



Planning & Zoning Commission Meeting

AGENDA

Tuesday, September 18, 2018

5:30 PM

215 N Broad Street Monroe, GA 30655

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF PREVIOUS MEETING

- [1.](#) Minutes of Previous Meeting - August 6, 2018
- [2.](#) Minutes of Previous Meeting - August 21, 2018

IV. REPORT FROM CODE ENFORCEMENT OFFICER

V. PUBLIC HEARINGS

- [1.](#) Request for Rezone - 1190 West Spring Street
- [2.](#) Certificate of Appropriateness - 202 East Spring Street
- [3.](#) Request for Rezone - 318 Alcovy Street and 409 Greenwood Drive
- [4.](#) Request for Variance - 409 Greenwood Drive

VI. RECOMMENDATIONS ON REQUESTS

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**MONROE PLANNING COMMISSION
MINUTES
August 06, 2018**

Present: Rosalind Parks, Mike Eckles, Kyle Harrison, David Butler

Absent: Randy Camp

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 5:26 pm.

Chairman Eckles asked for any changes, corrections or additions to the June 19, 2018 minutes. Hearing none he entertained a motion. Harrison made a motion to approve. Parks seconded. Motion carried. Minutes Approved.

Code Officer Report: None

Public Hearing opened at 5:28 pm

The first item of business: is for petition # 18-00299 for a COA at 911 N Broad Street. The applicant, Steve Powers is requesting a COA for approval for new 6000 sq ft building to house an auto repair shop. The building will be metal with stucco and brick siding.

Steve Powers spoke to the request stating he wanted to do it right.

Kelley stated that the plans submitted are in compliance with the Code.

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

Public hearing closed at 5:31

Chairman Eckles asked if there was any old business. none

Chairman Eckles asked if there was any new business. Kelley mentioned the Wendy's starting demolition this week.

Chairman Eckles entertained a motion to adjourn. Parks made the motion. Harrison seconded. Meeting adjourned at 5:34 pm.

Chairman Eckles entertained a motion to adjourn. Parks made a motion to adjourn.

**MONROE PLANNING COMMISSION
MINUTES
August 21, 2018**

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

Absent: None

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

Visitors: Greg Thompson, Michael Thompson

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

Chairman Eckles asked for any changes, corrections or additions to the June 19, 2018 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Parks seconded. Motion carried. Minutes Approved.

Chairman Eckles asked for any changes, Corrections or additions to the August 6, 2018 minutes. Hearing none he entertained a motion. Harrison made a motion to approve. Parks seconded. Motion carried. Minutes Approved.

Code Officer Report: None

Public Hearing opened at 5:32 pm

The first item of business: is for petition # 18-00308 for a COA at 412 S Broad Street. The applicant, Greg Thompson is requesting a COA for approval to remove two buildings and place a parking lot for the new expansion of his business.

Greg Thompson spoke to the request stating the buildings would be removed to allow for a larger parking area.

Eckles: asked if these buildings were in Historic.

Thompson: no

Parks: will this parking accommodate the lofts as well as the customers for the store?

Thompson: yes

Camp: there has been a concern about traffic flow at your location, will this solve that issue?

Thompson: yes. There will be two exits and one entrance and that will allow for better flow.

Chairman Eckles asked if there were any other questions or comments. Being none he entertained a motion. Camp made a motion to approve as submitted. Butler seconded. Motion passed. COA Granted.

The seconded item of business: is for petition # 18-00309 for a COA at 416 S Broad Street. The applicant, Greg Thompson is requesting a COA for approval to expand the existing store and bring nearer to the street.

Greg Thompson spoke to the request stating he wanted to double the store in size, add 6 loft apartments and include a restaurant in the store. The restaurant would seat 40 to 50 people.

Parks: what is the square footage of the existing store?

Thompson: The store is 10,000 square feet and will only be increased to 18,000.

Chairman Eckles asked if there were any other questions or comments. Being none he entertained a motion. Harrison made a motion to approve as submitted. Parks Seconded. Motion Carried. COA Granted.

Public Hearing closed at 5:39 pm

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn. Parks made the motion. Butler seconded. Meeting adjourned at 5:40 pm.



To: City Council / Planning Commission
From: Patrick Kelley
Department: Code Department
Date: 08-29-18
Subject: 1190 West Spring St. Rezone from M1 to B3

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase:

Description: The applicant wishes to rezone an existing M-1 Parcel that fronts on Business highway 10 to B3. This zoning will be more in keeping with the zoning of adjacent highway fronting parcels, will eliminate M-1 Zoning in an inappropriate location and will allow by right the proposed use of a business office development.

Background: This property is an M1 zoned undeveloped parcel that will be utilized as B3 for a business office development. This would be a more appropriate use and would remove an m1 parcel from the corridor allowing more appealing uses.

Attachment(s):

See Below

August 17, 2018

Petition Number: 18-00389
Applicant: Dan & Marsha Hodges
Location: 1190 West Spring Street
Proposed Zoning: B3
Existing Zoning: M1
Acreage: Total acreage .736 AC
Proposed Use: Commercial

CODE ENFORCEMENT STAFF RECOMMENDATION

☒ Approve
☐ Deny
☐ Approve with recommended conditions

- (a) The applicant, Dan & Marsha Hodges request a rezone for property located at 1190 W Spring Street. The project has approximately 124.6ft of road frontage on W Spring Street, and approximately 263 ft of road frontage on Swanson Drive. The property consists of .736 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned M1
- (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 Public/Institutional.

Recommended conditions:

RE-ZONING REQUEST ALL TYPES



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

7

PERMITNUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00389	08/17/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION 1190 W Spring St Monroe, GA 30655	USEZONE M1	
		PIN M0006-095-000	FLOODZONE
	CONTRACTOR DAN & MARSHA HODGES	SUBDIVISION CORRIDOR DESIGN OVERLAY	
		LOT	
		BLOCK 0	
		UTILITIES... Electric Sewer Gas	
	289 Nunnally Farm Rd Monroe GA 30655		
	OWNER Inc Henson ()		
	949 Holly Hill Rd Monroe GA 30655	PROJECTID# 1190WSpringSt-18081 7-1	
		EXPIRATIONDATE: 10/31/2018	

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR REZONE FROM M1 TO B3 -
P&Z MTG 9/18/18 @ 5:30 PM - COUNCIL
MTG 10/9/18 @ 6:00 PM 215 N BROAD
STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

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

NOTICE

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

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

Dan A. Hodges
Signature of Contractor or Authorized Agent

8-17-18
Date

Heidi Adkinson
Approved By

8-17-18
Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00389

PERMIT PIN

56859

REZONE APPLICATION FORM

PERMIT NUMBER _____

I. LOCATION 1190 W. Spring St
 COUNCIL DISTRICT 3 & 7
 MAPNUMBER M6 P95
 PARCEL NUMBER M0060095

*survey
emailed*

II. PRESENT ZONING M1 REQUESTED ZONING B3

III. ACREAGE .736 PROPOSED USE commercial

IV. OWNER OF RECORD Henson, Inc.
 ADDRESS 1190 West Spring Street

PHONE NUMBER _____

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
vacant lot with storage containers
2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification none
3. The existing value of the property contained in the petition for rezoning under the existing zoning classification value not changed or diminished under current zoning
4. The value of the property contained in the application for rezoning under the proposed zoning Classification value maybe diminished
5. A description of the suitability of the subject property under the existing zoning classification
suitable for commercial use
6. A description of the suitability of the subject property under the proposed zoning classification of the property
suitable for commercial use

Rezoning Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property vacant lot with storage containers
8. The length of time the property has been vacant or unused as currently zoned never developed
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 listed the property recently

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

Survey emailed

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)

Mary W. Felker

on behalf of Henson, Inc.

Address 5016 South Broad Street, Monroe Ga 30655

Phone Number 404-441-3441

Attorney/Agent (signature)

Clay A. Hodge

Address 285 Nunnally Farm Rd Monroe, Ga 30658

Phone Number 770-267-6318

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

Susan Sykes

(Notary Public)

8/17/18

(Date)

My Commission Expires

Sept 8, 2018



Rezoning Application
Page Four (4)

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

☒ Sanitary Sewer ☐ Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from M-1 to B-3 located at 1190 Spring Street, containing .736 acre(s), property owner being _____ filed on _____.

CHECK LIST - APPLICATION MATERIAL

- ☒ Application Fee (\$100.00 Application Fee Single Family Rezoning)
(\$300.00 Application Fee Multi Family Rezoning)
(\$200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)

- ☒ The completed application form (one original with original signatures)
☒ Special Conditions made part of the rezoning/annexation request

☒ Legal Description

- ☒ Survey plat of property showing bearings and distances and:
☒ abutting property owners
☒ the zoning of abutting property
☒ the current zoning of the subject property

TBD Development Plan (two full size and one 11x17)

TBD Site plan of the property at an appropriate scale
☒ the proposed use Commercial -

TBD internal circulation and parking (proposed number of parking spaces)

TBD landscaping minimum square footage of landscaped area

TBD grading

TBD lighting

TBD drainage (storm water retention structures)

TBD amenities (location of amenities)

TBD buildings (maximum gross square footage and height of structures)

TBD buffers

_____ Additional information that may be required by the Code Enforcement Officer:

- ☒ Monroe Utilities Network Availability Letter

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

Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- ☒ the maximum gross square footage of building area [±] 7200 SQ FT.
☒ the maximum lot coverage of building area 90% parking lot : building)
☒ the minimum square footage of landscaped area 10%
☒ 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)

- NA the maximum number of residential dwelling units
NA the minimum square footage of heated floor area for any residential dwelling unit
NA the maximum height of any structure
NA the minimum square footage of landscaped area
NA the maximum lot coverage of building area
NA the proposed number of parking spaces
NA on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
NA yes no Applicant site plan indicates a variance requested
NA for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas; and,
 any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

- ___ 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- ___ 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- ___ 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- ___ 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- ___ 5. Information that the special circumstances are not the result of the actions of the applicant.
- ___ 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- ___ 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application

Page six (6)

COMMENTS

The present zoning for this property is M-1. In the past this area partially serviced the textile industry in the area. However, today this West Spring Street area serves as a major retail corridor for the city of Monroe. Therefore, rezoning 1190 West Spring Street from M-1 to B-3 should better incorporate the intent of the present day zoning ordinance.

