



## Council Meeting

### AGENDA

**Tuesday, September 11, 2018**

**6:00 PM**

**City Hall**

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#### **I. CALL TO ORDER**

- 1. Invocation**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Consent Agenda**
  - [a.](#) August 7, 2018 Council Minutes
  - [b.](#) August 14, 2018 Council Minutes
  - [c.](#) August 27, 2018 Council Minutes
  - [d.](#) August 28, 2018 Council Minutes
  - [e.](#) August 14, 2018 Executive Session Minutes
  - [f.](#) August 27, 2018 Executive Session Minutes
  - [g.](#) August 28, 2018 Executive Session Minutes
  - [h.](#) August 15, 2018 Airport Commission Minutes
  - [i.](#) August 6, 2018 Planning Commission Minutes
  - [j.](#) August 21, 2018 Planning Commission Minutes
  - [k.](#) August 28, 2018 Historic Preservation Commission Minutes
  - [l.](#) August 9, 2018 Downtown Development Authority Minutes

- [m.](#) August 9, 2018 Conventions and Visitors Bureau Minutes
- [n.](#) New Cingular Wireless PCS, LLC Wireless Attachment Agreement - Approval of agreement for future construction. (Recommended for Council approval by Utilities Committee September 4, 2018)
- [o.](#) Fire Station Reroofing and Exterior Restoration - To contract with the Garland Company for \$114,826.00. (Recommended for Council approval by Public Safety Committee September 4, 2018)

**II. PUBLIC FORUM**

- 1. Public Comments**
- 2. Public Hearing**

- [a.](#) Rezone - 203 Bold Springs Avenue
- [b.](#) Variance - 416 South Broad Street

**III. NEW BUSINESS**

- [1.](#) Rezone - 203 Bold Springs Avenue
- [2.](#) Variance - 416 South Broad Street
- [3.](#) Application - Beer & Wine Package Sales - The Market
- [4.](#) Application - Beer & Wine Package Sales - Monroe Food Mart
- [5.](#) Application - Beer & Wine On-Premise Consumption - Your Pie
- [6.](#) Application - Spirituous Liquors and Beer & Wine On-Premise Consumption - South On Broad
- [7.](#) Appointment - Housing Authority
- [8.](#) 2nd Reading - Soil, Erosion, Sedimentation, & Pollution Control Ordinance Amendment
- [9.](#) Young Gamechangers Funding

**IV. ADJOURN TO EXECUTIVE SESSION**

- 1. Personnel Issue (s)
- 2. Legal Issue (s)

**V. ADJOURN**

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Absent:	Lee Malcom	Council Member
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Staff Present:	Jasper Greer, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Patrick Kelley, Sadie Krawczyk, Chris Bailey, Beverly Harrison
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Visitors:	Sharon Swanepoel, Andrew Kenneson, Les Russell, Keaton Russell, Cy Nunnally, Bill Scott, Virgil Williams, William Chapman, Jada Mvkahanana
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**I. CALL TO ORDER – JOHN HOWARD**

**1. Roll Call**

Mayor Howard noted that Council Member Lee Malcom was absent. There was a quorum.

**2. City Administrator Update**

City Administrator Logan Propes explained the North Broad LCI Streetscape Project started yesterday, officially. Should start seeing activity in the next couple of weeks, because they are starting to stake it out. The project will start on the west side of North Broad Street, above Mayfield Drive. The work will go south to West Marable, cross over the street at the Water Plant, and work north back to the bridge. Mr. Propes explained that the West Spring Street Project is going slower than anticipated, due to all the rain days. The project is going well overall, and should be finished within the next six weeks.

**3. Central Services Monthly Report & Updates**

Mr. Chris Bailey stated that the new website is done. The new agenda system will be fully integrated with the website in approximately two months, which should be fairly easy. He stated the Badgepass security system is completed, and obviously everyone can hear much better. Mr. Bailey demonstrated how presentations can be done going forward. The entrance and wooded areas in Childers Park have been mulched and re-seeded, which will make it more presentable. The Dog Park has new toys and the barrels have been replaced. The TinkerGarten organization will start holding classes for children from eighteen months to eight years. They will teach children about the natural habitats around them including grasses, trees, bushes, and animals.

**II. COMMITTEE INFORMATION****1. Finance****a. Monthly Finance Report**

Ms. Beth Thompson presented the monthly Finance Report. She stated that some of the Finance staff attended an audit class on year-end and annual audits by Mauldin and Jenkins today. The City will be hosting a GMA Customer Service class on August 21 at City Hall. The GMA Home Depot Government Solutions Annual Rebate has been implemented; the City will receive a 3% rebate on any purchases made through the P-Card system. Ms. Thompson gave an update on the Tyler Software system at City Hall. She explained the Code Department will go live on September 17 with business license, permitting, and code. Staff is currently working on the configuration for the chart of accounts. The general ledger, payroll, and accounts payable systems will go live in November. Ms. Thompson stated the half year budget is near a perfect 50% for the year. She explained that of the budgeted amounts the General Fund Revenues are at 51%, the General Fund Expenses are at 42%, Utility Revenues are at 55%, Utility Expenses are at 49%, Solid Waste Revenues are at 50%, and Solid Waste Expenses are at 45%.

Council Member Larry Bradley questioned whether Ms. Thompson anticipates needing to make any budget adjustments at this time.

Ms. Thompson answered that the Utility Revenues are at 55% of the budgeted amount due to the MEAG Portfolio Investment. She explained the City is earning more on the investment in 2018 than in 2017, which could not be anticipated during the budgeting process. She and staff are starting to work on the Operating Annual Budget, so that will be taken into consideration.

**b. City Hall Landscaping Rehabilitation Request**

Mr. Chris Bailey discussed the landscaping at City Hall. He stated that the grass is mainly weeds, the shrubbery and bushes are either dead or overgrown, and the roots from the crepe myrtles are growing into the foundation and under the concrete. He requested to have a complete overhaul done on the landscaping, using more mulch and less pine straw. He stated the crepe myrtles and bushes around the building will be removed, but not the ones in the parking lot area. Mr. Bailey stated the main thing will be for the landscapers to maintain it, and not let it go. He stated the cost will come from the City Hall CIP budget. He requested approval of PS Landscapes, for the maximum amount of \$34,189.00.

Council and staff discussed the plants that would be removed, the replacement plants, the labor involved, the maintenance going forward, the irrigation system, and the cost.

The Committee recommends to approve PS Landscapes to redo the landscaping at City Hall for the maximum amount of \$34,189.00 to Council.

*Motion by Little, seconded by L. Bradley.  
Passed Unanimously.*

**2. Airport****a. Airport Monthly Report & Update**

Mr. Chris Bailey presented the monthly Airport Report. He stated the fuel sales stayed consistent, even with all of the rain. The fuel costs have continued to rise, and the profit is approximately 5% of the sales. The current price is \$4.39 per gallon, which is still competitive

with the surrounding airports. He explained the profit and loss looks off for June and July due to the existing airport maintenance, which was approximately \$26,000.00. He stated the amount was able to be split over the two months.

**b. Airport East Apron Rehabilitation and Expansion Project**

Mr. Chris Bailey discussed the rehabilitation of the east apron area and the expansion, which includes a concrete pad outside of the AVGAS fuel tank. The City will receive \$468,564.00 in Federal funding and \$607,242.00 in State funding, with a local match amount of \$215,675.07. The expansion will allow a reroute of traffic, additional tie-down spaces, and the added capacity for another fuel farm. He explained the project will allow future expansion. The Department of Transportation has offered the City the additional funding, because it is essentially shovel ready. Mr. Bailey requested approval for the entire amount, and approval of E.R. Snell Contractor as the low bid contractor on the project.

City Administrator Logan Propes clarified there will need to be two separate motions, a motion to accept the Federal and State funding, and a motion to award the bid to E.R. Snell Contractor.

The Committee recommends approval of accepting Federal and State funding for the East Apron Rehabilitation and Expansion project to Council.

*Motion by Dickinson, seconded by Little.  
Passed Unanimously.*

The Committee recommends to Council to award the East Apron Rehabilitation and Expansion project to E.R. Snell Contractor.

*Motion by Dickinson, seconded by R. Bradley.  
Passed Unanimously.*

**c. Airport West Apron Reroute Request**

Mr. Chris Bailey explained that there is approximately a 240-foot setback from the center of the runway to the center of the taxiway, which currently puts the City in violation. This must be brought into compliance in order to receive any future Federal or State funding for the West Apron. The new partial parallel taxiway will also be required to allow Sky Dive Monroe and Mid-Ga Soaring Association to have access to the runway. The current asphalt area will be abandoned, then eventually removed. The Georgia Department of Transportation directed the City to go through E.R. Snell Contractor for the bid, since they won the bid for the East Apron project. He explained that the bid does not include the removal of the existing asphalt, because it would add an additional \$50,000.00 to the project. He requested approval for E.R. Snell Contractor to pave the area, for the amount of \$103,303.50. The City will save approximately \$60,000.00 in mobilization costs by doing the project in conjunction with the East Apron. The existing asphalt will be removed at a later time by the City.

Council Member Nathan Little questioned how the project would be funded.

Mr. Bailey answered the project will be funded by Capital Improvement Funds.

City Administrator Logan Propes stated there are Transportation Funds available in SPLOST. He explained that the City will be reimbursed from GDOT on the North Broad Project.

The Committee recommends approval of paving by E.R. Snell for the amount of \$103,303.50 to Council.

*Motion by Dickinson, seconded by R. Bradley.  
Passed Unanimously.*

### **3. Public Works**

#### **a. Monthly Solid Waste Report**

Mr. Jasper Greer presented the monthly Solid Waste Report. He gave an update on the Transfer Station site improvements. He explained the drainage project is pending Streets and Transportation, and the cat-walk was completed as of July 17. The push wall is 90% complete with one metal section left to be installed, and the material has been ordered. The tipping floor is pending the 2019 CIP, and the scales will be worked on Friday by Fairbanks Scales.

#### **b. Monthly Streets & Transportation Report**

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. He stated that all the rain has not only affected the Spring Street project, but about half of the other work as well. They are in the middle of the LMIG deep patching with Mathis Street, Douglas Street, Ford Street, and West Creek Circle left to be done. The overlay project, which is a little over two miles, will start once the deep patching is completed. Mr. Still explained the right-of-way crews are currently on a three-week turnaround for getting through the City, due to the wet conditions.

#### **c. Transportation Alternatives Program Grant Application**

City Administrator Logan Propes discussed the new grant application through the Georgia Department of Transportation. The grant requires a 20% local match from the City. He explained that the goal of the project is to connect the streetscaping and sidewalk improvements on the North Broad Project with City Hall. It will continue where the downtown streetscape currently stops. It will also further enhance the section on East Highland Avenue, and the south side on North Lumpkin Street. Mr. Propes stated the total project is estimated at \$2.8 million, with the City being responsible for \$572,315.15. He explained that it is a large project, but it will tie all of the projects together when they are finished. He requested approval to submit the grant application.

Council and staff discussed the area, streets, and costs involved with the project. They also discussed the possibility of adding Highland Avenue if the City is awarded the project.

The committee recommends to Council approval to proceed with the application.

*Motion by Little, seconded by Adcock.  
Passed Unanimously*

### **4. Utilities**

#### **a. Monthly Electric & Telecom Report**

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He discussed the damage from the storm and the response. He stated that most of the damage was at Station 2, which feeds below the library. There was very little load left on that station. The majority of the damage was on McDaniel Street and Highland Avenue, but there was also substantial damage on Alcovy Drive and smaller spots around the City. He stated that all of the departments helped

with clearing the trees and cleaning the debris out of their way. Mr. Thompson stated the first FTTX customers have been turned on, and it is going as well as can be expected. He stated there are pole attachment agreements coming up on the agenda. He explained there were two missions to the 5G Update, the GMA mission and the electric utility mission, which are now one mission. GMA is working to make sure there is a home rule; they can set rules and regulations on the placement of antennas and towers for 5G. The pole attachments only interact with the actual physical attachment of fibers to poles.

**b. Monthly Water, Sewer, Gas, & Stormwater Report**

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He stated the contractor has finished laying the pipe work for the Highway 11/78 relocation project. The new tank station was installed today, and the controls will be installed tomorrow. The project will be finished by the end of next week, except for removing the old pipe from the bridge, which will be done by another contractor. He stated the Mount Vernon extension has been completed, and the sewer rehab on Olympian Way has been started. The Sewer Plant design and review is being narrowed down. Mr. Middlebrooks gave an update on the Water Plant rehab. He stated the paint has been removed, the drywall has been installed in the ceiling, and the floor system will be started this week.

**c. Secondary Telescoping Valves**

Mr. Rodney Middlebrooks requested to purchase two telescoping valves for the Sewer Plant. He explained the valves control the sludge moving from the secondary clarifiers to the aeration basin. The low bid of \$13,750.00 came from Templeton & Associates.

Council Member Nathan Little stated the repairs are needed, and they are in line with getting the Sewer Plant back in better shape.

Mr. Middlebrooks stated that all three of the items that he is requesting to purchase tonight are equipment items that will continue to be used after the upgrade.

The committee recommends the purchase of two telescoping valves from Templeton & Associates for \$13,750.00 to Council.

*Motion by L. Bradley, seconded by Adcock.  
Passed Unanimously.*

**d. Primary Chain Clarifiers**

Mr. Rodney Middlebrooks requested to purchase new chains for the primary clarifiers. He explained primaries 3 & 4 were recently rehabbed, now primaries 1 & 2 need repair. He stated USA Roller Chain & Sprockets had the low bid of \$11,628.00.

The committee recommends to Council to purchase the primary clarifier chains from USA Roller Chain & Sprockets for \$11,628.00.

*Motion by Adcock, seconded by L. Bradley.  
Passed Unanimously.*

**e. Automatic Gas Feed System**

Mr. Rodney Middlebrooks requested to purchase an automated gas feed system for chlorine and sulfur dioxide. This is an adjustment which is made based on the flow levels, and the automatic system will allow the correct amounts depending on the flows. He stated that the Water Plant changed to this system several years ago, and it has worked very well. Mr. Middlebrooks explained Water Treatment & Controls is a sole source provider of the equipment, and their bid amount is \$13,165.00. He explained the automated system will save money on the chemicals.

The committee recommends to approve the purchase and installation of the automatic gas feed equipment for the amount of \$13,165.00 to Council.

*Motion by L. Bradley, seconded by Adcock.  
Passed Unanimously.*

**f. MCImetro Pole Attachment Agreement**

Mr. Brian Thompson stated there are two pole attachment agreements, which can be discussed together, but two individual votes will be needed. He explained that the 1996 Telecommunications Act requires the City to negotiate with telecom providers for attachments to our electric system. The State of Georgia has directed the utility and telecom companies to work together nicely, or else they will make them work together nicely. The majority of the Cities have appointed Electric Cities of Georgia to negotiate a statewide agreement. MCI and Uniti Fiber are the first ones to sign the agreement after negotiations with ECG. He explained this does not in any way take cell tower regulatory home rule rights away. This agreement only creates a process for these two entities to connect fiber to our existing utility poles.

Council Member Larry Bradley questioned whether the process includes the rate they would pay.

Mr. Thompson answered the agreement includes the rate of \$16.50 per pole per year, which is in line with Comcast statewide & AT&T statewide.

Mr. Larry Bradley stated that ECG has a standard contract at this rate, and GMA also has a standard contract across the state. He questioned whether the two agreements have been examined to determine which one is better.

Mr. Thompson stated that he is not sure that GMA has a pole attachment agreement. They have an agreement for the location of the poles and 5G equipment, but this is for the fiber.

Mr. Larry Bradley stated he has discussed this with GMA and they have indicated that they have an agreement as well as ECG, and it is left up to the Cities to decide which agreement is best for them. Mr. Bradley stated that he wants to be sure that alternatives have been looked at so the right one is selected.

Mr. Thompson stated that this agreement falls within the City's existing engineering standards and procedures, which are handled through ECG.

Council Member Nathan Little stated that if a company wants to attach to a utility pole, the City has the agreement, and they can attach. He questioned if there is not any room on the pole.

Mr. Thompson answered they would have to pay for the pole to be changed; they would have to pay for the work.

Mr. Little questioned whether the agreements are in line with the current agreements which the City has with others.

Mr. Thompson stated they are in line with other agreements, except the rate is lower. The rate is approximately \$5.00 less per pole per year.

Mayor, Council, and staff further discussed the requirements and benefits of the pole attachment agreements.

City Administrator Logan Propes explained that it will cost the City substantially to renegotiate the agreements. It may not be worth it based on the differential of what is hoped to be brought in versus the pole attachment cost.

Mr. Larry Bradley stated he agrees the City should not renegotiate, but he recommends that staff evaluate the two statewide agreements prior to Council voting next week.

The committee recommends the two Pole Attachment Agreements go before full Council to be considered next week, with a recommendation on the comparison between the ECG and GMA Agreements, not as part of the Consent Agenda.

*Moved.*

**g. Unifi Fiber Pole Attachment Agreement**

The committee recommends the two Pole Attachment Agreements go before full Council to be considered next week, with a recommendation on the comparison between the ECG and GMA Agreements, not as part of the Consent Agenda.

*Moved.*

**h. Purchase – Von Test Equipment**

Mr. Brian Thompson requested to purchase a VON Model XF16-1280v2 fault finder and accessories directly from VON Corp. for \$21,534.00. He explained the equipment will locate faults in the underground electric system quickly and safely. The device will limit the time of underground outages, allowing restoration time to be significantly reduced. He explained that renting and borrowing the equipment causes further delay.

The committee recommends to Council to approve the purchase of the VON test equipment with accessories from VON Corp. for \$21,534.00.

*Motion by L. Bradley, seconded by Adcock.  
Passed Unanimously.*

**i. Purchase – 3 Viper-ST Automated Switches**

Mr. Brian Thompson discussed system automation, which is automated switching that allows the system to repair itself as much as safely possible during an outage. He explained there have been extensive meetings with ECG, Walton EMC, and Jackson EMC concerning system

automation. Walton and Jackson use the Viper-ST which is controlled by the same controller used in the City's substations. He stated this type of system makes the most sense for the City. Mr. Thompson explained the first phase is to purchase three Viper-ST automated switches, which will protect the North end of downtown and the City Hall building. He requested to purchase the switches from Power Connections, the sole source provider, for \$54,423.00.

Council Member Nathan Little questioned the total number of switches which will be needed.

Mr. Thompson discussed protecting the critical infrastructure, the Water Plant, the new Police Department, and the core of downtown. He estimated it will take about 13 to completely automate those areas. He stated that other areas could be added eventually. Mr. Thompson also discussed placement of the switches.

The committee recommends approval to purchase three Viper-ST automated switches from Power Connections for a total amount of \$54,423.00 to Council.

*Motion by L. Bradley, seconded by Adcock.  
Passed Unanimously.*

**5. Public Safety**

**a. Monthly Fire Report**

Assistance Chief Bill Owens presented the monthly Fire Report. He discussed the deployment of the First Aide tent at the Fourth of July celebration and the Movie at the Mills event. He explained it was utilized at both events and was well received by the community. The Quick Response Vehicle will be delivered next week.

**b. Monthly Police Report**

Assistant Chief R.V. Watts presented the monthly Police Report. He stated there was a major homicide on West Marable, and an individual has been arrested. He discussed the two new canines that graduated from Canine School in July. The six new Tahoes were received recently. He explained that Public Safety is having the National Night Out with the public tonight.

**c. Approval – Out of State Training**

Assistant Police Chief R.V. Watts requested approval to send Lieutenant Matt McClung to the Exterior Response to Active Shooter Events in Nashville, Tennessee, September 4-7, 2018. He explained that the course is designed to prepare first responders for an open-air active shooter encounter. He explained the hands on course will cover equipment selection, vehicle ambushes, medical emergencies, vehicle and dismounted officer or citizen down rescue, individual and team movement techniques, and emergency vehicle crisis response. The course is provided for free to sworn Law Enforcement Officers by Federal grant. The only expense will be for lodging and meals at a cost of \$800.60.

The committee recommends to Council to send Lieutenant Matt McClung to the Exterior Response to Active Shooter Events in Nashville, Tennessee.

*Motion by R. Bradley, seconded by Crawford.  
Passed Unanimously.*

**d. Approval – Walton County School SRO Program Agreement**

Assistant Police Chief R.V. Watts explained there is no change in the contract for the City providing the School Resource Officer Program services for the Monroe Area High School. The program funding will remain the same amount of \$46,231.00, which is completely reimbursed by the Walton County Board of Education. He explained the City has been providing this service to Monroe Area High School since 2005.

The committee recommends approval of the SRO Program agreement with the Walton County Board of Education to provide school resource officers at the Monroe Area High School for the annual amount of \$46,231.00 to Council.

*Motion by R. Bradley, seconded by Crawford.  
Passed Unanimously.*

**e. Approval – Walton County School SRO Program Agreement for Foothills Charter**

Assistant Police Chief R.V. Watts explained there is no change in the contract for the City providing the School Resource Officer Program services for the Foothills Education Charter High School. The Walton County Board of Education agrees to pay the City of Monroe the rate of \$150.00 per day, for 164 days, for a total of \$24,600.00 for the 2018-2019 school term. He explained the program graduated 25 students with fully accredited high school diplomas last year.

The committee recommends to Council approval of the SRO Program agreement with the Walton County Board of Education to provide school resource officers at the Foothills Education Charter High School for the annual amount of \$24,600.00.

*Motion by R. Bradley, seconded by Crawford.  
Passed Unanimously.*

**6. Planning & Code****a. Monthly Code Report**

Mr. Patrick Kelley presented the monthly Code Report. He stated that WOW Express on North Broad Street will be expanding their car wash. Wendy's has started their demolition for rebuild. Your Pie is making great progress downtown. Dr. Wise is expanding the office at the Monroe Animal Care Hospital. The exterior renovation has started at 100 South Broad Street. The adult apartment complex at Main Street Walton Mill has submitted their plans. Stone Creek subdivision on Church Street is doing a good job on their erosion control. Highland Creek has lots of new houses being building, and Legends at the Retreat is almost built out. George Walton Academy did some renovations over the summer, Bank of America did some ADA renovations, and Wal-Mart did a renovation for their grocery pick-up area.

**7. Economic Development****a. Monthly Economic Development Report**

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She stated that Hammock Park has been installed, which was funded by the Rotary Club of Monroe. The Housing Expo was scheduled for July 21, but was rescheduled for October 6. It had to be rescheduled due to the power outages which was caused by the big storm. Ms. Krawczyk stated from January to June in 2017 there were 495 visitors at the Visitors Center. That number has more than doubled this year, there have been 1,024 visitors for 2018. The Georgia Downtown

Conference will be next week, and the Mill Development will be presenting a session about thoughtful infill development. Monroe won the Downtown Design Excellence Award. The Georgia Initiative for Community Housing Conference will be hosted in Athens in September, and Monroe will be hosting the bus tour and reception for the attendees. She explained that DDA closed on the sale of 202 East Spring Street and 115 Midland Avenue to Pimento Investments, who will begin renovations soon for a restaurant space. DDA had their annual planning retreat on July 30. Ms. Krawczyk explained that she received approval from the Georgia Cities Foundation for a Revolving Loan Fund in the amount of \$220,000.00 going to YP Monroe for the renovations on the Your Pie restaurant.

**III. ITEMS OF DISCUSSION**

- 1. Public Hearing Variance – 615 East Church Street**
- 2. Public Hearing Variance – 125 North Wayne Street**
- 3. 1<sup>st</sup> Reading – Soil, Erosion, Sedimentation, & Pollution Control Ordinance Amendment**
- 4. Appointments (5) – Airport Commission**

There was a general discussion on the above items. There was no action taken.

**IV. ITEMS REQUIRING ACTION**

**1. Approval – 2018 Millage Rate**

Finance Director Beth Thompson explained that the 2018 tax digest from Walton County shows an increase of 1.98% if the millage rate was left unchanged from 2017. She stated that the City has the appropriate growth in the digest to handle a full rollback. The millage rate will decrease from 7.421 to 7.277, which will be an approximate increase of \$105,426.00. Ms. Thompson stated this will be the seventh year out of the last eight years that the City has done a full rollback. She proposed the adoption of the full legal rollback rate of 7.277.

To approve the legal rollback millage rate for 2018 at 7.277, Forms PT-32.1 and PT-38.

*Motion by Dickinson, seconded by L. Bradley.  
Passed Unanimously.*

**2. R1A Moratorium 90-Day Extension**

City Attorney Paul Rosenthal stated that in February of this year Mayor and Council passed a six-month moratorium on R1A Zoning applications and permits. He explained City staff has been working diligently with a retained land planner to address a rewrite of the R1A Zoning classification, but more time is needed. Therefore, he presented a resolution to extend the moratorium for an additional 90 days, so the land planner and City staff can finish the cleanup. Mr. Rosenthal explained that the original six-month moratorium will expire on Monday, August 13, 2018. The resolution will give staff an additional 90 days, until the early part of November 2018, to finalize their work on the rewrite of the R1A Zoning classification.

To adopt the resolution as presented.

*Motion by Dickinson, seconded by Little.  
Passed Unanimously.*

**3. Approval – Out of State Travel for Fire**

Assistant Fire Chief Bill Owens requested approval to send Fire Marshal R.J. Lott and Captain Jack Armstrong to the National Fire Academy in Emmitsburg, Maryland for a six-day course of Managing Effective Fire Prevention Programs from August 12-17, 2018. He explained that the training was approved last October, but was delayed due to the hurricanes. The only expense will be for their meals totaling \$880.00.

To send Fire Marshal R.J. Lott and Captain Jack Armstrong to the National Fire Academy in Emmitsburg, Maryland, August 12-17, 2018.

*Motion by Garrett, seconded by Crawford.  
Passed Unanimously.*

**V. ADJOURN**

*Motion by Garrett, seconded by Crawford.  
Passed Unanimously.*

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**MAYOR**

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**CITY CLERK**

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Rodney Middlebrooks, Brian Thompson, Patrick Kelley, Chris Bailey, Beverly Harrison, Sadie Krawczyk

Visitors: Sharon Swanepoel, Andrew Kenneson, Joy Wilson, John Argo, Lee Rowell, Foley Beach, Joe Gargas, Jeff Lott, Hope Reese, Kim Greenlee, Wes Kent, Tyrone Carrell, Clarise Carrell, Doug Guy, Wally Cox, Joyce Cox, Katie Downey, Jada Mukahanana, Nancy Moate, Marc Hammes, John Rowell

**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Archbishop Foley Beach, with the Holy Cross Anglican Church in Loganville, gave the invocation.

**2. Roll Call**

Mayor Howard noted that all Council Members were present. There was a quorum.

**3. Approval of Agenda**

To approve the agenda as presented.

*Motion by Garrett, seconded by Dickinson.  
Passed Unanimously*

**4. Approval of Consent Agenda**

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- n.** June 21, 2018 Conventions and Visitors Bureau Minutes
- o.** City Hall Landscaping Rehabilitation Request – To approve of landscaping for an amount not to exceed \$34,189.00. (Recommended for Council approval by Finance Committee August 7, 2018)
- p.** Airport East Apron Rehabilitation and Expansion Project – To accept Federal and State funding. (Recommended for Council approval by Airport Committee August 7, 2018)
- q.** Airport East Apron Rehabilitation and Expansion Project – To award contract to ER Snell Contractor. (Recommended for Council approval by Airport Committee August 7, 2018)
- r.** Airport West Apron Reroute Request – To contract with ER Snell Contractor for \$103,303.50 (Recommended for Council approval by Airport Committee August 7, 2018)
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- u.** Primary Chain Clarifiers – To purchase from USA Roller Chain & Sprockets for \$11,628.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- v.** Automatic Gas Feed System – To purchase from Water Treatment & Controls for \$13,165.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- w.** Purchase – VON Test Equipment – To purchase from VON for \$21,534.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- x.** Purchase – 3 Viper-ST Automated Switches – To purchase from Power Connections for \$54,423.00. (Recommended for Council approval by Utilities Committee August 7, 2018)
- y.** Approval – Out of State Training – To allow Lt. Matt McClung to attend the Exterior Response to Active Shooter Events in Nashville, Tennessee, September 4 – 7, 2018. (Recommended for Council approval by Public Safety Committee August 7, 2018)
- z.** Approval – Walton County School SRO Program Agreement – To approve contract for \$46,231.00. (Recommended for Council approval by Public Safety Committee August 7, 2018)
- aa.** Approval – Walton County School SRO Program Agreement for Foothills Charter – To approve contract for \$24,600.00. (Recommended for Council approval by Public Safety Committee August 7, 2018)

To approve the consent agenda as presented.

*Motion by Little, seconded by Dickinson.  
Passed Unanimously*

**II. PUBLIC PRESENTATION****1. Monroe-Walton Center for the Arts**

Mr. Joe Gargas, President of the Board of Directors for MWCA, gave a presentation. He stated that he is currently the Director of Exhibition Design at the Michael C. Carlos Museum at Emory in Atlanta. He discussed the Monroe Art Guild rebranding to Monroe-Walton Center for the Arts (MWCA), which began in 2015. He presented information on the recent history of MWCA, bringing the institution more into the community, and Monroe being the hub for all the arts in Walton County. Mr. Gargas stated there are classes for children, teens, adults, and life-long learners. They work to organize public field trips to the High Museum of Art in Atlanta. He stated they have creative writing, book readings, and poetry. They have on-going art and sculpture exhibitions inside and outside of the building. There is a creative gallery shop, and they try to fill the calendar with programs and lectures. MWCA offers over 500 classes throughout the year such as pottery, painting, weaving, glass art, sculpture, photography, and creative writing. Mr. Gargas discussed their email blast and face book followers. He discussed building community partnerships and working with the Savannah College of Arts & Design (SCAD) to provide scholarships to students. They have a partnership with small businesses for an Art MD Project to provide healing art kits to traumatized children. The kits can be distributed by EMTs, emergency rooms, and doctors to provide a creative outlet for healing change. He discussed community interest efforts and art inclusivity. He also discussed the support received from the City, patrons, sponsors, donations, grants, and limitations of the budget. He explained that Hope Reese is the only regular paid employee at MWCA and handles all of the everyday operations.

*No Action.*

**III. PUBLIC FORUM****1. Public Comments**

Ms. Joy Wilson stated that she is the founder of Dagrif and the slogan is Get Won. She stated it is about breaking the spell of ignorance within our community through literature, volunteer charity work, and entertainment. She discussed effective time management, constructive positive thinking, and specific actions. She stated this is her platform to build her business.

**2. Public Hearing****a. Variance – 615 East Church Street**

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained the applicant Algin Investments LLC is requesting a variance of Article VII, Section 700.1 Table 11 of the Zoning Ordinance to build a 1,200 square foot house on the lot. The property consists of .68 acres, has approximately 254 feet of road frontage on Felker Street, and approximately 109 feet of road frontage on Church Street. Mr. Kelley explained the applicant wants to move a structure to a newly created parcel. The Code Office and the Planning Commission recommended the request be approved with conditions: subdivide the property into conforming lots, clarify the request to moving a structure rather than building a home, and understand that any house built on the created lot would have to conform to R1 Zoning standards in the instance that she could not move the existing structure.

The Mayor declared the meeting open for the purpose of public input.

Ginny VanOostrom-Willett, owner of Algin Investments, spoke in favor of the variance. She explained they have a ten-year history of revitalizing older homes within the historic district. Ms. Willett discussed some of the buildings they have done in Monroe and in Madison. She stated they want to take the house on South Madison Avenue and move it over to Church Street and Felker Street, which will keep the house from being destroyed.

