilities shown are in the exact location indicated. The surveyor nor engineer has  
 physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and  
 notify engineer if a discrepancy is found.

The contractor shall verify the inventories of all existing storm and sanitary sewer structures  
 prior to commencement of storm and sanitary sewer construction.

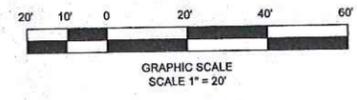
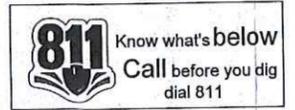
**UNDERGROUND UTILITIES DISCLAIMER**  
 Information regarding the required location, size, character and location of existing  
 underground utilities and structures related to underground utilities is shown hereon.  
 There is no certainty of the accuracy of this information and it shall be considered in  
 that light by those using this drawing. The location and arrangement of underground  
 utilities and structures related to underground utilities shown hereon may be  
 inaccurate and utilities and structures related to underground utilities not shown may  
 be encountered. The owner, his employees, his consultants and his contractors shall  
 hereby disavow and understand that the surveyor is not responsible for the correctness  
 or sufficiency of this information regarding the underground utilities and structures  
 related to underground utilities shown hereon.

**SITE DATA:**  
 TOTAL SITE AREA = 0.44 ACRES  
 BUILDING AREA = 2,399 S.F.  
 PROPOSED IMPERVIOUS AREA = 0.39 acres  
 PROPOSED IMPERVIOUS COVERAGE = 88 %  
 DISTURBED AREA = 0.44 ACRES

**PARKING REQUIREMENTS:**  
 PARKING SPACES REQUIRED:  
 - 1 SPACE PER 5 SEATS PROVIDED FOR PATRON USE  
 - 1 SPACE PER 600 S.F. OF GROSS FLOOR AREA  
 40 SEATS / 5 X 1 = 8 SPACES REQUIRED  
 2,399 S.F. / 600 X 1 = 4 SPACES REQUIRED  
 TOTAL SPACES REQUIRED = 12 SPACES  
 PARKING SPACES PROVIDED:  
 18 SPACES  
 (16 regular spaces provided)  
 (2 handicap spaces provided)

**SURVEY LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS**

A	ARC LENGTH	+	BACKFLOW PREVENTER
AC	AIR CONDITIONER	+	BENCHMARK CONTROL
AE	ACCESS EASEMENT	+	BORING LOCATION
BLDG	BUILDING	+	BURIED CABLE POST
BSL	BUILDING SETBACK LINE	+	CABLE TV PEDESTAL
CONC	CONCRETE	+	CATCH BASIN (SINGLE WING)
COV	COVERED	+	CATCH BASIN (DOUBLE WING)
DB	DEED BOOK	+	CHAMBER FENCE
DE	DRAINAGE EASEMENT	+	ELECTRIC BOX
ENCL	ENCLOSED	+	ELECTRIC MANHOLE
ENCR	ENCROACHMENT	+	ELECTRIC METER
EP	EDGE OF PAVEMENT	+	ELECTRIC PEDESTAL
ESMT	EASEMENT	+	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER	+	GAS LINE (BURIED)
FIND	FOUND	+	GAS METER
FF	FINISHED FLOOR	+	GAS VALVE
IP	IRON PIPE	+	GATEVALVE
IPC	IRON PIPE WITH CAP	+	GS/ANCHOR
IR	IRON REBAR	+	GRATE BALET
IRC	IRON REBAR WITH CAP	+	IRRIGATION CONTROL VALVE
M	MEASURED	+	MONITORING WELL
NF	NOW OR FORMERLY	+	OVERHEAD UTILITIES
NTS	NOT TO SCALE	+	POWER (BURIED)
PLAT	PLAT	+	SANITARY SEWER CLEAN-OUT
PC	POINT OF CURVATURE	+	SS LINE (BURIED)
POB	POINT OF BEGINNING	+	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	+	SEW
R	RADIUS/RADIUS	+	STORM SEWER MANHOLE
RW	RIGHT-OF-WAY	+	STORM SEWER LINE (BURIED)
SYS	STATE VETERANS BUFFER	+	STREET PARKING LIGHT
SS	SANITARY SEWER	+	STUB (UNKNOWN)
TYP	TYPICAL	+	TELEPHONE PEDESTAL
UE	UTILITY EASEMENT	+	TREE
+	FOUND IFC IN	+	WATER METER
+	POINT ONLY	+	WELL
+	SET 5' IRC	+	WOOD POLE



REVISION BLOCK	DESCRIPTION	DATE
A	INITIAL SUBMITTAL	05/07/18

05/07/18

**CARTER ENGINEERING CONSULTANTS**

Carter Engineering Consultants, Inc.  
 3051 Mann Hill Road, Suite 2000  
 Marietta, GA 30067  
 P: 770.725.1200  
 F: 770.725.1204  
 www.carterec.com

**SITE DEVELOPMENT PLANS**  
 for  
**THE WENDY'S COMPANY**  
 1117 W. SPRING ST., MONROE GA 30655

PROJECT NAME:  
**WENDY'S RESTAURANT**

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-1**

PROJECT NUMBER:  
**18001WEN**

DATE:  
**05/07/18**



## Planning Commission Meeting

### AGENDA

June 19, 2018

**Item:**

Request for Variance - 615 E Church 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 Variance](#)



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 05-14-18  
**Description:** Variance request 615 E. Church St.