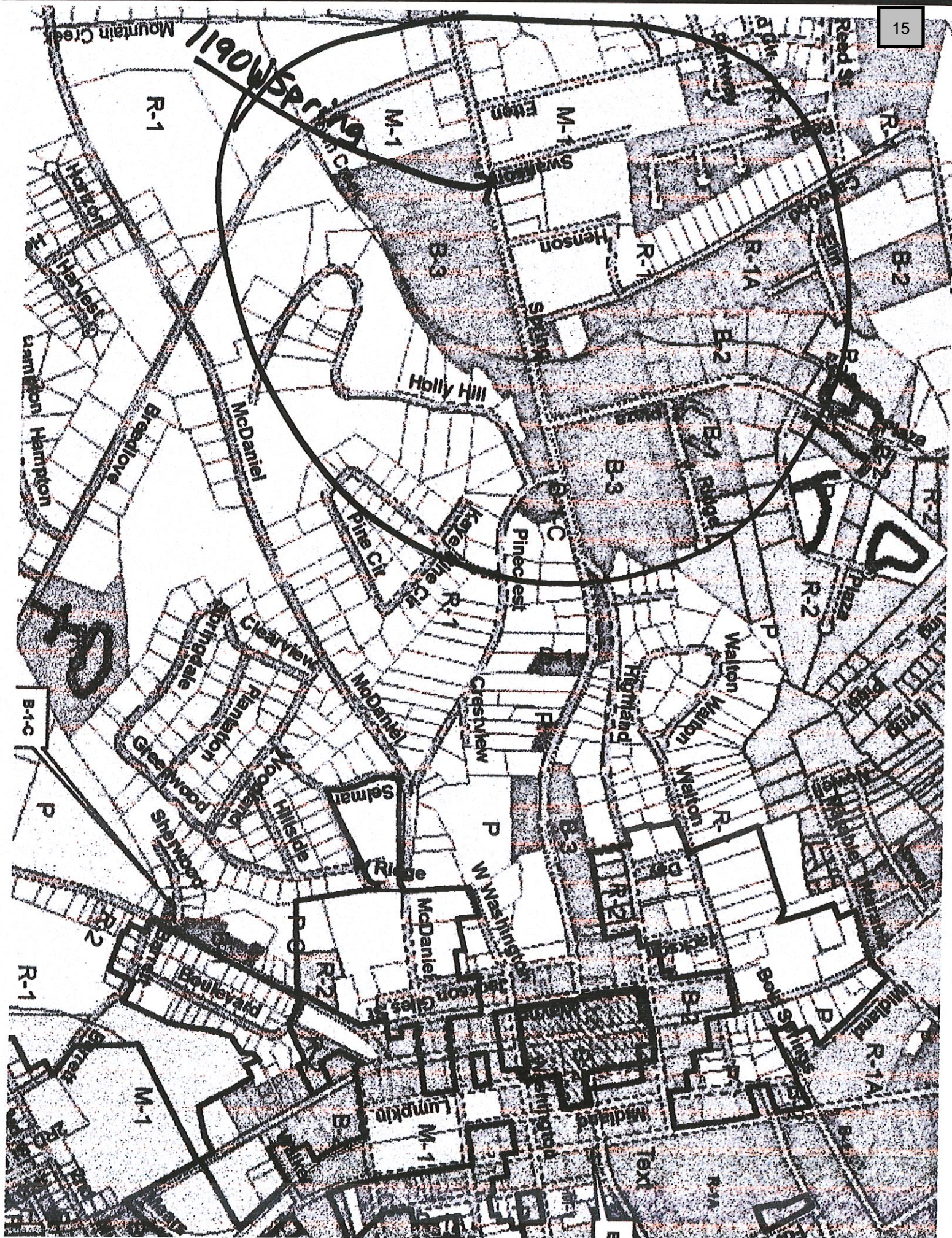
Directly across from this property is B-3 zoning for Panera, Wendy's, Taco Bell, and a shopping plaza both down the street and across the street from this property. The adjoining properties are: Advanced Auto Parts and across Swanson is O'Reilly Auto.

Disclosure of Campaign Contributions and/or gifts:

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

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

Revised 11/27/17





Date: 8-16-18

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 1190 W Spring Street 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.

Monica Simmons
City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 1190 West Spring Street
to be rezoned from M1 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 September 18, 2018
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 1190 West Spring Street
to be rezoned from M1 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 October 9, 2018
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

September 2, 2018

CERTIFICATE OF APPROPRIATENESS



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

18

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00406	08/29/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	202 E Spring St Monroe, GA 30655	USEZONE	B2	
			PIN	M0014-140-000	FLOODZONE
	CONTRACTOR		SUBDIVISION	CORRIDOR DESIGN OVERLAY	
	LR BURGER		DISTRICT		
			LOT		
			BLOCK	0	
			UTILITIES...		
			Electric		
			Sewer		
			Gas		
	OWNER	Pimento Investments LLC, 678 939 4702			
			PROJECTID#	202ESpringSt-180829-1	
			EXPIRATIONDATE:	02/25/2019	

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA FOR RESTAURANT -
P&Z MEETING 9/18/18 @ 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

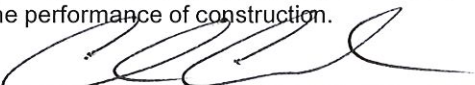
#BEDROOMS

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

8-29-18
Date


Approved By

8-29-18
Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00406

PERMIT PIN

56925

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 44 through 58 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3rd Tuesday of every month), the fee is \$100.00.
4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 8-29-18

APPLICANT: LR Burger

APPLICANT'S ADDRESS: P.O. Box 2016
Lawrenceville GA 30046

TELEPHONE NUMBER: 678-939-4702

PROPERTY OWNER: Pimento Investments LLC

OWNER'S ADDRESS: P.O. Box 2016
Lawrenceville GA 30046

TELEPHONE NUMBER: 678-939-4702

PROJECT ADDRESS: 202 E. Spring Street
Monroe GA 30655

Brief description of project: LR Burger fast/casual
burger restaurant conversion of
old gas station.

(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

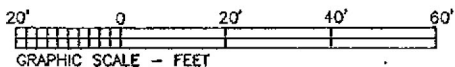
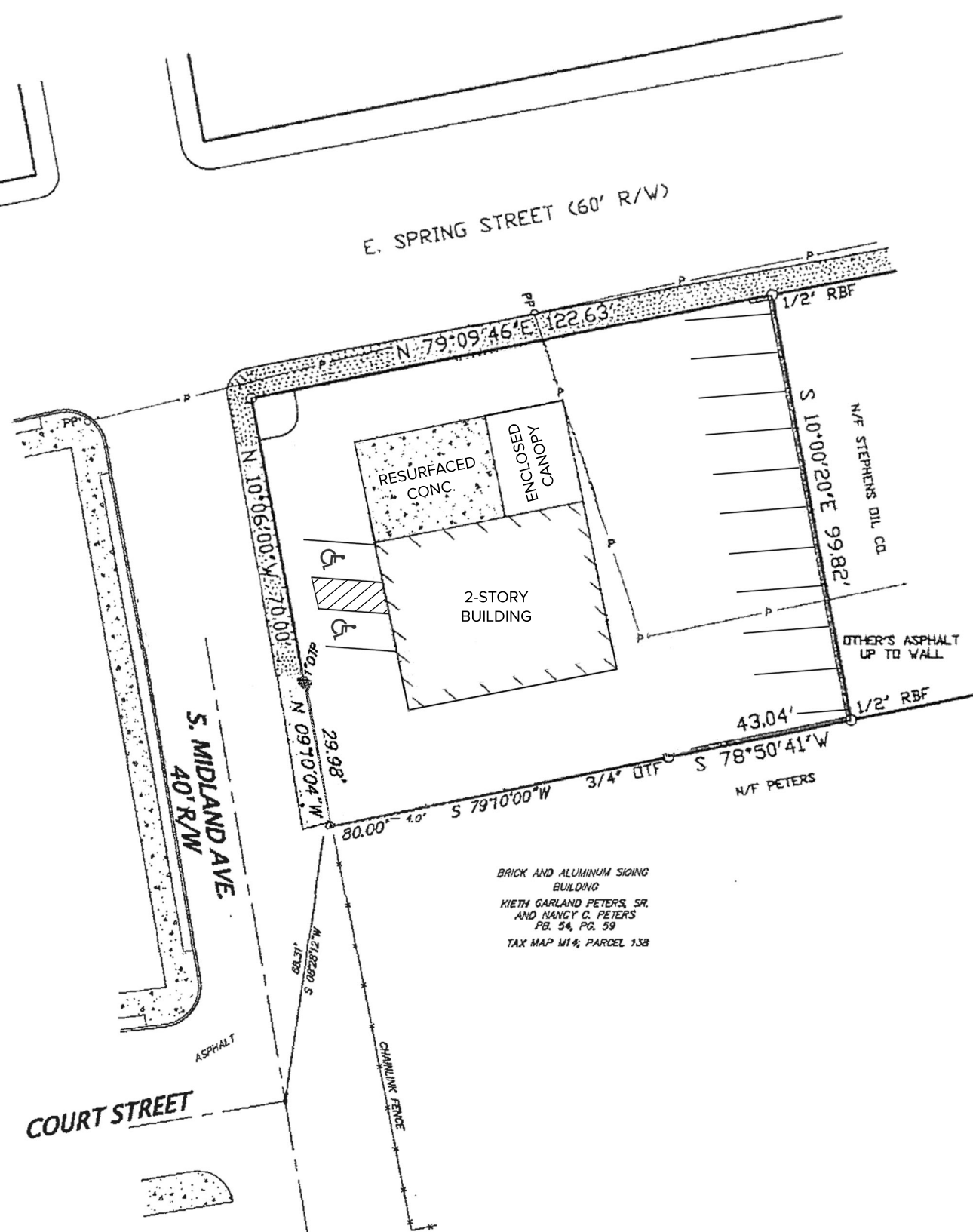
Date: 8-27-18

Effective July 1, 2014



- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- R.B.F. = RE-BAR FOUND
- R.B.S. = RE-BAR SET
- O.T. = OPEN TOP
- C.T. = CRIMPED TOP
- R/W. = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.L. = BUILDING LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- P.P. = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- R. = RADIUS
- CH. = CHORD
- TAH. = TANGENT
- N/F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT
- F.H. = FIRE HYDRANT
- M.H. = MANHOLE
- C.B. = CATCH BASIN
- 999.0 E. = EXISTING SPOT ELEVATION
- 999.0 F. = FINISHED SPOT ELEVATION
- 999.0 P. = PROPOSED SPOT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- = SURFACE DRAINAGE FLOW

AREA
0.281 ACRES



A TRIMBLE 5605 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 14,248 FEET AND AN ANGULAR ERROR OF 03" 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 201,876 FEET.

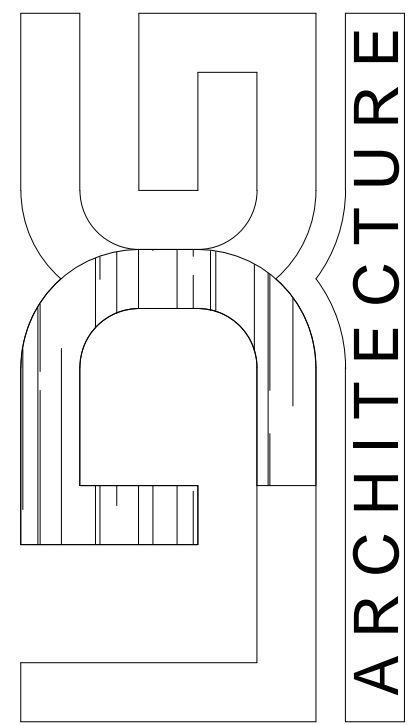
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 1329700112B DATED 2/18/90

LAND LOT(S) 65	3rd DISTRICT	WALTON COUNTY, GEORGIA
SCALE: 1" = 20'	CITY OF MONROE	
ADDRESS:	202 EAST SPRING STREET, MONROE GA 30655	
DATE: 8/23/05	JOB NO.	

SURVEY FOR:
CHRIS COLLIN

Local Republic Burger

202 E Spring Street
Monroe, GA 30655



**LAWRENCE
DESIGN GROUP**
265 West Pike St, Suite 3
Lawrenceville, GA 30046
mail@LawrenceDesignGroup.com
770-682-8855

FIRE MARSHAL NOTES

GEN **ALL CONSTRUCTION** effected from these building plans shall be in accordance with the 2012 edition of the NFPA Standards as adopted and modified by the State Fire Marshal; OCGA Title 25 and 30; and chapter 120 of the Safety Fire Commissioner Rules and Regulations. NFPA 101 Life Safety Code 2012 Edition International Fire Code 2012 Edition, OCGA Titles 25 and 30 Georgia Accessibility Code/2010 ADA Standards.

INTERIOR FLOOR FINISH - Interior floor finish shall comply with section 10.2 - 10.2.7 of the Life Safety Code 2012 Edition

FEDERAL COMPLIANCE - The office and public portions of this facility shall comply with title III of the American Disabilities Act of 1990.

INSPECTION REQUEST contact the County Fire Marshal for inspections at 80% and 100% completion. NOTE: (80%) Inspection of any fire rated barriers, floor or ceiling.

(100%) Final Inspection: all systems, equipment installed and operating, ready for occupancy. The inspection request must be phoned in before 2:00pm the day prior to the date inspection is needed

IDENTIFICATION:

SIGNS Signs are not approved within the scope of this building permit. A separate sign location permit is required for each sign. Please contact Development Review Department at 678-518-6010 for additional information.

(a) The international symbol of accessibility shall be used to identify all accessible facilities, including entrances and toilets. Signs shall have raised, Braille letters mounted at 60" AFF on latch side of door or nearest adjacent wall.