There were no other public comments; Mayor Howard declared that portion of the meeting closed.

*No Action.*

**b. Variance – 125 North Wayne Street**

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained the applicant Andrew Williams is requesting a variance of Article VII, Section 700.2 Table 12, Article V, Section 520 Table 3; and Section 570.2 of the Zoning Ordinance. The property consists of .6 acres, and has approximately 126 feet of road frontage on North Wayne Street. He explained the proposed use is a commercial restaurant. The Code Office and the Planning Commission recommended the request be approved. Mr. Kelley stated the parking variance is recommended for approval due to the large number of public parking spaces available in close proximity to the subject property. The front setback variance is recommended for approval to encourage the expansion of the Central Business District design parameters to adjacent streets in order to expand our downtown design. The impervious surface variance is recommended for approval and may not be necessary, but is being applied for out of an abundance of caution due to efforts to comply with a net reduction of impervious surface on the property.

The Mayor declared the meeting open for the purpose of public input.

Mr. Andrew Williams spoke in favor of the variance. He stated they are very excited to begin the project, and feel it will be good to see downtown expand. They have engaged an architect out of Atlanta. He explained the parking will be behind and to the side of the building.

Mr. Wally Cox stated himself in favor of the variance.

There were no other public comments; Mayor Howard declared that portion of the meeting closed.

*No Action.*

**IV. NEW BUSINESS**

*Council Member David Dickinson recused himself.*

**1. Variance – 615 East Church Street**

To approve the variance with the stated conditions: subdivide the property into conforming lots, clarify the request to moving a structure rather than building a home, and understand that any house built on the created lot would have to conform to R1 Zoning standards.

*Motion by Malcom, seconded by R. Bradley.  
Passed Unanimously.*

*Council Member Ross Bradley recused himself.*

## **2. Variance – 125 North Wayne Street**

To approve the variance.

*Motion by Dickinson, seconded by Little.  
Passed Unanimously.*

## **3. R1A Zoning Update**

City Administrator Logan Propes stated with the extension of the R1A Zoning moratorium last week he has asked Bob Smith to give Council an update. He explained that Mr. Smith will give a step-by-step update on the proposed changes and amendments for the R1A Zoning. He stated that modifications can be made moving forward, but this is the output since the first moratorium.

Mr. Bob Smith, with Smith Planning Group, gave an update on the Zoning Ordinance revision recommendations. They are trying to meet the goals and objectives of the Resolution passed by Council in February. He explained they are fixing standards in the R1A classifications which promote sprawl and require new construction that is antipathetical to the character of Monroe. The proposed modifications will promote a continuous street rid system, which will diminish traffic congestion, promote walkability, and create streets that are nice places to be and experience. The modifications will apply some minimum design standards to new structures, require open space in each new development, and discourage isolated and remote developments. They modified the lot dimensions and setback standards. Mr. Smith explained that with developments that have two acres or more, or five lots or more, the following requirements are recommended in lieu of minimum lot sizes: limit the length of a dead-end street to 500 feet; limit the number of lots accessed by the dead-end street to 19; the definition of a cul-de-sac will be modified; the code will encourage street extensions and encourage existing streets to be extended into the parcel being developed, which will encourage street connectivity; rear access alleys will be required for developments with lots of 6,000 square feet or less; a maximum block length of 600 feet will be required, unless an exception is justified due to topography or barriers; a minimum of 5% open space will be required on developments with a base density of 10 units or more; street trees will be required; sidewalks will be required on both sides of the street with a minimum width of five feet; vinyl and aluminum siding will be prohibited in new developments; design elements for developments that exceed 2.5 units per acre encourage architectural variety, transparency, and use of materials; a Homeowner's Association will be required in each new development; and a declaration must be filed with the City Attorney's office prior to the final plat approval.

*No Action.*

## **4. 1<sup>st</sup> Reading – Soil, Erosion, Sedimentation, & Pollution Control Ordinance Amendment**

City Attorney Paul Rosenthal presented the first reading of the ordinance.

**5. Appointments (5) – Airport Commission**

To appoint Virgil Williams Jr, Bill Scott, Dan Nugent, William Chapman, and Cy Nunnally to three (3) year terms to expire August 15, 2021.

*Motion by R. Bradley, seconded by Dickinson.  
Passed Unanimously.*

**6. MCImetro Pole Attachment Agreement**

Mr. Brian Thompson stated he had sent the additional information requested by Council Member Larry Bradley to all City Council Members regarding the Pole Attachment Agreements.

To approve the MCImetro Access Transmission Services Corporation Pole Attachment Agreement for future fiber construction.

*Motion by Little, seconded by Adcock.  
Passed Unanimously.*

**7. Uniti Fiber Pole Attachment Agreement**

To approve the Uniti Fiber Pole Attachment Agreement for future fiber construction.

*Motion by Little, seconded by Adcock.  
Passed Unanimously.*

**8. MOU – MAB American Management LLC, Rowell Family Partnership LLLP, and Jane J. Still**

City Administrator Logan Propes explained that over the past year he and staff have been working with MAB American Management LLC on how the City can help facilitate the development. He stated there are a small list of concessions from the City that will be beneficial to both parties. Mr. Propes would like to hear from Mr. John Argo on the MOU before getting into the specific details.

Mr. John Argo, a Development Partner with MAB American Management, discussed his company. He stated that Monroe has a great business climate, which is attracting investment. He explained that one of the essentials for any major development is infrastructure, primarily water, sewer, electric, gas, and the road system. They have been working with the City, County, and State to move the project forward. The retailers need assurance that the shopping center can be built as presented to them, which in part includes the infrastructure of the utilities. He stated that the MOU is an agreement between the developer and the City to do certain things at certain times, and he has been working with City staff and the City Attorney to develop the MOU. The goal is to make sure the utilities are ready and available for usage at the same time the shopping center opens. He explained the utility and road improvements have a fairly large lead time, which is the reason the project needs approval before construction can be started. Mr. Argo stated the company investment is in the magnitude of \$80 to \$100 million. Hopefully, they will be starting construction in the first quarter of 2019 and delivering the shopping center mid-year 2020. The second phase is the stores on the right side of the shopping center, which are slated to opening in 2021. He discussed consumers leaving the County for shopping, dining, and lodging and the revenue the project will bring to the community. The project will bring hotels, restaurants, retail, and an upscale chain grocery store. He stated that the emphasis has to be on

infrastructure tonight, he can't give retail names yet. Mr. Agro stated the generation potential will be approximately \$100 million a year in sales, which translates to about three million dollars a year in sales tax revenue. There will be about 60 new businesses onsite. It is a public-private partnership that takes a lot of effort, and the City's participation is appreciated. He explained the project will come back to Council with the formal development agreement in a few months.

Council Member David Dickinson stated the project is a no brainer. Council has been talking about the development with the Rowell family for about 20 years.

To approve the Memorandum of Understanding with MAB American Management LLC, Rowell Family Partnership LLLP, and Jane J. Still.

*Motion by Dickinson, seconded by R. Bradley.  
Passed Unanimously.*

**V. ADJOURN TO EXECUTIVE SESSION**

*Motion by Dickinson, seconded by Malcom.  
Passed Unanimously.*

**VI. ADJOURN**

*Motion by R. Bradley, seconded by Adcock.  
Passed Unanimously.*

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**MAYOR**

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**CITY CLERK**

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator

Staff Present: Les Russell

Visitors:

**I. CALL TO ORDER – JOHN HOWARD**

**1. Roll Call**

Mayor Howard noted that all Council Members were present. There was a quorum.

**II. INTERVIEWS FOR PLANNING DIRECTOR**

Interviews were held for the position of Planning Director.

**III. ADJOURN TO EXECUTIVE SESSION**

*Motion by L. Bradley, seconded by R. Bradley.  
Passed Unanimously.*

**IV. ADJOURN**

*Motion by R. Bradley, seconded by Crawford.  
Passed Unanimously.*

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**MAYOR**

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**CITY CLERK**

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator

Staff Present: Les Russell

Visitors:

**I. CALL TO ORDER – JOHN HOWARD**

**1. Roll Call**

Mayor Howard noted that Council Member Nathan Little was absent. There was a quorum.

*Council Member Nathan Little arrived at 5:36 pm during the executive session.*

**II. INTERVIEWS FOR PLANNING DIRECTOR**

Interviews were held for the position of Planning Director.

**III. ADJOURN TO EXECUTIVE SESSION**

*Motion by L. Bradley, seconded by Malcom.  
Passed Unanimously.*

*Council Member Nathan Little left at 7:00 pm during the executive session.*

**IV. ADJOURN**

*Motion by Dickinson, seconded by Garrett.  
Passed Unanimously.*

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**MAYOR**

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**CITY CLERK**

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

**I. Call to Order – John Howard**

**1. Roll Call**

Mayor Howard noted that all Council Members were present. There was a quorum.

**II. Personnel Issue (s)**

**1. Personnel Matter**

Personnel matters were discussed, including attorney-client discussions.

**III. Adjourn to Regular Session**

*Motion by Malcom, seconded by R. Bradley.  
Passed Unanimously.*

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator

Staff Present: Les Russell

**I. Call to Order – John Howard**

**1. Roll Call**

Mayor Thompson noted that all Council Members were present. There was a quorum.

**II. Personnel Issue (s)**

**1. Personnel Matter**

Personnel matters were discussed.

**III. Adjourn to Regular Session**

*Motion by Adcock, seconded by R. Bradley.  
Passed Unanimously.*

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator

Staff Present: Les Russell

**I. Call to Order – John Howard**

**1. Roll Call**

Mayor Thompson noted that all Council Member Nathan Little was absent. There was a quorum.

*Council Member Nathan Little arrived at 5:36 pm.*

**II. Personnel Issue (s)**

**1. Personnel Matter**

Personnel matters were discussed.

*Council Member Nathan Little left at 7:00 pm.*

**III. Adjourn to Regular Session**

*Motion by R. Bradley, seconded by Garrett.  
Passed Unanimously.*

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

Airport Commission Members Present: Cy Nunnally  
Bill Scott  
Virgil Williams, Jr.  
Dan Nugent  
William Chapman

Staff Present: Logan Propes  
Chris Bailey  
Norman Garrett  
Beverly Harrison  
Chris Croy  
Les Russell  
Dwayne Day

Visitors: Brian Caldwell  
Charlie Brown

## **I. Overview**

### **1. Introductions & Responsibilities**

The Airport Commission Members, Council Member, City Staff, and Visitors introduced themselves to each other.

### **2. History**

Mr. Chris Bailey discussed the history of the Airport Commission. He explained that the members are appointed to act as an advisory board. Mr. Bailey questioned whether the new Airport Commission Members would like to elect a Chairman, Vice-Chairman, and Secretary, or have an open form type of meeting. He explained an open form meeting would make all the Commission Members equal. He stated that members are to discuss items, but not vote on items.

The Commission Members stated they would prefer for Mr. Bailey to be in charge of the meetings.

### **3. CIP & Projects – DOT / Barge Design Solutions**

The existing Airport Layout Plan and Capital Improvement Projects were discussed.

Mr. Chris Bailey explained that a project for the CIP must exist on the ALP. The ALP is updated as needed, which will be more frequent than every five years, but it is a long drawn out process. Obstruction removal, runway options, and power lines were discussed.

City Administrator Logan Propes explained that the Georgia Department of Transportation requires all safety issues to be at the top of the priority list, and these must be completed before any amenities or frills will get funded. Mr. Propes stated the City was able to receive additional funding for projects from the State, because Monroe was shovel ready. He explained they should contact Chris Croy or Dwayne Day to let them know about any maintenance issues.

#### **4. Budgetary Review**

City Staff, the Airport Commission Members, Council Member, and Visitors reviewed the Airport Budget, and discussed funding and amounts of various projects.

City Administrator Logan Propes explained that the Federal Government does not like to support or fund projects which can make money for the City. Hopefully, the City will be backward reimbursed by the Federal Government for locally funded projects.

### **II. Airport Reports**

#### **1. Fuel Farm Sales**

Mr. Chris Bailey presented a comparison of the AVGAS sales from September 2015 to July 2018. He explained pricing has increased in order to continue making money, but is still staying comparable to the surrounding area.

#### **2. Revenue / Expense**

Mr. Chris Bailey discussed the money which comes into the Airport, such as hangar fees, lease payments, and fuel sales. He explained that Monroe gets none of the tax dollars from the County for the Airport.

City Administrator Logan Propes explained that it would cost more in legal fees trying to get the tax dollars, than the actual amount of tax dollars that would be received.

### **III. Old Business**

#### **1. East Apron Rehabilitation / Expansion**

City Staff, the Airport Commission Members, Council Member, and Visitors discussed the expansion project. They also discussed possible fuel options for the downtime.

Mr. Chris Bailey stated that hopefully they will have dirt moving by this fall. They will try to stagger the paving with the paving at Covington Airport to benefit from fuel sales.

#### **2. West Apron Closure / Reroute**

Mr. Chris Bailey explained the West Apron is out of compliance with FAA and GDOT, and there is not a grandfathered option. He stated this will cost approximately \$104,000.00, and will be done in tandem with the East Apron. The new access will be put in place before the old access is removed.

#### **3. Hangar Build**

Mr. Chris Bailey stated that building the hangar unit will be fully funded by the City and will go before Council in October.

#### **4. Firing Range**

Mr. Chris Bailey stated they are looking at potentially putting a firing range in place of the old firing range. He explained that it would be for City of Monroe Public Safety only; there would be no public access.

#### **5. Ditching / Runway**

Mr. Chris Bailey discussed the benefits of digging a ditch, rather than laying pipe. This will be a continuous project performed by City labor between projects.

**IV. New Business****1. Capital Improvement Overview & Discussion**

Mr. Bailey explained that he hopes to keep Monroe ahead of the game on projects and improvements. He requested for the Airport Commission Members to compile a list of needs in order of importance; he will take this information with him to the next FAA Conference.

**V. Adjourn**

**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.

Historic Preservation Commission  
Called Meeting Minutes  
August 28, 2018

Present: Mitch Alligood  
Marc Hammes  
Susan Brown  
Fay Brassie

Absent: Crista Carrell

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

Visitors: Brent Youngblood, Paul Rosenthal, James Draper III

Meeting called to order at 6:00 P.M.

Chairman Alligood entertained a motion for approval of the minutes from July 24, 2018. Fay made a motion to approve. Marc seconded. Motion Carried. Minutes approved.

**The first item of business** is an application for COA for petition # 18-00384 at 310 N Broad Street. The applicant, Baldpates General Contracting, Brent Youngblood requests a COA to allow an extension on the existing gravel parking lot.

Chairman Alligood asked the representative to speak to the request.

Brent Youngblood spoke to the request. He stated he was here to ask forgiveness for adding an extension to the existing graveled parking lot so the cars did not have to park on the grass. He stated he could put a hard border around the parking area to contain the gravel.

Brassie: Patrick what is the code on this?

Kelley: On a small gravel parking area you can have up to ten and then extend it for ten more. I think that he is within the limit and the border will make it better. It is an improvement due to the former parking on the grass which is against code.

After much discussion the three spaces in the front near Bold Springs is for visitor parking and would be graveled and a border placed there. It was discussed that a handicap parking space should be placed with cement for solid base if an ADA space is placed there. This will be left up to the owner of the building.

Chairman Alligood asked for more questions or comments. Being none he entertained a motion. Brown made the motion to accept as requested. Hammes seconded. Motion passed unanimously. COA Granted.

**The second item of business** is an application for a COA for petition # 18-00390 at 116 Williams Street. The applicant, Paul Rosenthal request a COA to allow changes to the exterior of the house including garage doors, ad a shed off the garage for parking his truck, and garage window changed to a door with sidelights.

Chairman Alligood asked the representative to speak to the request.

The applicant Paul Rosenthal shared that he would like to modify the garage doors to fit the increased size of current vehicles. Also he would like to remove the double windows on the southern face of the garage and replace with a single door with sidelights liken to the other passage door on the northern face of the garage and the front door sidelights. For the final change he would like to add a lean to type car shed to park his truck so he can have cover and entrance out of the elements. This shed would have two columns off brick wall to the rear of the lot, with a raised seam metal roof to match the dark gray architectural shingles with an open rafter tail type.

Brassie asked if they could hear each item separately.

1. After some discussion Hammes made a motion to approve the garage doors. Brassie seconded. Motion passed unanimously. COA Granted
2. Chairman Alligood entertained a motion for the windows being replaced with a door. Brown made a motion to approve. Hammes seconded. Motion passed unanimously. COA granted.
3. With some discussion Brassie is against the lean to. Chairman Alligood entertained a motion. Hammes made a motion to approve the lean to as submitted. Susan seconded. Motion passed 3 to 1. COA Granted.

**The Third Item of Business** is an application for a COA for petition # 18-00392 at 113 N Broad Street. The applicant, James Draper III requests a COA to add a sign on the rear (Wayne Street) façade. The request is to place a rectangle sign likened to the current sign painted on the front façade and a tenant sign above it with goose neck lighting.

Chairman Alligood asked the representative to speak to the request.

James Draper III spoke asking that they be allowed to change the rectangle sign to a square sign and to place the tenant signs on the enclosure on the porch. These items were brought to the meeting with Mr. Draper and not included in the original request. He also added other items such as flower boxes and a pergola.

Chairman Alligood asked for any questions or comments. With some discussion it was decided that more work needed to be done on the planters.

Chairman Alligood entertained a motion to vote on the rectangle sign and the square sign. Brassie made a motion to vote on the rectangle sign. Hammes seconded. Motion passed unanimously. COA granted. Chairman Alligood entertained a motion to vote on the square sign as an option. Brassie made a motion to deny the square sign. Hammes seconded. Motion to deny tied in 2 to 2. No tie breaker. Motion dies. Chairman Alligood entertained a motion to approve or deny the tenant sign with the goose neck lights. Brassie made a motion to approve. Brown seconded. Motion to use this sign as an option passed unanimously. COA Granted for the gooseneck as an option.

Old Business: None

New Business: Brassie brought to the committee that the Jackson Street location had not changed the large lights out. The mural on Katie's diner is too large. Kelley stated he would look into each item. Brown asked about the windows and doors that were installed at 615 E Church Street not matching what was agreed to with the committee. Kelley will work with them to get this corrected.

Chairman Alligood entertained a motion for adjournment. Hammes made a motion. Brown Seconded. Meeting Adjourned at 6:51 P.M.

# Downtown Development Authority City of Monroe

Minutes of the meeting held Thursday, August 9, 2018 at 8:00 am  
At City Hall  
215 N. Broad Street, Monroe, GA 30655

Members Present:

Lisa Anderson, Chairman  
Meredith Malcom  
Wesley Sisk  
Andrea Gray  
Ross Bradley  
Charles Sanders  
Whit Holder

City Staff:  
Sadie Krawczyk  
Leigh Ann Walker  
Logan Propes  
Les Russell

Excused absences: Mike Gray, Secretary

Guests: none

The meeting was called to order at 8:03 by Chairman Lisa Anderson  
A quorum of members was declared.

The minutes of the July meeting were approved after a motion was made by Charles Sanders and a second by Andrea Gray.

The June Financial Reports were approved after a motion by Meredith Malcom and a second by Wesley Sisk.

Public Forum

None.

City Update

The environmental study of the town green property are coming back and the city is due to close by August 31, 2018 and then plans on selling the building and parking lot to private investors; the city has created new filming policies; LCI streetscape project along N. Broad has begun; the TAP application for further sidewalk improvements will be submitted soon.

Community Work Plan Review & Reports

- Goal #1** - Whit Holder has reached out to Sign Bros. in Athens for parking lot signage.
- Goal #2** - no update.
- Goal #3** - no update.

The updated work plan and goals were adopted unanimously after a motion from Wesley Sisk and a second from Whit Holder.

Programs

**Events** - First Friday back on the lawn was great; 2019 concert contracts will be up for negotiation in the fall.

**Downtown Design** - sign shop with city is supposed to be starting next week on corner pedestrian sign updates; alleyway work behind State Farm building has begun.

**Farmers Market** - Gail Zorn, FM manager, appeared on NPR A Closer Look show to discuss farmers market week; tents have been repaired.

#### Funding

**Sponsorship** - none.

**Façade Grant** - none.

**Community Event Grant** - none.

#### New Business

Resolution to approve the Georgia Cities Foundation revolving loan fund in the amount of \$220,000 for YP Monroe, LLC was approved after a motion from Whit Holder and a second from Andrea Gray. Ross Bradley and Meredith Malcom recused themselves from this vote.

#### Announcements

The next meeting will be Sept. 13, 2018 at City Hall.

Georgia Downtown Conference will be August 15-17 at Chateau Elan in Braselton, GA. - Monroe will be awarded an excellence in design designation on Wednesday night of the conference.

The meeting was adjourned after a motion was made by Meredith Malcom and seconded by Charles Sanders.

Monroe Convention and Visitors Bureau Authority  
Minutes of the meeting held Monday, August 9, 2018 at 9:00 am  
City Hall  
215 N. Broad Street, Monroe GA 30655

Members Present:

Lisa Anderson, Chairman  
Meredith Malcom  
Wesley Sisk  
Ross Bradley  
Charles Sanders  
Whit Holder  
Andrea Gray

City Staff:

Sadie Krawczyk  
Leigh Ann Walker  
Logan Propes  
Les Russell

Excused absences: Mike Gray, Secretary

Guests: none

The meeting was called to order at 9:15 am by Chairman Lisa Reynolds.  
The minutes of the July meeting were approved as amended after a motion from Andrea Gray and a second by Whit Holder.  
The June Financials were approved after a motion from Charles Sanders and a second by Wesley Sisk.

Chairman’s Report:  
None.

Executive Directors Report:  
Another hotel developer is looking at sites. Nothing conclusive at this point.

Old Business:  
Leigh Ann is contacting Carrie Martinez to begin working on the downtown logo templates for social media ads and billboard ads.

New Business:

Announcements:  
The next meeting will be September 13, 2018 at City Hall.  
The meeting was adjourned after a motion from Whit Holder and a second from Wesley Sisk.



**To:** City Council, Committee, City Administrator  
**From:** Brian Thompson  
**Department:** Telecom  
**Date:** 9/4/2018  
**Description:** Approval is being sought for the Mayor to sign a pole attachment agreement with Cingular Wireless PCS, LLC

**Budget Account:** N/A

**Funding Source:** N/A

**Budget Allocation:**

N/A

**Budget Available:**

N/A

**Requested Expense:**

\$0

**Company of Purchase:** N/A

**Recommendation:**

Staff recommends the APPROVAL of this request based on the information provided.

**Background:** ECG has negotiated a statewide pole attachment agreement model that we wish to sign with Cingular Wireless PCS, LLC. They are the fiber/5G arm of AT&T and this agreement, as the last two are just for the engineering and safety requirements.

**Attachment(s):**

Request – 2 pages

Quotes- N/A



August 17, 2018

Mr. Brian Thompson  
Director of Electric and Telecommunications  
City of Monroe  
PO Box 725  
Monroe, Georgia 30655

RE: New Cingular Wireless PCS, LLC Wireless Attachment Agreement

Dear Brian:

As we have recently communicated, ECG has been negotiating with New Cingular Wireless PCS, LLC (Cingular) to sign a ECG Statewide Wireless Agreement. ECG has worked closely with Cingular to create a contract with applicable consistency with the Comcast, Mediacom and Charter statewide agreements created in 2011.

Cingular is the wireless company working with AT&T. Cingular plans to expand and/or upgrade their network by placing small cell antennas.

Cingular would like the agreements executed at your earliest convenience. Once approved, please complete the Notices section, sign and return both copies to the following:

Christine Carling  
Electric Cities of Georgia  
1470 Riveredge Parkway  
Atlanta, GA 30328

ECG will have both copies executed by Cingular and will forward an original agreement to you.

If you have any questions, please contact Christine Carling at 770.919.6308 or Walter West at 678.642.1856.

Regards,

Walter C. West  
Senior Vice President and  
Chief Operating Officer  
Electric Cities of Georgia

Enclosures



**To:** Public Safety Committee, City Council  
**From:** Chris Bailey, Central Services Manager  
**Department:** Public Safety  
**Date:** 08/23/2018  
**Subject:** Fire Station Reroofing and Exterior Restoration

**Budget Account/Project Name: Capital Improvement Program (CIP)**

**Funding Source: Capital Improvement Program (CIP)**

**Budget Allocation:** \$60,000.00

**Budget Available:** \$114,826.00

**Requested Expense:** \$114,826.00

**Company of Purchase:** Garland/DBS

**Description:**

A request is being made for the reroofing and exterior restoration of the Fire Station. The reroof will be for the install of a 30-year shingle, flashing, ridge vent, and repair any damaged areas. The award will be to Garland/DBS thru Veteran Builders for \$99,999. Upon completion of the reroof, the exterior restoration will include pressure washing all exterior areas, repaint of soffits and fascia boards, sealing of any failed joints, and repair of any damaged areas discovered. The award will be to Garland/DBS thru Pride Roofing for \$14,827. The total award to Garland/DBS is for \$114,826 by way of Contract Pricing within the Procurement Policy guidelines.

**Background:**

It is the practice of the City of Monroe to continually maintain and upgrade existing conditions at all facilities, and to provide for maintenance to all City owned facilities.

**Attachment(s):**

Quote & Specifications – 4 pages



Garland/DBS, Inc.  
3800 East 91<sup>st</sup> Street  
Cleveland, OH 44105  
Phone: (800) 762-8225  
Fax: (216) 883-2055



**ROOFING MATERIAL AND SERVICES PROPOSAL**

**Fire Station Reroof and Exterior Repairs  
City of Monroe  
139 S. Madison Ave.  
Monroe, GA 30655**

**Date Submitted: 03/20/2018  
Proposal #: 25-GA-180282  
MICPA # 14-5903**

**Georgia General Contractor License # GCCO003281**

Purchase orders to be made out to: Garland/DBS, Inc.

**Please Note:** The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

**New Architectural Shingle Roof Scope of Work**

1. Remove the existing shingles and underlayment down to the wood decking.
2. Make any needed decking repairs to damaged, rotten, or missing areas at an additional cost. Provide a per sqft price on the bid form. Include 5 sheets of replacement in your bid price.
3. Install new AquaShield Ice and Water Shield underlayment throughout the roof area.
4. Install new 30 yr Architectural Shingles over the underlayment per specifications of the shingle manufacturer.
5. Fabricate and install new metal at all rake edges and eaves using 24 gauge kynar coated RMER SS Flat Stock.
6. Fabricate and install new metal coping caps on the front exposed brick areas using 24 gauge kynar coated RMER SS Flat Stock.
7. Install new step flashings and surface mounted counter flashings at all areas where EIFS meets the shingle surface.
8. Install new ridge vent at all ridges.
9. Wire brush all rusted/corroded metal penetrations as prep work.

10. Prime all metal penetrations with Rust Go metal primer and coat them black with an enamel metal paint.

### Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
3.12	Removal & Replacement of Roof Deck: DECK TYPE Wood Deck	\$ 5.10	160	SF	\$ 816
16.12	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: REPLACING ARCHITECTURAL SHINGLE ROOF SYSTEM - New Dimensional Shingle Roof System with Base Sheet as an Underlayment, Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 5.31	11600	SF	\$ 61,596
12.14.01	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply of Self-Adhering Base Installed Using Self-Adhering Backing: BASE PLY OPTION: - SBS Modified Asphalt-Based, Polyester OR Fiberglass/Polyester OR Fiberglass Reinforced Self-Adhering Base Sheet - Minimum of 50 lbf/in tensile	\$ 2.56	11600	SF	\$ 29,696
	Metal Stretch Out Detail - New Metal at all rake edges and eaves. - 24 ga Kynar coated steel, 3 Bends 12"	\$ 8.35	520		\$ 4,342
	Metal Stretch Out Detail - Fabricate and install new metal coping caps on the front exposed brick areas. - 24 ga kynar coated steel, 22" 5 bends.	\$ 12.19	20		\$ 244
	Metal Stretch Out Detail - Install new Step flashings and surface mounted counter flashings - 14", 24 ga kynar, 3 bends.	\$ 8.83	70		\$ 618
	Metal Stretch Out Detail - Fabricate and install new metal ridge vent. - 24 ga kynar coated steel, 22" 5 bends.	\$ 12.19	70		\$ 853
	<b>Sub Total Prior to Multipliers</b>				<b>\$ 98,165</b>

22.31	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF IS CONSIDERED NON-STANDARD ARCHITECTURE OR HAS GREATER THAN 4/12 SLOPE Multiplier Applied when Roof Area is not Boxed-Shaped, Contains Multiple Sharp Angles and/or Curves, or the Roof has a Greater than 4/12 Slope, Very Steep.	35%	%	\$ 34,358
<b>Sub-Totals After Multipliers</b>				<b>\$ 132,523</b>

**Base Bid Total Maximum Price of Line Items under the MICPA: \$ 132,523**

**Proposal Price Based Upon Market Experience: \$ 99,999**

**Garland/DBS Price Based Upon Local Market Competition:**

1	<b>Veteran Builders LLC</b>	<b>\$ 99,999</b>
2	Pride Roofing, Inc	\$ 141,540
3	Eskola LLC	\$ 149,226

**Wall Repairs and Re-sealing**

1. Pressure wash the exterior gutters, downspouts, soffit, and fascia of the building to remove dirt and staining.
2. Apply two coats of Tuff Coat White to all wood soffit and fascia around the eave of the building.
3. Apply two coats of Tuff Coat Sandstone to all 4 small EIFS areas and both roof top EIFS curbs.
4. At ONLY FAILED joints found at column bases, concrete cap block joints, wall penetrations, joint at transition between pre-cast concrete and brick, doors and windows, and vertical brick joints provide the following scope of work:
  - a. As needed, remove failed wall joint sealant material and ensure a clean surface.
  - b. Use protection to protect adjoining surfaces that could be stained
  - c. As necessary, install backer rod as necessary to control depth
  - d. Replace all removed sealant using color matched Tuff Stuff(white, sandstone, black or dark bronze) so it completely fills recesses using concave joint profile.

**Proposal Price Based Upon Market Experience: \$ 14,827**

**Garland/DBS Price Based Upon Local Market Competition:**

1	<b>Pride Roofing, Inc</b>	<b>\$ 14,827</b>
2	Veteran Builders LLC	\$ 25,486
3	Eskola LLC	\$ 28,078

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid through 12/31/2018.

**Clarifications/Exclusions:**

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Temporary protection is excluded.
7. Prevailing Wages are excluded.
8. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

*Joe Slovasky*

Joe Slovasky  
Garland/DBS, Inc.  
(216) 430-3523



**To:** City Council / Planning Commission  
**From:** Patrick Kelley  
**Department:** Code Department  
**Date:** 07-24-2018  
**Subject:** Rezone 203 Bold Springs Ave.

**Budget Account/Project Name:** NA

**Funding Source:** NA

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00

**Company of Purchase:** EnterCompanyHere

**Description:**

Rezone of property located at 203 Bold Springs Ave.

**Background:**

The subject property has been abandoned and falling into a state of disrepair over the years and now is owned by new owners who wish to improve the property to use as a Church campus with a sundry associated uses. The property is currently zoned as a planned residential district which severely limits the applicant as to uses. Therefore, a rezone is required in order to move forward with their vision.