---

**Budget Account/Project Name:** NA

**Funding Source:** 2017 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** *Approve with conditions.*

- 1. Subdivide the property into conforming lots.*
- 2. Clarify the request to moving a structure rather than building a house.*
- 3. Understand that any house built on the lot would have to conform to R1 Zoning requirements.*

**Background:** 615 Church St. currently contains a house that is undergoing renovations. The lot is large enough in square footage to subdivide into two lots. It has been proposed that a structure be moved to the lot that could be created from its current locations on S. Madison Ave. This structure does not meet the R1 square footage minimum of 1600 sq. ft. The variance request is to allow the 1184 sq. ft. structure to be relocated without increasing the square footage to the required minimum for R1 zoning.

**Attachment(s):**

May 9, 2018

**Petition Number: 18-00196**  
**Applicant: Algin Investments, LLC**  
**Location: 615 East Church Street**  
**Existing Zoning: R1**  
**Acreage: .68**  
**Proposed Use: Residential**

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

1. The applicant, Algin Investments LLC, request a variance of Article VII, Sect 700.1 table 11 of the Zoning Ordinance to build a 1200 sq ft house on lot. The request is for 615 East Church Street. The property consists of a total of .68 acres. The property has a total of approximately 254 ft of road frontage on Felker Street and approximately 109 ft of road frontage on Church Street. Code Department recommends Approval.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any:
3. The literal application of this ordinance does not create an unnecessary hardship.
4. The variance would cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does confer upon the property of the applicant a special privilege denied to other properties in the district.
6. The special circumstances surrounding the request for the variances are the result of acts by the applicant.
7. The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district.
8. The zoning proposal is not consistent with the construction and design standards and design criteria adopted by the City of Monroe.
9. The variance is not the minimum variance that will make possible an economically viable use of the land, building, or structure.

Please Note: Conditions

1. Subdivide the property into conforming lots
2. Clarify the request to moving a structure rather than building a house.
3. Understand that any house built on the lot would have to conform to R1 Zoning requirements.

# ZONING VARIANCE REQUEST



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00196	05/08/2018	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	USEZONE	R1	FLOODZONE
		615 E Church St Monroe, GA 30655	PN	M0017-003-000
	CONTRACTOR	SUBDIVISION		
	Algin Investments, LLC	LOT		
	304 N Broad St Monroe GA 30655	BLOCK	0	
	OWNER	UTILITIES...		
	Algin Investments, LLC, 770 616 4460	Electric		
	304 N Broad St Monroe GA 30655	Sewer		
		Gas		
		PROJECTID#	615EChurchSt-180216	
			-1	
		EXPIRATIONDATE:	11/08/2018	

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

Request for Variance of Article VII Section 700.1 Table 11- P&Z Mtg 6/19/18 @ 5:30 pm & Council Mtg 7/3/18 @ 6:00 pm 215 N Broad Street

### NATURE OF WORK

Other

### CENSUS REPORT CODE

880 - \* Zoning Variance Request

### DIMENSIONS

SQUARE FOOTAGE	#STORIES	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

*Debbie Adkinson*

Approved By

Date

5-8-18

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00196

PERMIT PIN

56181



Variance/Conditional Use Application

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

Meeting of: \_\_\_\_\_

Your representative must be present at the meeting

Street address 615 E Church Street Council District \_\_\_\_\_ / \_\_\_\_\_ Map and Parcel # \_\_\_\_\_  
Zoning RI Acreage .68 Proposed Use RI Road Frontage 254 ft. / on  
Felker St. (street or streets)

Applicant Name Align Investments LLC Owner Name Align Investments LLC  
Address 304 N Broad Street Monroe Address 304 N Broad Street Monroe  
Phone # (770) 616-4460 Phone # (770) 616-4460

Request Type: (check one) Variance  Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:  
N/A

State relationship of structure and/or use to existing structures and uses on adjacent lots;  
RI next door. want to build a minimum sq feet of 1200 sq ft.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):  
Build a house similar to 319 S Madison or move the white house off of 319 S Madison to this location.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:  
The house will be built within the set backs of the city requirements with the parking pad that meets city requirements

State the particular hardship that would result from strict application of this Ordinance:  
No hardship - similar to other houses along Felker Street as there are several smaller homes along Felker in the historic district.

Check all that apply: Public Water:  Well:  Public Sewer:  Septic:  Electrical:  Gas:

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

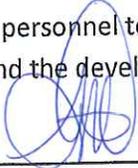
- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature  Date: 3/14/2013

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT  
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

**\*Property owners signature if not the applicant**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Notary Public

Commission Expires: \_\_\_\_\_

I hereby withdraw the above application: Signature \_\_\_\_\_ Date \_\_\_\_\_

## REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Historic Preservation ordinance, you are required to obtain a Certificate of Appropriateness (COA) for any exterior material change you wish to make to your property if your property is located within a historic district, or if the change would affect property in a historic district. Please see pages 3 and 4, Definitions.

The following steps must be taken in order to have your proposed change considered by the Historic Preservation Commission (HPC):

1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the fourth Tuesday of each month at 6:00 pm), read the Historic Preservation 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 \$10.00 fee. If you request a "special meeting" at some date or time (other than the 4<sup>th</sup> Tuesday of every month), the fee is \$50.00. If you are requesting to demolish Historic property, the fee is \$50.00 on the regular scheduled meeting.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic 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 HPC 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 HPC looks forward to considering your request.

**Please read the following directions for completing the Request for COA Application.**

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 HPC to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the HPC's duties include taking into account the historic and architectural significance of the structure and maintaining maps showing the historic and architectural significance of structures in the Historic Districts.