EXIT SIGNS complying with NFPA 101 Life Safety Code, Chapter 7, Section 7.10, 2012 Edition, shall be installed. Additional exit signs may be required upon final inspection

STREET NUMBER/ BUILDING NUMBER must be visible from the street that provides driveway access to the property and placed on a contrasting background that provides 24 hour visibility. The street number must also meet one of the following size requirements:

(a) If the street number is placed within 15 feet or less of the curb or edge of pavement of the street, the street number shall be posted in figures at least 4 inches in height.

(b) If street number is placed 15' from the curb or edge of pavement of the street, the street number shall be posted in figures at least 6 inches in height.

International Fire Code, Chapter5, Section 505.1, 2012 edition.

STORAGE:

STORAGE racking and shelving systems shall be permitted separately. Contact Building Plan Review for additional information.

TOILET FACILITIES:

TOILET FACILITIES - Restrooms shall have an unobstructed clear floor space of 5' diameter. Water closet height shall be 17'-19" from the top of seat to the floor.

Controls for flush valves shall be max 44" height. Grab bars should mount at 33" to 36" AFF and be able to support 250 lbs, with proper reinforcement in the walls. Lavatories shall have a 29" clearance from floor to apron, and plumbing shall have a knee clearance of 8" deep, toe clearance of 9" high, and floor space min of 17".

Countertops shall be no more than 34" high, with a max depth of 6 1/2". Hot water and drain pipes shall be insulated and covered, with no sharp or abrasive objects. Mirrors shall be max. 40" from the floor and min 74" high.

DOORS AND EGRESS:

DOORS AND HARDWARE shall meet the requirements of the NFPA 101 Life Safety Code 2012 Edition, Chapter 7-2.1.8 and 7-2.1.5.1. Self closing devices shall meet the requirements of the NFPA 101 Life Safety Code 2012 Edition, Chapter 7-2.1.8. Doors hardware handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever operated mechanisms, push-type mechanisms and U-shaped handles are acceptable designs. Rule 120-3-20-.24(9) shall be provided for per Georgia Accessibility Code, 1998 Edition.

- Minimum maneuvering clearance on pull side of doors shall be 18" (per Georgia Accessibility Code 120-3-20-.24)

- Minimum maneuvering clearance on push side of doors shall be 12" (per Georgia Accessibility Code 120-3-20-.24(6) Fig 25

(a) Exit doors shall not be subject to the use of a key or require special knowledge to operate. NFPA 101 Life Safety Code 2012 Edition, Chapter 7-2.1.5.1.

Panic hardware shall be provided for all exit doors per the requirements of NFPA Life Safety Code 2012 Edition, Chapter 7.2.1

(b) Egress doors shall have a clear opening of 32". The floor on both sides of door shall be level for a length equal to the width of the widest door. The floor elevation shall not change more than 1/2" along accessible route.

EGRESS width shall meet the requirements of the NFPA 101 Life Safety Code 2012 Edition, chapter 7-2.1.2

WIDTH and floor level shall meet the requirements of the NFPA 101 Life Safety Code 2012 Edition, chapter 7-2.5.6.1.

THE FLOOR LEVEL shall be the same on both sides of a door. The elevation shall be maintained for a distance of at least equal to the width of the widest leaf of the doors. NFPA 101 Life Safety Code, Chapter 7, Sec. 7.2.1.3, 2012 Edition.

PROTRUDING OBJECTS - Objects adjacent to walkways between 27" and 80" in height shall protrude no more than 4" into the line of traffic. Object below 27" in height may protrude any distance. Protruding objects may not reduce the clear width required for accessibility.

FIRE EXTINGUISHERS:

FIRE EXTINGUISHERS shall be located per the requirements of NFPA 10. The size shall be a minimum of 2A10BC-4 (4A60BC-4 for Industrial occupancy) is/are required and shall be installed at a maximum of 48" above the finished floor to the top of the handle.

KITCHEN:

Microwave Ovens on an accessible route shall comply with the forward or side reach requirements, 48 inches forward reach to the top of the handle, 54 inches side reach to the top of the handle. Clear floor space of 30 inches by 48 inches shall be provided per the Georgia Accessibility Code 120-3-20-.13(5), 120-3-20-.13(6).

MISCELLANEOUS:

DETECTABLE WARNINGS shall comply with the requirements of Rule 120-3-20-.40 Georgia Accessibility Code.

MECHANICAL, ELECTRICAL AND PLUMBING subcontractors shall submit AFFIDAVITS for each building permit to the Building Permits Section at least two (2) days before requesting inspections. (Obtain AFFIDAVIT forms from Building Permits Section)

INSULATING MATERIALS installed in buildings of any type of construction shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450 as determined in accordance with ASTM E 84, in compliance with SBC sections 718.1, 718.2, and 718.3.

SMOKING is prohibited in all enclosed public places and in all enclosed areas within places of employment in accordance with County clean indoor air ordinance.

DEDICATED CIRCUITS for Emergency Lighting are not permitted. They shall be connected to the lighting circuit break for the area they serve.

NFPA 70 Chapter 7, Sec 700-12



1 SE ISOMETRIC



2 CLOSE-UP FRONT PERSPECTIVE

SCOPE OF WORK

RENOVATING EXISTING GAS STATION, 2250 S.F. ONE STORY RESTAURANT BUILDING.
NEW ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL, AND PLUMBING

PROJECT CRITERIA

BUILDING PERMIT #

A. Occupancy Classification: **BUSINESS**

B. Type of Construction: **VB** Sprinklered: Fire Alarm:

C. Seismic Use Group: **N/A**

D. Building Area (sq ft): Building: **2250 SQ FT**

E. Number of Stories: **1**

F. Building Height (ft): Building: **EXISTING**

G. Building Permit: **INTERIOR FINISH**

H. Calculated Occupancy Load: **DINING:** 1306 SQ FT / 30 = 44
KITCHEN: 952 SQ FT / 100 = 10
TOTAL = 54 PEOPLE

I. All buildings described in these plans shall be constructed in compliance with the following listed codes;

The Gwinnett County Construction Code (2015 Version)

The Georgia State Minimum Standard Codes:

International Building Code (IBC): **2012 Edition** with **2014 & 2015 & 2017 Georgia State Amendments**

International Mechanical Code (IMC): **2012 Edition** with **2014 & 2015 Georgia State Amendments**

International Plumbing Code (IPC): **2012 Edition** with **2014 & 2015 Georgia State Amendments, and IPC Appendix F**

International Fuel Gas Code (IFGC): **2012 Edition** with **2014 & 2015 Georgia State Amendments**

NFPA National Electrical Code (NEC): **2014 Edition**

International Energy Conservation Code (IECC): **2009 Edition** with **2011 & 2012 Georgia State Amendments**

International Existing Building Code **2012 Edition** with **2015 Georgia State Amendments**

International Residential Code for One & Two Family dwellings: **2012 Edition** with **2014 & 2015 Georgia State Amendments, and IRC Appendix F**

NFPA 101 Life Safety Code (NFPA 101): 2012 Edition

International Fire Code (IFC): **2012 Edition** with **2014 & 2015 Georgia State Amendments**

OCGA Titles 25 and 30 Georgia Accessibility Code / 2010 ADA Standards

Georgia Sate Amendments Archive:
Georgia State Minimum Standard Building Code
Georgia State Minimum Standard One and Two Family Dwelling Code
Georgia State Minimum Standard Fire Code
Georgia State Minimum Standard Plumbing Code
Georgia State Minimum Standard Mechanical Code

Clean Indoor Air Ordinance:

A sign clearly stating that smoking is prohibited shall be conspicuously posted by the building owner, agent, operator, person in charge or proprietor at each entrance or in a position clearly visible upon entry into the building in accordance with Georgia Smokefree Air Act of 2005. Acceptable signs shall display either "NO SMOKING" or the international "no smoking" symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar across it.

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202 E Spring Street
Monroe, GA 30655
City of Monroe Building Plan Review
Walton County Fire Marshal