**Attachment(s):**

See Below

July 18, 2018

**Petition Number:** 18-00306  
**Applicant:** Grace Fellowship Church Inc  
**Location:** 203 Bold Springs Avenue  
**Proposed Zoning:** PCD  
**Existing Zoning:** PRD  
**Acreage:** Total acreage 8 AC  
**Proposed Use:** Commercial

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Grace Fellowship Church Inc request a rezone for property located at 203 Bold Springs Avenue. The project has 291.76 ft of road frontage on Bold Springs Avenue, 480.15 ft of road frontage on North Madison Avenue, 674.13 ft of road frontage on North Midland Avenue, and 317.54 ft of road frontage on East Marable Street. The property consists of 8 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned PRD
- (c) The requested zoning classification is PCD
- (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  
 CALL FOR INSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

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PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00306	07/18/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	203 Bold Springs Ave Monroe, GA 30655	USEZONE	PRD	FLOODZONE	Yes
			PIN	M0012-082-000		
	CONTRACTOR	GRACE FELLOWSHIP CHURCH INC	SUBDIVISION			
			LOT			
			BLOCK	0		
			UTILITIES...			
	203 BOLD SPRINGS Ave Monroe GA 30655		Electric			
			Sewer			
			Gas			
	OWNER GRACE FELLOWSHIP CHURCH INC,					
	203 BOLD SPRINGS Ave Monroe GA 30655		PROJECTID#	203Bold SpringsAve-180718-1		
			EXPIRATIONDATE:	12/31/2018		

**REVISED**

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR REZONE FROM PRD TO PCD - P&Z MTG 9/6/18 @ 5:30 PM - COUNCIL MTG 9/11/18 @ 6:00 PM 215 N BROAD STREET	SQUARE FOOTAGE	Sq. Ft.
NATURE OF WORK	SINGLE FAMILY ONLY	#UNITS
Other		#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
875 - * Re-Zoning 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	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00306	56553

# RE-ZONING REQUEST ALL TYPES



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

47

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00306	07/18/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	203 Bold Springs Ave Monroe, GA 30655	USEZONE	PRD	FLOODZONE	Yes
			PIN	M0012-082-000		
			SUBDIVISION			
	CONTRACTOR	GRACE FELLOWSHIP CHURCH INC	LOT			
			BLOCK	0		
		203 BOLD SPRINGS Ave Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	GRACE FELLOWSHIP CHURCH INC,  203 BOLD SPRINGS Ave Monroe GA 30655	PROJECTID#	203Bold SpringsAve-180718-1		
		EXPIRATIONDATE:	12/31/2018			

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES	
REQUEST FOR REZONE FROM PRD TO PCD - P&Z MTG 8/21/18 @ 5:30 PM 215 N BROAD STREET	SQUARE FOOTAGE		Sq. Ft.
		#UNITS	
NATURE OF WORK	SINGLE FAMILY ONLY	#BATHROOMS	
Other		#BEDROOMS	
CENSUS REPORT CODE		TOTAL ROOMS	
875 - * Re-Zoning Request			

## NOTICE

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

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

  
 Signature of Contractor or Authorized Agent

7-18-18  
 Date

  
 Approved By

7-18-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00306	56553

REZONE/ANNEXATION APPLICATION FORM

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

- I. LOCATION 203 Bold Springs Ave  
 COUNCIL DISTRICT 2  
 MAPNUMBER \_\_\_\_\_  
 PARCEL NUMBER M08120082
- II. PRESENT ZONING PRD REQUESTED ZONING PCD
- III. ACREAGE 8 PROPOSED USE Church
- IV. OWNER OF RECORD Grace Fellowship Church, Inc.  
 ADDRESS 601 S. Madison  
 PHONE NUMBER 678-710-2334

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  
Please refer to Exhibit 1
2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification Currently not zoned for necessary use of new owner - church.
3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$ 425,000.00
4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$425,000.00
5. A description of the suitability of the subject property under the existing zoning classification  
PRD is not suitable zoning for church and commercial use.
6. A description of the suitability of the subject property under the proposed zoning classification of the property  
PCD requested zoning allows for church and commercial use.

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 Refer to Exhibit #2
8. The length of time the property has been vacant or unused as currently zoned 7 years
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 none

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**

Refer to Exhibit #3

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.

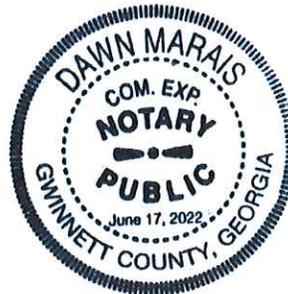
Owner of property (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Attorney/Agent (signature) DGC  
Address 3061 Deanna Way, Lawrenceville, GA 30044  
Phone Number 704.663.7991

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

Dawn Marais (Notary Public) 7/23/18 (Date)

My Commission Expires June 17, 2022



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 PRD to PCD located at 203 Bold Springs Ave, containing 8 acre(s), property owner being Grace Fellowship Church, Inc. 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 Exhibit #3
- Survey plat of property showing bearings and distances and:
  - \_\_\_ abutting property owners
  - \_\_\_ the zoning of abutting property
  - \_\_\_ the current zoning of the subject property

} Exhibit #1

- Development Plan (two full size and one 11x17) Exhibit #4
- Site plan of the property at an appropriate scale Exhibit #5

- \_\_\_ the proposed use
- \_\_\_ internal circulation and parking (proposed number of parking spaces) not included (P.K.)
- \_\_\_ landscaping minimum square footage of landscaped area not needed at this time
- \_\_\_ 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:

Existing  
PK

- Monroe Utilities Network Availability Letter Exhibit #6

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.



**Exhibit #1**  
**Description of All Existing Uses and Zoning of Nearby Property**

<u>Orientation to Site</u>	<u>Use</u>	<u>Zone</u>
1. West (five lots)	Residential	P, Professional District
2. North (one tract)	Monroe Water <sup>works</sup> <del>Parks</del>	R-2, Multi-family Residential
3. Northeast (one lot)	Residential	P, Professional District
4. Northeast (one lot)	Residential	R1-A, Single Family Res.
5. East (three lots)	Residential	R1-A, Single Family Res.
6. East (one lot)	Residential	B-1, Neighborhood Commercial
7. Southeast, catty-corner (one lot)	Convenience Store	B-2, General Commercial
8. South (2 lots)	Residential	B-2, General Commercial
9. South, catty-corner (one lot)	Residential	P, Professional District

Exhibit #1

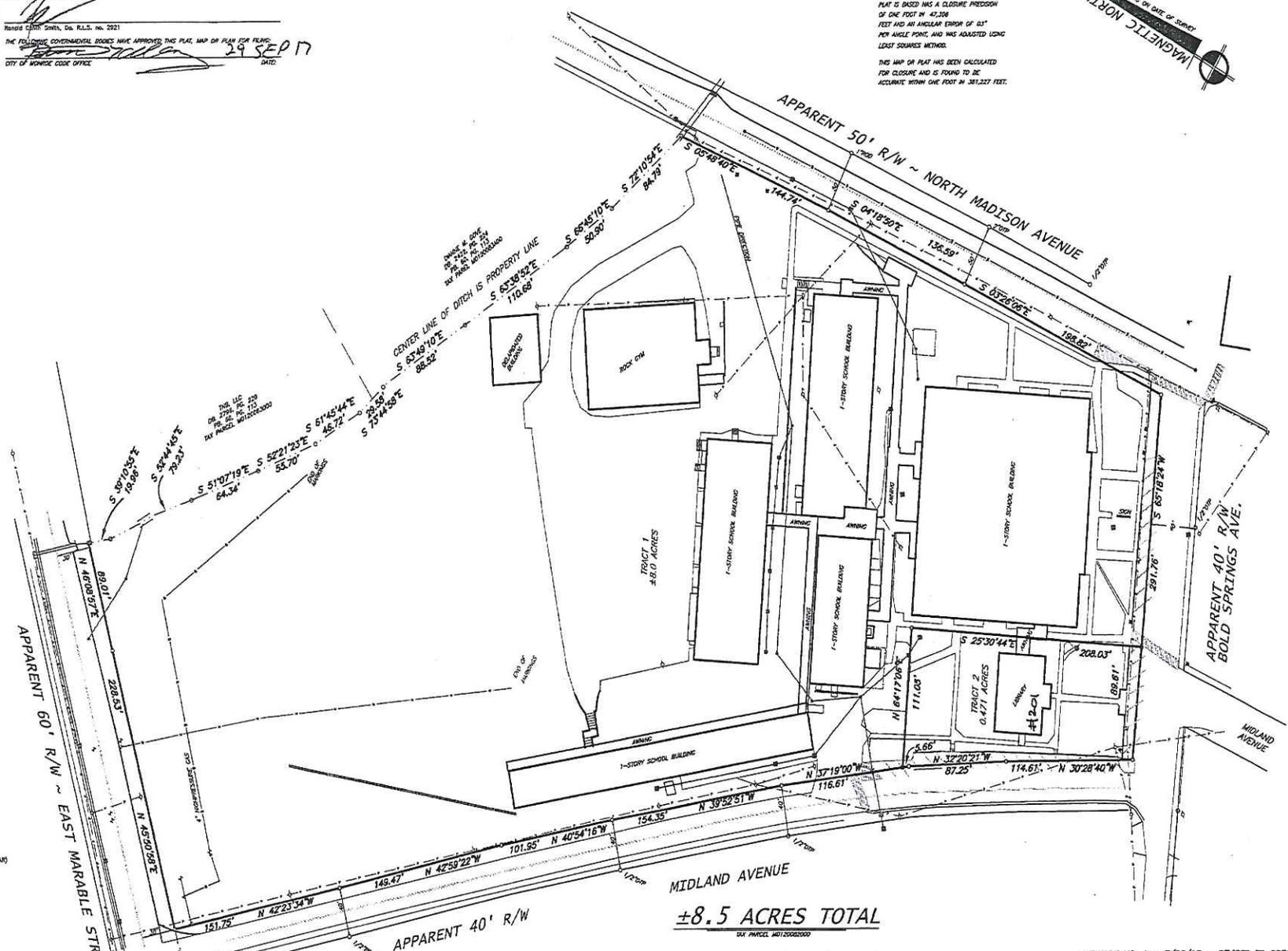
PLAT Doc: 150027617 03/20/14  
 Recorded: 03/20/14  
 KATHY K. TROST  
 SURVEYOR, WALTON COUNTY, GA.  
 Participants: 0433006274

**SURVEYOR CERTIFICATION**  
 This plat is a measurement of an existing parcel of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of this document, maps, plans or other instruments which created the parcel or parcels are correct hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LEGAL JURISDICTION, AVAILABILITY OF FUNDS, COMPLIANCE WITH LEGAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND.  
 Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 43-44-01.

Ronald Curtis Smith, Sr. R.L.S. No. 2021

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR PLANS:  
 CITY OF MONROE CODE OFFICE DATE: 29 SEP 17

A TRIPATCH AND 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 42,306 FEET AND AN ANGULAR ERROR OF 15" 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 381,227 FEET.



- LEGEND**
- IRON PIN FOUND
  - IRON PIPE FOUND (1/2" RE-BAW)
  - RE-BAR FOUND
  - RE-BAR SET
  - CHAIN TOP
  - CHAIN TIP
  - CHAIN END
  - RIGHT OF WAY
  - BOUNDARY LINE
  - CENTER LINE
  - BOUNDARY LINE
  - LAND LOT
  - LAND LOT LINE
  - GEORGIA MEDIA DISTRICT
  - POWER POLE
  - POWER LINE
  - FENCE LINE
  - BRUSH
  - CHISEL
  - SANGHER
  - SIGN OR FORMERLY
  - CEDAR POST
  - PLANT
  - PAVE
  - DRAINAGE EASEMENT
  - SEWER EASEMENT
  - FENCE
  - MASONRY
  - CONCRETE
  - DIGITAL SPOT ELEVATION
  - FINISHED SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - FINISHED SPOT ELEVATION
  - DIRECTION OF SURFACE DRAINAGE
  - STORM DRAIN

**±8.5 ACRES TOTAL**  
 SIX PARCEL 14012002000



NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.L.H.M. NO. 1207621370 DATED 5/16/2009



REVISION NO. 1 - 7/25/17 - REVISED TO CREATE TRACT 2 AROUND LIBRARY.  
 BOUNDARY SURVEY FOR: **GRACE FELLOWSHIP CHURCH, INC.**  
 IN THE CITY OF MONROE

FIELD WORK DATE: 10/19/09 DATE OF PLAT PREPARATION: 10/30/09  
 LAND LOT(S) 64 3rd DISTRICT WALTON COUNTY, GEORGIA

**ALCOVY SURVEYING AND ENGINEERING, INC.** SCALE: 1" = 40'  
 2285 HWY. 81 S., LOGANVILLE, GA. 30052  
 Phone: 770-466-4602 - FAX: 770-466-4603

JOB NO. 09-096



4-4  
KB

Exhibit #3

Recorded 10/11/2017 09:26AM

KATHY K. TROST

WALTON COUNTY CLERK OF COURT

Georgia Transfer Tax Paid : \$425.00

Bk04138

Pg 0318-0321

Deed  
Doc: WD

\* After recording return to  
DICKINSON & WILLIS, LLC  
ATTORNEYS AT LAW  
338 NORTH BROAD STREET  
MONROE, GEORGIA 30655  
FILE # 17-323

space above line for recording

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, Made the 5<sup>th</sup> day of October in the year two thousand and seventeen, between **SCHOOLBELL ONE, LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called "Grantor," and **GRACE FELLOWSHIP CHURCH, INC.**, a Georgia Corporation, 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 (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 64 of the 3<sup>rd</sup> District of Walton County, Georgia, being shown as Tract 1 containing 8.0 acres, more or less, on that plat of survey filed at Plat Book 113, Page 108, Walton County, Georgia Superior Court Records, said plat of survey and the record thereof being incorporated herein by reference for a more complete metes and bounds description of the property conveyed.

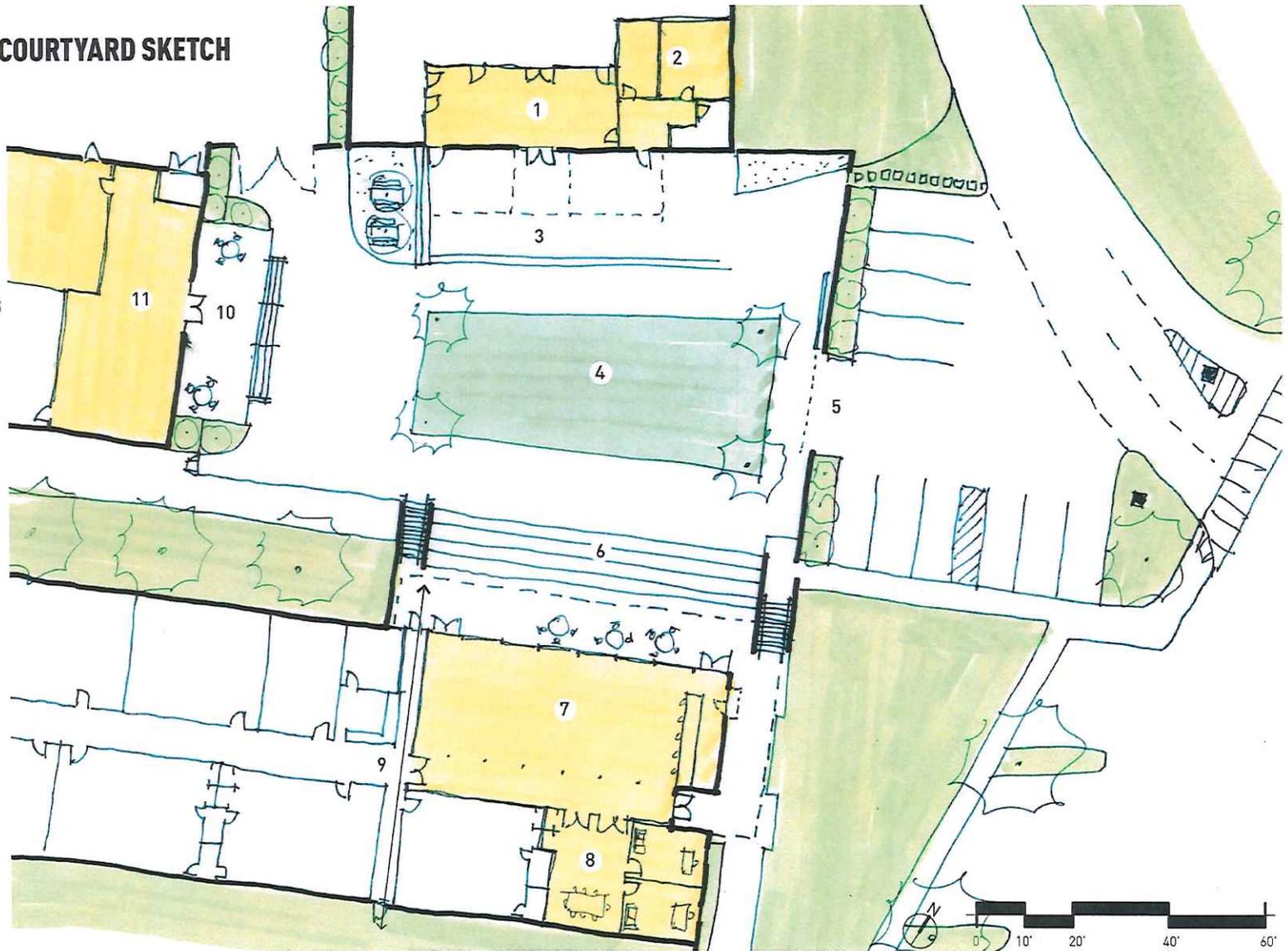
**THIS WARRANTY DEED IS GIVEN SUBJECT TO THE RIGHT OF FIRST OF REFUSAL AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

C

Exhibit 4

# GRACE MONROE // COURTYARD SKETCH

- 1: SANCTUARY LOBBY
- 2: SANCTUARY RESTROOMS
- 3: SANCTUARY SUNKEN PORCH
- 4: TURF LAWN
- 5: ENTRY GATE
- 6: AMPHITHEATRE / CAFE PORCH
- 7: CAFE
- 8: MEETING ROOMS / OFFICES
- 9: SECURE KIDTOWN ENTRY
- 10: STUDENT CENTER PORCH
- 11: STUDENT CENTER LOBBY / CLASSROOM

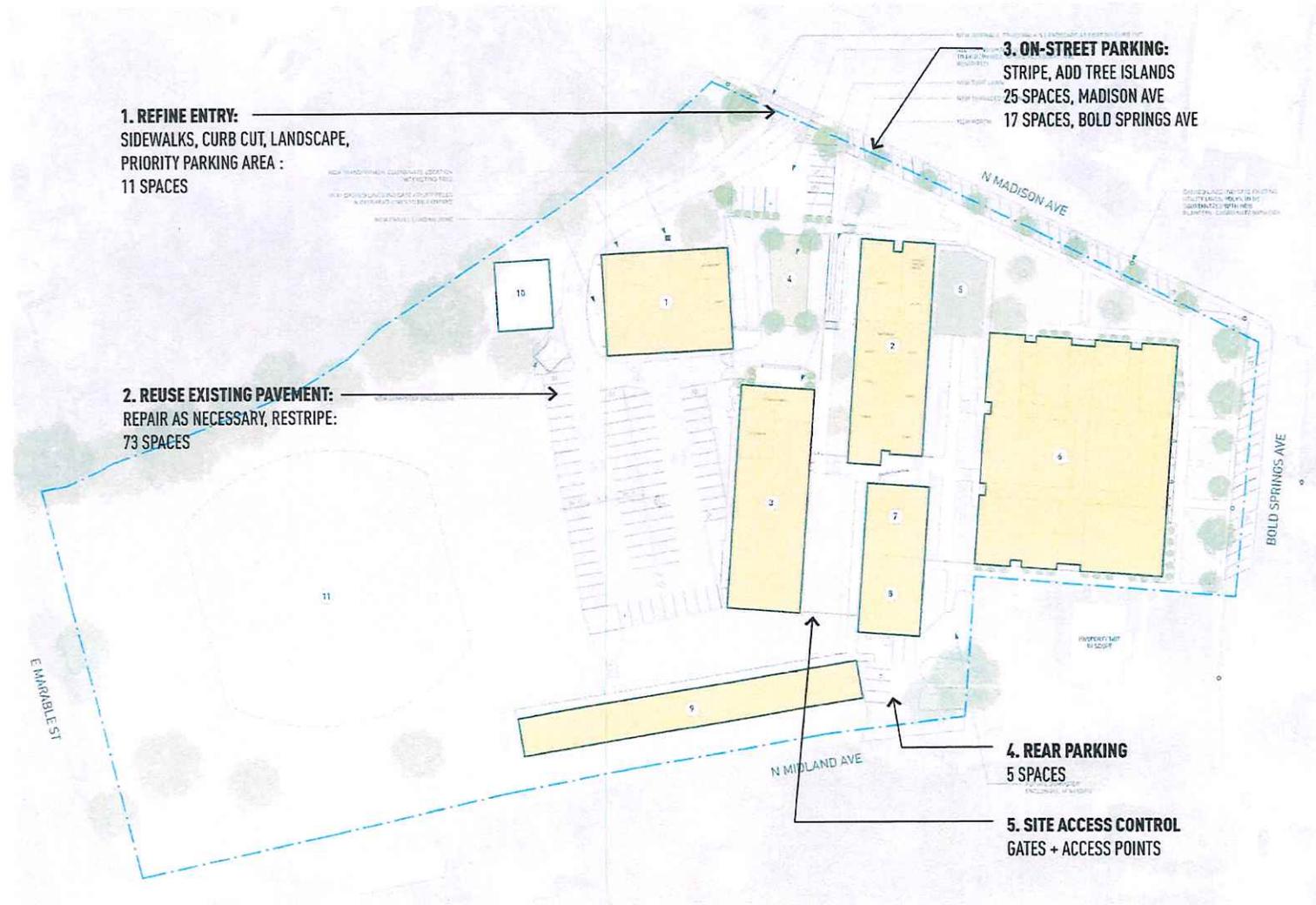


# GRACE MONROE // PARKING

**ON-SITE PARKING:**  
89 SPACES

**ON-STREET PARKING:**  
42 SPACES

**TOTAL PARKING:**  
131 SPACES



# GRACE MONROE // SITE PLAN

## 1: DENTON HALL

- 8,035 SF
- LOBBY: 670 SF
- RESTROOMS: 615 SF

## 2: CAFE + GRACEKIDZ

- 10,070 SF
- CAFE: 1,995 SF
- OFFICE/MEETING: 775 SF
- CLASSROOMS: 4,730 SF

## 3: STUDENT CENTER

- 10,330 SF
- LOBBY: 1,160 SF
- CLASSROOM: 1,030 SF

## 4: COURTYARD

- TURF LAWN: 2,070 SF

## 5: PLAYGROUND

## 6: OFFICES + COWORKING + MINISTRY COLLECTIVE (FUTURE)

- 26,970 SF

## 7: GATHERING SPACE (FUTURE)

- 2,805 SF

## 8: COMMUNITY KITCHEN (FUTURE)

- 3,035 SF

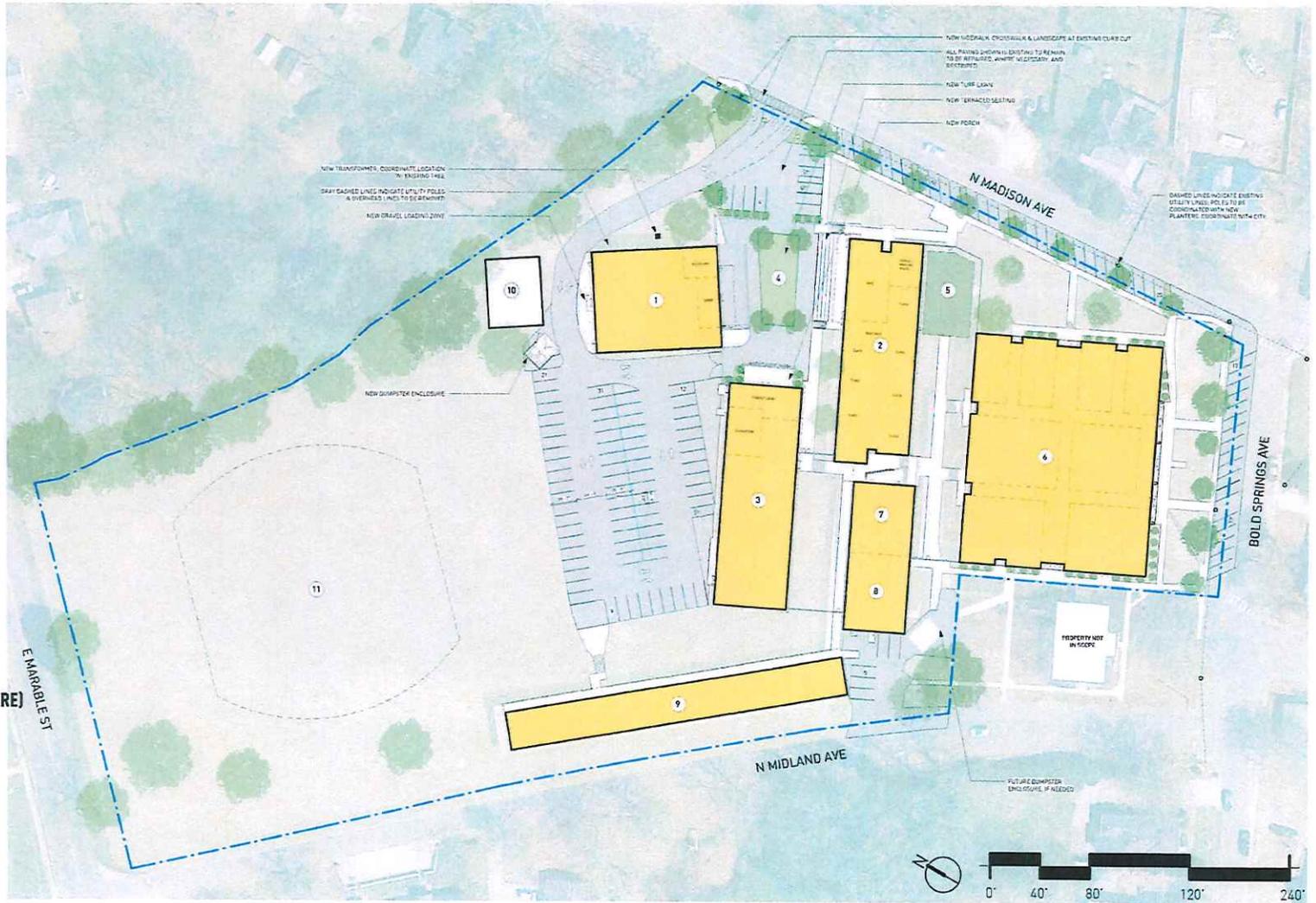
## 9: DORMS / INTERN HOUSING (FUTURE)

- 8,250 SF

## 10: NEW STORAGE (FUTURE)

- 2,360 SF

## 11: PARK SPACE / AMPHITHEATRE (FUTURE)





Date: June 28, 2018

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers five different utilities in our service territory. The five utilities are: electricity, natural gas, water, wastewater and telecommunication.

The utilities checked below are available at 203 Bold Springs Av, in the City of Monroe, Georgia.

- ELECTRICITY,
- NATURAL GAS
- WATER
- WASTEWATER
- TELECOMMUNICATION

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

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

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 203 Bold Springs Avenue,  
to be rezoned from PRD to PCD  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on  
September 6, 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 203 Bold Springs Avenue  
to be rezoned from PRD to PCD  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on  
September 11, 2018 at 6:00 P.M.  
All those having an interest should  
be present to voice their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**August 19, 2018**



**To:** City Council / Planning Commission  
**From:** Patrick Kelley  
**Department:** Code Department  
**Date:** 07-24-2018  
**Subject:** 416 South Broad St.

**Budget Account/Project Name:** NA

**Funding Source:** NA

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00

**Company of Purchase:** EnterCompanyHere

**Description:**

The applicant seeks variances which would allow the expansion and redevelopment of the grocery store located on the subject properties. Variances required are:

1. 0' Front setback rather than 25' in order to expand and bring the front of the building to the street r/w allowing for side lot parking
2. 0' sideyard setback rather than 10' to accommodate storage and loft patios above.

This will reflect the desired development pattern expressed in the CDO.

**Background:**

This property has existed in its current configuration for many years and the owners would like to expand and update the property to allow for a mix of uses pursuant to the City's goals of walkability, in-fill development and expansion of the historic characteristics of the downtown development pattern within our Gateway corridors.

**Attachment(s):**

See Below

July 19, 2018

**Petition Number: 18-00310**  
**Applicant: Greg Thompson**  
**Location: 416 South Broad Street**  
**Existing Zoning: B2**  
**Acreage: 1.509 ac**  
**Proposed Use: Commercial**

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

1. The applicant, Greg Thompson, request a variance of Section 700.2 Table 12 for setbacks and building height. The request is for 416 South Broad Street. The property consists of a total of 1.509 acres. The property has a total of approximately 285 ft of road frontage on South Broad Street. Code Department recommends approval.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any: None
3. The literal application of this ordinance does create an unnecessary hardship.
4. The variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does not 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 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:

# ZONING VARIANCE REQUEST



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

65

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00310	07/19/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	416 S Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	No
			PIN	M0016-147-000		
	CONTRACTOR	Greg Thompson	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Greg Thompson (770 317 1043)	PROJECTID#	416SBroadSt-180719-1		

EXPIRATIONDATE: 10/31/2018

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR VARIANCE - P&Z MTG  
 9/6/18 @ 5:30 PM - COUNCIL MTG 9/11/18 @  
 6:00 PM - 215 N BROAD STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

880 - \* Zoning Variance Request

**REVISED**

### DIMENSIONS

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

## NOTICE

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

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

Signature of Contractor or Authorized Agent

*Debbie Adkinson*

Date

8-17-18

Approved By

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00310

PERMIT PIN

56574

# ZONING VARIANCE REQUEST



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

66

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00310	07/19/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESSES	LOCATION	416 S Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	No
			PIN	M0016-147-000		
	CONTRACTOR	Greg Thompson	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
		722 Clubside Dr Monroe GA 30655	BLOCK	0		
			UTILITIES...			
	OWNER	Greg Thompson (770 317 1043)	Electric			
			Sewer			
	722 Clubside Dr Monroe GA 30655	Gas				
		PROJECTID#	416SBroadSt-180719-1			
		EXPIRATIONDATE:	10/31/2018			

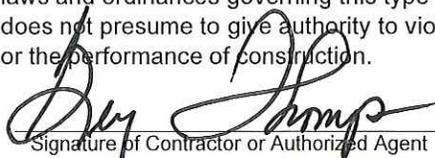
## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR VARIANCE - P&Z MTG 8/21/18 @ 5:30 PM - 215 N BROAD STREET	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLE FAMILY ONLY	
CENSUS REPORT CODE		#BATHROOMS
880 - * Zoning Variance Request		#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

7-19-18  
 Date

  
 Approved By

7-19-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00310	56574



Variance/Conditional Use Application

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

Meeting of: Aug 21 / Sept 11, 2018

Your representative must be present at the meeting

Street address 412/416 South Broad St. Council District            /            Map and Parcel # M16/147-148  
Zoning B-2 Acreage 1.509 Proposed Use Commercial / Residential Road Frontage 285 ft. / on South Broad St. (street or streets)

Applicant  
Name Greg Thompson  
Address 416 South Broad St., Monroe  
Phone # 770-267-5632

Owner  
Name John's Supermarket, Inc + Green Thumb Development LLC  
Address 412 & 416 S. Broad St., Monroe  
Phone # 770-267-5632

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:

Expand existing grocery store to app. 20,000 square feet and add 6 residential loft apartments. Also improve parking and flow of property

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

Existing store to be expanded to zero setback on front of lot. Old store to be removed for parking

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

This in-fill project promotes many city goals of in-fill redevelopment, zero lot line building downtown, live, work, & play, better pedestrian access to the store and removal of front loaded parking.