In its review, the HPC 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, positioning 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 seven (7) 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 historic property or any structure, site, or work of art within a historic 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 historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

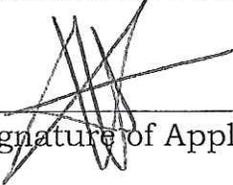
[Sec. 8-4-2(f)]

“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. 8-4-2(b)].

“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

**I acknowledge that I have read this material and will abide by the ordinances set forth.**

  
\_\_\_\_\_  
Signature of Applicant

2/13/18  
Date

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of Article VII, Sect 700.1, Table 11 of the Zoning Ordinance for 615 East Church Street. A public hearing will be held on June 19, 2018 before the Planning & Zoning Commission, at 5:30 P. M.**

**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:**

**June 3, 2018**

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section Article VII, Sect 700.1 table 11 of the Zoning Ordinance for 615 East Church Street. A public hearing will be held on August 14, 2018 before the Mayor and Council, at 6:00 pm.**

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

**Please run on the  
following date:**

**July 29, 2018**



## Planning Commission Meeting

### AGENDA

June 19, 2018

**Item:**

Request for Variance - 125 N Wayne 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 Variance](#)



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 06-12-18  
**Description:** 125 North Wayne St. / Variance request for a full service restaurant.

---

**Budget Account/Project Name:** NA

**Funding Source:** 2017 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** *Approval*

**Background:** This is a repurposing of an abandoned auto parts store location to a restaurant. The property is in the newly established Monroe Historic Downtown Entertainment District which is loosely defined as the CBD and this parcel. It has been discussed that the CBD and the downtown development pattern needs to be expanded. This opportunity represents a good place to start. The CBD allows zero lot lines and does not require on-site parking. This project provides parking, landscaping and setbacks to the extent technically feasible while promoting the front loaded building pattern of the Downtown area.

**Attachment(s):** Please see information below.

May 30, 2018

**Petition Number: 18-00221**

**Applicant: Andrew Williams**

**Location: 125 North Wayne Street**

**Existing Zoning: B2**

**Acreage: .6 AC**

**Proposed Use: Commercial Restaurant**

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve

Deny

Approve with recommended conditions

1. The applicant, Andrew Williams request a variance of Article VII, Sect 700.2 table 12, Article V, Sect 520 Table 3 and Sect 570.2 of the Zoning Ordinance. The request is for 125 North Wayne Street. The property consists of a total of .6 acres. The property has a total of approximately 126 ft of road frontage on North Wayne Street. Code Department recommends Approval.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any: None
3. The literal application of this ordinance does create an unnecessary hardship.
4. The variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does confer upon the property of the applicant a special privilege denied to other properties in the district.
6. The special circumstances surrounding the request for the variances are the result of acts by the applicant.
7. The variance is not request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district.
8. The zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe.
9. The variance is not the minimum variance that will make possible an economically viable use of the land, building, or structure.

Please Note:

- Parking variance recommended for approval due to the large number of public parking spaces available in close proximity to the subject property.
- Front setback variance recommended for approval to encourage the expansion of CBD design parameters to adjacent streets in order to expand our downtown.
- Impervious surface variance recommended for approval due to efforts to comply with a net reduction of impervious surface.

# ZONING VARIANCE REQUEST



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

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00221	05/30/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	125 N Wayne St Monroe, GA 30655	USEZONE	B2	FLOODZONE	Yes
			PIN	M0014-067-000		
	CONTRACTOR	ANDREW LOREN WILLIAMS	SUBDIVISION			
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	SILVER QUEEN MONROE LLC,  600 S BROAD BLDG 4 St Ste 1A Monroe GA 30655	PROJECTID#	125NWayneSt-180417-1		

EXPIRATIONDATE: 08/31/2018

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR VARIANCE - P&Z MTG  
 6/19/18 5:30 PM - COUNCIL MTG 8/14/18 @  
 6:00 PM 215 N BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

880 - \* Zoning Variance Request

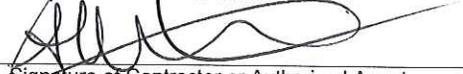
DIMENSIONS

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

## NOTICE

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

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

  
 Signature of Contractor or Authorized Agent

5-30-18  
 Date

  
 Approved By

5-30-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00221

PERMIT PIN

56274



Variance/Conditional Use Application

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

Meeting of: \_\_\_\_\_

Your representative must be present at the meeting

Street address 125 N Wayne St. Council District 65 / 3 Map and Parcel # M0140067  
Zoning B2 Acreage .6 Proposed Use Restaurant Road Frontage 126 ft. / on  
N. Wayne St. (street or streets)

Applicant  
Name Andrew Williams  
Address 200 Walton St  
Phone # 678-863-0031

Owner  
Name Silver Queen Monroe, LLC  
Address 125 N. Wayne St  
Phone # 678-863-0031

Request Type: (check one) Variance  Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:

- Full service restaurant with patio/roof top dining.
- Hours 11am - 10pm

State relationship of structure and/or use to existing structures and uses on adjacent lots;

The new structure will stand alone & it will not affect adjacent lots. We will define boundaries & make sure all traffic is on our property.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

We want to move the building to the front so we can be more visible, and clean up the property. Also, it will not have a negative impact on surrounding community or businesses.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:

see information attached.

State the particular hardship that would result from strict application of this Ordinance:

We will have to redesign the space, and we will lose a lot of time. A redesign will cost thousands of dollars and we won't be able to build the building consistent with others downtown.