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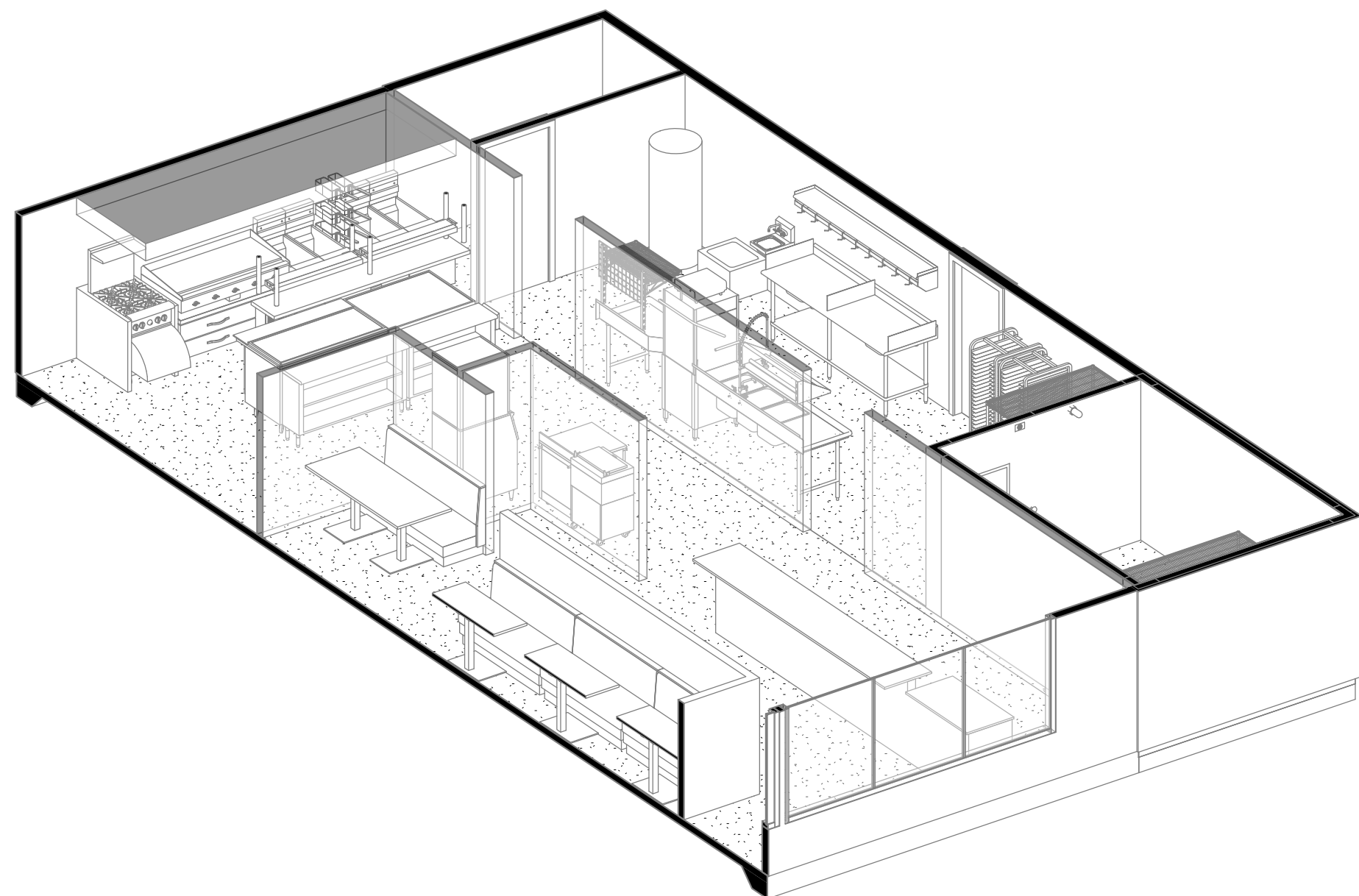
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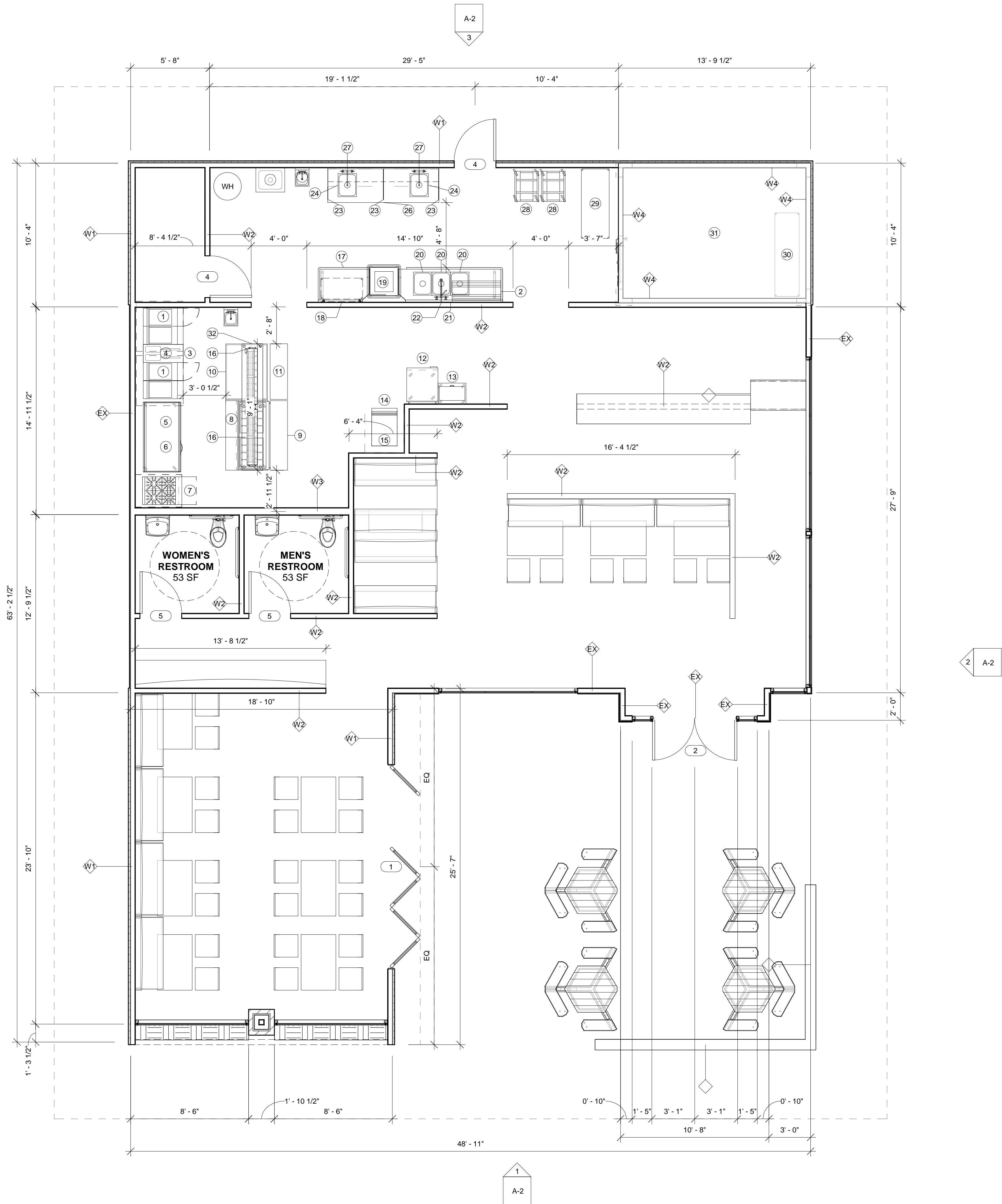
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WALL SCHEDULE					
MARK	LOCATION	MATERIAL	FINISH @ EXTERIOR	FINISH @ INTERIOR	REMARKS
EX	EXISTING PERIMETER	EXISTING 2 x 4 WOOD STUD	NEW PAINT	EXISTING	EXISTING
W1	FRONT ENCLOSURE	EXTERIOR 2 x 3-1/2 METAL STUD	EIFS	1/2" GYP.	
W2	DINING, RR, OFFICE, KITCHEN	INTERIOR 2 x 3-1/2 MS	MATCH EXISTING	1/2" GYP.	SOUND BATT. @ RESTROOMS
W3	RESTROOM	INT. PLUMBING 2 X 5-1/2 MS	N/A	1/2" GYP.	SOUND BATT.
W4	COOLER	COOLER WALL	BY COOLER MANUF.	BY COOLER MANUF.	SEE COOLER MANUFACTURER'S SPEC.

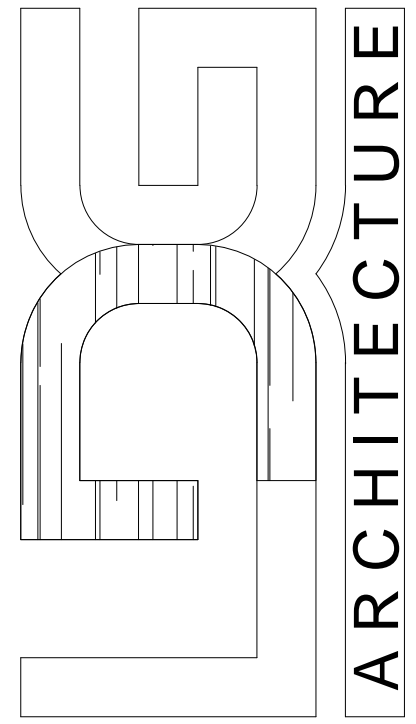
EQUIPMENT SCHEDULE			
#	NAME	MANUFACTURER	Model
1	(2) FRYERS	Pitco	2-SF-SG14-C
2	TUBULAR WALL-MOUNTED SHELVING	John Boos	BHS1842-TS
3	FRYER BASKET HOLDER		
4	(8) FRYER BASKETS	Ultrafryer	B-P20-18-2-UCP
5	GRIDDLE	Vulcan	960RX
6	U.C. COOLER	Beverage Air	WTRCS60-1
7	RANGE W/ OVEN BASE	Vulcan	24S-4B
8	SANDWICH PREP TABLE	Beverage Air	SPE60-24M-STL
9	15" x 60" DISH CABINET	Advance Tabco	DC-155
10	36" x 48" PREP TABLE	Advance Tabco	VSS-364
11	15" x "48" DISH CABINET	Advance Tabco	DC-154
12	COOLER	Beverage Air	WTR27AR
13	ICE CREAM FREEZER	Glastender	FRM-2
14	ICE MAKER BASE	HOSHIZAKI AMERICA, INC.	B-300PF
15	ICE MAKER	HOSHIZAKI AMERICA, INC.	KM-515MAJ
16	OVERHEAD LIGHT FIXTURE	HATCO CORPORATION	UGAL-48
17	END TABLE	Advance Tabco	DTC-S30-48R
18	DRYING RACK	Eagle Group	WAL-1-1836
19	DISH WASHER	Jackson WWS	Tempstar HH-E
20	COMPARTMENT SINK	Advance Tabco	TA-11B
21	END TABLE FOR COMP. SINK	Advance Tabco	DTC-S60-84L
22	DISH WASHING FAUCET	COMPONENT HARDWARE	ENCORE KL53-1000-AF1
23	SPLASH GUARD		
24	COMPARTMENT SINK	Advance Tabco	TA-11A
26	30" x 96" PREP TABLE	Advance Tabco	KSS-308
27	HAND WASHING FAUCETS	T&S Brass and Bronze Works, Inc.	B-0221
28	ROLLING BAKERS RACKS	Channel Manufacturing	400A
29	24" x 60" SHELVING	Eagle Group	2460V74-5
30	21" x 72" SHELVING	Eagle Group	S4-74-2172E
31	WALK-IN FREEZER		
32	CEILING-HUNG SHELVING		



2 KITCHEN ISOMETRIC



1 FLOOR PLAN/EQUIPMENT PLAN
1/4" = 1'-0"



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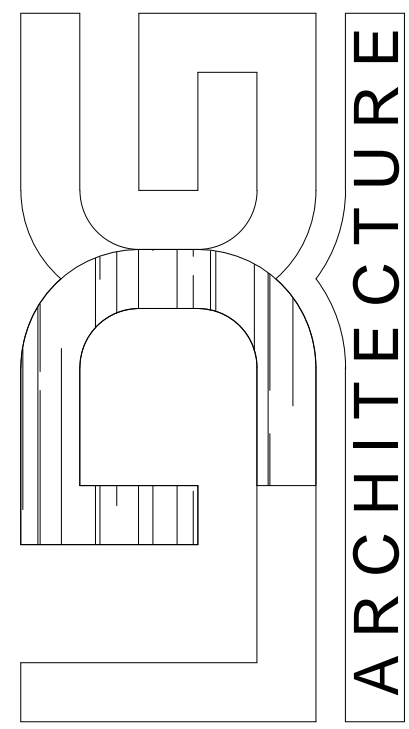
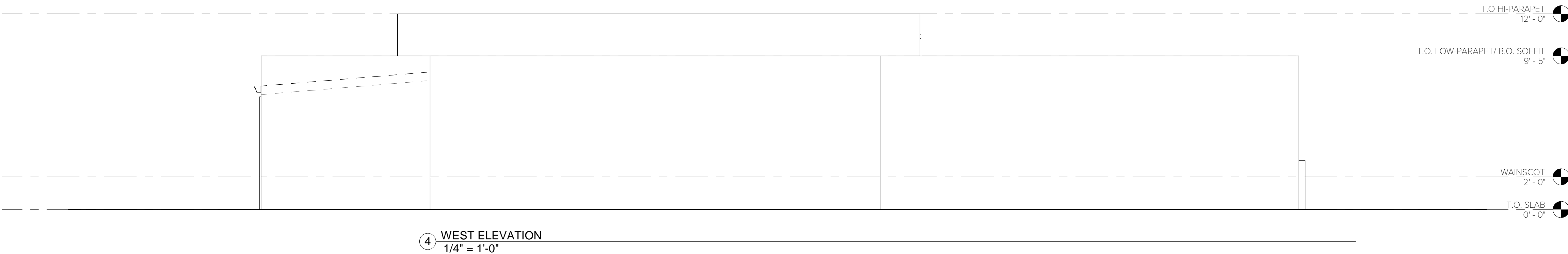
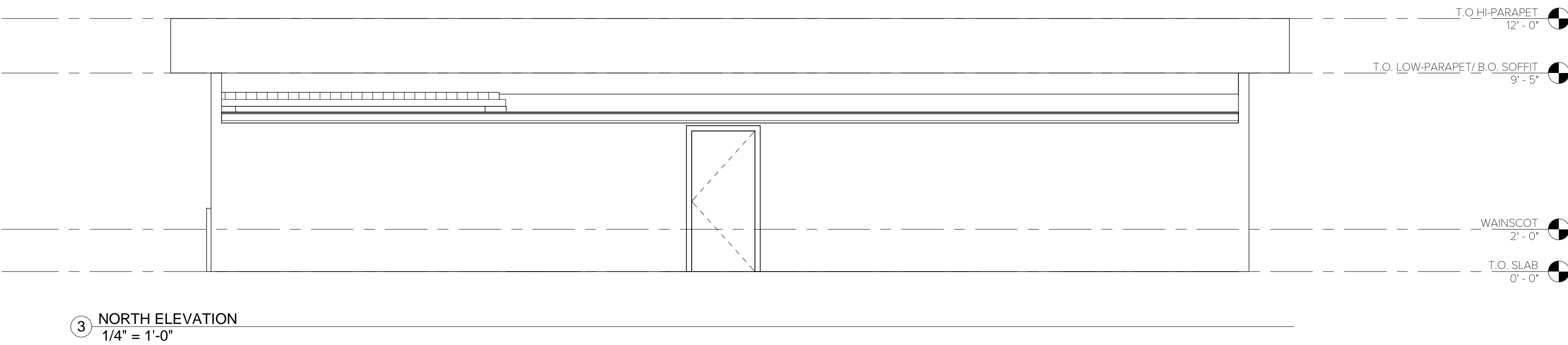
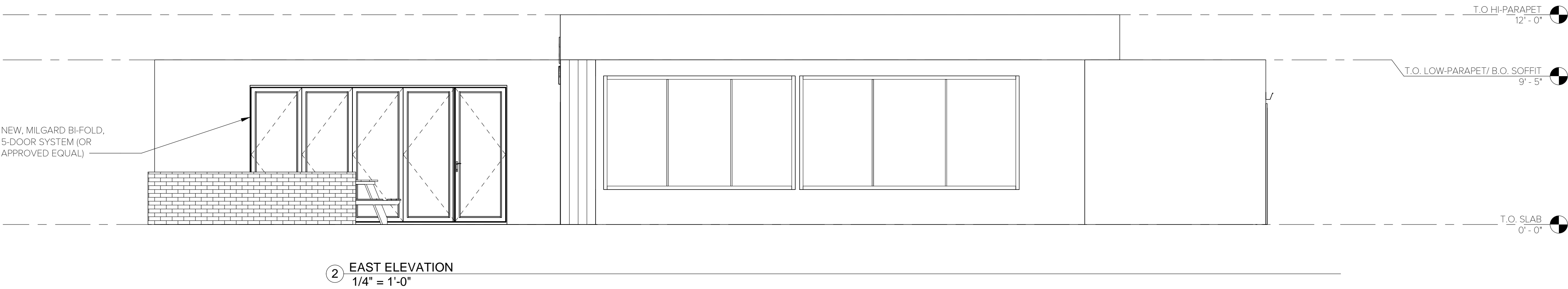
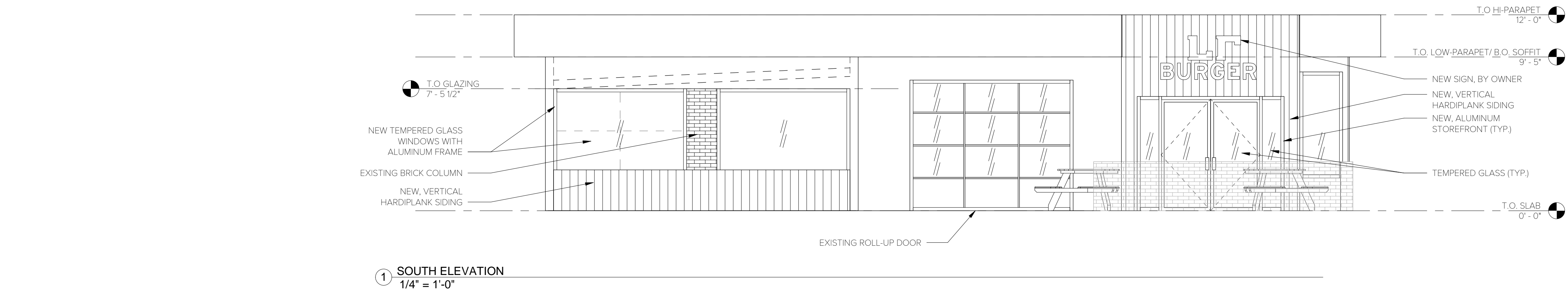
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FLOOR PLAN