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 attached conceptals for details

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

Store would be unable to properly expand. We would be unable to grow our business

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 *Duy Thompson* Date: 7-20-18

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

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

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

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

Notary Public

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

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

## Specific Variances Requested

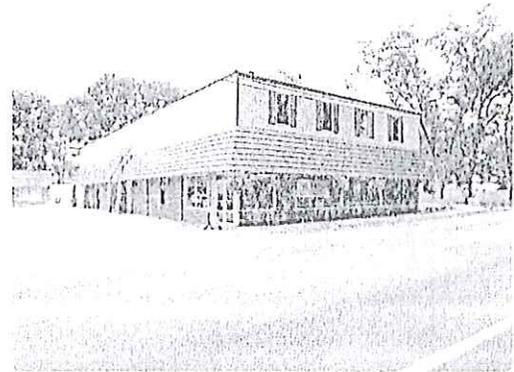
- ① Reduce front yard setback from 25 feet to 0 feet
- ② Reduce side yard setback from 15 feet to 0 feet
- ③ Increase maximum building height to allow new building to mimic height of original store building.
- ④ Allow existing changeable copy sign to be relocated and attached to new brick ground monument sign located in the parking lot area. This will mimic the current Walgreens sign.

#3 and #4  
are not necessary  
#3 sign is existing non-  
conforming and  
non-conformity is being  
reduced  
#4 max allowable height  
exceeds proposed height

**qPublic.net** Walton County, GA

**Summary**

Parcel Number M0160148  
 Location Address 412 S BROAD STREET  
 Legal Description COMM/.82AC(412 S BROAD)  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning B2  
 Tax District Monroe (District 01)  
 Millage Rate 41.909  
 Acres 0.82  
 Neighborhood MONROE NBIHD/SPOT-09141 (09141)  
 Homestead Exemption No (S0)  
 Landlot/District 65 / 3  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Level  
 Drainage N/A  
 Road Class City Paved  
 Parcel Road Access Paved



[View Map](#)

**Owner**

JOHNS SUPER MARKET INC  
 % JOHN THOMPSON  
 408 SPRINGDALE ROAD  
 MONROE, GA 30655

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	09141-MONROE NBIHD/SPOT	Square Feet	35,719	0	0	0.82	1

**Commercial Improvement Information**

Description Store with Warehouse above  
 Value \$112,100  
 Actual Year Built 1949  
 Effective Year Built 1989  
 Square Feet 5925  
 Wall Height 11  
 Wall Frames Wood  
 Exterior Wall Masonary / Frame  
 Roof Cover Asphalt Shingle  
 Interior Walls Sheetrock  
 Floor Construction 50% Concrete on Ground  
 50% Wood Joists & Subfloor  
 Floor Finish 30% Concrete  
 70% Vinyl Tile  
 Ceiling Finish Sheetrock  
 Lighting Standard  
 Heating Central A/C & Susp. Heat

Description Store Retail  
 Value \$62,700  
 Actual Year Built 1982  
 Effective Year Built 1992  
 Square Feet 1680  
 Wall Height 12  
 Wall Frames Wood  
 Exterior Wall Brick Veneer  
 Roof Cover Asphalt Shingle  
 Interior Walls Sheetrock/Panel  
 Floor Construction Concrete on Ground  
 Floor Finish Concrete  
 Ceiling Finish Sheetrock  
 Lighting Standard  
 Heating CH A/C

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving-Conc(M) 4" 1001-3000	2013	0x0 / 1260	1	\$2,500
Paving-Asph(J) 3" >10000	1995	0x0 / 15000	1	\$6,400
Paving-Conc(M) 4" 1001-3000	1980	0x0 / 1848	1	\$990

Permits

Permit Date	Permit Number	Type	Description
03/27/2013	13-00094	RENOVATIONS	----FOR 2014 ADDED CONCRETE, CAFE+PLMB FIXTS, DEMOLISHED OLD STORAGE BLDG. 100%--08/13/13--GN
03/27/2013	13-00093	DEMOLITION	2014 Demo
03/27/2013	13-00093	DEMOLITION	----FOR 2014 ADDED CONCRETE, CAFE+PLMB FIXTS, DEMOLISHED OLD STORAGE BLDG. 100%--08/13/13--GN

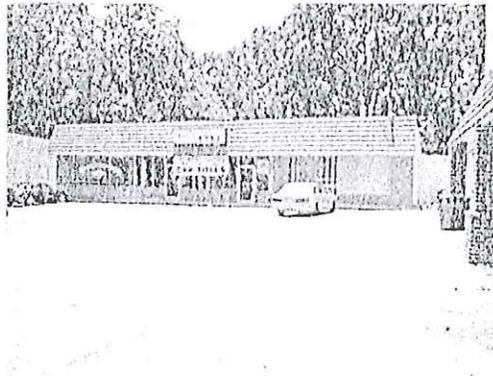
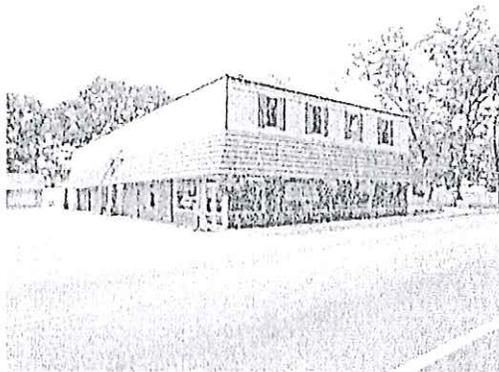
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	112 196		50	Unqualified Sale		JOHNS SUPER MARKET INC

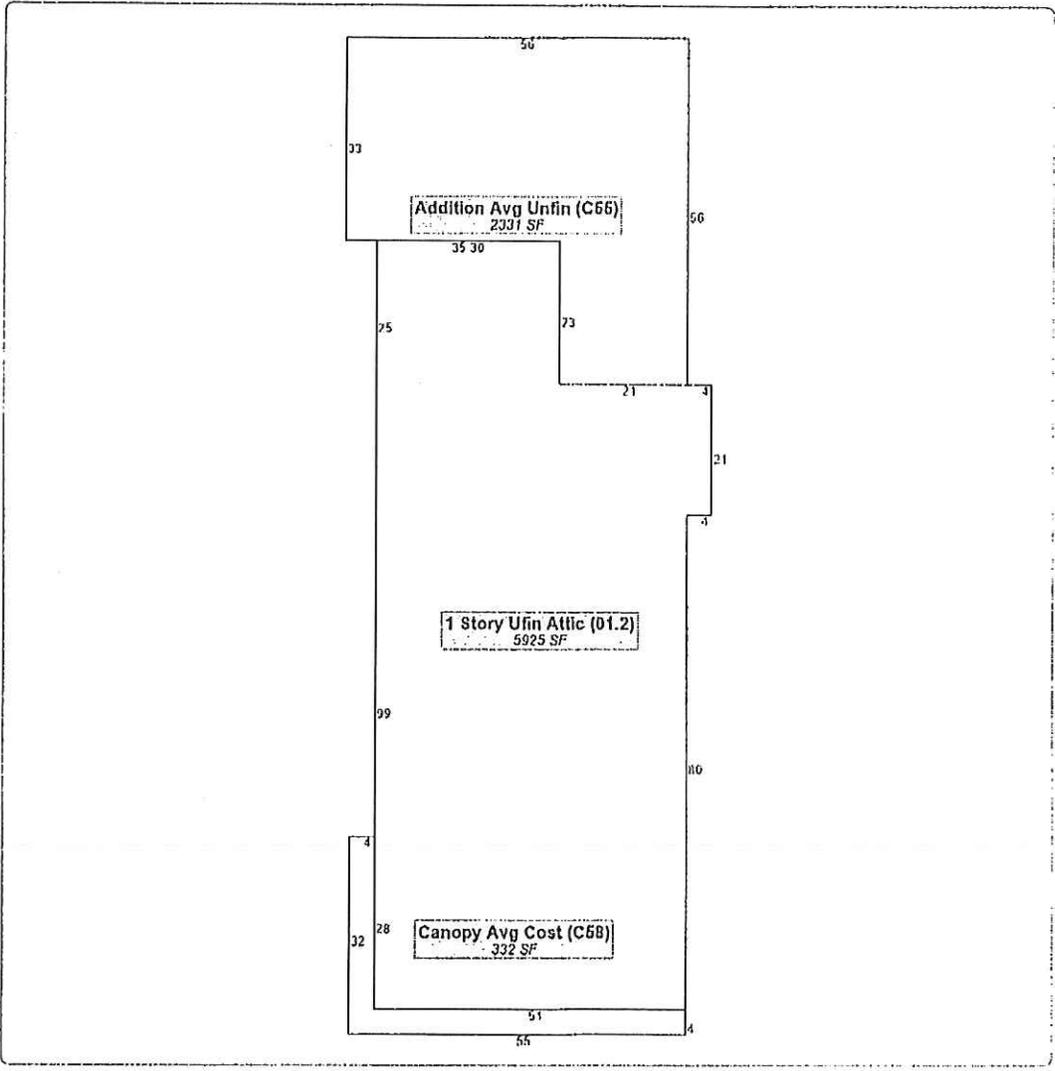
Valuation

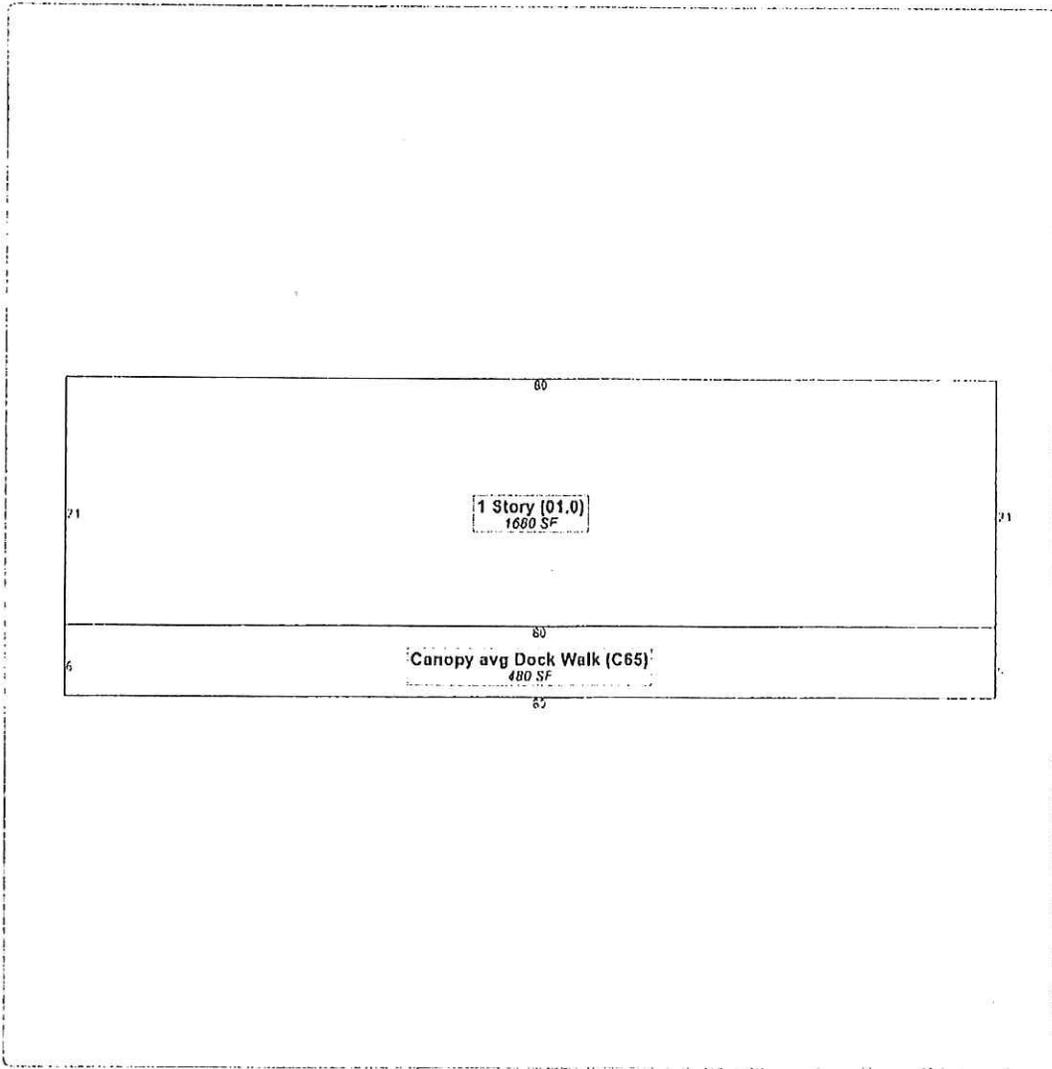
	2017	2016	2015
Previous Value	\$224,690	\$224,690	\$226,300
Land Value	\$39,200	\$39,200	\$39,200
+ Improvement Value	\$174,800	\$174,800	\$174,800
+ Accessory Value	\$9,890	\$10,690	\$10,690
= Current Value	\$223,890	\$224,690	\$224,690

Photos



Sketches





No data available for the following modules: Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload Data: 1/18/2018, 8:10:16 AM



Developed by  
The Schneider  
Corporation

LAW OFFICES  
WILLIAM LEE PRESTON  
110-112 COURT SQUARE  
MONROE, GEORGIA 30655

WALTON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID \$ 18.80

WARRANTY DEED

DATE 7-26-74

*Thomas S. Batchelor*  
CLERK OF SUPERIOR COURT

STATE OF GEORGIA COUNTY OF WALTON

THIS INDENTURE, Made the 25th day of July, in the year one thousand nine hundred Seventy-four, between

John T. Thompson

of the County of Walton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and John's Super Market, Inc., a corporation of the County of Walton, State of Georgia

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 Assumption of Loan, Other Valuable Consideration and Ten ----- ( \$10.00 ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in the State of Georgia, County of Walton and in the City of Monroe, located on the Westerly side of South Broad Street as shown by survey and plat made by J. M. Williams, County Surveyor, Registered No. 374, dated October 26, 1951, recorded in Plat Book 3, page 276, Clerk's Office, Walton Superior Court, reference being hereby made to said plat and the record thereof for a more complete description. Said land is more particularly described as follows:

To find the true point of beginning, begin at a point where the Southerly edge of the right of way of Boulevard intersects with the Westerly edge of the right of way of South Broad Street, and running thence South 32 degrees East 309 feet to a point where the Northerly edge of subject property corners with the Southerly edge of property of Mrs. Florence Henson, which is the true point of beginning; from said beginning point, running South 32 degrees East 140 feet along the right of way of South Broad Street to a point; running thence South 60 degrees West 210 feet to a point; running thence North 11½ degrees West 148 feet to a point; running thence North 60 degrees East 161 feet to the beginning point on the right of way of South Broad Street.

Said property is bounded now or formerly as follows: Northerly by lands of Mrs. Florence Henson; Easterly by right of way of South Broad Street; Southerly by lands of W. H. Goodwin Estate; and Westerly by lands of Mrs. Florence Henson.

Said tract of land is known and designated as No. 410-412 South Broad Street, according to the present system of numbering in the City of Monroe, Georgia, and on said land is a commercial building known as John's Thriftown.

(CONTINUED)

Said property was conveyed to John T. Thompson by Tommie E. Still by warranty deed dated June 12, 1974, recorded in Deed Book 110, page 725-726, Clerk's Office, Walton Superior Court.

This conveyance is subject to a debt with an unpaid principal balance as of the date of this conveyance of \$56,250.00, which debt is secured by a Deed to Secure Debt from John T. Thompson to Tommie E. Still, dated June 12, 1974, recorded in Deed Book 121, page 370-371, Records of Walton County, Georgia. By the acceptance of this deed, Grantee hereby assumes and promises to pay said unpaid principal balance, together with future interest thereon, as the same shall become due and payable. Grantor warrants the accuracy of said unpaid principal balance, that there has been no default under the terms of said Deed to Secure Debt or the note secured thereby, and that Grantor has not and will not incur any other indebtedness which would be secured by said Deed.

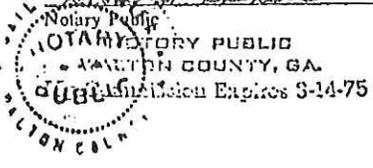
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Wm. L. Preston (Seal) John T. Thompson (Seal)  
Unofficial Witness John T. Thompson  
W. L. Hunter (Seal)  
Notary Public

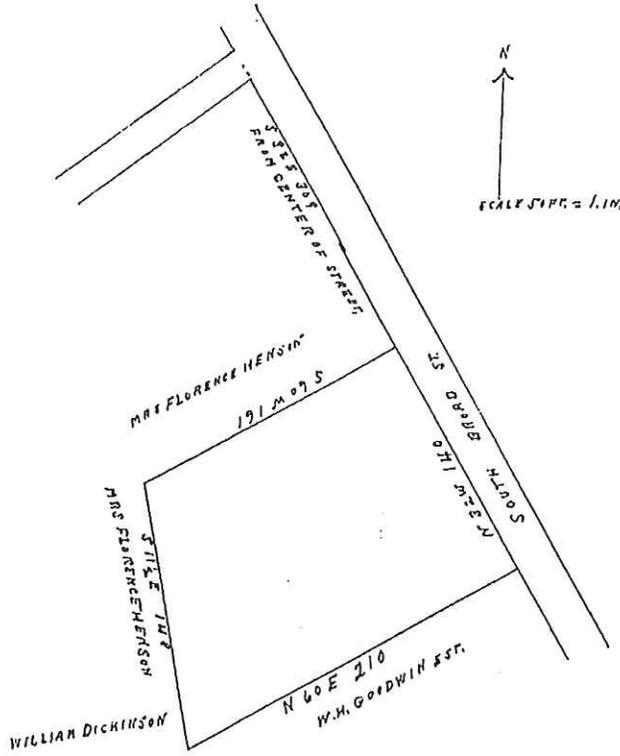


FILED IN OFFICE  
CLERK SUPERIOR COURT  
WALTON COUNTY GA.  
74 JUL 26 AM 9:05  
PAGE NO. 196-197  
BOOK NO. 118 DATE 7-2-1974  
THOMAS S. BATCHELOR, CLERK

276

*Handwritten title: The Survey of T. E. Still*

3-176



THE PLAT ABOVE CORRECTLY REPRESENTS A LOT SURVEYED FOR T. E. STILL, LOCATED ON SOUTH DUBO ST, MONROE, WALTER COUNTY, GA.

OCT. 26 - 1951

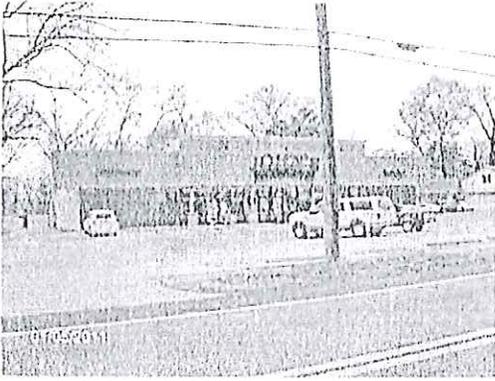
REG. NO. 374 J. M. WILLIAMS  
C.S.

*Recorded October 30th. 1951  
John S. Williams, Clerk*

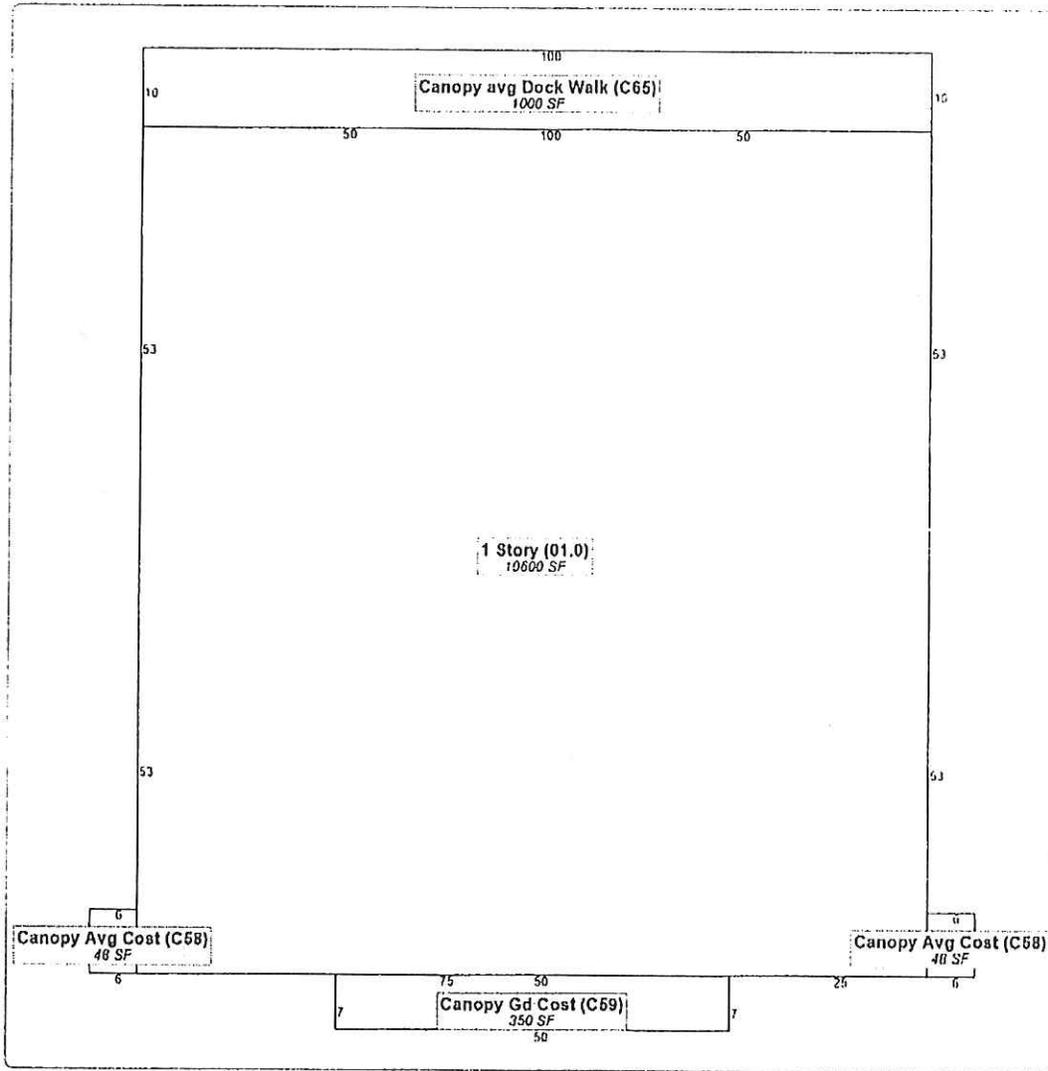
Valuation

	2017	2016	2015
Previous Value	\$457,300	\$457,300	\$458,500
Land Value	\$29,200	\$29,200	\$29,200
+ Improvement Value	\$405,600	\$405,600	\$405,600
+ Accessory Value	\$21,200	\$22,500	\$22,500
= Current Value	\$456,000	\$457,300	\$457,300

Photos



Sketches



No data available for the following modules: Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload Data: 1/18/2018, 8:10:16 AM



58

Deed Doc: WD Rec#: 166987  
Recorded 05/01/2009 04:30PM  
Georgia Transfer Tax Paid : \$165.00

Return To:  
\* Preston & Malcom, P.C.  
110-112 Court Square  
Post Office Box 984  
Monroe, Georgia 30655  
File No : 09-22129

KATHY K. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 03033 Pg 0487

[Space above this line for recording data]

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, made the 1st day of May, in the year Two Thousand Nine, between JERE DAVID FIELD of the County of Putnam, and State of Indiana, as party or parties of the first part, hereinafter called Grantor, and GREGORY P. THOMPSON of the County of Walton, and State of Georgia, 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 and No/100--(\$10.00) DOLLAR in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the County of Walton, State of Georgia, and in the City of Monroe and being more particularly described as follows: BEGINNING at a corner point on the Westerly edge of South Broad Street right-of-way, said corner being marked with a cross cut in the sidewalk; thence South 31 degrees 37 minutes East one hundred sixteen and five-tenths (116.5) feet contiguous to the Westerly edge of the right-of-way of South Broad Street to a corner point marked with a cross cut in the sidewalk; thence South 60 degrees 13 minutes West two hundred forty-seven (247) feet to an iron pin corner; thence North 14 degrees 30 minutes West one hundred twenty one (121) feet to an iron pin corner; thence North 60 degrees 00 minutes East two hundred twelve (212) feet to the beginning corner. Bounded, now or formerly, as follows: Northerly by Still property, Easterly by South Broad Street, Southerly by Walton Mill, Inc. property and Westerly by Williamson and Dickinson properties. This is improved property known as No. 416 South Broad Street according to the present system of numbering buildings in the City of Monroe, Georgia. Together with and subject to all incidents, rights and obligation described in a joint easement for driveway between Walton Mill, Inc. and Jere Field, recorded February 24, 1972, in Deed Book 87, page 543, in the Office of the Clerk of the Superior Court of Walton County, Georgia. This description is from a survey and plat of Jere Field made by William J. Gregg, Sr., on July 16, 1965, said being recorded in Plat Book 12, page 176, in said Clerk's Office and is incorporated herein by reference thereto.

Being the same property conveyed to Grantor herein by Executor's Deed of Assent dated November 13, 2006, recorded in Deed Book 2603, Pages 495-496, Walton County, Georgia Records.

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

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

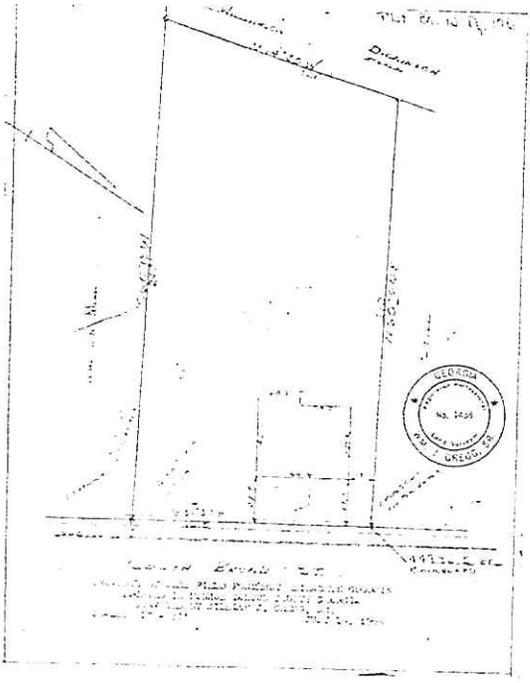
Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

*[Signature]* (SEAL)  
JERE DAVID FIELD

(SEAL)  
STACIE E. JOHNSON  
Resident of Putnam County, IN  
Commission Expires: July 4, 2018  
SEAL AFFIXED



Recorded: July 16, 1965  
 Barbara Allen, Reg. Clerk

17  
18



Deed Doc: QCD Rec#: 166987

Recorded 05/01/2009 04:30PM  
Georgia Transfer Tax Paid : \$0.00

KATHY E. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 03033 Pg 0488

Return to:  
Preston & Maloon, P. C.  
110-112 Court Square  
Post Office Box 064  
Monroe, Georgia 30655  
File No.: 00-22129

**QUITCLAIM DEED**

STATE OF GEORGIA

COUNTY OF WALTON

**THIS INDENTURE**, Made the 1st day of May, in the year Two Thousand Nine, between JERE DAVID FIELD, of the County of Putnam, and the State of Indiana, as party or parties of the first part, hereinafter called Grantor, and GREGORY P. THOMPSON of the County of Walton, and the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, located in Land Lot 55, 3rd District, containing 0.606 acres, as shown by a plat of survey entitled "Boundary Survey for: Greg Thompson", prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated April 15, 2009, recorded in Plat Book 105, Page 64, Clerk's Office, Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

Said property being further identified as 416 South Broad Street according to the present system of numbering in the City of Monroe, Georgia.

**TO HAVE AND TO HOLD** the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
(Unofficial witness)

*[Signature]*  
(Notary Public)

*[Signature]* (Seal)  
JERE DAVID FIELD

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)



STACIE E. JOHNSON  
Resident of Putnam County, IN  
Commission Expires: July 4, 2013

SEAL AFFIXED



215 N Broad Street • P.O. Box 1249 • Monroe, GA 30655 • (770) 266-5331 •

---

August 9, 2018

Mayor John S. Howard  
City Council Members  
City of Monroe  
215 N. Broad Street  
Monroe, GA 30655

Dear Mayor Howard and City Council Members,

The Downtown Development Authority Board of Directors strongly encourage the City of Monroe to approve the expansion project proposed for John's Supermarket in Downtown Monroe.

The DDA has assisted in the site plan developed for this project by connecting the Downtown Design Studio through the Department of Community Affairs to provide a design that reflects the historic character of the existing downtown corridor and meets the market demands of our community. The DDA Board voted to formally recommend to the Mayor and Council that the City of Monroe support this development.