Check all that apply: Public Water:  Well:  Public Sewer:  Septic:  Electrical:  Gas:

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature  Date: 5/30/18

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT  
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

**\*Property owners signature if not the applicant**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Notary Public

Commission Expires: \_\_\_\_\_

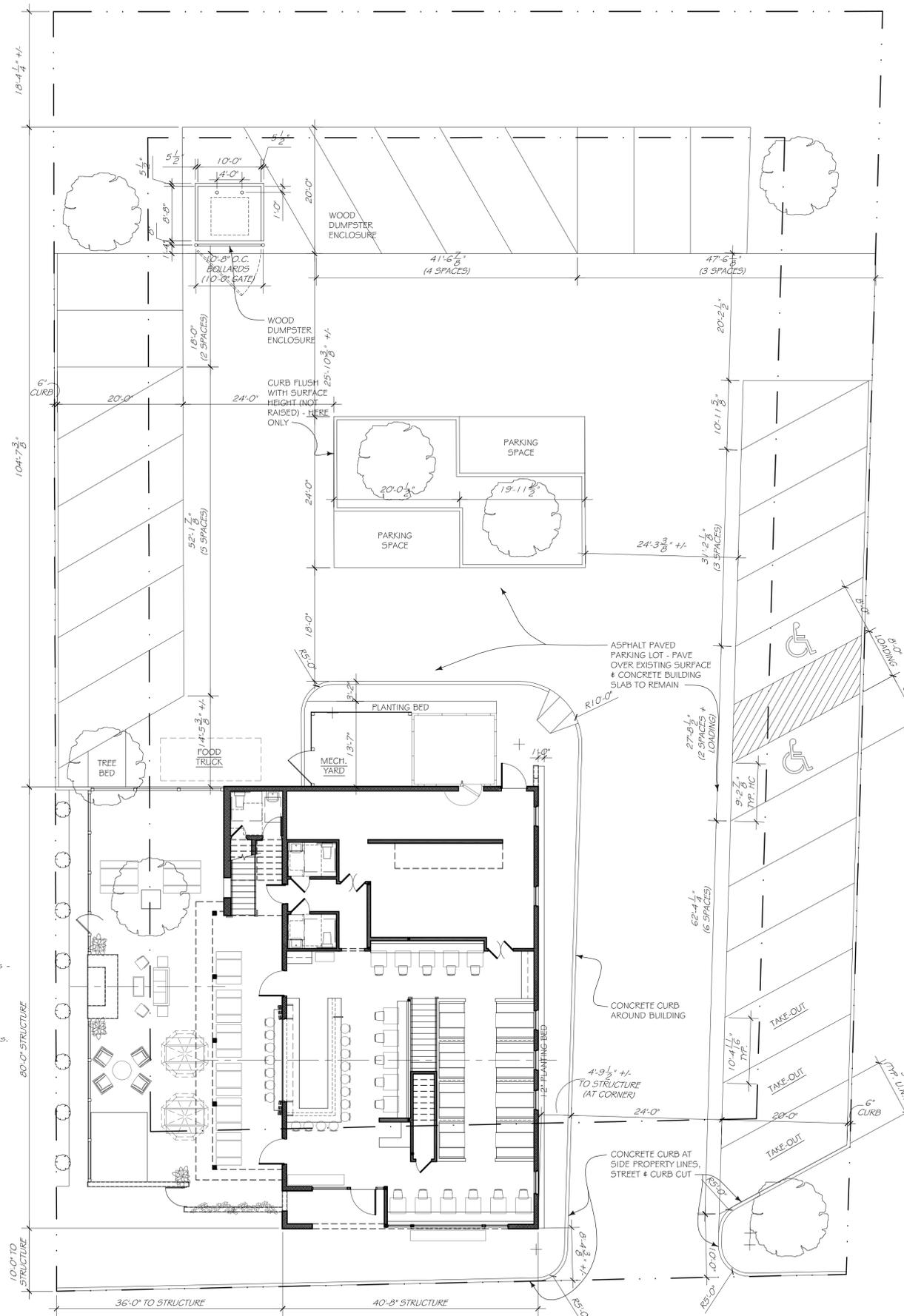
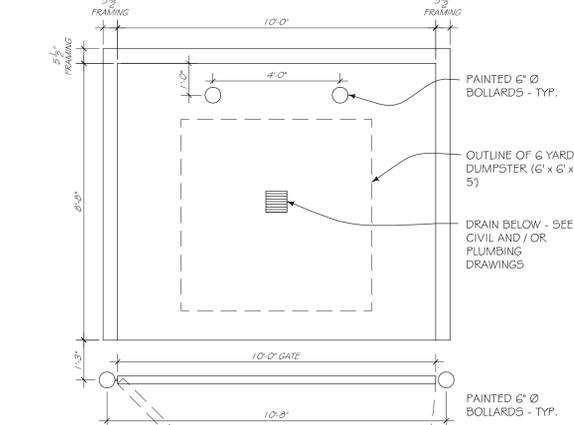
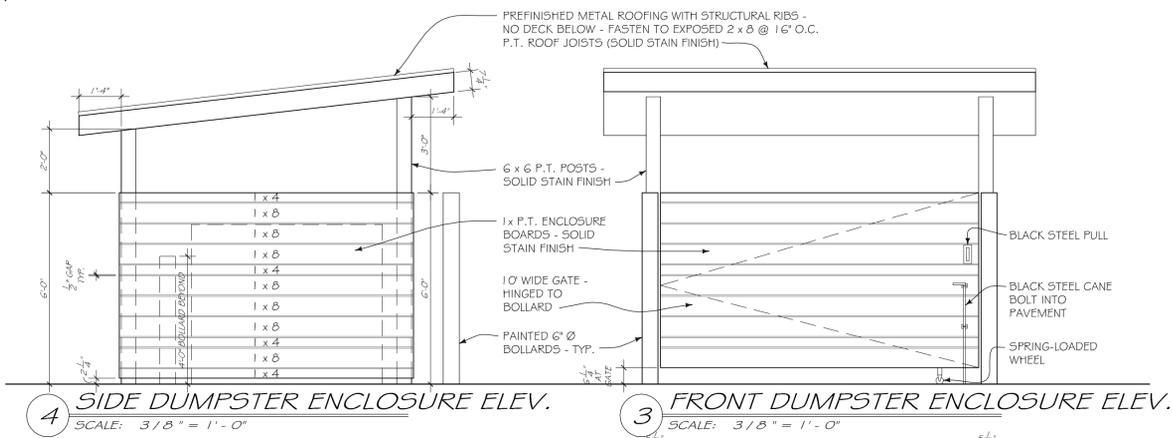
I hereby withdraw the above application: Signature \_\_\_\_\_ Date \_\_\_\_\_