A-1



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ELEVATIONS

A-2

**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 September 18, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for a renovation for a New Restaurant. COA is for 202 East 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:**

September 2, 2018



To: City Council / Planning Commission
From: Patrick Kelley
Department: Code Department
Date: 08-29-18
Subject: 318 Alcovy St. and a portion of 409 Greenwood Dr. Rezone to PRD

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00
Budget Available: \$0.00
Requested Expense: \$0.00 **Company of Purchase:**

***Description:** The applicant proposes to repurpose the land and buildings of the old VFW site to develop a planned residential development. This request includes a portion of the 409 Greenwood Dr. tract to be taken in to the PRD with the remainder to remain R1 with its current frontage on Greenwood Dr.*

***Background:** The property has been utilized as a VFW Post for quite some time. The VFW intends to relocate which present a substantial opportunity to achieve the development of infill development near the town center that offers a variety of housing options and amenities.*

Attachment(s):

See Below

August 17, 2018

Petition Number: 18-00387 & 388
Applicant: MUL Properties LLC
Location: 318 Alcovy St & 409 Greenwood Dr
Proposed Zoning: PRD
Existing Zoning: P/R1
Acreage: Total acreage +/- 15.748 ac & +/-1.252ac
Proposed Use: RESIDENTIAL AND COMMERCIAL

CODE ENFORCEMENT STAFF RECOMMENDATION

☒ Approve
☐ Deny
☐ Approve with recommended conditions

- (a) The applicant, MUL Properties LLC request a rezone for property located at 318 Alcovy St and 409 Greenwood Dr. The project has approximately 983.2 ft of road frontage on Alcovy Street. The property consists of 17.00 ac total. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned P/R1
- (c) The requested zoning classification is PRD
- (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
CALL FOR INSPECTIONS
770-207-4674 ... Phone
dadkinson@monroega.gov

30

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00387	08/17/2018	\$ 0.00	\$ 200.00	adkinson

N
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LOCATION **318 Alcovy St**
Monroe, GA 30655

USEZONE **P**
PIN **M0018-020-000**

FLOODZONE **No**

SUBDIVISION

CONTRACTOR
MUL Properties LLC

LOT
BLOCK **0**

PO BOX 1588
Monroe GA 30655

UTILITIES...
Electric
Sewer
Gas

OWNER **Legion Post #64 Lindsey Garrett Post 64**
American ()
318 Alcova St
Monroe GA 30655

PROJECTID# **318AlcovySt-180817-1**

EXPIRATIONDATE: **10/31/2018**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR REZONE OF +/- 15.748
FROM P TO PRD-P&Z MTG 9/18/18 @ 5:30
PM - COUNCIL 10/9/18 @ 6:00 PM 215 N
BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

SINGLE FAMILY ONLY

#BATHROOMS

#BEDROOMS

TOTAL ROOMS

NOTICE

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

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

Signature of Contractor or Authorized Agent

Date

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00387

PERMIT PIN

56853

BP1-20040705-sl

RE-ZONING REQUEST ALL TYPES



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

31

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00388	08/17/2018	\$ 0.00	\$	adkinson

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LOCATION **409 Greenwood Dr**
Monroe, GA 30655

USEZONE **R1**
PIN **M0018-005-000**

FLOODZONE **No**

SUBDIVISION

CONTRACTOR
MUL Properties LLC

LOT
BLOCK **0**

PO BOX 1588
Monroe GA 30655

UTILITIES...
Electric
Sewer
Gas

OWNER **Carol S Dew ()**

PROJECTID# **409GreenwoodDr-180**
817-1

Monroe GA 30655

EXPIRATIONDATE: **10/31/2018**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR REZONE OF +/- 1.252 ACS
FROM R1 TO PRD - P&Z MTG 9/18/18 5:30
PM - COUNCIL 10/9/18 6:00 PM 215 N
BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

#STORIES

SQUARE FOOTAGE

Sq. Ft.

#UNITS

SINGLE FAMILY ONLY

#BATHROOMS

#BEDROOMS

TOTAL ROOMS

NOTICE

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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

Debbi Adkins

Approved By

Date

8/17/18

8-17-18

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00388

PERMIT PIN

56856

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 318 Alcovy Street
 COUNCIL DISTRICT 4 / 8
 MAPNUMBER M18
 PARCEL NUMBER Parcel 2 and a Portion of Parcel 5
- II. PRESENT ZONING P / R-1 REQUESTED ZONING PRD
- III. ACREAGE 17.000 acres PROPOSED USE Mixed-Use Walkable Neighborhood
- IV. OWNER OF RECORD American Legion Post #64 / Carol Dew
 ADDRESS P.O. Box 601, Monroe, Georgia 30655 / P.O. Box 788, Monroe, Georgia 30655
 PHONE NUMBER (770) 267-2503

The following information must be supplied by the applicant. (attach additional pages if needed)

- V. ANALYSIS:
1. A description of all existing uses and zoning of nearby property
See Attached Document "Rezone Application Supplemental Information", Answer #1
 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
See Attached Document "Rezone Application Supplemental Information", Answer #2
 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Less than \$750,000
 4. The value of the property contained in the application for rezoning under the proposed zoning Classification The Subject Property will have an approximate value in excess of \$5,000,000 after fully developed and ready for home construction.
 5. A description of the suitability of the subject property under the existing zoning classification
See Attached Document "Rezone Application Supplemental Information", Answer #5
 6. A description of the suitability of the subject property under the proposed zoning classification of the property See Attached Document "Rezone Application Supplemental Information", Answer #6

Rezoning/Annexation Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property See Attached Document "Rezone Application Supplemental Information", Answer #7
8. The length of time the property has been vacant or unused as currently zoned The Subject property has been utilized as the American Legion Post #64 since the mid-1950s.
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification See Attached Document "Rezone Application Supplemental Information", Answer #9

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

All that tract or parcel of land in Land Lot 37 and 38 of the 3rd Land District of Walton County Georgia and being more particularly described as follows:

Commencing at a mag nail in the center line intersection of Breedlove Drive and Alcovy Street and running thence N 04°33'15" E a distance of 560.85' to a ½" inch rebar set on the westerly 60 foot right of way of Alcovy Street, said ½" inch rebar set being the True Point of Beginning, thence N 72°21'18" W a distance of 758.92' to a 4" stone with brass rod, thence N 72°21'18" W a distance of 396.78' to a 4" stone with brass rod, thence N 59°28'37" E a distance of 61.66' to a ½" rebar, thence N 59°48'16" E a distance of 702.46' to a ½" rebar, thence N 46°19'59" E a distance of 119.91' to a ½" open top pipe, thence N 33°01'12" E a distance of 296.52' to a ½" open top pipe, thence N 60°03'30" E a distance of 120.93' to a ½" rebar, thence N 68°48'09" E a distance of 67.06' to a ½" rebar, thence S 20°40'33" E a distance of 152.01' to a ½" open top pipe, thence N 59°59'35" E a distance of 121.08' to a ½" rebar, thence S 49°00'05" E 195.60' to a ½" rebar on the westerly 60 foot right of way of Alcovy Street, thence running in a southerly direction along the westerly right of way of Alcovy Street 273.22' along the arc of a 3469.46' radius curve to the left, said curve being subtended by a chord of S 20°04'19" W a distance of 273.15' to a point, thence S 17°48'57" W a distance of 164.69' to a point, thence 220.49' along the arc of a 4047.34' radius curve to the left, said curve being subtended by a chord of S 16°15'19" W a distance of 220.47' to a point, thence S 14°45'27" W a distance of 91.46' to a point, thence 233.34' along the arc of a 3364.63' radius curve to the left, said curve being subtended by a chord of S 12°46'15" W a distance of 233.29' to a ½" inch rebar set and the True Point of Beginning.

Said tract contains 17.000 acres and is more particularly shown as Tract 1 on a Boundary Survey for MUL Properties, LLC, dated 4/5/18, prepared by Alcovy Surveying & Engineering, Inc.

Rezoning/Annexation Application
Page Three (3)

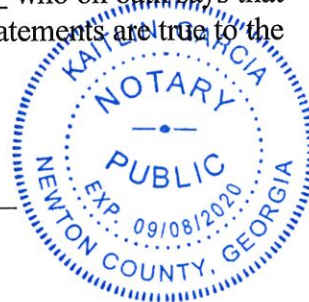
Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) Carol A. Dew
Address P.O. Box 788, Monroe, Georgia 30655
Phone Number (770) 267-2503

Personally appeared before me the above applicant named Carol Dew 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.

Kaitlin Garcia (Notary Public) 8/10/18 (Date)

My Commission Expires 09/08/2020

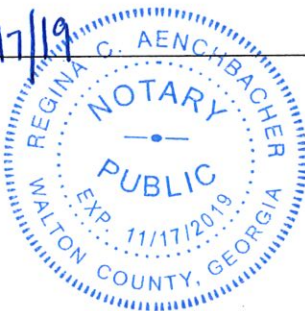


Owner of property (signature) William L. Roberts
Address P.O. Box 100, Monroe, Georgia 30655
Phone Number (770) 267-2503

Personally appeared before me the above applicant named William L. Roberts 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.