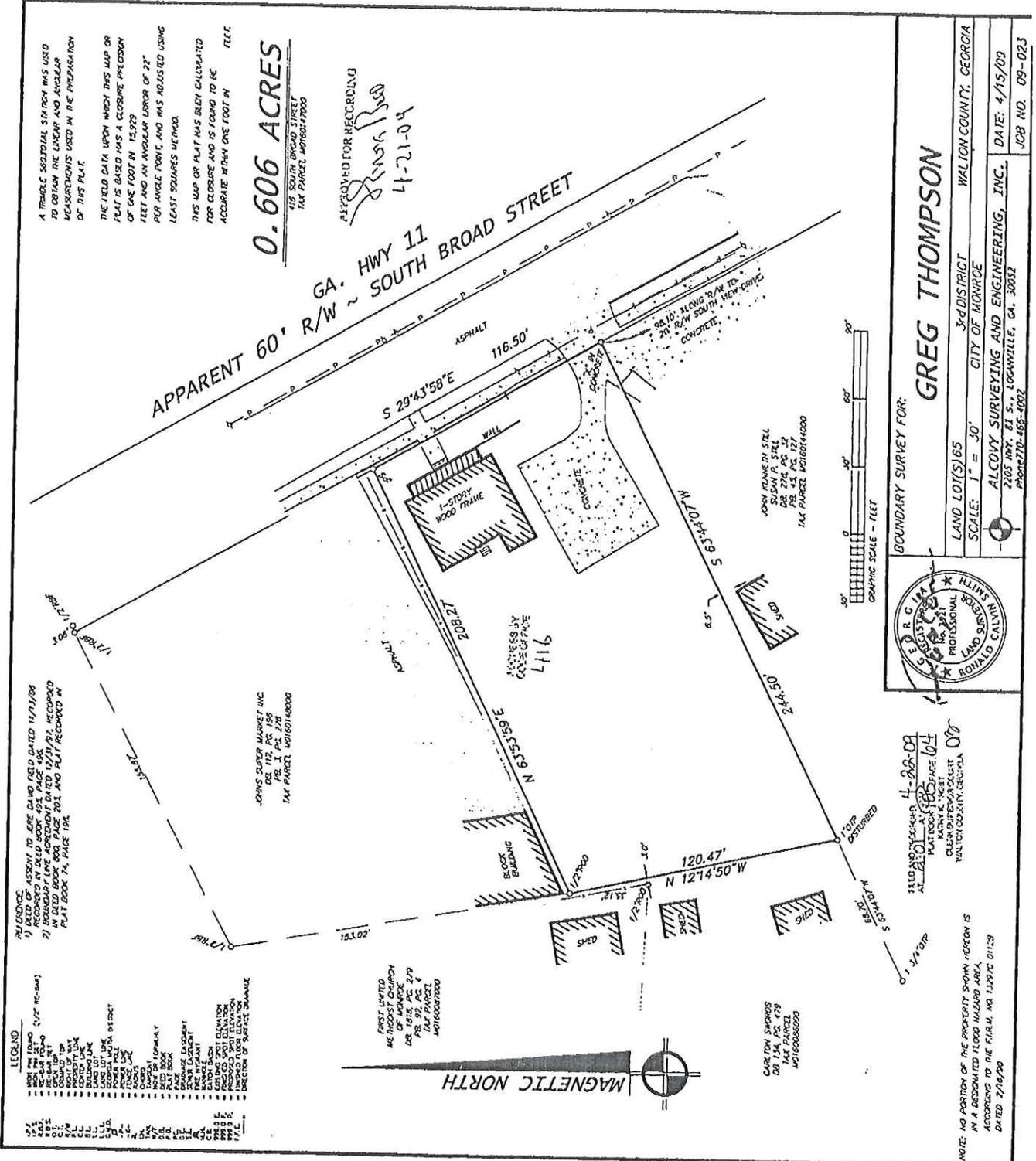
Since the John's Supermarket project expands current grocery and prepared food options and adds lofts to our downtown core, the concept is in keeping with the city's LCI goal to "encourage mixed-use development and housing on currently vacant or underutilized lots" and "use historic building types to influence new construction design." This project is also in keeping with the Community Work Plan adopted by the Monroe DDA which states the board will "use public-private partnerships to drive economic growth that bring more dining and housing opportunities" to downtown.

The Downtown Development Authority Board of Directors offers our full support of the John's Supermarket proposal and is eager to see the development change the landscape of S. Broad Street.

Sincerely,

A handwritten signature in black ink that reads "Lisa R. Anderson". The signature is written in a cursive, flowing style.

Lisa R. Anderson  
Chairman



*John Spence*

#14448

FILES IN OFFICE  
CLERK, SUPERIOR COURT  
WALTON COUNTY, GEORGIA

98 JAN -9 PM 4:28

RECORDED JAN 12 1998

STATE OF GEORGIA  
COUNTY OF WALTON

BOUNDARY LINE AGREEMENT

BOOK 800 PAGE

The first undersigned party is the owner of the following property, to wit:

All that tract or parcel of land, together with all improvements thereon, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65, 3rd District, being Tract 1, containing 1.246 acres, more or less, as shown on a plat of survey entitled "Survey for FIRST METHODIST CHURCH OF MONROE," prepared by Von Itter & Associates, Inc., certified by Robert W. Von Itter, Registered Professional Land Surveyor No. 2251, dated April 21, 1997, recorded in Plat Book 74, Page 198, Walton County Clerk of Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description.

The second undersigned party is the owner of the property adjoining the southeastern line of said property, and the parties hereto desire to enter into an agreement definitively locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid by the second undersigned party to the first party, it is agreed that the southeastern line of the property hereinabove described, beginning at the southern point of Tract I, and then proceeding North 09°13'42" West a distance of 95.24 feet to an iron pin, proceeding thence North 62°31'24" East 155.90 feet to an iron pin shall constitute the dividing line between the properties of the parties, and each party quitclaims to the other such areas respectfully adjoining said lines as are required to establish the same as a boundary.

(CONTINUED)

204

WITNESS our hands and seals, this 31<sup>st</sup> day of December, 1997.

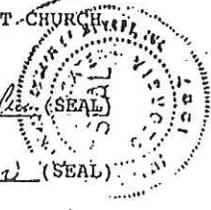
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

FIRST UNITED METHODIST CHURCH OF MONROE, INC.

Annabelle B. Spence  
NOTARY  
A. Randolph Jeffrey  
UNOFFICIAL WITNESS



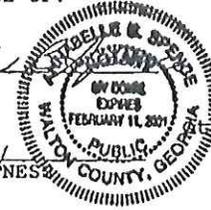
By: Carlynn Hernandez (SEAL)  
Attest: Macee Nelson (SEAL)



SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

JOHN'S SUPER MARKET, INC.

Annabelle B. Spence  
NOTARY  
A. Randolph Jeffrey  
UNOFFICIAL WITNESS



By: John T. Thompson (SEAL)  
Attest: Allic J. Thompson (SEAL)



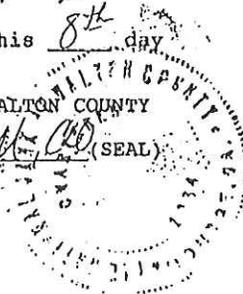
For value received, the undersigned, as holder of an outstanding security deed upon part or all of the property affected by the within and foregoing boundary-line agreement, hereby joins in the execution of the same as evidence of consent thereto.

Witness the hand and seal of the undersigned, this 8<sup>th</sup> day of January, 1998.

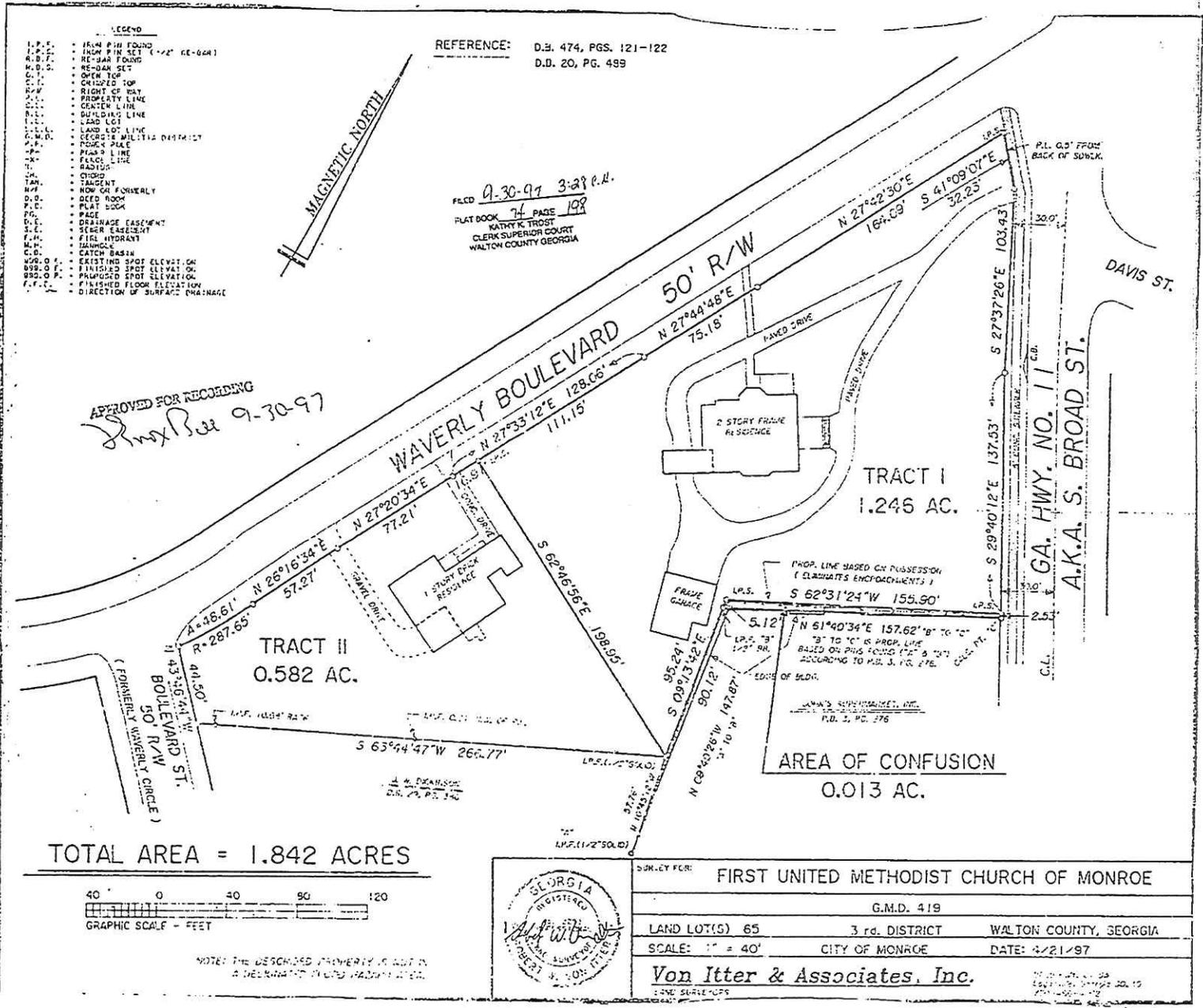
Annabelle B. Spence  
NOTARY  
A. Randolph Jeffrey  
UNOFFICIAL WITNESS

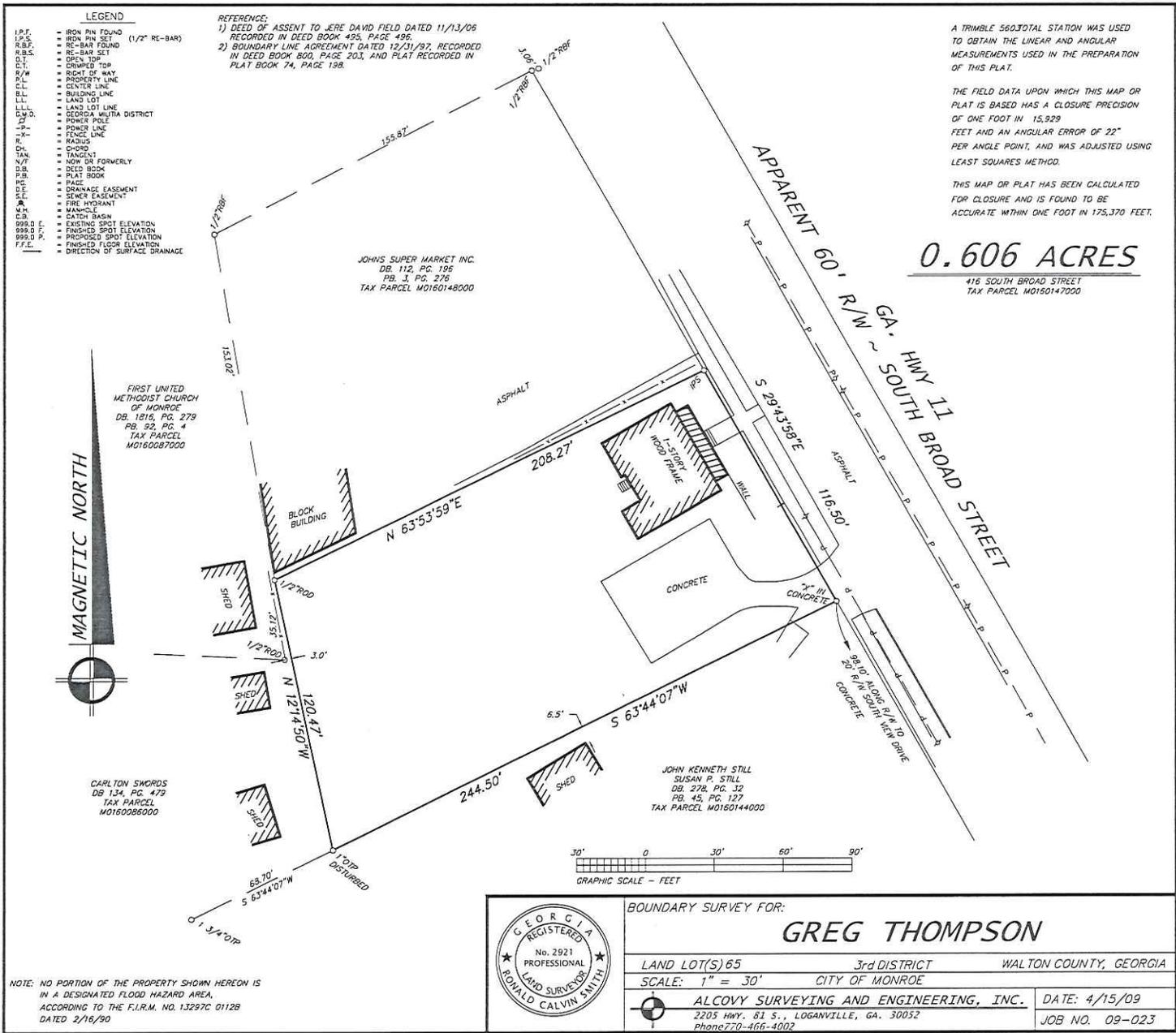


THE NATIONAL BANK OF WALTON COUNTY  
By: Spencer B. Quinn (SEAL)



http://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=748&key2=198&county=147&countyname=WALTON&userd=280931&appid=28





- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET (1/2" RE-BAR)
  - R.B.F. = RE-BAR FOUND
  - R.B.S. = RE-BAR SET
  - O.T. = OPEN TOP
  - C.T. = CHURCH 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 METRIA DISTRICT
  - P.P. = POWER POLE
  - P.L.C. = POWER LINE
  - F.L. = FENCE LINE
  - R. = RADIUS
  - C. = CHORD
  - T. = TANGENT
  - N/O = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - P.C. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.E. = SEWER EASEMENT
  - M.H. = FIRE HYDRANT
  - M.S. = MANSION
  - C.B. = CATCH BASIN
  - E.S. = EXISTING SPOT ELEVATION
  - F.S. = FINISHED SPOT ELEVATION
  - P.S. = PROPOSED SPOT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - D.S.D. = DIRECTION OF SURFACE DRAINAGE

**REFERENCE:**  
 1) DEED OF ASSENT TO JERE DAVID FIELD DATED 11/13/06 RECORDED IN DEED BOOK 495, PAGE 496.  
 2) BOUNDARY LINE AGREEMENT DATED 12/31/97, RECORDED IN DEED BOOK 800, PAGE 203, AND PLAT RECORDED IN PLAT BOOK 74, PAGE 198.

JOHNS SUPER MARKET INC.  
 DB. 112, PG. 195  
 PB. 3, PG. 276  
 TAX PARCEL M0160148000

FIRST UNITED METHODIST CHURCH OF MONROE  
 DB. 1816, PG. 279  
 PB. 92, PG. 4  
 TAX PARCEL M0160087000

MAGNETIC NORTH



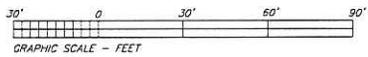
CARLTON SWORDS  
 DB 134, PG. 479  
 TAX PARCEL M0160088000

JOHN KENNETH STILL  
 SUSAN R. STILL  
 DB. 278, PG. 32  
 PB. 45, PG. 127  
 TAX PARCEL M0160144000

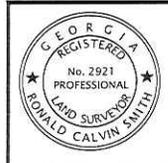
A TRIMBLE 560 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,929 FEET AND AN ANGULAR ERROR OF 22" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175,370 FEET.

**0.606 ACRES**

416 SOUTH BROAD STREET  
 TAX PARCEL M0160147000



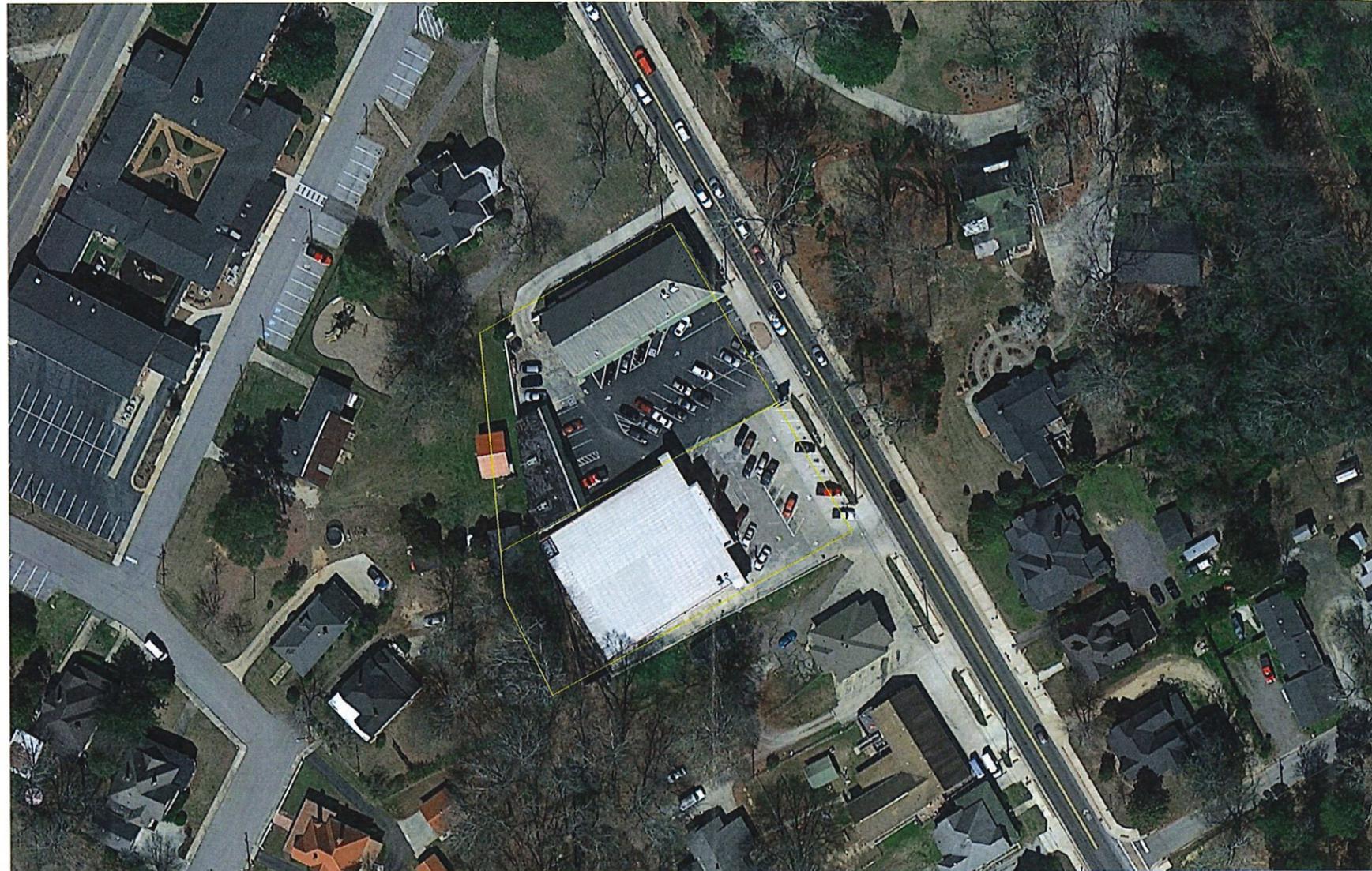
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C 01128 DATED 2/16/90



BOUNDARY SURVEY FOR:		
<b>GREG THOMPSON</b>		
LAND LOT(S) 65	3rd DISTRICT	WALTON COUNTY, GEORGIA
SCALE: 1" = 30'		CITY OF MONROE
ALCOVY SURVEYING AND ENGINEERING, INC.		DATE: 4/15/09
2205 HWY. 81 S., LOGANVILLE, GA. 30052		JOB NO. 09-023
Phone 770-466-4002		

John's Supermarket Property

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



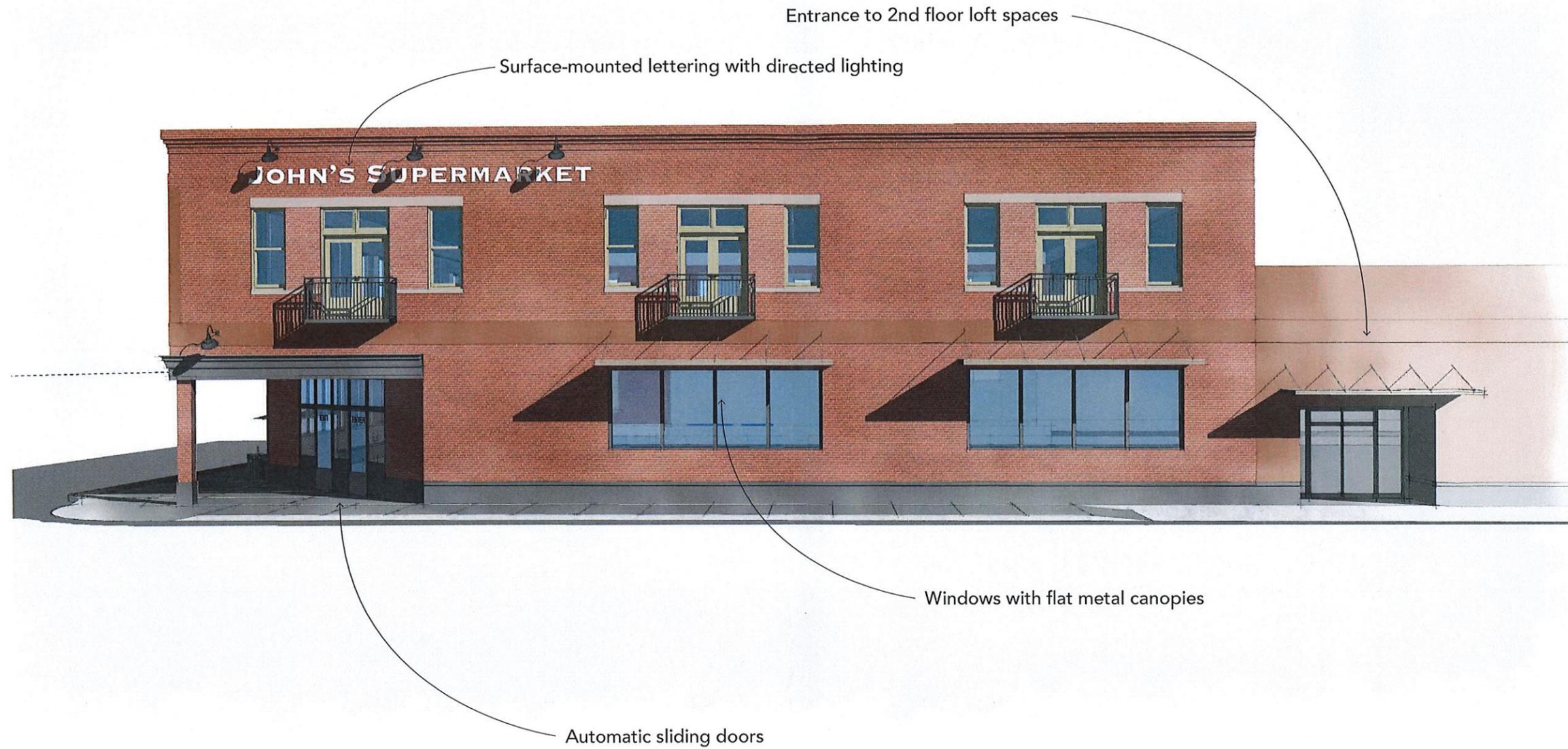
Preliminary Site and Parking Area Plan

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



West Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



North Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



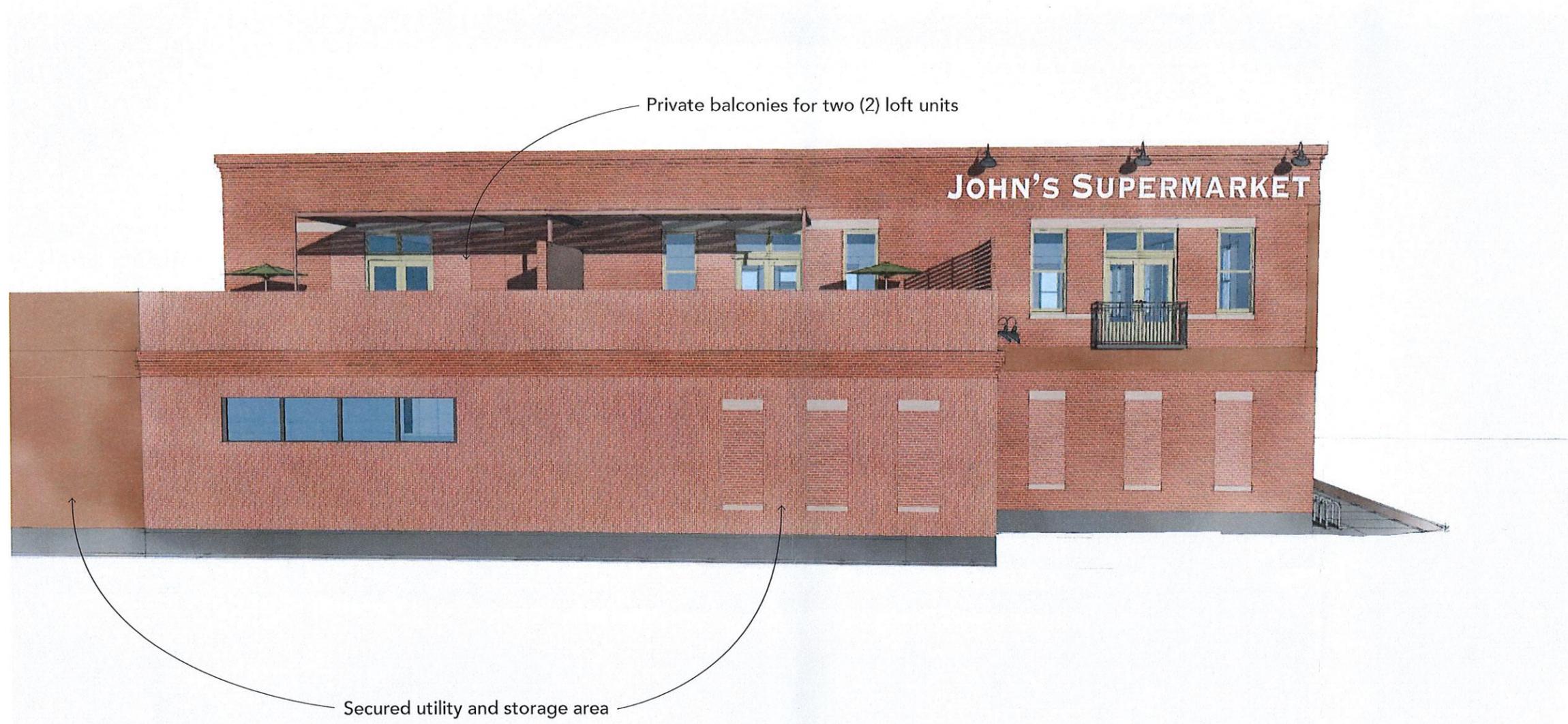
Interior cafe seating with view to exterior

Seating area is shaded by building in the afternoons

COMMENTS:

East Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



View Looking East

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



Private balconies for two (2) loft units

Secured utility and storage area

Business Sign

View Looking West

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section 700.2 Table 12 of the Zoning Ordinance for 416 S Broad Street. A public hearing will be held on September 6, 2018 before the Planning & Zoning Commission, at 5:30 P. M.**

**The City of Monroe has received a request for a variance of section 700.2 Table 12 of the Zoning Ordinance for 416 S Broad Street. A public hearing will be held on September 11, 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:**

**August 19, 2018**



**To:** City Council / Planning Commission  
**From:** Patrick Kelley  
**Department:** Code Department  
**Date:** 07-24-2018  
**Subject:** Rezone 203 Bold Springs Ave.

**Budget Account/Project Name:** NA

**Funding Source:** NA

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00

**Company of Purchase:** EnterCompanyHere

**Description:**

Rezone of property located at 203 Bold Springs Ave.

**Background:**

The subject property has been abandoned and falling into a state of disrepair over the years and now is owned by new owners who wish to improve the property to use as a Church campus with a sundry associated uses. The property is currently zoned as a planned residential district which severely limits the applicant as to uses. Therefore, a rezone is required in order to move forward with their vision.

**Attachment(s):**

See Below

July 18, 2018

**Petition Number:** 18-00306  
**Applicant:** Grace Fellowship Church Inc  
**Location:** 203 Bold Springs Avenue  
**Proposed Zoning:** PCD  
**Existing Zoning:** PRD  
**Acreage:** Total acreage 8 AC  
**Proposed Use:** Commercial

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Grace Fellowship Church Inc request a rezone for property located at 203 Bold Springs Avenue. The project has 291.76 ft of road frontage on Bold Springs Avenue, 480.15 ft of road frontage on North Madison Avenue, 674.13 ft of road frontage on North Midland Avenue, and 317.54 ft of road frontage on East Marable Street. The property consists of 8 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned PRD
- (c) The requested zoning classification is PCD
- (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  
 CALL FOR INSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

98

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00306	07/18/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	203 Bold Springs Ave Monroe, GA 30655	USEZONE	PRD	FLOODZONE	Yes
			PIN	M0012-082-000		
	CONTRACTOR	GRACE FELLOWSHIP CHURCH INC	SUBDIVISION			
			LOT			
			BLOCK	0		
			UTILITIES...			
	203 BOLD SPRINGS Ave Monroe GA 30655		Electric			
			Sewer			
			Gas			
	OWNER GRACE FELLOWSHIP CHURCH INC,					
	203 BOLD SPRINGS Ave Monroe GA 30655		PROJECTID#	203Bold SpringsAve-180718-1		
			EXPIRATIONDATE:	12/31/2018		

**REVISED**

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR REZONE FROM PRD TO PCD - P&Z MTG 9/6/18 @ 5:30 PM - COUNCIL MTG 9/11/18 @ 6:00 PM 215 N BROAD STREET	SQUARE FOOTAGE	Sq. Ft.
NATURE OF WORK	SINGLE FAMILY ONLY	#UNITS
Other		#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
875 - * Re-Zoning Request		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

Date

Approved By

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00306	56553

# RE-ZONING REQUEST ALL TYPES



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

99

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00306	07/18/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	203 Bold Springs Ave Monroe, GA 30655	USEZONE	PRD	FLOODZONE	Yes
			PIN	M0012-082-000		
			SUBDIVISION			
	CONTRACTOR	GRACE FELLOWSHIP CHURCH INC	LOT			
			BLOCK	0		
		203 BOLD SPRINGS Ave Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	GRACE FELLOWSHIP CHURCH INC,  203 BOLD SPRINGS Ave Monroe GA 30655	PROJECTID#	203Bold SpringsAve-180718-1		
		EXPIRATIONDATE:	12/31/2018			

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR REZONE FROM PRD TO PCD - P&Z MTG 8/21/18 @ 5:30 PM 215 N BROAD STREET	SQUARE FOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLE FAMILY ONLY	#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
875 - * Re-Zoning Request		TOTAL ROOMS

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 Signature of Contractor or Authorized Agent

7-18-18  
 Date

  
 Approved By

7-18-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00306	56553

REZONE/ANNEXATION APPLICATION FORM

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

- I. LOCATION 203 Bold Springs Ave  
 COUNCIL DISTRICT 2  
 MAPNUMBER \_\_\_\_\_  
 PARCEL NUMBER M08120082
- II. PRESENT ZONING PRD REQUESTED ZONING PCD
- III. ACREAGE 8 PROPOSED USE Church
- IV. OWNER OF RECORD Grace Fellowship Church, Inc.  
 ADDRESS 601 S. Madison  
 PHONE NUMBER 678-710-2334

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  
Please refer to Exhibit 1
  2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification Currently not zoned for necessary use of new owner - church.
  3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$ 425,000.00
  4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$425,000.00
  5. A description of the suitability of the subject property under the existing zoning classification  
PRD is not suitable zoning for church and commercial use.
  6. A description of the suitability of the subject property under the proposed zoning classification of the property  
PCD requested zoning allows for church and commercial use.