- Parking: we are 9 spaces short of zoning minimums. We could add these 9 spaces in the back of the property, but we are already over the maximum impervious surface, so the current parking count seems like a nice balance.
- Impervious Surface (Lot Coverage): We are currently at 87.6% of total property and 75% is the maximum.
- Parking Landscaping: 12% parking lot interior minimum must be landscaped and we do not have that. If we landscaped the parking lot, it would counterintuitively ADD (non-compliant) impervious surface to the property because the we'd have to enlarge the overall footprint of the paved parking area.
- Front Building Setback: 20'-0" zoning minimum, and we are at 8'-3". Moved the building close to the street per the City's request. Left room for a public walk.
- Side Building Setback: 15'-0" zoning minimum. Courtyard walls are allowed within that, but the courtyard chimney is not. The courtyard chimney (structure) is 4'-11" off of the side property line. The chimney flue is over 5'-0" away from the property line if that is a safety concern on the City's part.

Remove more spaces and get landscaping in parking area which would increase pervious surface and landscaping.

Don't know where this came from but is not the case

Since we wish to encourage the downtown development pattern on adjacent streets this may be appropriate w/o Hearing



**PROJECT DESCRIPTION:**

Demolish an existing commercial building in order to construct a new restaurant to include a bar, kitchen, dining room, outdoor courtyard, and a second level bar and open air balcony.

**APPLICABLE CODES:**

- International Building Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017)
- International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2015)
- International Fire Code, 2012 Edition, with Georgia Amendments (2014)
- International Plumbing Code, 2012 Edition, with Georgia Amendments (2014) (2015)
- International Mechanical Code, 2012 Edition, with Georgia Amendments (2014) (2015)
- International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014) (2015)
- National Electrical Code, 2017 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)
- 2012 NFPA 101 - LIFE SAFETY CODE with State Amendments (2013)
- GEORGIA ACCESSIBILITY CODES

**CODE INFORMATION:**

Project Address:	125 N. Wayne St. Monroe GA 30312
Zoning:	B-2
Occupancy:	Assembly A-2 (Restaurant)
Construction Type:	III-B Non-Sprinklered (Exterior Bearing walls 2-hr. rated)
Building Height:	26'-1 1/2", 2 stories (Complies with 35'-0" zoning max.) (Complies with 2 stories max. per IBC Table 503)
Floor Area:	Ground Floor: 2,847 s.f. Second Floor: 785 s.f. TOTAL PROPOSED: 3,632 s.f.
	(Complies with 9,500 s.f. per floor max. per IBC Table 503) (Area measured as gross s.f. to extents of exterior finish)
Occupant Load:	Dining Room (loose seating) 29 Dining Room (booths & banquettes) 75 Bar Dining 24 Bar Dining (banquette) 12 Bar (Back of House) 3 Kitchen / Restrooms / Back of House 11 GROUND FLOOR INTERIOR: 154 occupants  Covered Porch 30 Outdoor Courtyard 85 GROUND FLOOR EXTERIOR: 115 occupants  Storage / Office / Restroom / Bar 9 Outdoor dining banquette 12 Outdoor Dining 51 SECOND FLOOR: 68 occupants  Total Interior Occupants: 154 + 9 = 163 Total Int. + Ext. Occupants: 337  (Per NFPA Table 7.3.1.2)
Occupant Load (Seats):	Ground floor Dining Area 62 Ground floor Bar 22 Covered Porch (bar) 7 Covered Porch (loose seating) 24 Courtyard seating 24 Courtyard lounge seating 9 Second floor Bar terrace 41 189 seats  (For parking calculations only)