Regina C. Aenchbacher (Notary Public) 8/15/18 (Date)

My Commission Expires 11/17/19



Applicant:

MUL Properties, LLC
P.O. Box 1588
Monroe, Georgia 30655

Paul L. Rosenthal
By: Paul L. Rosenthal
Its: Managing Member

Rezoning/Annexation Application
Page Four (4)

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

 X Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from P/R-1 to PRD located at 318 Alcovy Street , containing 17.000 acre(s), property owner being American Legion Post #64 / Carol Dew filed on August 17, 2018 .

CHECK LIST - APPLICATION MATERIAL

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

-
- ☒ Monroe Utilities Network Availability Letter

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

Rezoning/Annexation Application

Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- ___ the maximum gross square footage of building area
- ___ the maximum lot coverage of building area
- ___ the minimum square footage of landscaped area
- ___ the maximum height of any structure
- ___ the minimum square footage of parking and drive areas
- ___ the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- ___ the maximum number of residential dwelling units
- ___ the minimum square footage of heated floor area for any residential dwelling unit
- ___ the maximum height of any structure
- ___ the minimum square footage of landscaped area
- ___ the maximum lot coverage of building area
- ___ the proposed number of parking spaces
- ___ on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- ___ yes no Applicant site plan indicates a variance requested
- ___ for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- ___ any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

- ___ 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- ___ 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- ___ 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- ___ 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- ___ 5. Information that the special circumstances are not the result of the actions of the applicant.
- ___ 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- ___ 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

COMMENTS

See attached Project Narrative for additional information
as required by City of Monroe Zoning Ordinance Sec. 650

Disclosure of Campaign Contributions and/or gifts:

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

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

The City of Monroe

Rezone Application Supplemental Information

Applicant: MUL Properties, LLC

Owner: American Legion Post #64 / Carol Dew

Property: 318 Alcovy Street / M18-5 & M18-2

Answer #1:

The 17.00 acre rezone parcel ("Subject Property") is surrounded by parcels generally as follows:

NORTH

R-1 zoned parcels currently occupied by single family residential units both owner occupied and rental in the Pollock Subdivision and along Sherwood Drive.

SOUTH

P zoned parcels currently utilized as medical services facilities.

WEST

PRD zoned parcel utilized for rental units for elderly residents known as The Cottages.

EAST

R-1 and R-2 zoned parcels utilized as single family residences and some P zoned parcels utilized for medical and other business purposes.

Answer #2:

The Subject Property currently has a diminished market value due to its current zoning of P and R-1. The P zoning has been on this parcel for a very long time while the property has been marketed for sale with negative results. There is an overabundant supply of P zoned parcels in the Alcovy Street and Breedlove Street area. Any further development of the parcel under the Professional Zoning would not be economically feasible.

Answer #5:

As mentioned above, the Subject Property has been marketed for several years under the current Professional Zoning classification with negative results. There is an overabundant supply of Professional office space currently in this corridor and additional Professional office space would not be viable.

Answer #6:

The Subject Property is perfectly suited for the requested rezoning to PRD. This project will preserve a historic building within the downtown core of Monroe, will create 126 new housing units for in-town living and will provide a wide variety of housing options for Monroe residents. The project is well located along a major corridor entering the downtown core of Monroe as well. The project has significant road frontage to allow for multiple entrances into the project.

Answer #7:

The Subject Property is currently utilized for the American Legion Post #64 organization to conduct regular meetings in the primary building. The Subject Property also currently has a large outdoor shed and a small fire pit on the property. The remainder of the Subject Property is undeveloped open land with a mixture of pasture and dense hardwood trees. The primary building currently utilized by the American Legion will be preserved and fully restored serving as a neighborhood clubhouse as well as housing other light commercial uses. The historic fire pit will also be preserved and repurposed as part of the passive activity features of the new development. As many of the old original pecan trees and other significant trees will be retained as well around the American Legion building.

Answer #9:

The Subject Property has been for sale by the current owners for more than 10 years. Repurposing the Subject Property into a new in-fill neighborhood development will allow the American Legion Post #64 to build a new facility to better suit their current needs and will allow the Subject Property to better serve the residents of Monroe.

Veterans Walk Subdivision

City of Monroe

PRD Rezone Application

Project Narrative

August, 2018

Veterans Walk will be the first true in-fill large scale neighborhood development built new in downtown Monroe in more than fifty years. MUL Properties, LLC through its managing member, Paul L. Rosenthal, is excited to launch this project in downtown Monroe to help continue the effort of the revitalization and restoration of the historic core and fabric of the vibrant downtown area of the City of Monroe. This is not another cookie-cutter neighborhood. This is not suburbia. This project is a progressive, forward-thinking in-fill mixed-use development that fits the demands of our growing in-town residential market and creates a new community of 126 residences for individuals and families that want to be able to truly live, work and play all while walking throughout downtown Monroe. This written report provides an overview of the project and addresses the reporting mandates as required by City of Monroe Zoning Ordinance Sec. 650.5(1). Of particular note, in an effort to lead by example here in our hometown, we are very excited that this project meets nearly every single one of the stated Design Standards and Criteria called for in Planned Development Districts as listed in City of Monroe Zoning Ordinance Sec. 655.

OVERVIEW

Veterans Walk will be a mixed-use walkable in-fill neighborhood built on 17 acres along Alcovy Street in downtown Monroe. The centerpiece of the neighborhood will be the restored and repurposed American Legion Post building that will serve as a neighborhood clubhouse for the residents and will also house compatible light commercial uses as well. This central hub of the project is a scant ¼ mile walk to the historic Walton County Courthouse in downtown. The project will be comprised of four different style housing options for new residents of Monroe. The project will be controlled by master restrictive covenants for the entire parcel with each housing type to receive specific appropriate restrictive covenants and conditions. The homeowners will be part of an HOA created for the residents of Veterans Walk. The project will feature a number of amenities for the residents as discussed further below.

PROJECT FEATURES

Veterans Walk will be the first project of its kind in downtown Monroe. Just some of the features include:

- Multiple housing options, all in walkable proximity to one another.
- All housing options centered around a beautifully restored historic building serving as the hub of the community.
- All publicly dedicated City streets with double lined sidewalks and street trees, underground utilities throughout and common decorative street lighting.
- No front-loaded garages anywhere in the community and nearly every single residence serviced by rear alley drives.

- Ample open green space throughout the project allowing for passive and active outdoor activities.
- Cohesive design standards and criteria to ensure quality residences throughout the project, yet different builders to ensure a more organic growth of the community with no 'cookie-cutter' feel.

HOUSING OVERVIEW AND DENSITY

Veterans Walk will be comprised of four housing options as follows:

- 60 Detached Single Family Homes
- 16 Attached Single Family Brownstones with Covered Parking
- 30 Two Bedroom Condo Flats in Two 15-unit Three Story Buildings with Covered Parking
- 20 Luxury Apartments in a Single Three Story Building with Covered Parking

The project will contain a total of 126 dwelling units. In addition, the American Legion Post building, approximately 7,500 sf, will be repurposed to serve as a clubhouse for the neighborhood and also house light commercial uses such as a restaurant, professional offices and light retail.

The project will have an overall density of 7.4 Units/Acre.

More than 3.5 acres, or 21% of the project will be retained in open space.

AMENITIES

Veterans Walk will have many active and passive amenities for the residents. The development will have no fewer than six passive park areas such as a village lawn, a pocket green, tree preserves and natural preserve areas. Additionally, the project will have several active amenities, including a playground/tot lot, a swimming pool with hot tub, a clubhouse with a large meeting area, a theater room and workout area and the historic fire pit of the American Legion repurposed for the residents to enjoy. The clubhouse and the pool area will be the central hub of all activity for the neighborhood. All of the amenities of the project will be controlled and maintained by the HOA.

LOT STANDARDS

The following Lot Standards will apply to the detached homes and the attached brownstones respectively. The condo flats will be housed in two 15-unit buildings, each three stories in height and located at the north end of the property. The exterior design and façade of the condo buildings will be primarily brick and finds its origins in replication of many of the exterior features found on the old Walton Hotel located in downtown Monroe at the corner of South Broad Street and Court Street. The luxury apartment building will be designed to allow for parking and 4 living units on the ground level and 16 total living units on the second and third levels.

Detached Single Family Lot Standards:

LOT

Min. Lot Area:	None
Lot Density:	8.0 UPA
Max Lot Coverage:	70%

Min. Lot Width: 40' Detached
Min. Lot Frontage: None

YARD

Min. Front Yard: 5'
Min. Side Yard: 0'
Min. Rear Yard: 10'

BUILDING

Max Building Height: 40'
Min Building Footprint: None
Min. Building Width: 16 Ft

Attached Single Family Brownstone Lot Standards:

LOT

Min. Lot Area: None
Lot Density: 8.0 UPA
Max Lot Coverage: 80%
Min. Lot Width: 22' Attached
Min. Lot Frontage: None

YARD

Min. Front Yard: 2'
Min. Side Yard: 0'
Min. Rear Yard: 10'

BUILDING

Max Building Height: 40'
Min Building Footprint: None
Min. Building Width: 22 Ft

BUFFERING

The project will fit into the existing framework and pattern of the surrounding uses. Natural buffers and added landscaping and fence features will ameliorate any potential impact on the neighboring property owners. In particular, to the northwest, extensive dense tree cover along the creek bed will buffer the project from Pollock Subdivision area. Existing trees to the south on the neighboring medical facility parcel along with landscape buffering installed along the southern side of the property will adequately separate the residential uses of the project from the medical facility to the south.

BUILDING DESIGN STANDARDS

All homes and structures will be subject to rigorous design standards as further developed and implemented. The Architectural Review Board for the project will be the Managing Member of the developer, Paul Rosenthal, for the life of the project. In general, the following design standards will be in place for all buildings in the project:

1. All SFR Attached and Detached will be built on crawl, basement or raised slabs. No on-grade slabs of any kind will be permitted for these units. The condo flats may be on-slab grade.
2. No vinyl exterior features of any type throughout. Only brick, stone, stucco, wood or cementitious-type material including soffits and eaves will be permitted.
3. Wood doors only on all exterior doors.
4. All windows throughout the project will be architectural windows.
5. All parking structures will be to the rear of the residence. No front-loaded parking of any type throughout the project.
6. All SFR Detached homes will feature functional and approachable front porches adjacent to the public streetscape.

UTILITIES AND INFRASTRUCTURE

We are excited to partner with the City to provide the Veterans Walk residents with a single-source provider of all utility services. The project will be served by City Water, Sewer, Electric, Gas, Fiber and Garbage. We will work with the City Utility Department to provide a cohesive infrastructure installation plan for all underground utilities which will include Water, Sewer and Gas in the street right-of-way with Electric and Fiber located in the rear alley. We will also service the city streets in the project as well as the alleys and other common areas with a cohesive street lighting package utilizing low energy consuming LED technology and decorative lighting features provided by the City Utility Department.

PROJECT TIMETABLE

Upon successful rezone, the property will be acquired by the developer in the Fall of 2018. Engineering will begin immediately with the expected plan to break ground in early 2019. Residence construction could begin as early as Spring/Summer 2019. The project will be constructed in two phases. Phase 1 as outlined on the site plan will include the clubhouse/pool area, both condo buildings, the apartment building, all 16 brownstones and 18 single family detached residences. Phase 2 will finish out the project with the additional 42 single family detached residences. Phase 1 should be complete by 3rd to 4th quarter of 2020. Phase 2 should be complete by 3rd to 4th quarter of 2021.



Date: 8-14-18

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 318 Alcovy Street 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.