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 Refer to Exhibit #2
8. The length of time the property has been vacant or unused as currently zoned 7 years
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 none

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**

Refer to Exhibit #3

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) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Attorney/Agent (signature) DGC  
Address 3061 Deanna Way, Lawrenceville, GA 30044  
Phone Number 704.663.7991

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

Dawn Marais (Notary Public) 7/23/18 (Date)

My Commission Expires June 17, 2022



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 PRD to PCD located at 203 Bold Springs Ave, containing 8 acre(s), property owner being Grace Fellowship Church, Inc. 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 Exhibit #3
- Survey plat of property showing bearings and distances and:
  - \_\_\_ abutting property owners
  - \_\_\_ the zoning of abutting property
  - \_\_\_ the current zoning of the subject property

} Exhibit #1

- Development Plan (two full size and one 11x17) Exhibit #4
- Site plan of the property at an appropriate scale Exhibit #5

- \_\_\_ the proposed use
- \_\_\_ internal circulation and parking (proposed number of parking spaces) not included (P.K.)
- \_\_\_ landscaping minimum square footage of landscaped area not needed at this time
- \_\_\_ 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:

Existing  
PK

- Monroe Utilities Network Availability Letter Exhibit #6

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.



**Exhibit #1**  
**Description of All Existing Uses and Zoning of Nearby Property**

<u>Orientation to Site</u>	<u>Use</u>	<u>Zone</u>
1. West (five lots)	Residential	P, Professional District
2. North (one tract)	Monroe Water <sup>works</sup> <del>Parks</del>	R-2, Multi-family Residential
3. Northeast (one lot)	Residential	P, Professional District
4. Northeast (one lot)	Residential	R1-A, Single Family Res.
5. East (three lots)	Residential	R1-A, Single Family Res.
6. East (one lot)	Residential	B-1, Neighborhood Commercial
7. Southeast, catty-corner (one lot)	Convenience Store	B-2, General Commercial
8. South (2 lots)	Residential	B-2, General Commercial
9. South, catty-corner (one lot)	Residential	P, Professional District

Exhibit #1

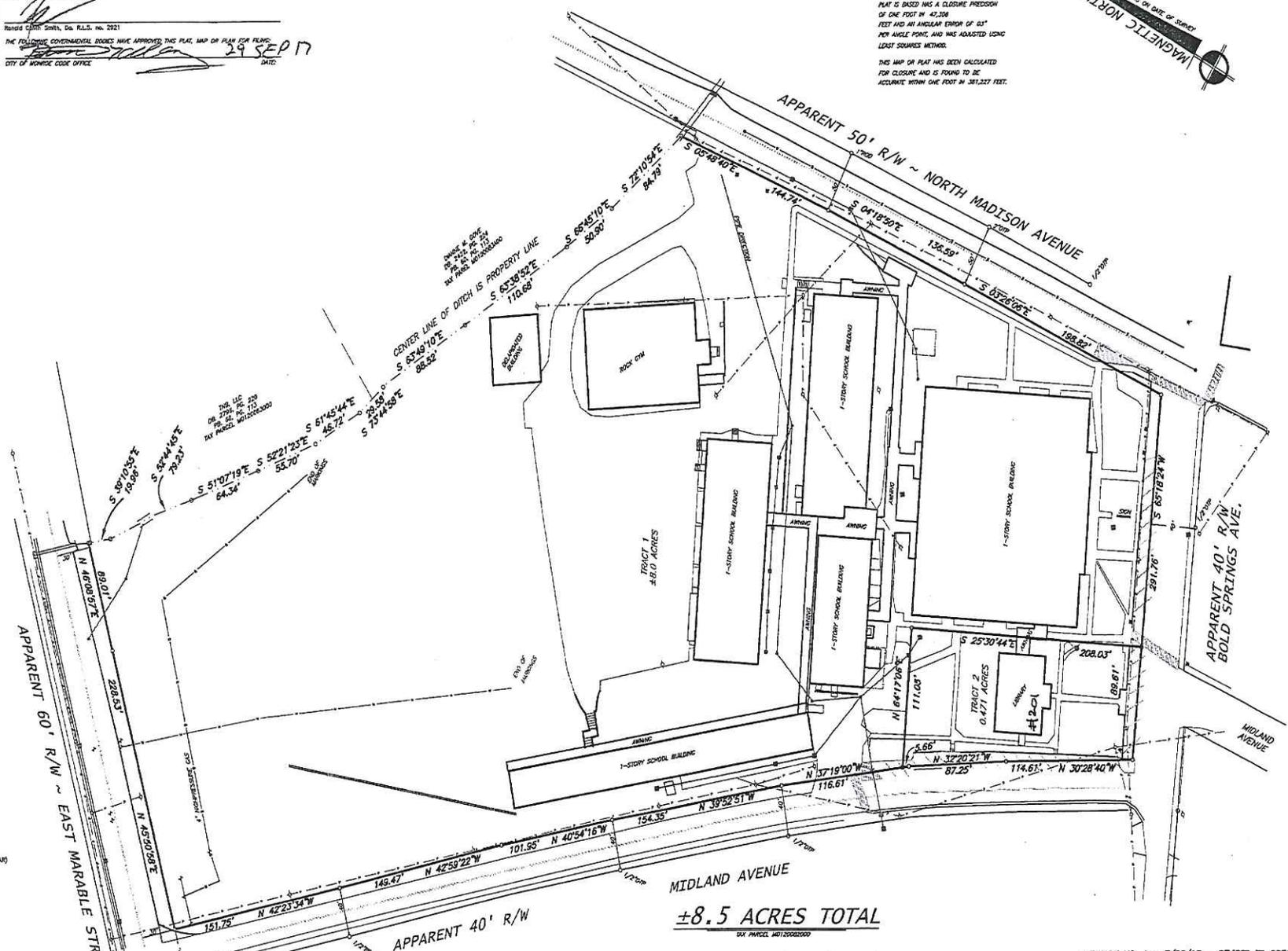
PLAT Doc: 150272617 03/23/14  
 Recorded: 03/23/14  
 KATHY K. TROST  
 SURVEYOR, WALTON COUNTY, GA.  
 Participants: 0453060674

**SURVEYOR CERTIFICATION**  
 This plat is a measurement of an existing parcel of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of this document, maps, plans or other instruments which created the parcel or parcels are recited herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LEGAL JURISDICTION, AVAILABILITY OF FUNDS, COMPLIANCE WITH LEGAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND.  
 Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 43-44-01.

Ronald Curtis Smith, Sr. R.L.S. No. 2021

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR PLANS:  
 CITY OF MONROE CODE OFFICE  
 DATE: 29 SEP 17

A FOURTH ORDER 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 42,306 FEET AND AN ANGULAR ERROR OF 15" 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 381,227 FEET.



- LEGEND**
- IRON PIN FOUND
  - IRON PIPE FOUND (1/2" RE-BAW)
  - RE-BAW FOUND
  - RE-BAW SET
  - CHERRY TOP
  - RIGHT OF WAY
  - PROPERTY LINE
  - CENTER LINE
  - BOUNDARY LINE
  - LAND LOT
  - LAND LOT LINE
  - GEORGIA MEDIA DISTRICT
  - POWER POLE
  - POWER LINE
  - FENCE LINE
  - BRUSH
  - CHISEL
  - SANGHER
  - SIGN OR FORMERLY
  - DIRT ROAD
  - PLAT BOOK
  - PAGE
  - DRAINAGE EASEMENT
  - SENIOR EASEMENT
  - TREE
  - MANHOLE
  - DITCHES SPOT ELEVATION
  - FINISHED SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - FINISHED SPOT ELEVATION
  - DIRECTION OF SURFACE DRAINAGE
  - STORM DRAIN

**±8.5 ACRES TOTAL**  
 SIX PARCEL 14012002000



NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.L.H.M. NO. 1207621370 DATED 5/16/2009



REVISION NO. 1 - 7/25/17 - REVISED TO CREATE TRACT 2 AROUND LIBRARY.  
 BOUNDARY SURVEY FOR: **GRACE FELLOWSHIP CHURCH, INC.**  
 IN THE CITY OF MONROE

FIELD WORK DATE: 10/19/09 DATE OF PLAT PREPARATION: 10/30/09  
 LAND LOT(S) 64 3rd DISTRICT WALTON COUNTY, GEORGIA  
**ALCOVY SURVEYING AND ENGINEERING, INC.** SCALE: 1" = 40'  
 2285 HWY. 81 S., LOGANVILLE, GA. 30052  
 Phone: 770-466-4602 - FAX: 770-466-2929  
 JOB NO. 09-096

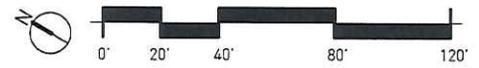
Exhibit #2

# GRACE MONROE // PROGRAM DIAGRAM



**NOTE:**  
 ALL AREAS ARE NET SF.  
 ALL AREAS ARE APPROXIMATE

KRONBERG WALL // GRACE MONROE // 9



4-4  
KB

Exhibit #3

Recorded 10/11/2017 09:26AM

KATHY K. TROST

WALTON COUNTY CLERK OF COURT

Georgia Transfer Tax Paid : \$425.00

Bk04138

Pg 0318-0321

Deed  
Doc: WD



After recording return to  
DICKINSON & WILLIS, LLC  
ATTORNEYS AT LAW  
338 NORTH BROAD STREET  
MONROE, GEORGIA 30655  
FILE # 17-323

space above line for recording

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, Made the 5<sup>th</sup> day of October in the year two thousand and seventeen, between **SCHOOLBELL ONE, LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called "Grantor," and **GRACE FELLOWSHIP CHURCH, INC.**, a Georgia Corporation, 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 (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 64 of the 3<sup>rd</sup> District of Walton County, Georgia, being shown as Tract 1 containing 8.0 acres, more or less, on that plat of survey filed at Plat Book 113, Page 108, Walton County, Georgia Superior Court Records, said plat of survey and the record thereof being incorporated herein by reference for a more complete metes and bounds description of the property conveyed.

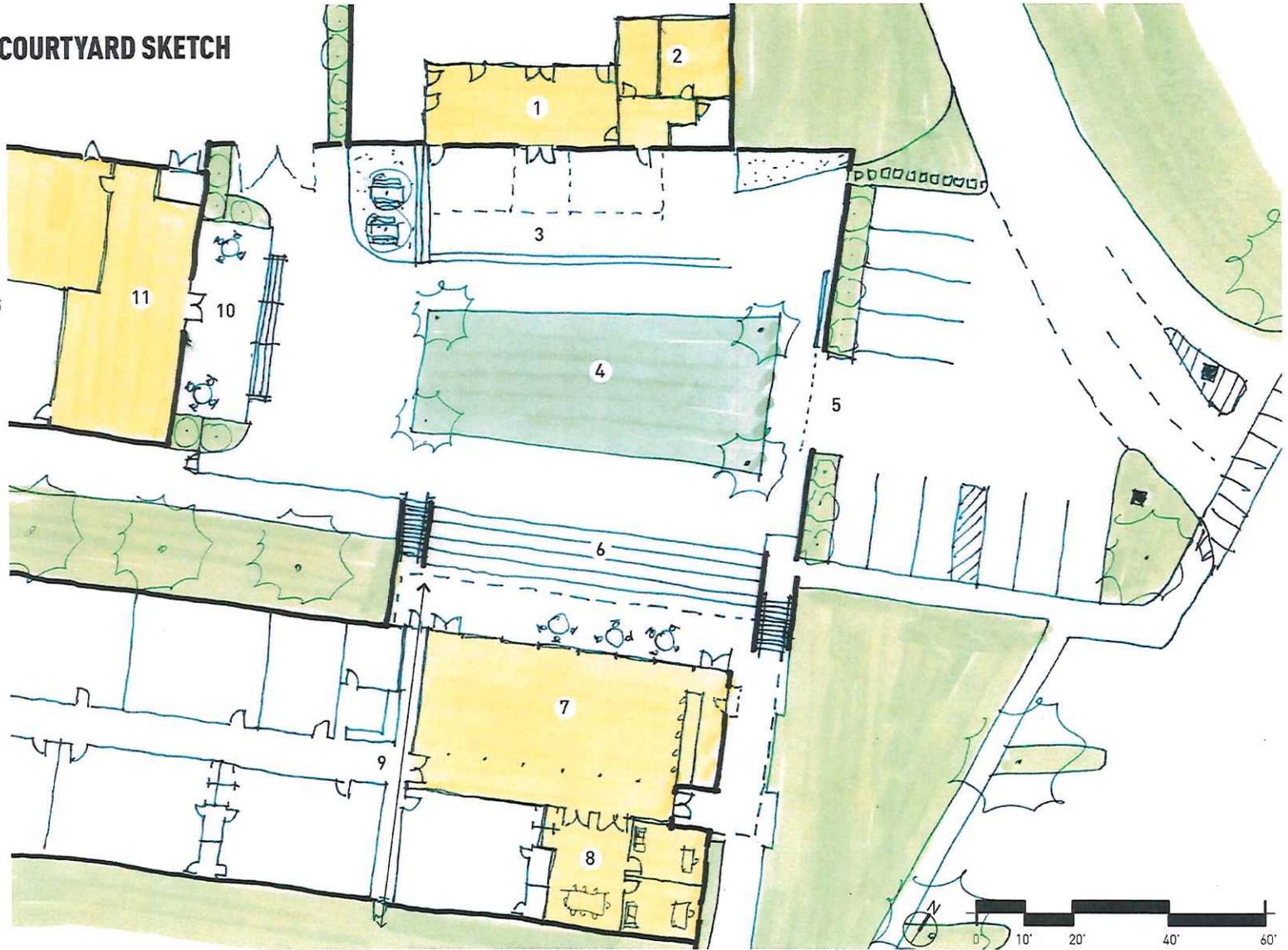
**THIS WARRANTY DEED IS GIVEN SUBJECT TO THE RIGHT OF FIRST OF REFUSAL AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

C

Exhibit 4

# GRACE MONROE // COURTYARD SKETCH

- 1: SANCTUARY LOBBY
- 2: SANCTUARY RESTROOMS
- 3: SANCTUARY SUNKEN PORCH
- 4: TURF LAWN
- 5: ENTRY GATE
- 6: AMPHITHEATRE / CAFE PORCH
- 7: CAFE
- 8: MEETING ROOMS / OFFICES
- 9: SECURE KIDTOWN ENTRY
- 10: STUDENT CENTER PORCH
- 11: STUDENT CENTER LOBBY / CLASSROOM

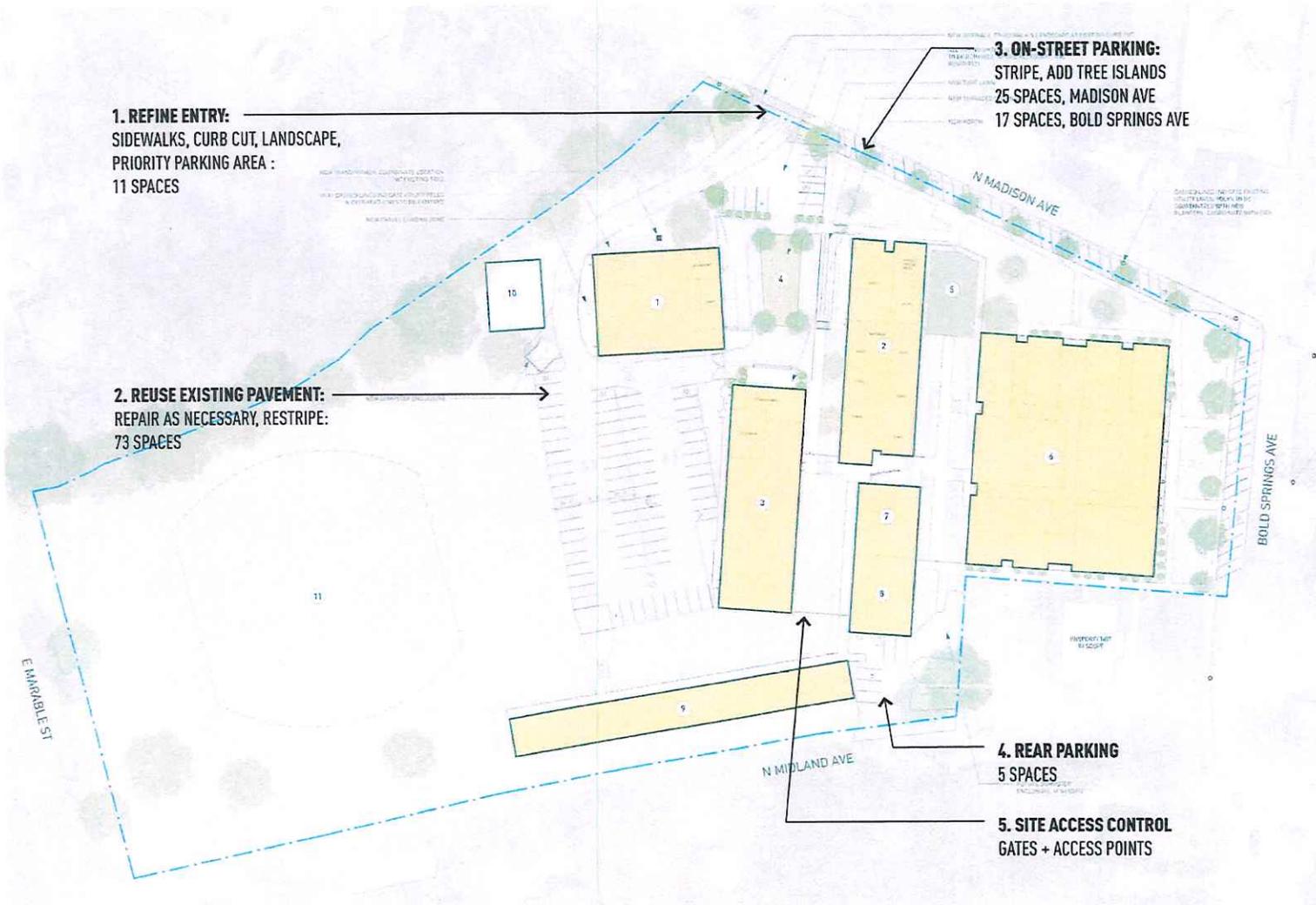


# GRACE MONROE // PARKING

**ON-SITE PARKING:**  
89 SPACES

**ON-STREET PARKING:**  
42 SPACES

**TOTAL PARKING:**  
131 SPACES



**1. REFINE ENTRY:**  
SIDEWALKS, CURB CUT, LANDSCAPE,  
PRIORITY PARKING AREA :  
11 SPACES

**2. REUSE EXISTING PAVEMENT:**  
REPAIR AS NECESSARY, RESTRIPE:  
73 SPACES

**3. ON-STREET PARKING:**  
STRIPE, ADD TREE ISLANDS  
25 SPACES, MADISON AVE  
17 SPACES, BOLD SPRINGS AVE

**4. REAR PARKING**  
5 SPACES

**5. SITE ACCESS CONTROL**  
GATES + ACCESS POINTS

# GRACE MONROE // SITE PLAN

## 1: DENTON HALL

- 8,035 SF
- LOBBY: 670 SF
- RESTROOMS: 615 SF

## 2: CAFE + GRACEKIDZ

- 10,070 SF
- CAFE: 1,995 SF
- OFFICE/MEETING: 775 SF
- CLASSROOMS: 4,730 SF

## 3: STUDENT CENTER

- 10,330 SF
- LOBBY: 1,160 SF
- CLASSROOM: 1,030 SF

## 4: COURTYARD

- TURF LAWN: 2,070 SF

## 5: PLAYGROUND

## 6: OFFICES + COWORKING + MINISTRY COLLECTIVE (FUTURE)

- 26,970 SF

## 7: GATHERING SPACE (FUTURE)

- 2,805 SF

## 8: COMMUNITY KITCHEN (FUTURE)

- 3,035 SF

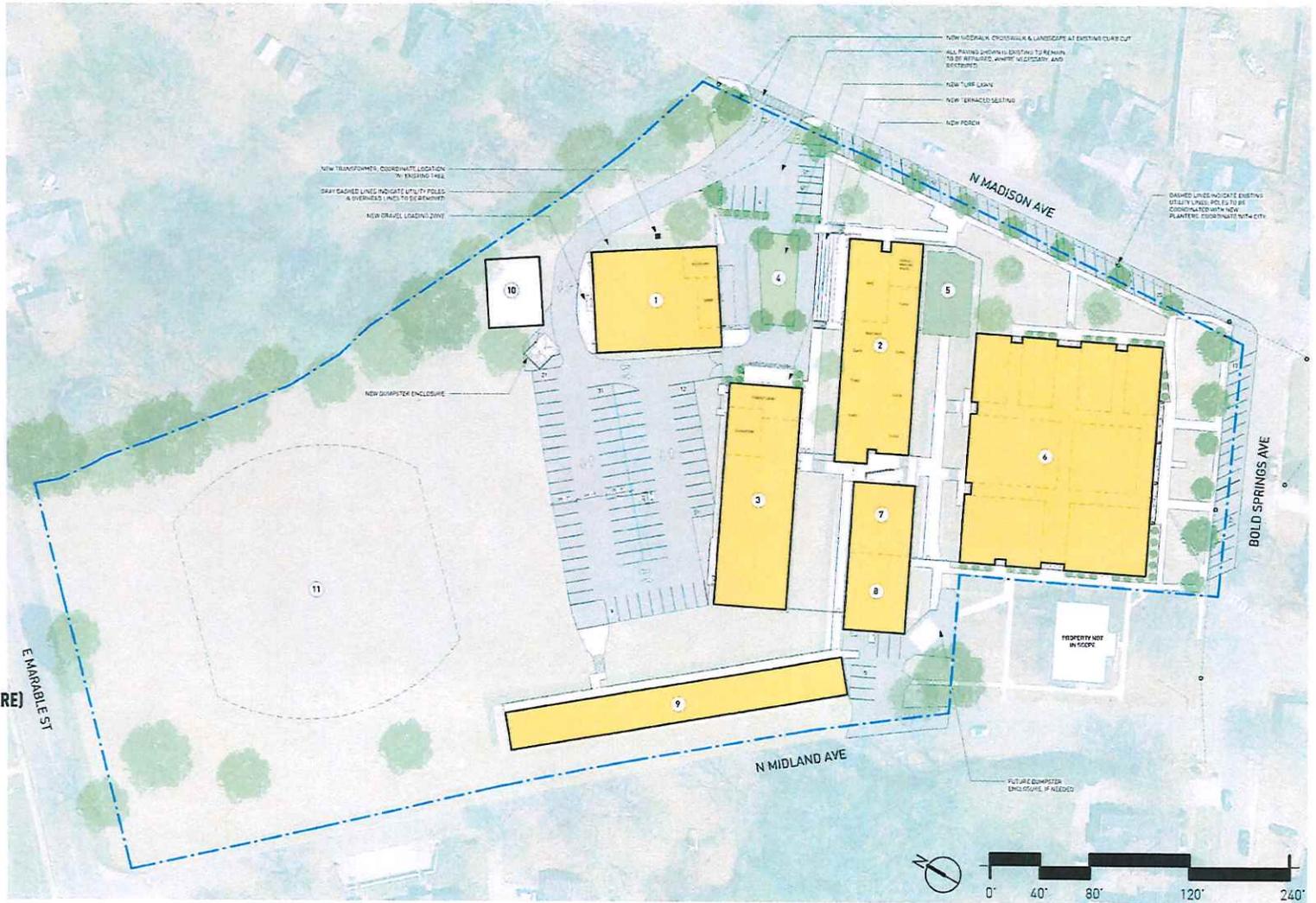
## 9: DORMS / INTERN HOUSING (FUTURE)

- 8,250 SF

## 10: NEW STORAGE (FUTURE)

- 2,360 SF

## 11: PARK SPACE / AMPHITHEATRE (FUTURE)





**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 203 Bold Springs Avenue,  
to be rezoned from PRD to PCD  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on  
September 6, 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 203 Bold Springs Avenue  
to be rezoned from PRD to PCD  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on  
September 11, 2018 at 6:00 P.M.  
All those having an interest should  
be present to voice their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**August 19, 2018**



**To:** City Council / Planning Commission  
**From:** Patrick Kelley  
**Department:** Code Department  
**Date:** 07-24-2018  
**Subject:** 416 South Broad St.

**Budget Account/Project Name:** NA

**Funding Source:** NA

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00

**Company of Purchase:** EnterCompanyHere

**Description:**

The applicant seeks variances which would allow the expansion and redevelopment of the grocery store located on the subject properties. Variances required are:

1. 0' Front setback rather than 25' in order to expand and bring the front of the building to the street r/w allowing for side lot parking
2. 0' sideyard setback rather than 10' to accommodate storage and loft patios above.

This will reflect the desired development pattern expressed in the CDO.

**Background:**

This property has existed in its current configuration for many years and the owners would like to expand and update the property to allow for a mix of uses pursuant to the City's goals of walkability, in-fill development and expansion of the historic characteristics of the downtown development pattern within our Gateway corridors.

**Attachment(s):**

See Below

July 19, 2018

**Petition Number: 18-00310**  
**Applicant: Greg Thompson**  
**Location: 416 South Broad Street**  
**Existing Zoning: B2**  
**Acreage: 1.509 ac**  
**Proposed Use: Commercial**

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

1. The applicant, Greg Thompson, request a variance of Section 700.2 Table 12 for setbacks and building height. The request is for 416 South Broad Street. The property consists of a total of 1.509 acres. The property has a total of approximately 285 ft of road frontage on South Broad Street. Code Department recommends approval.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any: None
3. The literal application of this ordinance does create an unnecessary hardship.
4. The variance would not cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does not 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 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:

# ZONING VARIANCE REQUEST



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

117

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00310	07/19/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	416 S Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	No
			PIN	M0016-147-000		
	CONTRACTOR	Greg Thompson	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Greg Thompson (770 317 1043)	PROJECTID#	416SBroadSt-180719-1		
		EXPIRATIONDATE:	10/31/2018			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR VARIANCE - P&Z MTG  
 9/6/18 @ 5:30 PM - COUNCIL MTG 9/11/18 @  
 6:00 PM - 215 N BROAD STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

880 - \* Zoning Variance Request

**REVISED**

### DIMENSIONS

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

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Signature of Contractor or Authorized Agent

*Debbie Adkinson*

Date

8-17-18

Approved By

Date

## MANAGE YOUR PERMIT ONLINE

### WEB ADDRESS

<http://BuildingDepartment.com/project>

### PERMIT NUMBER

18-00310

### PERMIT PIN

56574

# ZONING VARIANCE REQUEST



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

118

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00310	07/19/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESSES	LOCATION	416 S Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	No
			PIN	M0016-147-000		
	CONTRACTOR	Greg Thompson	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
		722 Clubside Dr Monroe GA 30655	BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Greg Thompson (770 317 1043)	PROJECTID#	416SBroadSt-180719-1		
	722 Clubside Dr Monroe GA 30655	EXPIRATIONDATE:	10/31/2018			

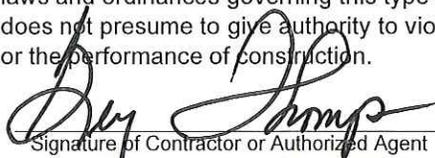
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DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR VARIANCE - P&Z MTG 8/21/18 @ 5:30 PM - 215 N BROAD STREET	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLE FAMILY ONLY	#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
880 - * Zoning Variance Request		TOTAL ROOMS

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 Signature of Contractor or Authorized Agent

7-19-18  
 Date

  
 Approved By

7-19-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00310	56574



Variance/Conditional Use Application

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

Meeting of: Aug 21 / Sept 11, 2018

Your representative must be present at the meeting

Street address 412/416 South Broad St. Council District            /            Map and Parcel # M16/147-148  
Zoning B-2 Acreage 1.509 Proposed Use Commercial / Residential Road Frontage 285 ft. / on South Broad St. (street or streets)

Applicant  
Name Greg Thompson  
Address 416 South Broad St., Monroe  
Phone # 770-267-5632

Owner  
Name John's Supermarket, Inc + Green Thumb Development LLC  
Address 412 & 416 S. Broad St., Monroe  
Phone # 770-267-5632

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:

Expand existing grocery store to app. 20,000 square feet and add 6 residential loft apartments. Also improve parking and flow of property

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

Existing store to be expanded to zero setback on front of lot. Old store to be removed for parking

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

This in-fill project promotes many city goals of in-fill redevelopment, zero lot line building downtown, live, work, & play, better pedestrian access to the store and removal of front loaded parking.

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 attached conceptals for details

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

Store would be unable to properly expand. We would be unable to grow our business

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 *Duy Thompson* Date: 7-20-18

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

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

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

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

Notary Public

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

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

## Specific Variances Requested

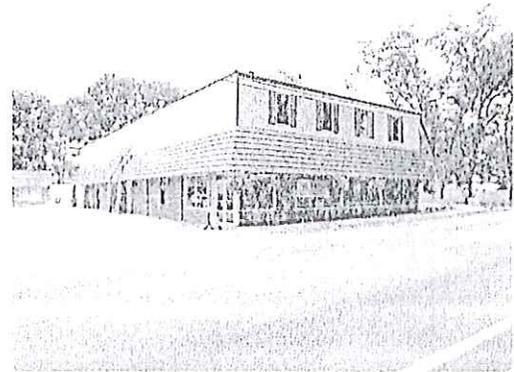
- ① Reduce front yard setback from 25 feet to 0 feet
- ② Reduce side yard setback from 15 feet to 0 feet
- ③ Increase maximum building height to allow new building to mimic height of original store building.
- ④ Allow existing changeable copy sign to be relocated and attached to new brick ground monument sign located in the parking lot area. This will mimic the current Walgreens sign.