Egress Door Width:	3'-0" min. at each exit (337 x 0.2 in./occ. = 67.4' / 3 exits = 22.5" min.) (NFPA Table 7.3.3.1)
Egress Corr. Width:	3'-8" min. at each exit (337 x 0.3 in./occ. = 101.1' / 3 exits = 33.7" min.) (NFPA 7.3.4.1, 12.2.3.8, Table 7.3.3.1)
Number of Exits:	3 public + 1 additional for Kitchen (Complies with 2 min. per NFPA 7.4.1.1 & 12.2.4.1)
Exit Separation:	Ground floor: 79'-2 1/2" diag. x 1/2 = 39'-7 3/8" min. (46'-2 1/2" provided) Second floor: 77'-4 1/2" diag. x 1/2 = 38'-8 3/8" min. (40'-4 1/2" provided)  (All exits separated by over 1/2 x building/space diagonal distance min.) (NFPA 7.5.1.3.3)
Max. Travel Distance:	Ground floor: 52'-6 1/2" Second floor: 126'-4 1/2" (Complies with 200'-0" max. per NFPA 12.2.6.2)
Max. Common Path:	Ground floor: 19'-11" Second floor: 39'-7 1/2" (Complies with 75'-0" max. (<50 occupants) per NFPA 12.2.5.1.2)  (No common path of travel exists for areas with more than 50 occupants - 20' max. per NFPA 12.2.5.1.2)
Max. Dead End Corr.:	Ground floor: 7'-4 1/2" Second floor: 11'-0 1/2" (Complies with 20'-0" max. per NFPA 12.2.5.1.3)
Ext. Wall Openings:	East (Front - 8' to prop. line): No limit to unprotected ext. fire wall opgs. (front facade) South (36' to prop. line): No limit to unprotected ext. fire wall opgs. North (49' to prop. line): No limit to unprotected ext. fire wall opgs. West (123' to prop. line): No limit to unprotected ext. fire wall opgs.  (Complies with IBC 705.8, Table 705.8)
Building Setbacks:	Outdoor fireplace 4'-1 1/2" from side property line (15'-0" setback) Building 8'-3" from front property line (20'-0" setback) ***VARIANCES REQUIRED
Min. Plumbing:	5 toilets provided (337 total occs. / 75 = 5 min. per IPC Table 403.1)  5 lavatories provided (337 total occs. / 200 = 2 min. per IPC Table 403.1)
Parking:	189 seats / 5 + 3,509 s.f. / 6 = 37.80 + 5.85 = 43.65 parking spots required  28 parking spots provided  (1 space per 5 seats provided for patron use AND 1 space per 600 sq. ft. of gross floor area - per zoning 520 Table 3) ***VARIANCE REQUIRED
Parking Landscaping:	12% min. provided
Site Area:	25,962 s.f. (0.569 acres)
Impervious Surface:	21,434 s.f. (82.6% of site) (Exceeds 75% max. per zoning 570.3(2)) ***VARIANCE REQUIRED

08 JUN 2018	CODE INFO TO CITY
21 MAR 2018	TO CONSULTANTS
08 MAR 2018	SITE & OWNER REVISIONS
07 MAR 2018	REVISED BUILDING LOCATION
16 FEB 2018	CONCEPTUAL DESIGN
07 FEB 2018	OWNER REVIEW
06 FEB 2018	OWNER REVIEW

SILVER QUEEN  
RESTAURANT

125 N. WAYNE ST.  
MONROE, GA.

JOB NO. 1726

ARCHITECTURAL  
SITE PLAN  
& DETAILS

A0.1

**DECARLO  
HAWKER**  
ARCHITECTS & DESIGN  
4000 HULL WILKINS DRIVE, SUITE 100  
ATLANTA, GA 30341  
TEL: 404.525.1100  
WWW.DCHAWKER.COM

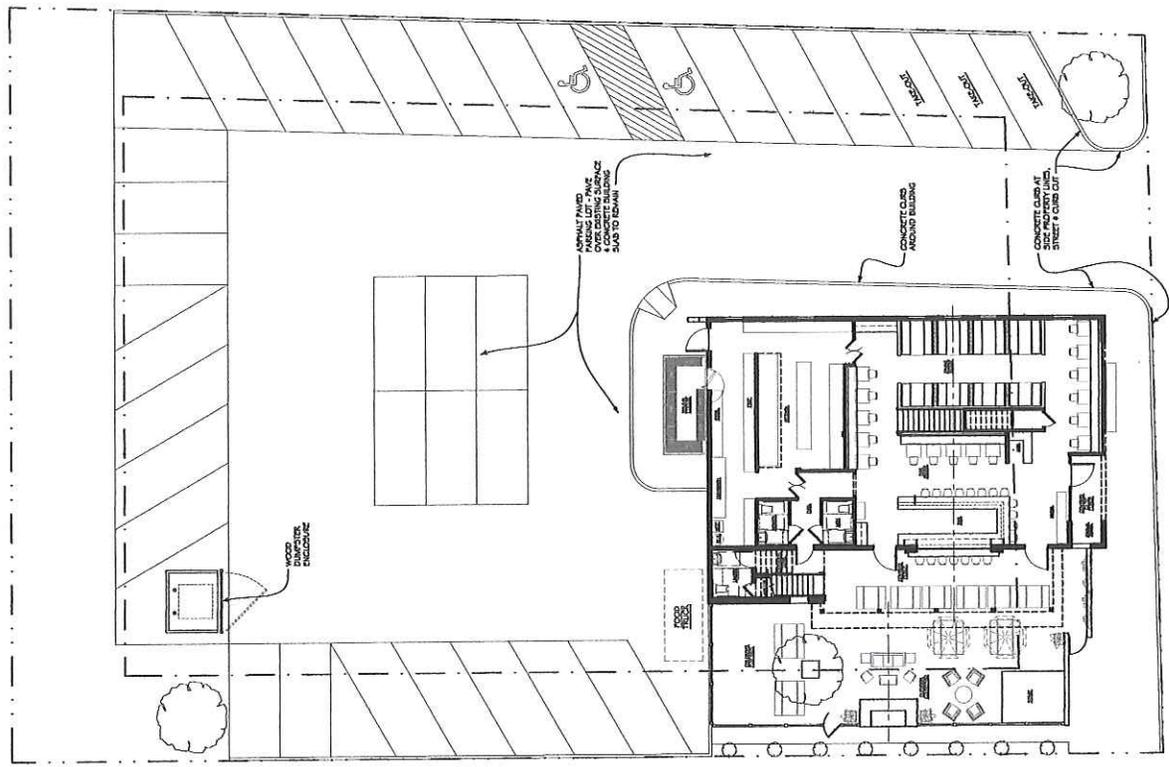
21 MAR 2013 TO CONSULTANTS  
22 MAR 2013 TO CLIENTS  
07 MAR 2013 REVISED BUILDING FOOTPRINT  
14 MAR 2013 CONCEPTUAL DESIGN  
07 FEB 2013 OWNER REVIEW  
04 FEB 2013