Monica Simmons
City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

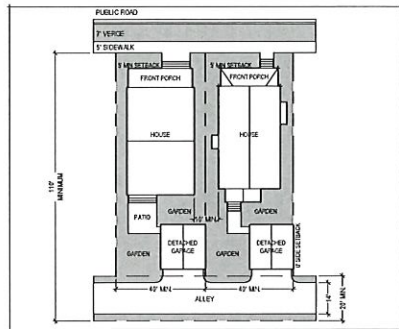
**A petition has been filed with the
City of Monroe requesting the property
at 318 Alcovy Street +/- 15.748 ac
and 409 Greenwood Drive +/- 1.252ac
to be rezoned from R1/P to PRD
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on September 18, 2018
at 5:30 P.M. All those having an
interest should be present.**

**A petition has been filed with the
City of Monroe requesting the property
at 318 Alcovy Street +/- 15.748 ac
and 409 Greenwood Drive +/- 1.252ac
to be rezoned from R1/P to PRD
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on October 9, 2018
at 6:00 P.M. All those having an
interest should be present.**

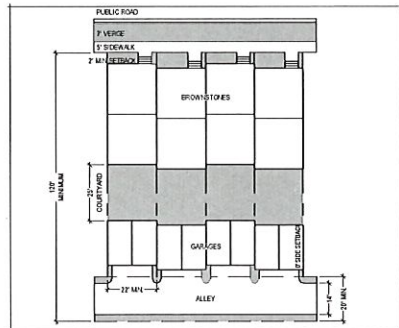
**PLEASE RUN ON THE
FOLLOWING DATE:**

September 2, 2018

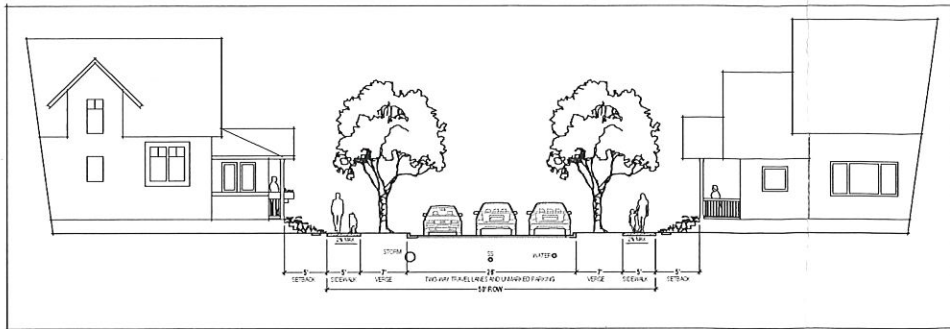
A circular professional seal for Ronald Calvin Smith. The outer ring contains the text "GEORGIA" at the top and "RONALD CALVIN SMITH" at the bottom, separated by two stars. The inner circle contains the text "REGISTERED" at the top, "No. 2921" in the center, and "PROFESSIONAL LAND SURVEYOR" at the bottom.



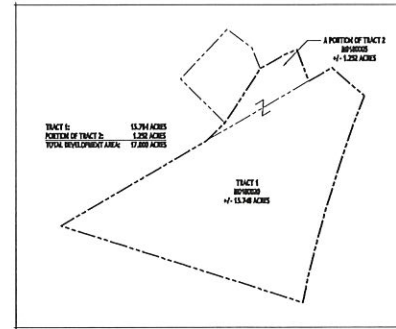
TYPICAL SINGLE-FAMILY LOT LAYOUT
SCALE: 1"=30'



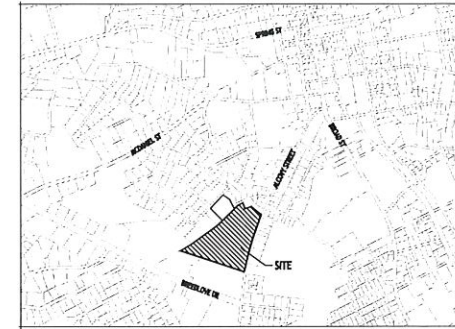
TYPICAL BROWNSTONE LAYOUT
SCALE: 1"=30'



PROPOSED STREET SECTION
SCALE: 1"=10'



EXISTING TRACT MAP
SCALE: N/A



VICINITY MAP
SCALE: N/A

PROJECT DATA

1. OWNER, DEVELOPER AND PARCEL INFORMATION

TRACT 1: OWNER: AMERICAN LEGION POST #64, 318 ALCOVE STREET, P.O. BOX 601, MONROE, GA 30655
TRACT 2: A PORTION OF PARCEL, 318 ALCOVE STREET, P.O. BOX 158, MONROE, GA 30655

DEVELOPER: MUL PROPERTIES LLC, P.O. BOX 158, MONROE, GA 30655
CONTACT: PAUL ROSENTHAL

2. TOTAL PROJECT ACREAGE: ± 17,000 ACRES

3. EXISTING ZONING

TRACT 1: P (PROFESSIONAL OFFICE, INSTITUTIONAL)
TRACT 2: R-1 (LARGE LOT RESIDENTIAL)

4. PROPOSED ZONING: PRD (PLANNED RESIDENTIAL DEVELOPMENT)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL, LIGHT COMMERCIAL

5. WATER SUPPLY: CITY OF MONROE

SEWERAGE DISPOSAL: CITY OF MONROE
GARBAGE COLLECTION & RECYCLING: CITY OF MONROE

6. PROPOSED UTILITIES: WATER, POWER, TELEPHONE, AND CABLE ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND

7. THIS PROJECT SHALL MEET ALL CITY OF MONROE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION

8. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE ORDINANCES AND REGULATIONS

9. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 1329C010101E & 1329C010101E DATED 12/20/16

10. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ALCOVE SURVEYING AND ENGINEERING, INC. DATED 04/20/18

DEVELOPMENT SUMMARY

TOTAL PROJECT ACREAGE: 17,000 ACRES

PHASE 1: 8.73 ACRES

PHASE 2: 7.27 ACRES

RESIDENTIAL UNITS

SINGLE-FAMILY LOTS: 18
BROWNSTONES: 16
LUXURY APARTMENTS: 29
2-BR CONDOMINIUM FLATS: 30
TOTAL UNITS: 125

SINGLE-FAMILY LOTS: 42
BROWNSTONES: 0
LUXURY APARTMENTS: 0
2-BR CONDOMINIUM FLATS: 0
TOTAL UNITS: 42

TOTAL PHASE 1&2 RESIDENTIAL UNITS: 167

RESIDENTIAL DENSITY: 7.4 UNITS PER ACRE

ADAPTIVE REUSE OF EXISTING BLDG (NEIGHBORHOOD CLUBHOUSE AND OTHER LIGHT COMMERCIAL)

TOTAL PROPOSED OPEN SPACE: 3,596 ACRES (21% OF SITE)

PROPOSED PRD DIMENSIONAL REGULATIONS

SINGLE FAMILY RESIDENTIAL

LOT: MIN LOT AREA: NONE
MAX LOT DENSITY: 70%
MIN LOT WIDTH: 40' DETACHED
MIN LOT FRONTAGE: NONE

YARD: MIN FRONT YARD: 5'
MIN SIDE YARD: 0'
MIN REAR YARD: 10'

BUILDINGS: MAX BUILDING HEIGHT: 40'
MIN BUILDING FOOTPRINT: NONE
MIN BUILDING WIDTH: 16 FT

BROWNSTONES

LOT: MIN LOT AREA: NONE
MAX LOT DENSITY: 80%
MIN LOT WIDTH: 40' ATTACHED
MIN LOT FRONTAGE: NONE

YARD: MIN FRONT YARD: 2'
MIN SIDE YARD: 0'
MIN REAR YARD: 10'

BUILDINGS: MAX BUILDING HEIGHT: 40'
MIN BUILDING FOOTPRINT: NONE
MIN BUILDING WIDTH: 22 FT

PARKING DATA

1. TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR ALL SINGLE FAMILY RESIDENTIAL UNITS

2. TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR ALL BROWNSTONES

3. THE PUBLIC ROAD STREET SECTION HAS PLANNED FOR 20 FEET OF PAVEMENT ALLOWING FOR ON-STREET QUEST AND VISITOR PARKING ON ONE SIDE OF THE STREET. THESE SPACES WILL BE UNMARKED

PARKING PER USE	REQUIREMENT	REQUIRED	PROPOSED
Residential			
2-BR CONDOMINIUM FLATS	1.5 per unit	45	45
APARTMENTS (1BR/2BR)	1.75 per unit	35	35
LIGHT COMMERCIAL (4,000 SF)	1 per 200 SF	20	30
CLUBHOUSE (4,000 SF)	15 spaces	15	20
TOTAL:		115	130

*130 PARKING SPACES HAVE BEEN PROVIDED FOR THE CONDOMINIUM FLATS, APARTMENTS, LIGHT COMMERCIAL AND THE CLUBHOUSE IN A MAX OF OFF-STREET SURFACE PARKING SPACES AND DEDICATED AND MARKED ON-STREET PARKING SPACES

KEY

○ PRESERVED TREE

○ PROPOSED TREE

1 inch = 40 ft

1 inch = 40 ft

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1 inch = 40 ft

SEALS:



SHEET TITLE:

CONCEPTUAL SITE PLAN

SHEET ISSUE: 08/17/18 PROJECT NO. 18-2374
NO. DATE DESCRIPTION

SHEET NO.

PRD-1



To: City Council / Planning Commission
From: Patrick Kelley
Department: Code Department
Date: 08-29-18
Subject: 409 Greenwood Dr. / Variance of R1 Minimum Street frontage.

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase:

Description: *The applicant wishes to construct 4 Single family residences on 1.852 Ac. The square footage of the parcel could potentially yield 5.76 units based on 14,000 Sq. Ft minimum lot ares.. The applicant request a reduction of required street frontage from 100' to 77' to accommodate subdivision into 4 lots.*

Background: This land is currently undeveloped land within the Pollack S/D. It is sub dividable and currently zoned R1. Current street frontage would permit 3- 100' street frontages.

Attachment(s):

See Below

August 17, 2018

Petition Number: 18-00386

Applicant: MUL Properties LLC

Location: 409 Greenwood Drive

Existing Zoning: R1

Acreage: 1.852 ac

Proposed Use: Residential

CODE ENFORCEMENT STAFF RECOMMENDATION

☐ Approve

☐ Deny

☒ Approve with recommended conditions

1. The applicant, MUL Properties, LLC, request a variance of Article VII, Sect 700.1 table 11 of the Zoning Ordinance for lot width minimum. The request is for 409 Greenwood Drive. The property consists of a total of 1.852 acres. The property has a total of approximately 310.49 ft of road frontage on Greenwood Drive. 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 not 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 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 as proposed.

ZONING VARIANCE REQUEST



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

50

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00386	08/17/2018	\$ 0.00	\$ 100.00	adkinson

N
A
M
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LOCATION **409 Greenwood Dr**
Monroe, GA 30655

USEZONE **R1**

PIN **M0018-005-000**

FLOODZONE **No**

SUBDIVISION

CONTRACTOR

MUL Properties LLC

LOT

BLOCK **0**

PO BOX 1588
Monroe GA 30655

UTILITIES...

Electric

Sewer

Gas

OWNER **Carol S Dew ()**

PROJECTID# **409GreenwoodDr-180**
817-1

Monroe GA 30655

EXPIRATIONDATE: **10/31/2018**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR VARIANCE - P&Z MTG
9/18/18 @ 5:30 PM - COUNCIL MTG 10/9/18
@ 6:00 PM 215 N BROAD STREET

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

NATURE OF WORK

Other

SINGLE FAMILY ONLY

#BATHROOMS

CENSUS REPORT CODE

#BEDROOMS

880 - * Zoning Variance Request

TOTAL ROOMS

NOTICE

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

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

Signature of Contractor or Authorized Agent

Date

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00386

PERMIT PIN

56850



Variance/Conditional Use Application

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

Meeting of: 9/18 (P/Z) & 10/9 (Council)

Your representative must be present at the meeting

Street address 0 Greenwood Road Council District 4 / 8 Map and Parcel # M18/5
 Zoning R-1 Acreage 1.852 acres Proposed Use 4 SFR Lots Road Frontage 310.49 ft. / on
Greenwood Road (street or streets)

Applicant
 Name MUL Properties, LLC
 Address P.O. Box 1588, Monroe
 Phone # 770-267-2503

Owner
 Name Carol S. Dew
 Address P.O. Box 788, Monroe
 Phone # 770-267-9700

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:

See Exhibit "A", Item #1

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

See Exhibit "A", Item #2

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

See Exhibit "A", Item #3

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 Exhibit "A", Item #4

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

See Exhibit "A", Item #5

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

[Handwritten Signature]
m.m.