#3 and #4  
are not necessary  
#3 sign is existing non-  
conforming and  
non-conformity is being  
reduced  
#4 max allowable height  
exceeds proposed height

**qPublic.net** Walton County, GA

**Summary**

Parcel Number M0160148  
 Location Address 412 S BROAD STREET  
 Legal Description COMM/82AC(412 S BROAD)  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning B2  
 Tax District Monroe (District 01)  
 Millage Rate 41.909  
 Acres 0.82  
 Neighborhood MONROE NBIHD/SPOT-09141 (09141)  
 Homestead Exemption No (S0)  
 Landlot/District 65 / 3  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Level  
 Drainage N/A  
 Road Class City Paved  
 Parcel Road Access Paved



[View Map](#)

**Owner**

JOHNS SUPER MARKET INC  
 % JOHN THOMPSON  
 408 SPRINGDALE ROAD  
 MONROE, GA 30655

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	09141-MONROE NBIHD/SPOT	Square Feet	35,719	0	0	0.82	1

**Commercial Improvement Information**

Description Store with Warehouse above  
 Value \$112,100  
 Actual Year Built 1949  
 Effective Year Built 1989  
 Square Feet 5925  
 Wall Height 11  
 Wall Frames Wood  
 Exterior Wall Masonary / Frame  
 Roof Cover Asphalt Shingle  
 Interior Walls Sheetrock  
 Floor Construction 50% Concrete on Ground  
 50% Wood Joists & Subfloor  
 Floor Finish 30% Concrete  
 70% Vinyl Tile  
 Ceiling Finish Sheetrock  
 Lighting Standard  
 Heating Central A/C & Susp. Heat

Description Store Retail  
 Value \$62,700  
 Actual Year Built 1982  
 Effective Year Built 1992  
 Square Feet 1680  
 Wall Height 12  
 Wall Frames Wood  
 Exterior Wall Brick Veneer  
 Roof Cover Asphalt Shingle  
 Interior Walls Sheetrock/Panel  
 Floor Construction Concrete on Ground  
 Floor Finish Concrete  
 Ceiling Finish Sheetrock  
 Lighting Standard  
 Heating CH A/C

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving-Conc(M) 4" 1001-3000	2013	0x0 / 1260	1	\$2,500
Paving-Asph(J) 3" >10000	1995	0x0 / 15000	1	\$6,400
Paving-Conc(M) 4" 1001-3000	1980	0x0 / 1848	1	\$990

Permits

Permit Date	Permit Number	Type	Description
03/27/2013	13-00094	RENOVATIONS	----FOR 2014 ADDED CONCRETE, CAFE+PLMB FIXTS, DEMOLISHED OLD STORAGE BLDG. 100%--08/13/13--GN
03/27/2013	13-00093	DEMOLITION	2014 Demo
03/27/2013	13-00093	DEMOLITION	----FOR 2014 ADDED CONCRETE, CAFE+PLMB FIXTS, DEMOLISHED OLD STORAGE BLDG. 100%--08/13/13--GN

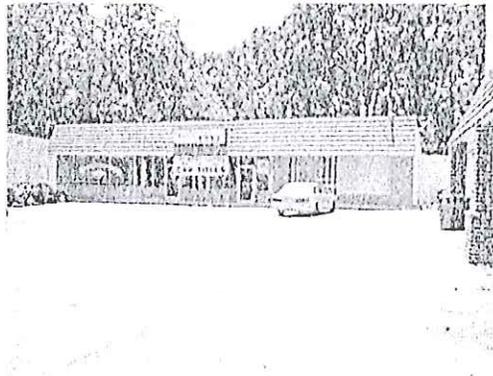
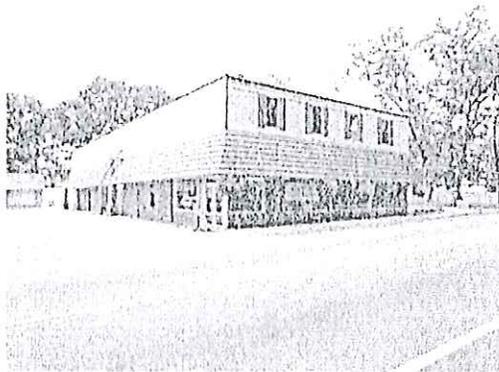
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	112 196		50	Unqualified Sale		JOHNS SUPER MARKET INC

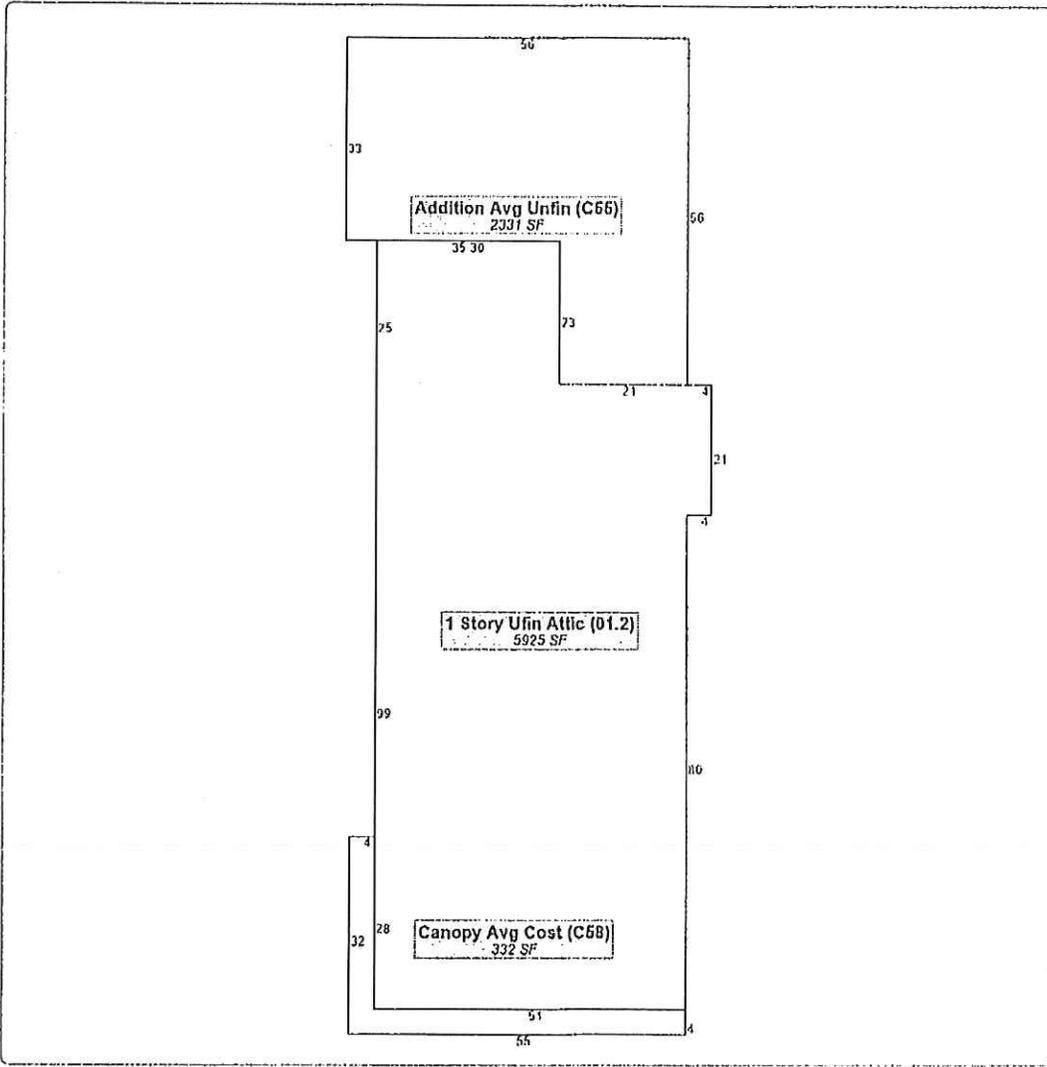
Valuation

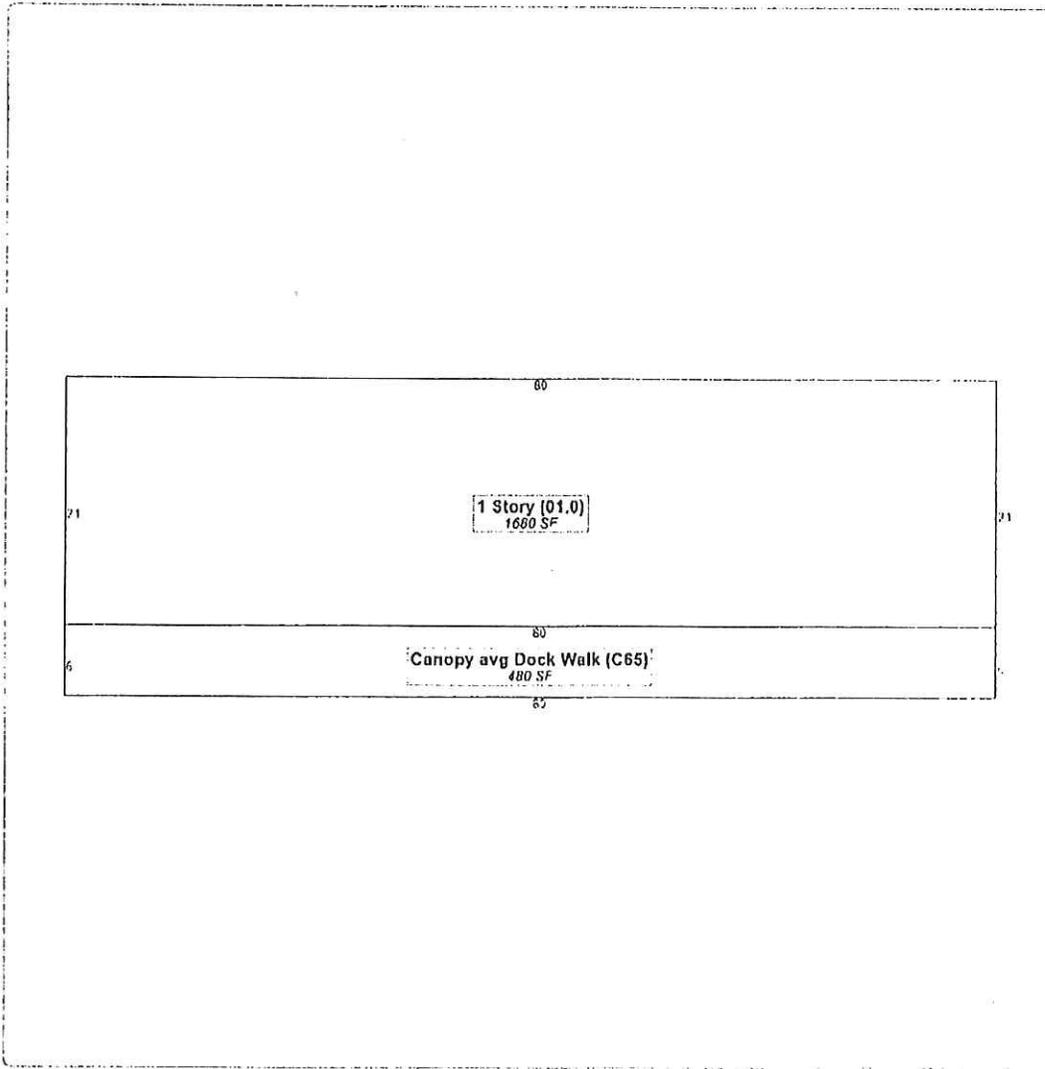
	2017	2016	2015
Previous Value	\$224,690	\$224,690	\$226,300
Land Value	\$39,200	\$39,200	\$39,200
+ Improvement Value	\$174,800	\$174,800	\$174,800
+ Accessory Value	\$9,890	\$10,690	\$10,690
= Current Value	\$223,890	\$224,690	\$224,690

Photos



Sketches





No data available for the following modules: Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload Data: 1/18/2018, 8:10:16 AM



Developed by  
The Schneider  
Corporation

LAW OFFICES  
WILLIAM LEE PRESTON  
110-112 COURT SQUARE  
MONROE, GEORGIA 30655

WALTON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID \$ 18.80

WARRANTY DEED

DATE 7-26-74

*Thomas S. Batchelor*  
CLERK OF SUPERIOR COURT

STATE OF GEORGIA COUNTY OF WALTON

THIS INDENTURE, Made the 25th day of July, in the year one thousand nine hundred Seventy-four, between

John T. Thompson

of the County of Walton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and John's Super Market, Inc., a corporation of the County of Walton, State of Georgia

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 Assumption of Loan, Other Valuable Consideration and Ten ----- ( \$10.00 ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in the State of Georgia, County of Walton and in the City of Monroe, located on the Westerly side of South Broad Street as shown by survey and plat made by J. M. Williams, County Surveyor, Registered No. 374, dated October 26, 1951, recorded in Plat Book 3, page 276, Clerk's Office, Walton Superior Court, reference being hereby made to said plat and the record thereof for a more complete description. Said land is more particularly described as follows:

To find the true point of beginning, begin at a point where the Southerly edge of the right of way of Boulevard intersects with the Westerly edge of the right of way of South Broad Street, and running thence South 32 degrees East 309 feet to a point where the Northerly edge of subject property corners with the Southerly edge of property of Mrs. Florence Henson, which is the true point of beginning; from said beginning point, running South 32 degrees East 140 feet along the right of way of South Broad Street to a point; running thence South 60 degrees West 210 feet to a point; running thence North 11½ degrees West 148 feet to a point; running thence North 60 degrees East 161 feet to the beginning point on the right of way of South Broad Street.

Said property is bounded now or formerly as follows: Northerly by lands of Mrs. Florence Henson; Easterly by right of way of South Broad Street; Southerly by lands of W. H. Goodwin Estate; and Westerly by lands of Mrs. Florence Henson.

Said tract of land is known and designated as No. 410-412 South Broad Street, according to the present system of numbering in the City of Monroe, Georgia, and on said land is a commercial building known as John's Thriftown.

(CONTINUED)

Said property was conveyed to John T. Thompson by Tommie E. Still by warranty deed dated June 12, 1974, recorded in Deed Book 110, page 725-726, Clerk's Office, Walton Superior Court.

This conveyance is subject to a debt with an unpaid principal balance as of the date of this conveyance of \$56,250.00, which debt is secured by a Deed to Secure Debt from John T. Thompson to Tommie E. Still, dated June 12, 1974, recorded in Deed Book 121, page 370-371, Records of Walton County, Georgia. By the acceptance of this deed, Grantee hereby assumes and promises to pay said unpaid principal balance, together with future interest thereon, as the same shall become due and payable. Grantor warrants the accuracy of said unpaid principal balance, that there has been no default under the terms of said Deed to Secure Debt or the note secured thereby, and that Grantor has not and will not incur any other indebtedness which would be secured by said Deed.

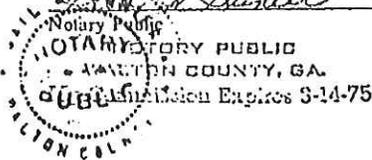
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Wm. L. Preston (Seal) John T. Thompson (Seal)  
Unofficial Witness John T. Thompson  
John T. Hunter (Seal)  
Notary Public

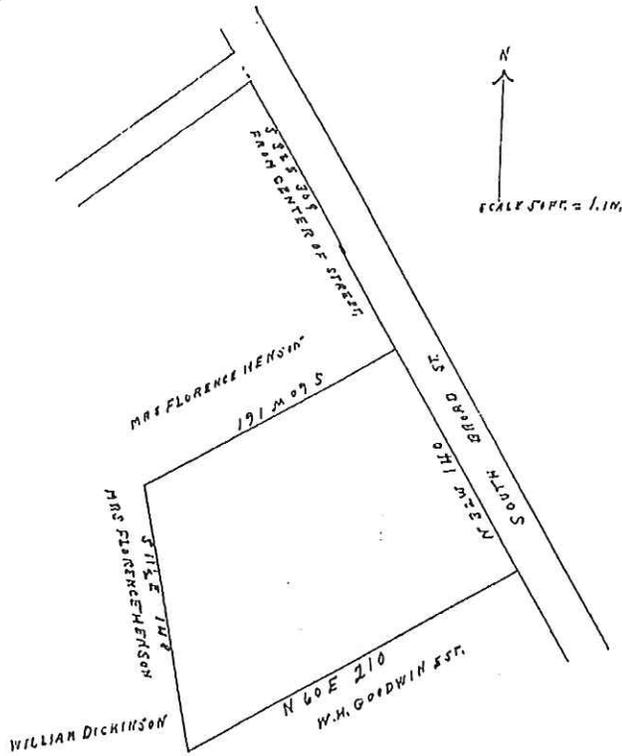


FILED IN OFFICE  
CLERK SUPERIOR COURT  
WALTON COUNTY GA.  
74 JUL 26 AM 9:05  
PAGE NO. 196-197  
BOOK NO. 118 DATE 7-2-1974  
THOMAS S. BATCHELOR, CLERK

276

*W. S. Still, Surveyor, W. Va.*

3-176



THE PLAT ABOVE CORRECTLY REPRESENTS A LOT SURVEYED FOR T. E. STILL, LOCATED ON SOUTH BRADST. MONROE, WALTER COUNTY, GA.

OCT. 26 - 1951

REG. NO. 374 J. M. WILLIAMS C.S.

*Recorded October 30th. 1951  
John S. Williams, Clerk*

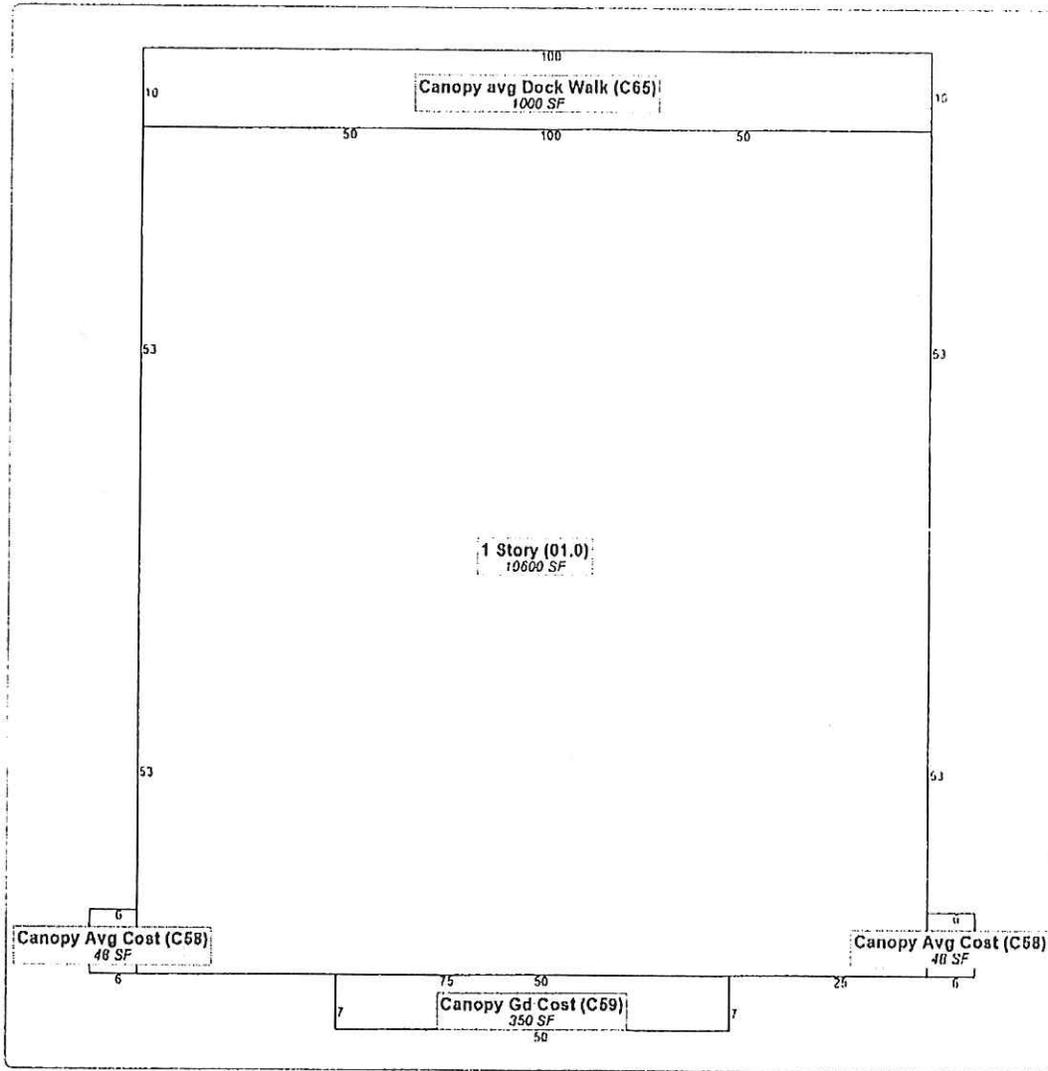
Valuation

	2017	2016	2015
Previous Value	\$457,300	\$457,300	\$458,500
Land Value	\$29,200	\$29,200	\$29,200
+ Improvement Value	\$405,600	\$405,600	\$405,600
+ Accessory Value	\$21,200	\$22,500	\$22,500
= Current Value	\$456,000	\$457,300	\$457,300

Photos



Sketches



No data available for the following modules: Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload Data: 1/18/2018, 8:10:16 AM



58

Deed Doc: WD Rec#: 166987  
Recorded 05/01/2009 04:30PM  
Georgia Transfer Tax Paid : \$165.00

Return To:  
\* Preston & Malcom, P.C.  
110-112 Court Square  
Post Office Box 984  
Monroe, Georgia 30655  
File No : 09-22129

KATHY K. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 03033 Pg 0487

[Space above this line for recording data]

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, made the 1st day of May, in the year Two Thousand Nine, between JERE DAVID FIELD of the County of Putnam, and State of Indiana, as party or parties of the first part, hereinafter called Grantor, and GREGORY P. THOMPSON of the County of Walton, and State of Georgia, 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 and No/100--(\$10.00) DOLLAR in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the County of Walton, State of Georgia, and in the City of Monroe and being more particularly described as follows: BEGINNING at a corner point on the Westerly edge of South Broad Street right-of-way, said corner being marked with a cross cut in the sidewalk; thence South 31 degrees 37 minutes East one hundred sixteen and five-tenths (116.5) feet contiguous to the Westerly edge of the right-of-way of South Broad Street to a corner point marked with a cross cut in the sidewalk; thence South 60 degrees 13 minutes West two hundred forty-seven (247) feet to an iron pin corner; thence North 14 degrees 30 minutes West one hundred twenty one (121) feet to an iron pin corner; thence North 60 degrees 00 minutes East two hundred twelve (212) feet to the beginning corner. Bounded, now or formerly, as follows: Northerly by Still property, Easterly by South Broad Street, Southerly by Walton Mill, Inc. property and Westerly by Williamson and Dickinson properties. This is improved property known as No. 416 South Broad Street according to the present system of numbering buildings in the City of Monroe, Georgia. Together with and subject to all incidents, rights and obligation described in a joint easement for driveway between Walton Mill, Inc. and Jere Field, recorded February 24, 1972, in Deed Book 87, page 543, in the Office of the Clerk of the Superior Court of Walton County, Georgia. This description is from a survey and plat of Jere Field made by William J. Gregg, Sr., on July 16, 1965, said being recorded in Plat Book 12, page 176, in said Clerk's Office and is incorporated herein by reference thereto.

Being the same property conveyed to Grantor herein by Executor's Deed of Assent dated November 13, 2006, recorded in Deed Book 2603, Pages 495-496, Walton County, Georgia Records.

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

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

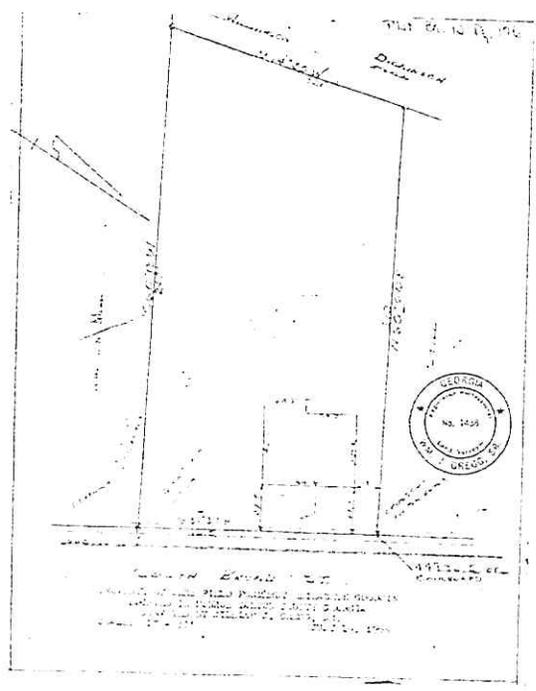
Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

*[Signature]* (SEAL)  
JERE DAVID FIELD

(SEAL)  
STACIE E. JOHNSON  
Resident of Putnam County, IN  
Commission Expires: July 4, 2018  
SEAL AFFIXED



Recorded: July 16, 1965  
 Barbara Allen, Dep. Clerk

17  
18



Deed Doc: QCD Rec#: 166987

Recorded 05/01/2009 04:30PM  
Georgia Transfer Tax Paid : \$0.00

KATHY E. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 03033 Pg 0488

Return to:  
Preston & Maloon, P. C.  
110-112 Court Square  
Post Office Box 064  
Monroe, Georgia 30655  
File No.: 00-22129

### QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, Made the 1st day of May, in the year Two Thousand Nine, between JERE DAVID FIELD, of the County of Putnam, and the State of Indiana, as party or parties of the first part, hereinafter called Grantor, and GREGORY P. THOMPSON of the County of Walton, and the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

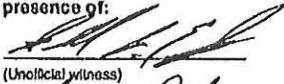
All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, located in Land Lot 55, 3rd District, containing 0.606 acres, as shown by a plat of survey entitled "Boundary Survey for: Greg Thompson", prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated April 15, 2009, recorded in Plat Book 105, Page 64, Clerk's Office, Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

Said property being further identified as 416 South Broad Street according to the present system of numbering in the City of Monroe, Georgia.

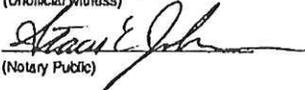
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

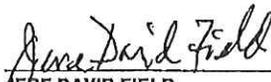
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:



(Unofficial witness)

  
(Notary Public)

  
JERE DAVID FIELD (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)



STACIE E. JOHNSON  
Resident of Putnam County, IN  
Commission Expires: July 4, 2013

SEAL AFFIXED



215 N Broad Street • P.O. Box 1249 • Monroe, GA 30655 • (770) 266-5331 •

---

August 9, 2018

Mayor John S. Howard  
City Council Members  
City of Monroe  
215 N. Broad Street  
Monroe, GA 30655

Dear Mayor Howard and City Council Members,

The Downtown Development Authority Board of Directors strongly encourage the City of Monroe to approve the expansion project proposed for John's Supermarket in Downtown Monroe.

The DDA has assisted in the site plan developed for this project by connecting the Downtown Design Studio through the Department of Community Affairs to provide a design that reflects the historic character of the existing downtown corridor and meets the market demands of our community. The DDA Board voted to formally recommend to the Mayor and Council that the City of Monroe support this development.

Since the John's Supermarket project expands current grocery and prepared food options and adds lofts to our downtown core, the concept is in keeping with the city's LCI goal to "encourage mixed-use development and housing on currently vacant or underutilized lots" and "use historic building types to influence new construction design." This project is also in keeping with the Community Work Plan adopted by the Monroe DDA which states the board will "use public-private partnerships to drive economic growth that bring more dining and housing opportunities" to downtown.

The Downtown Development Authority Board of Directors offers our full support of the John's Supermarket proposal and is eager to see the development change the landscape of S. Broad Street.

Sincerely,

Lisa R. Anderson  
Chairman



*John Spence*

#14448

FILES IN OFFICE  
CLERK, SUPERIOR COURT  
WALTON COUNTY, GEORGIA

98 JAN -9 PM 4:28

RECORDED JAN 12 1998

STATE OF GEORGIA  
COUNTY OF WALTON

BOUNDARY LINE AGREEMENT

BOOK 800 PAGE

The first undersigned party is the owner of the following

property, to wit:

All that tract or parcel of land, together with all improvements thereon, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65, 3rd District, being Tract 1, containing 1.246 acres, more or less, as shown on a plat of survey entitled "Survey for FIRST METHODIST CHURCH OF MONROE," prepared by Von Itter & Associates, Inc., certified by Robert W. Von Itter, Registered Professional Land Surveyor No. 2251, dated April 21, 1997, recorded in Plat Book 74, Page 198, Walton County Clerk of Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description.

The second undersigned party is the owner of the property adjoining the southeastern line of said property, and the parties hereto desire to enter into an agreement definitively locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid by the second undersigned party to the first party, it is agreed that the southeastern line of the property hereinabove described, beginning at the southern point of Tract I, and then proceeding North 09°13'42" West a distance of 95.24 feet to an iron pin, proceeding thence North 62°31'24" East 155.90 feet to an iron pin shall constitute the dividing line between the properties of the parties, and each party quitclaims to the other such areas respectfully adjoining said lines as are required to establish the same as a boundary.

(CONTINUED)

204

WITNESS our hands and seals, this 31<sup>st</sup> day of December, 1997.

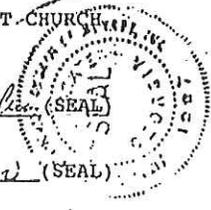
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

FIRST UNITED METHODIST CHURCH OF MONROE, INC.

Annabelle B. Spence  
NOTARY  
A. Randolph Jeffrey  
UNOFFICIAL WITNESS



By: Carlynn Hernandez (SEAL)  
Attest: Macee Nelson (SEAL)



SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

JOHN'S SUPER MARKET, INC.

Annabelle B. Spence  
NOTARY  
A. Randolph Jeffrey  
UNOFFICIAL WITNESS



By: John T. Thompson (SEAL)  
Attest: Allic J. Thompson (SEAL)



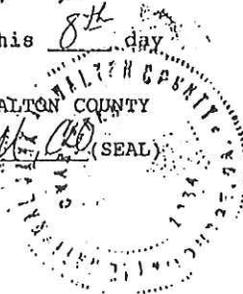
For value received, the undersigned, as holder of an outstanding security deed upon part or all of the property affected by the within and foregoing boundary-line agreement, hereby joins in the execution of the same as evidence of consent thereto.

Witness the hand and seal of the undersigned, this 8<sup>th</sup> day of January, 1998.