**SILVER QUEEN  
RESTAURANT**  
122 N. WAYNE ST.  
DORRIS, GA.

JOB NO. 1715  
**SITE PLAN**

**A01**

NOT RELEASED FOR CONSTRUCTION



**SITE PLAN**  
SCALE: 1" = 10'-0"

# TAXES

Search

GREER ANNE C &

Search

Clear

9 records returned

## Search Tips

You can search for Names, Addresses, Bill Numbers, Account Numbers and Map Numbers. Just start typing!

 **PayPal CREDIT**  
Get more time to pay.  
Subject to credit approval. [See terms.](#)  
US customers only.

## Status

Paid (9)

## Type

Property (9)

## Years

- 2017 (1)
- 2016 (1)
- 2015 (1)
- 2014 (1)
- 2013 (1)
- 2012 (1)
- 2011 (1)
- 2010 (1)
- 2009 (1)

Owner Name	Tax Year	Bill #	Map	Paid Date	Paid	
GREER ANNE C &	2017	14198	M0140-00000-067-000	11/15/2017	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2016	14131	M0140-00000-067-000	11/15/2016	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2015	14009	M0140-00000-067-000	11/16/2015	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2014	14052	M0140-00000-067-000	11/15/2014	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2013	14002	M0140-00000-067-000	11/15/2013	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2012	14168	M0140-00000-067-000	12/11/2012	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2011	13982	M0140-00000-067-000	12/12/2011	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2010	14108	M0140-00000-067-000	12/12/2011	✓ Paid	<a href="#">View</a>
GREER ANNE C &	2009	14066	M0140-00000-067-000	07/28/2011	✓ Paid	<a href="#">View</a>

**SURVEYOR CERTIFICATION**

This plot is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of this document, maps, plots or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

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

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:

CITY OF MONROE CODE DEPARTMENT

DATE:

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION T20 EQUIPMENT AND eGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

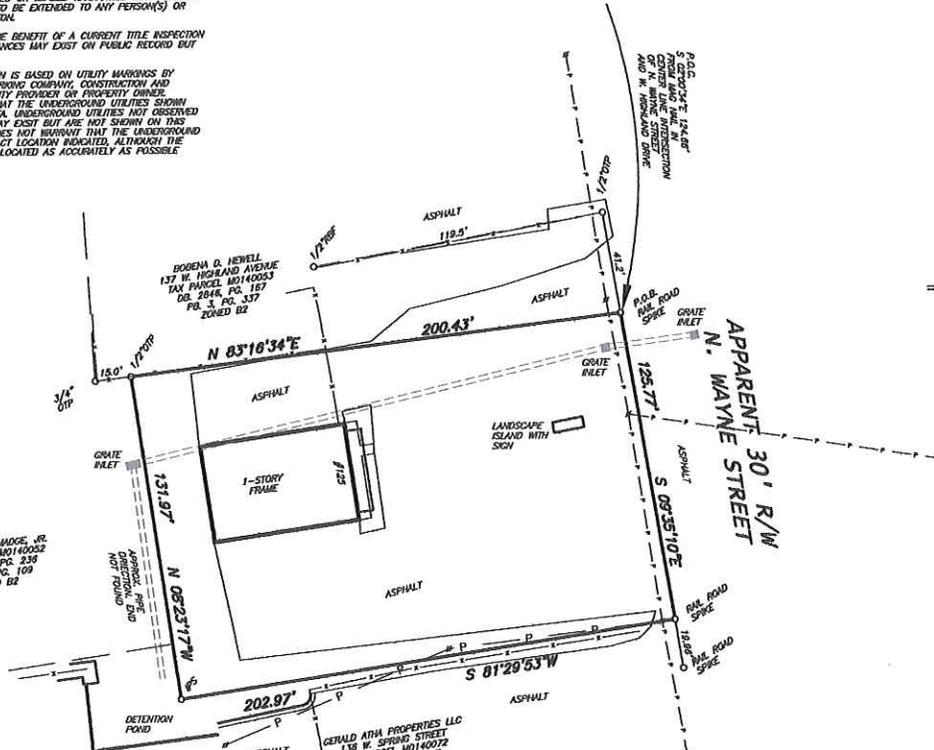
NOTE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION T20 DUAL FREQUENCY RECEIVER WITH A SCPECTER T20 DATA COLLECTOR RUNNING CARLOSON SURFACE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEODETIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.L.R.M. NO. 132970137E DATED 12/08/2016