Date:

8/17/18

**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

Carol A. Deed

Date:

8-16-18

Kaitlin Garcia

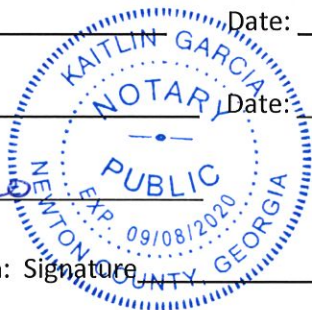
Date:

8/16/18

Notary Public

Commission Expires:

09/08/2020



I hereby withdraw the above application: Signature

Date

The City of Monroe
Variance/Conditional Use Application
MUL Properties, LLC
P.O. Box 1588, Monroe, Georgia 30655

Exhibit "A"

Item #1:

Proposal calls for 4 single family residential lots to be subdivided on the 1.852 acre portion of Parcel M18/5 that fronts Greenwood Road. The lots will remain R-1 for Single Family Residential Detached homes. The lots will comply with all current zoning and code requirements. The only variance requested is that the lot width minimum of 100' be reduced to 77' to allow for the parcel to be split into 4 single family lots.

Item #2:

The proposed single family residences to be built will be in keeping with the quiet residential nature of the area immediately surrounding the parcel. The parcel is completely surrounded by detached single family residential homes in the Pollock Subdivision area of Greenwood Road, Plantation Drive, et al.

Item #3:

The request for the lot width reduction complies with the standards of the City of Monroe Zoning Ordinance, meeting many of the standards outlined in Section 1430.6(1)-(8). Specifically the standards in that section of the zoning ordinance that are relevant to this parcel are as follows:

1. The extraordinary and exceptional condition of this parcel is the creek to the rear of the property. The large required buffers limit a lot of the property being able to be used for building purposes.
2. This variance will not create a substantial detriment to the surrounding neighbors, especially given the added conditions that we are willing to place on the property outlined below. The homes will be in keeping with or of better quality than the other homes found throughout the Pollock Subdivision.
3. The requested variance is not the result of any act of the applicant.
4. The request is consistent with the design standards of in-fill home lots in downtown Monroe and the design standards generally adopted by the City.
5. This is the minimum variance needed to make this project economically viable for the applicant.

Item #4:

The variance will allow for 4 single family residences to be built on 4 new lots, all of which are much larger lots than the minimum R-1 size. The only variance reduction requested is to narrow the width of the lots from 100' to 77'. The 4 lots will share only 2 driveways to cut down on curb cuts along Greenwood Road. Additionally, the applicant is willing to add the following additional conditions to the variance to ensure that the homes built are quality in nature and in keeping with the Pollock Subdivision community:

1. Minimum heated living space of 1,700 sq ft.
2. No vinyl of any type on the exterior; only wood, hardi-type siding, brick, stone, stucco, including all eaves and soffits.
3. Wood doors only on the exterior of the homes.
4. Two Shared driveways for the 4 lots.
5. All garages will be located only in the 3rd layer of the lots (the 3rd layer is defined as that area a minimum of 20' behind the front edge of the principal building structure).

Item #5:

If the variance is not granted, the hardship will result in the applicant not being able to ensure better quality built homes on the sites because the financial yield of the project will be significantly less.



Deed Doc: WD
Recorded 02/23/2005 03:17PM
 Georgia Transfer Tax Paid : \$80.00

WARRANTY DEED

STATE OF GEORGIA

KATHY K. TROST
 CLERK SUPERIOR COURT, WALTON COUNTY
 Bk 02149 Pg 0378-0379

COUNTY OF WALTON

THIS INDENTURE, made the 22th day of February in the year Two Thousand Five, between **GREGORY P. THOMPSON** of the County of WALTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CAROL S. DEW** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars (\$10.00) 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 hereby grant, bargain, sell, alien, convey and confirm unto the said grantee,

See Exhibit "A"

This deed is given subject to all easements and restrictions of record, if any.

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 Grantees forever in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Lisa J. Reynolds (Seal)
 (Unofficial Witness) **GREGORY P. THOMPSON** Grantor
Karen Mayer (Seal)
 Notary Public



3/7/2006

EXHIBIT "A"**Tract 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3rd District, being designated as Tract One containing 1.885 acres as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

Tract 2:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3rd District, being designated as Tract Two containing 0.887 acres as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

Tract 3:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38, 3rd District, being designated as that certain tract of land known as Sherwood Road - Not Open (0.331 acres) as shown by a plat of survey entitled "Boundary Survey For: Greg Thompson and Rene Thompson," prepared by Alcovy Surveying Company, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated June 24, 2004, recorded in Plat Book 94, page 150, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.

This tract was deeded to Grantor pursuant to a Resolution of the City Council of the City of Monroe, Georgia dated August 3, 2004.

LEGEND

L.P.S. IRON PIN SET (1/2" RE-BAR)
R.B.F. RE-BAR FOUUD
O.T.P. OPEN TOP PIPE
C.T.P. CURBED TOP PIPE
R/W. RIGHT OF WAY
P.L. PROPERTY LINE
C.L. CENTER LINE
B.L. BUILDING LINE
L.L. LAND LOT
L.L.L. LAND LOT LINE
G.D. GEORGIA DISTRICT
O.D. POWER POLE
P. POWER LINE
F. FENCE LINE
R. ROAD
CH. CHORD
N/F. NOW OR FORMERLY
P.B. DEAD BOOK
P.G. PLAT BOOK
D.E. DEED EASEMENT
S.E. SEWER EASEMENT
A.E. ACCESS EASEMENT
F. FIRE HYDRANT
M.B. MARCH
C.B. CATCH BASIN
F.F.E. FINISHED FLOOR ELEVATION
S.D. SURFACE DRAINAGE

A TRIMBLE 5605 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 84,746 FEET AND AN ANGULAR ERROR OF 03" 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 222,696
FEET.

Course	Bearing	Distance
L12	N 21°03'58" W	19.63'
L13	N 21°03'58" W	19.63'
L14	S 66°22'24" W	67.48'
L15	S 59°49'28" W	120.93'
L16	S 22°16'16" E	17.05'
L17	N 59°49'28" E	120.93'
L18	N 68°34'07" E	67.06'

FILED AND RECORDED 10-14-04⁶²
AT 11:52 AM 7M
PLAT BOOK 44 PAGE 150
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

MALCOM
TAX MAP 1418
PARCEL 6
PB. 29, PG. 101

TRACT THREE SHERWOOD
0.075 ACRES. ROAD

WILLIAMSON
TAX MAP M18
PARCEL 15

MAGNETIC

N

BASED ON REFERENCE NO. 2

MULLIS
TAX MAP M18
PARCEL 5A
PB. 75, PG. 120

SHERWOOD
ROAD
NOT OPEN (0.331 ACRES)

AMERICAN LEGION POST #64
TAX MAP M18
PARCEL 20
PB. 3, PG. 407

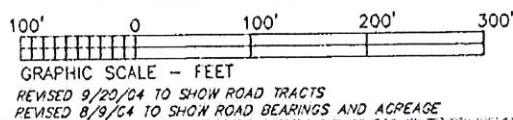
COURSE	BEARING	DISTANCE
L1	S 22°19'16"E	82.81'
L2	S 59°39'01"W	27.23'
L3	S 19°24'05"W	161.28'
L4	S 38°58'55"W	99.26'
L5	S 28°33'27"E	39.26'
L6	S 59°32'48"W	137.61'
L7	N 46°03'19"E	118.45'
L8	N 38°15'24"E	129.01'
L9	N 20°13'35"E	140.00'
L10	N 54°33'24"E	99.44'
L11	N 67°20'30"E	99.63'

REFERENCES:

- 1) PLAT OF SURVEY PREPARED FOR FLORENCE P. CARROLLTON, CONSTANCE P. ECKLES AND ELIZABETH P. BOSWELL, BY BACHELOR AND ASSOCIATES, DATED 1/4/01, LAST REVISED 1/8/01.
- 2) SURVEY FOR FLORENCE P. CARROLLTON, CONSTANCE P. ECKLES AND ELIZABETH P. BOSWELL, BY SIMS SURVEYING CO., DATED 9/8/97.

2.772 ACRES TOTAL

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS
IN A DESIGNATED FLOOD HAZARD AREA,
ACCORDING TO THE F.I.R.M. NO. 13297C 0112 B
DATED 2/16/90



BOUNDARY SURVEY FOR:

GREG THOMPSON & RENE THOMPSON

LAND LOT: 38

DISTRICT: 3rd

COUNTY: WALTON

SCALE: 1" = 100'

DATE: 6/24/04

CITY: MONROE

ALCOVY SURVEYING COMPANY, INC.
P.O. BOX 506 MONROE, GA. 30655
770-207-6234

JOB NUMBER:

36-04

2017 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

DEW CAROL S
P O BOX 788

MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2017-9930	11/15/2017	\$0.00	\$570.14	\$0.00	Paid 11/06/2017

58

Map: M0180-00000-005-000

Location: GREENWOOD DRIVE

Account No: 198600 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: DEW CAROL S

Map Code: M0180-00000-005-000

Description: V/3.03AC

Location: GREENWOOD DRIVE

Bill No: 2017-9930

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
0.00	0.00	0.0000	\$35,700.00	11/15/2017	08/10/2017			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	0.00	\$14,280.00	\$0.00	\$14,280.00	0.002003	\$28.60	\$0.00	\$28.60
CITY TAX	0.00	\$14,280.00	\$0.00	\$14,280.00	0.005418	\$134.13	-\$56.76	\$77.37
COUNTY	0.00	\$14,280.00	\$0.00	\$14,280.00	0.010905	\$189.73	-\$34.01	\$155.72
SCH BOND	0.00	\$14,280.00	\$0.00	\$14,280.00	0.0029	\$41.41	\$0.00	\$41.41
SCHOOL	0.00	\$14,280.00	\$0.00	\$14,280.00	0.0187	\$267.04	\$0.00	\$267.04
TOTALS					0.039926	\$660.91	-\$90.77	\$570.14

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$570.14
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$570.14
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/06/2017



Date: 8-14-18

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 Greenwood Drive 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.

Monica Simmons
City of Monroe

Legal Description

All that tract or parcel of land in Land Lot 37 and 38 of the 3rd Land District of Walton County Georgia and being more particularly described as follows:

Commencing at a mag nail in the center line intersection of Breedlove Drive and Alcovy Street and running thence N 04°33'15" E a distance of 560.85' to a ½ inch rebar set on the westerly 60 foot right of way of Alcovy Street, thence N 72°21'18"W a distance of 758.92' to a 4" stone with brass rod, thence N 72°21'18"W a distance of 396.78' to a 4" stone with brass rod, thence N 59°28'37"E a distance of 61.66' to a ½" rebar, thence N 59°48'16"E a distance of 702.46' to a ½" rebar, thence N 46°19'59"E a distance of 119.91' to a ½" open top pipe, said ½" open top pipe being the **True Point of Beginning** thence N 44°58'06"W a distance of 284.01' to a ½" rebar on the easterly 40' right of way of Greenwood Drive, thence along the easterly 40' right of way of Greenwood Drive, N 43°08'36"E a distance of 310.49' to a ¾" rebar, thence leaving the easterly 40' right of way of Greenwood Drive, S 52°29'23"E a distance of 141.79' to a ½" open top pipe, thence S 22°04'00"E a distance of 99.84' to a ½" open top, thence S 33°01'12"W a distance of 296.52' to a ½" open top pipe and the **True Point of Beginning**.

Said tract contains 1.853 acres and is more particularly shown as Tract 2 on a Boundary Survey for MUL Properties, LLC, dated 4/5/18, prepared by Alcovy Surveying & Engineering, Inc.

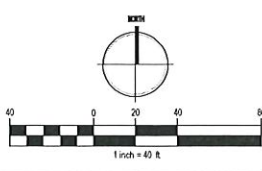




CITY OF MONROE, GEORGIA

VARIANCE PLAN

VAR-1



**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 409 Greenwood Drive. A public hearing will be held on September 18, 2018 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 409 Greenwood Drive. A public hearing will be held on October 9, 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:**

September 2, 2018