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

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

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



GRID NORTH GA. WEST ZONE

**LEGEND**

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOY"
- C.M.P. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = COVERED TOP PIPE
- R.O.W. = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT LINE
- L.L. = LAND LOT LINE
- G.M.D. = GEORGIA METRIC DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADARS
- C.H. = CHAINS
- T.W. = TANGENT
- N.O. = NOW OR FORMERLY
- O.B. = OLD BOOK
- P.B. = PLAT BOOK
- P.C. = PRGE
- O.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- (M) = MANHOLE
- (D) = DRAIN INLET
- (F) = FIRE HYDRANT
- (L) = LIGHT POLE
- (P) = POWER POLE
- (-P-) = POWER LINE
- (-F-) = FENCE LINE
- (-W-) = WATER LINE
- (-G-) = GAS LINE
- (V) = VALVE
- (W) = WELL
- (DASHES) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

REFERENCE: SURVEY FOR KENNETH MURRAY, DATED 10/3/1985 PREPARED BY SRS SURVEY COMPANY, RECORDED IN PLAT BOOK 36, PAGE 181, WALTON COUNTY RECORDS.

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,401 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,450 FEET.

FOR CURRENT TAX INFORMATION OWNERS: ANNE C. GREER, BARRY W. GREER, 1259 WINDHOLM DRIVE, MONROE, GA 30655



BOUNDARY RETRACEMENT SURVEY FOR:	
<b>SILVER QUEEN MONROE, LLC</b> IN THE CITY OF MONROE	
FIELD WORK DATE: 8/16/17	DATE OF PLAT PREPARATION: 8/18/17
LAND LOT(S) 65	3rd DISTRICT WALTON COUNTY, GEORGIA
ALCOY SURVEYING AND ENGINEERING, INC.	
2205 HWY. 81 S., LOGANVILLE, GA. 30052 Phone 770-466-4002 - LSF #000759	
SCALE: 1" = 30' JOB NO. 17-119	

4-1  
SB

Recorded 12/22/2017 04:08PM

Deed

KATHY K. TROST

Doc: WD

WALTON COUNTY CLERK OF COURT

Georgia Transfer Tax Paid : \$150.00

Bk04169

Pg 0188-0191

-----Space Above This Line for Recorder's Use-----

After recording, please return to:  
Fortson, Bentley and Griffin, P.A.  
2500 Daniell's Bridge Road \*  
Building 200, Suite 3A  
Athens, Georgia 30606  
Attn: Gregory O. DeBacker

**LIMITED WARRANTY DEED**

THIS INDENTURE, made the 22<sup>nd</sup> day of December, 2017, between BARRY W. GREER AND ANNE C. GREER, individual residents of the State of Georgia (hereinafter collectively referred to as "Grantor"), and SILVER QUEEN MONROE, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto Grantee, the following described real property located in Walton County, Georgia:

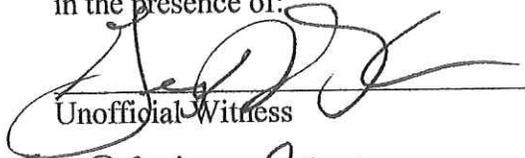
See Exhibit "A" attached hereto and by reference made a part hereof.

**TO HAVE AND TO HOLD** the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of Grantee, in **FEE SIMPLE**,

And, subject to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof, Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor.

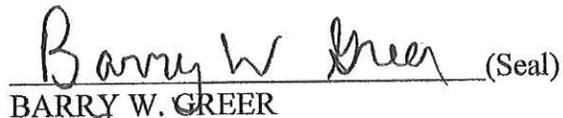
IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed, under seal, the day and year first above written.

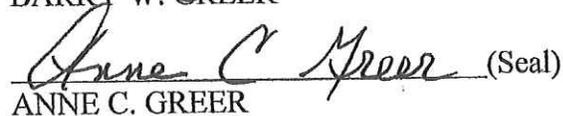
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

GRANTOR:

 (Seal)  
BARRY W. GREER

 (Seal)  
ANNE C. GREER

[NOTARIAL SEAL]



## **EXHIBIT A**

### **Legal Description**

All of that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton and in the City of Monroe, located in Land Lot 65 of the 3rd District, containing 0.597 acres as shown on a plat of survey entitled "SURVEY FOR KENNETH MURRAY" prepared by Kenneth C. Sims, Registered Professional Land Surveyor No. 1783, dated October 3, 1985 and recorded in Plat Book 36, page 191, in the Office of the Clerk of the Superior Court of Walton County, said plat of survey and the record thereof being incorporated herein by reference for a more complete description.

## **EXHIBIT B**

### **Title Exceptions**

1. Taxes and assessments for the year 2018 and subsequent years, not due and payable and any additional taxes which may result from a reassessment of the subject property.
2. All matters disclosed on that certain plat of survey entitled "Boundary Retracement Survey For: Silver Queen Monroe, LLC" dated August 18, 2017, prepared by Alcovy Surveying and Engineering, Inc., Ronald Calvin Smith, Registered Land Surveyor No. 2921, and recorded in Plat Book 113, page 186, in the Office of the Clerk of the Superior Court of Walton County, Georgia.

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of Article VII, Sect 700.2, Table 12, Article V Sect. 520, Table 3 and Sect 570.2 of the Zoning Ordinance for 125 N Wayne Street. A public hearing will be held on June 19, 2018 before the Planning & Zoning Commission, at 5:30 P. M.**

**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:**

**June 3, 2018**

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of Article VII, Sect 700.2, Table 12, Article V Sect. 520, Table 3 and Sect 570.2 of the Zoning Ordinance for 125 North Wayne Street. A public hearing will be held on August 14, 2018 before the Mayor and Council, at 6:00 pm.**

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

**Please run on the  
following date:**

**July 29, 2018**