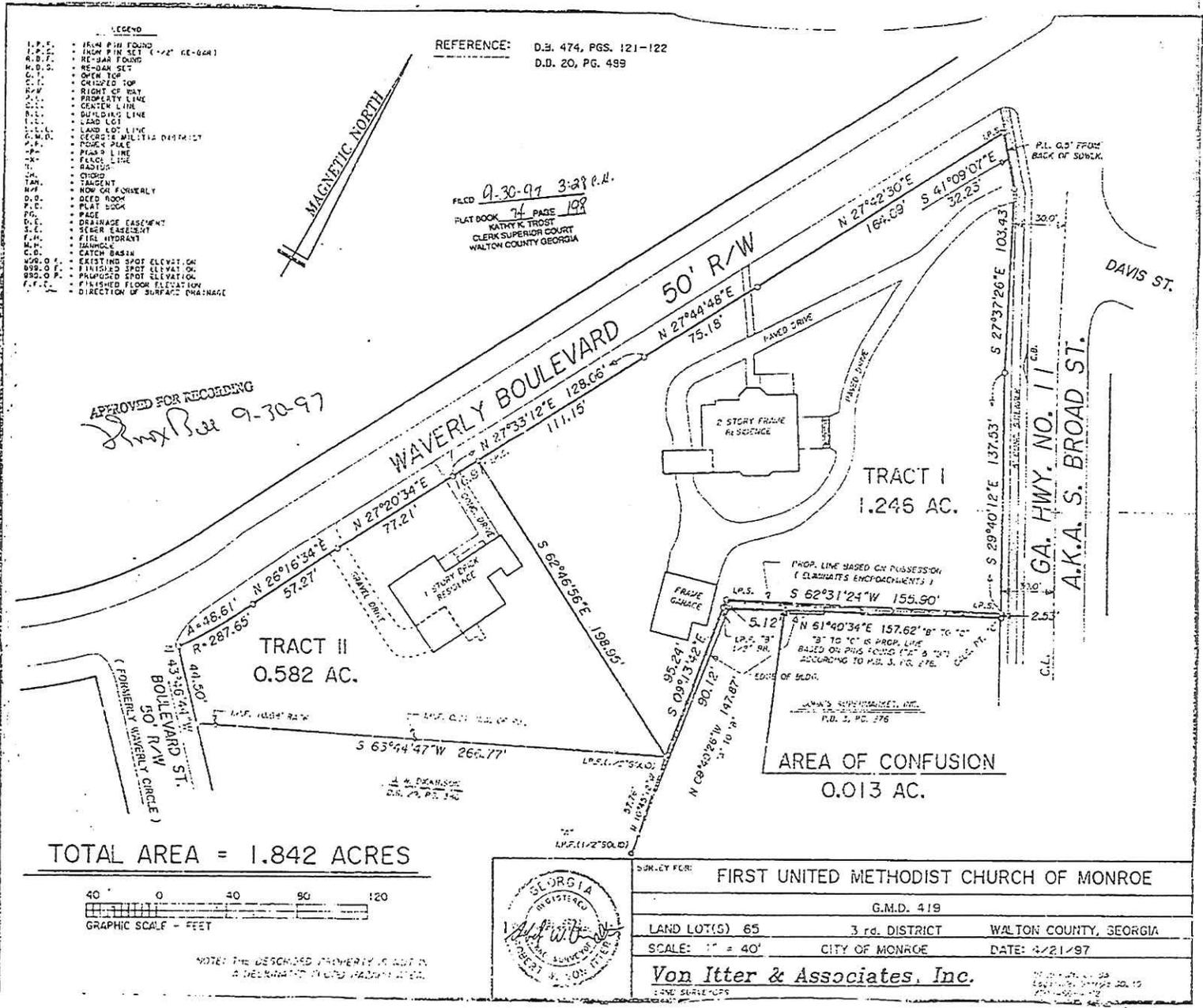
Annabelle B. Spence  
NOTARY  
A. Randolph Jeffrey  
UNOFFICIAL WITNESS

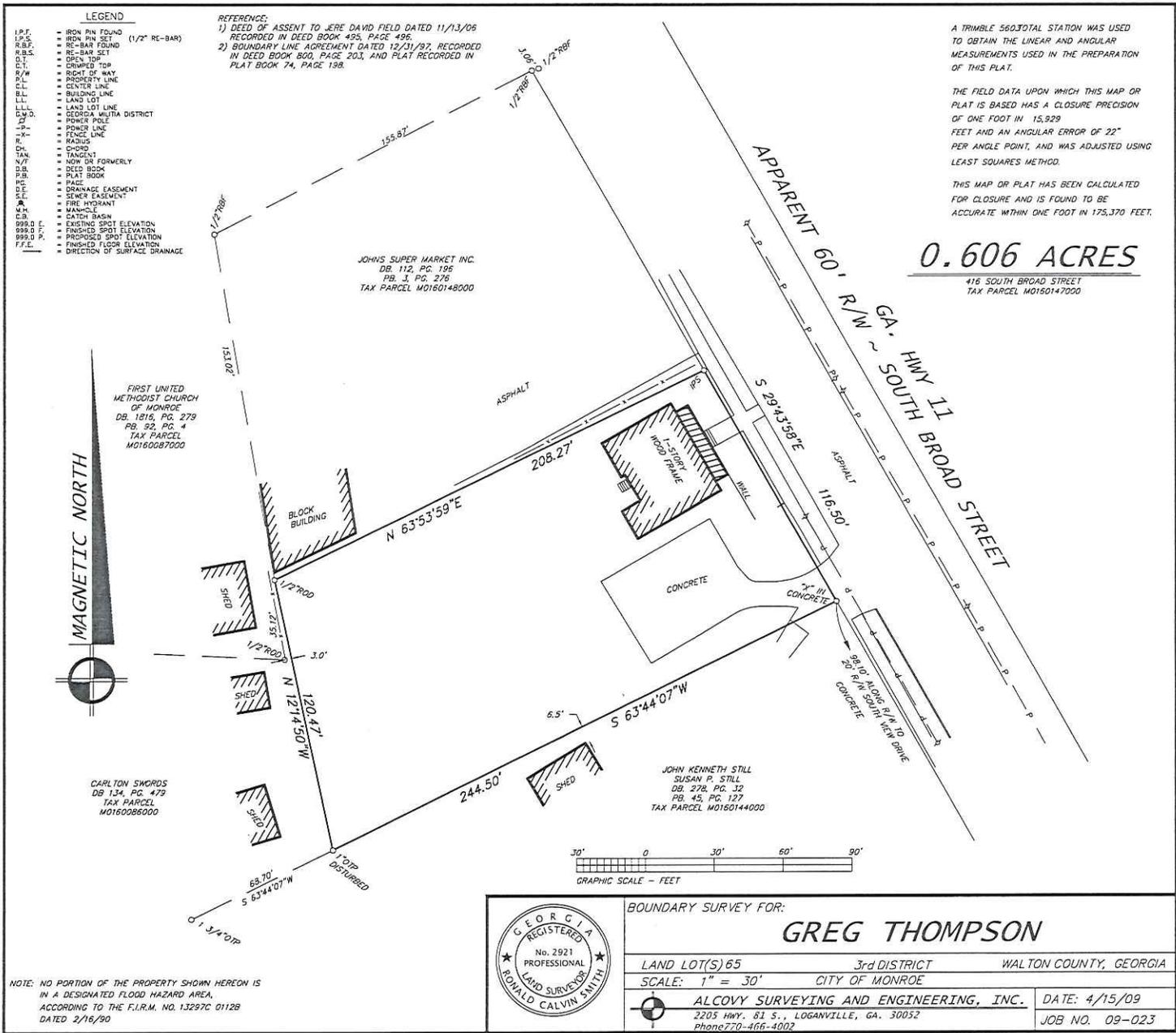


THE NATIONAL BANK OF WALTON COUNTY  
By: Spencer B. Quinn (SEAL)



http://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=748&key2=198&county=147&countyname=WALTON&userd=280931&appid=28





- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET (1/2" RE-BAR)
  - R.B.F. = RE-BAR FOUND
  - R.B.S. = RE-BAR SET
  - O.T. = OPEN TOP
  - C.T. = CHURCH 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 METRIA DISTRICT
  - P.P. = POWER POLE
  - P.L.C. = POWER LINE
  - F.L. = FENCE LINE
  - R. = RADIUS
  - C. = CHORD
  - T. = TANGENT
  - N.F. = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - P.C. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.E. = SEWER EASEMENT
  - M.H. = FIRE HYDRANT
  - M.S. = MANSION
  - C.B. = CATCH BASIN
  - E.S. = EXISTING SPOT ELEVATION
  - F.S. = FINISHED SPOT ELEVATION
  - P.S. = PROPOSED SPOT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - D.S.D. = DIRECTION OF SURFACE DRAINAGE

**REFERENCE:**  
 1) DEED OF ASSENT TO JERE DAVID FIELD DATED 11/13/06 RECORDED IN DEED BOOK 425, PAGE 496.  
 2) BOUNDARY LINE AGREEMENT DATED 12/31/97, RECORDED IN DEED BOOK 800, PAGE 203, AND PLAT RECORDED IN PLAT BOOK 74, PAGE 198.

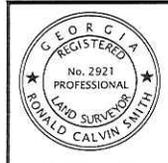
A TRIMBLE 560 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,929 FEET AND AN ANGULAR ERROR OF 22" 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 175,370 FEET.

**0.606 ACRES**  
 416 SOUTH BROAD STREET  
 TAX PARCEL M0150147000

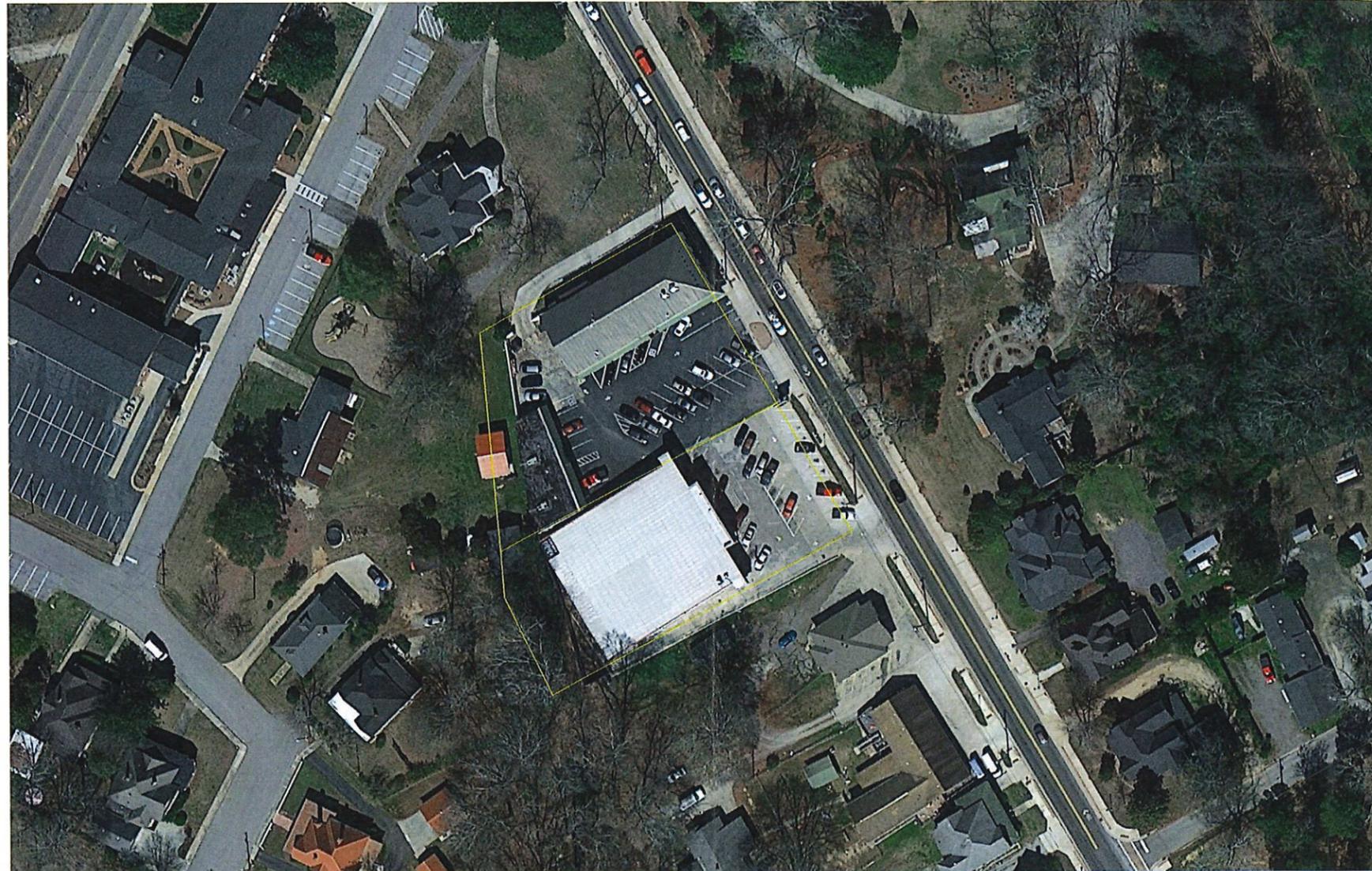
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C 01128 DATED 2/16/90



BOUNDARY SURVEY FOR:		
<b>GREG THOMPSON</b>		
LAND LOT(S) 65	3rd DISTRICT	WALTON COUNTY, GEORGIA
SCALE: 1" = 30'		CITY OF MONROE
ALCOVY SURVEYING AND ENGINEERING, INC.		DATE: 4/15/09
2205 HWY. 81 S., LOGANVILLE, GA. 30052		JOB NO. 09-023
Phone 770-466-4002		

John's Supermarket Property

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



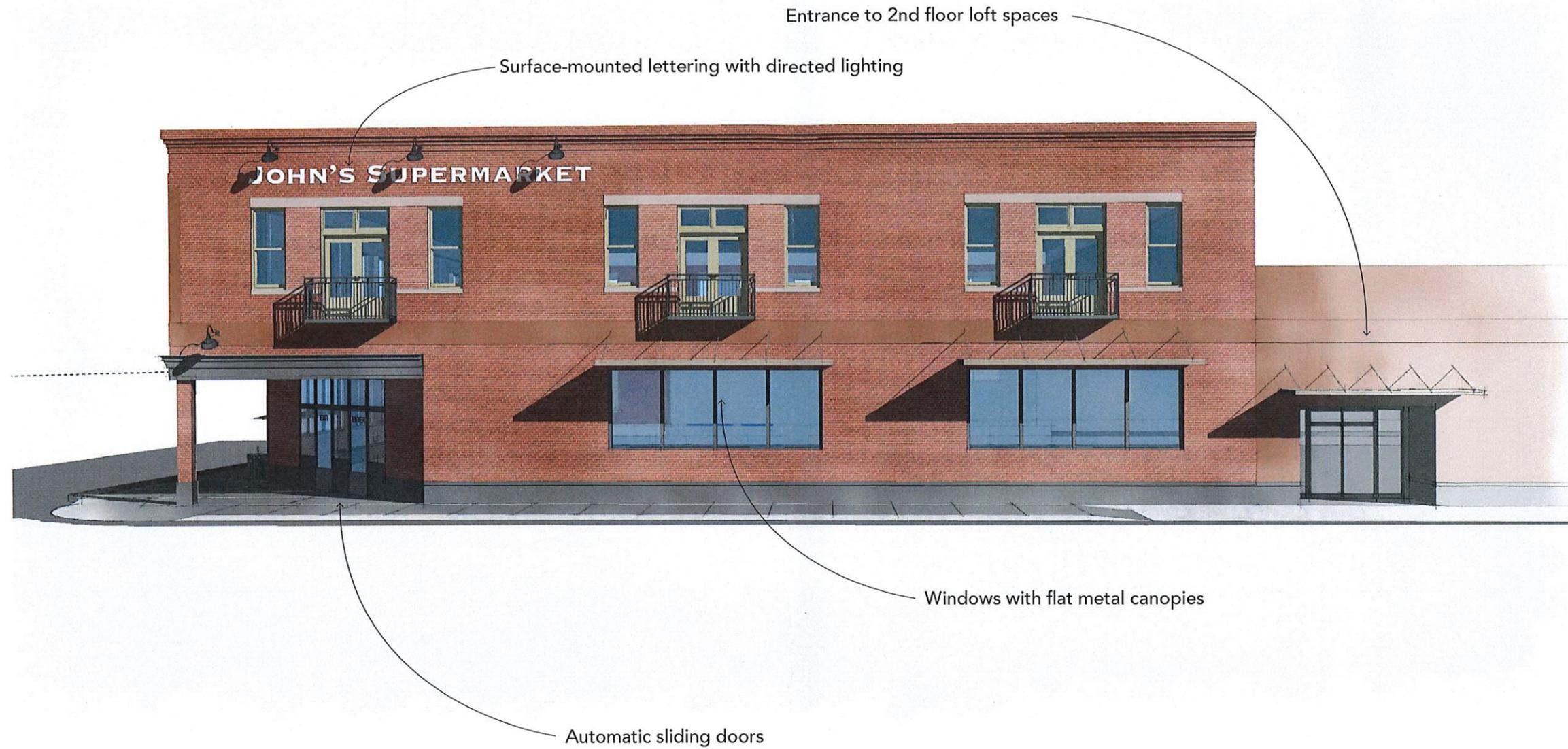
Preliminary Site and Parking Area Plan

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



West Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



North Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



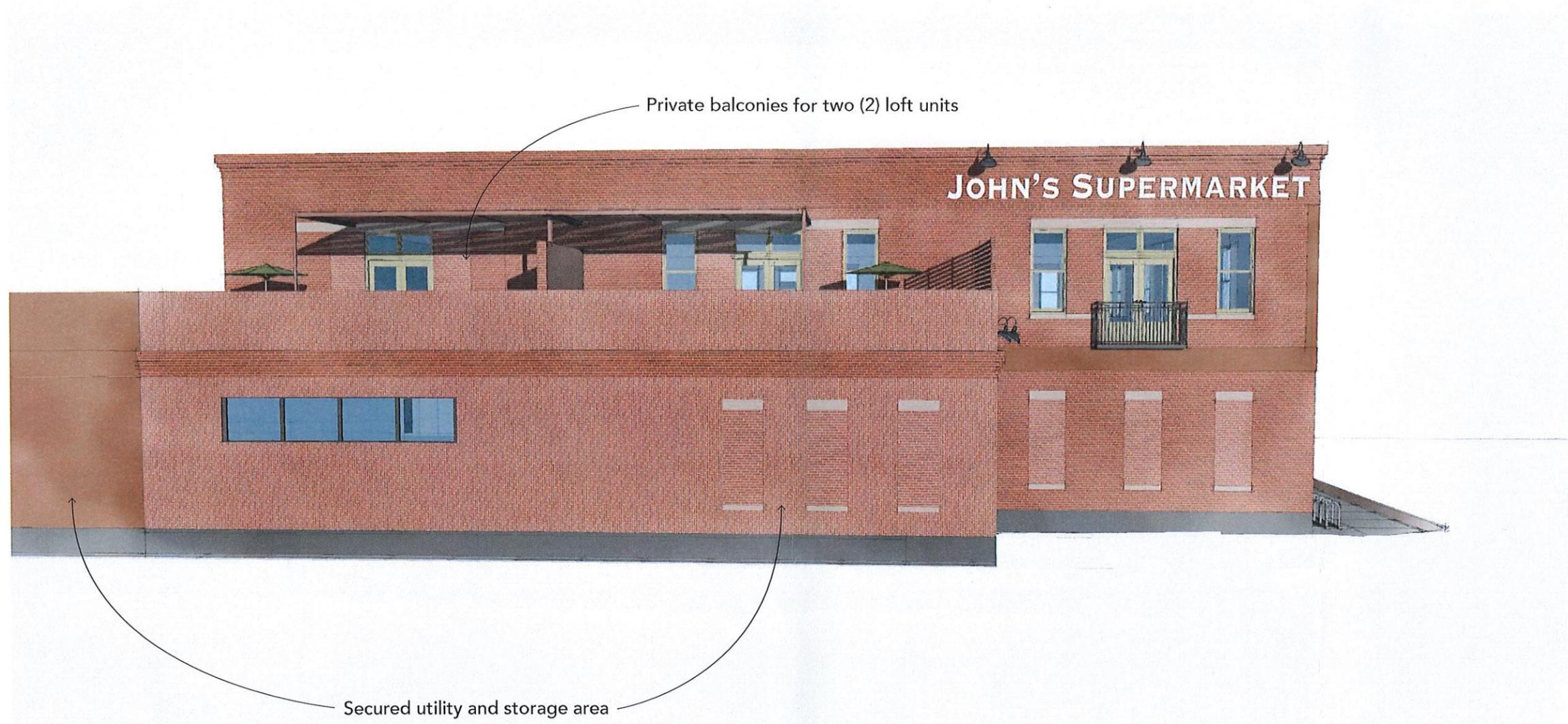
Interior cafe seating with view to exterior

Seating area is shaded by building in the afternoons

COMMENTS:

East Elevation

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



View Looking East

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



View Looking West

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section 700.2 Table 12 of the Zoning Ordinance for 416 S Broad Street. A public hearing will be held on September 6, 2018 before the Planning & Zoning Commission, at 5:30 P. M.**

**The City of Monroe has received a request for a variance of section 700.2 Table 12 of the Zoning Ordinance for 416 S Broad Street. A public hearing will be held on September 11, 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:**

**August 19, 2018**



P.O. Box 1249 • Monroe, Georgia 30655  
 (770) 207-4674  
 Attn: Business License Division

## OCCUPATION TAX APPLICATION

BUSINESS NAME THE MARKET SWAD LLC TELEPHONE 770 267-8722  
 ADDRESS 238 N. MADISON AVENUE MONROE GA 30655 TYPE OF BUSINESS  
 MAILING ADDRESS Same above Grocery Store  
 EMAIL ADDRESS Steve\_soby@yahoo.com  
 OWNER'S NAME Mohammed A. Rahman TELEPHONE 404-610-8350  
 EMERGENCY CONTACT PERSON: Steve Rahman

TELEPHONE 404-610-8350

PROPERTY OWNER'S NAME: Diamond Jubilee Partners LLC

TELEPHONE 404 786-2278

\*\*NUMBER OF EMPLOYEES: FULL TIME 2  
 PART TIME 0

\*\*(Including Owners & Family Members)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE

BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES  NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES  NO

### A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature: [Signature]

Date 07 10 18

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE FEES

### CONSUMPTION ON PREMISE:

### LICENSE FEE:

BEER/WINE	\$1000.00	_____
NON PROFIT PRIVATE CLUB	\$600.00	_____
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	_____
BEER/WINE AMENITIES LICENSE	\$100.00	_____
DISTILLED SPIRITS	\$3000.00	_____
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	_____
SUNDAY SALES	\$150.00	_____

### PACKAGE:

### LICENSE FEE:

BEER/WINE	\$2000.00	_____ ✓
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	_____
GROWLERS	\$2000.00	_____

### MANUFACTURER

### LICENSE FEE: 1 FEE ONLY

DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	_____
BREWERY OR MICRO-BWERIES	\$1000.00	_____
BREW PUB	\$750.00	_____

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY

BEER/WINE

\$1500.00

DISTILLED SPIRITS

\$2000.00

PRINCIPAL PLACE OF BUSINESS – NOT IN CITY

\$100.00

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS

\$25.00 PER DAY

FOR PROFIT ORGANIZATIONS

\$150.00 PER DAY

SPECIAL EVENT VENUES

\$300.00

REGISTRATION

**There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.**

**There is no application fee for wholesale dealers.**

1. Full Name of Business SWAD LLC

Under what name is the Business to operate? THE MARKET

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

2. Address: a) Physical: 238 NORTH MADISON AVENUE, MONROE GA 30655

b) Mailing: \_\_\_\_\_

3. Phone \_\_\_\_\_ Beginning Date of Business in City of Monroe \_\_\_\_\_

4.  New Business  Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number [REDACTED] Georgia Sales Tax Number [REDACTED]

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes \_\_\_\_\_ No \_\_\_\_\_

Liquor 100 Yards (Church) or 200 Yards (School) Yes \_\_\_\_\_ No \_\_\_\_\_

7. Full name of Applicant Mohammed A. Rahman

[Redacted]

Full Name of Spouse, if Married LAILA BANU.

Are you a Citizen of the United States or Alien Lawful Permanent Resident? US Citizen

Birthplace BOGRA BANGLADESH.

Current Address 4694 Lawrenceville Hwy City TUCKER St GA Zip 30084

Home Telephone \_\_\_\_\_

Number of Years at present address 10 YRS

Previous address (If living at current address less than 2 yrs).

\_\_\_\_\_

Number of years at previous address \_\_\_\_\_

Driver's License Number & State [Redacted] GA.

8. If new business, date business will begin in Monroe \_\_\_\_\_

If transfer or change of ownership, effective date of this change \_\_\_\_\_

**If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.**

Previous applicant & D/B/A \_\_\_\_\_

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer Steve Rahman Manager

2260 Primrose pkce Lane

Lawrenceville GA 30044. tele 404-610-8350.

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

No

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license?

No.

12. Do you own the land and building on which this business is to be operated?

No.

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [ ] yes or [X] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

SWAD LLC 4694 Lawrenceville Hwy, Tucker GA 30084  
Mohammed A. Rahman 100% Sole owner.

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

SWAD LLC  
Mohammed A. Rahman 100% owner.  
4694 Lawrenceville Hwy  
Tucker GA 30084

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. \_\_\_\_\_

N/A

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. \_\_\_\_\_

N/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. \_\_\_\_\_

NO.

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. \_\_\_\_\_

NO.

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) \_\_\_\_\_

NO

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? \_\_\_\_\_

No

**22. If a retail grocery business in existence for more than six (6) months:**

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

**If a retail grocery business in existence for less than six (6) months:**

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Mohammed T. Rahman  
Name  
2260 Primrose Place LN  
Address  
City Lawrenceville State GA Zip 30044 Telephone 404 518 6175

2. RANA HOSSIN  
Name  
1249 Renee Drive  
Address  
City Lilburn State GA Zip 30047 Telephone 404-578-7855

3. Soby TANVIR  
Name  
2260 Primrose Place LN  
Address  
City LAWRENCEVILLE State GA Zip 30044 Telephone 404-518-6175

This the 07 day of 06 - 2018.

[Signature] (Signature Applicant)

Owner (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Mohammed Rahman (Print Name)

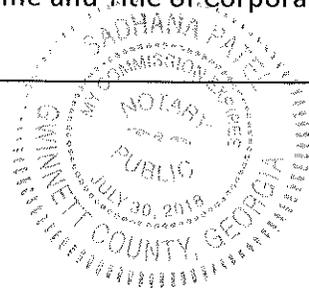
Or: \_\_\_\_\_ (Signature of Corporate Officer)

\_\_\_\_\_ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: \_\_\_\_\_

Notary Public:

Executed: [Signature]





P.O. Box 1249 • Monroe, Georgia 30655  
 (770) 207-4674  
 Attn: Business License Division

## OCCUPATION TAX APPLICATION

BUSINESS NAME RMCQ Monroe LLC DBA Monroe Food Mart TELEPHONE (214) 208-1361

ADDRESS 615 E Spring street, Monroe Ga 30655

TYPE OF BUSINESS

3 ADDRESS 3270 Morgan Rd Buford Ga 30519

Gas station

ADDRESS Rushmartholdings@gmail.com

OWNER'S NAME Hina Noorani

TELEPHONE (214) 208-1361

EMERGENCY CONTACT PERSON: Hina Noorani

TELEPHONE (214) 208-1361 - 214-762-8830

PROPERTY OWNER'S NAME: K17-615 E spring street LLC and Michael F Mansfield SR

TELEPHONE (678) 897-0746

\*\*NUMBER OF EMPLOYEES: FULL TIME 4

PART TIME \_\_\_\_\_

\*\*(Including Owners & Family Members)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE

BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES  NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES  NO

**A PERMIT IS REQUIRED FOR ALL SIGNS!!**

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

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

H. Noorani

Date 8 / 17 / 18

**CITY OF MONROE**

**ALCOHOLIC BEVERAGE LICENSE APPLICATION**

**INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.**

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

**CITY OF MONROE**

**ALCOHOLIC BEVERAGE LICENSE FEES**

<u>DESCRIPTION ON PREMISE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$1000.00	_____
NON PROFIT PRIVATE CLUB	\$600.00	_____
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	_____
BEER/WINE AMENITIES LICENSE	\$100.00	_____
DISTILLED SPIRITS	\$3000.00	_____
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	_____
SUNDAY SALES	\$150.00	_____
<u>PACKAGE:</u>	<u>LICENSE FEE:</u>	
BEER/WINE	\$2000.00	_____ ✓
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	_____
GROWLERS	\$2000.00	_____
<u>MANUFACTURER</u>	<u>LICENSE FEE: 1 FEE ONLY</u>	
DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	_____
BREWERY OR MICRO-BREWERIES	\$1000.00	_____
BREW PUB	\$750.00	_____

WHOLESALE DEALERS:LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY

BEER/WINE

\$1500.00

DISTILLED SPIRITS

\$2000.00

PRINCIPAL PLACE OF BUSINESS - NOT IN CITY

\$100.00

TEMPORARY LICENSE:LICENSE FEE:

NON PROFIT ORGANIZATIONS

\$25.00 PER DAY

FOR PROFIT ORGANIZATIONS

\$150.00 PER DAY

SPECIAL EVENT VENUES

\$300.00

REGISTRATION

There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.

There is no application fee for wholesale dealers.

1. Full Name of Business Rmco Monroe LLC

Under what name is the Business to operate? Monroe Food Mart

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

Domestic - LLC.

2. Address: a) Physical: 615 E Spring Street Monroe Ga 30655

b) Mailing: 3270 Morgan Rd Buford Ga 30519

3. Phone 214-208-1361 Beginning Date of Business in City of Monroe 11/1/18

4.  New Business \_\_\_\_\_ Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number [REDACTED] Georgia Sales Tax Number [REDACTED]

6. Is business within the designated distance of any of the following:

## CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes \_\_\_\_\_ No Liquor 100 Yards (Church) or 200 Yards (School) Yes \_\_\_\_\_ No 7. Full name of Applicant Hina NodraniSocial Security Number [REDACTED]Full Name of Spouse, if Married Muhammad A. NodraniAre you a Citizen of the United States or Alien Lawful Permanent Resident? CitizenBirthplace Karachi, PakistanCurrent Address 3270 Morgan Rd City Buford St Ga Zip 30519Home Telephone 214-208-1361Number of Years at present address 4 months

Previous address (If living at current address less than 2 yrs).

482 Sunanee Oaks Dr Sunanee Ga 30024Number of years at previous address 3Driver's License Number & State [REDACTED] Georgia8. If new business, date business will begin in Monroe NOV 1 2018

If transfer or change of ownership, effective date of this change \_\_\_\_\_

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant &amp; D/B/A \_\_\_\_\_

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer \_\_\_\_\_

Hina Nodrani - 3270 Morgan Rd Buford Ga 30519 - owner

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner.

~~None~~ Hina Noorani - 100%

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation.

Hina Noorani - 100%

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain.

NO

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

NO

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details)

NO

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business?

NO

22. If a retail grocery business in existence for more than six (6) months:

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Hassan Delanalla  
Name  
5600 Grove Place xing  
Address  
Wilburn GA 30047 404-861-8463  
City State Zip Telephone

2. Kashmira Khimani  
Name  
3463 Desoto Ridge Trl  
Address  
Buford GA 30519 404-729-3075  
City State Zip Telephone

3. Subhash Vemareddy  
Name  
2625 Sentinel court  
Address  
Cumming Ga 30046 615-521-4460  
City State Zip Telephone

This the 17<sup>th</sup> day of August 2018.

Sl. Noorani (Signature Applicant)  
Member (Title i.e. Partner, General Partner, Manager, Owner, etc.)

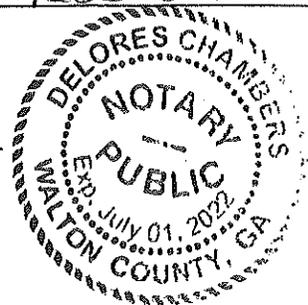
Hina Noorani (Print Name)

Or: Sl. Noorani (Signature of Corporate Officer)  
Hina Noorani (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Delores Chambers

Notary Public:

Executed: 8-17-18





P.O. Box 1249 • Monroe, Georgia 30655  
 (770) 207-4674  
 Attn: Business License Division

## OCCUPATION TAX APPLICATION

BUSINESS NAME YP Monroe, LLC. TELEPHONE (770) 652-0724

ADDRESS 110 S. Broad St. TYPE OF BUSINESS  
 MAILING ADDRESS 205 W. Highland Ave, Monroe, GA 30655 Restaurant

EMAIL ADDRESS tbradley@yourpie.com

OWNER'S NAME Ross Bradley TELEPHONE (770) 652-0724

EMERGENCY CONTACT PERSON: Andrew Williams

TELEPHONE (678) 863-0031

PROPERTY OWNER'S NAME: Brown Oil Properties LLC.

TELEPHONE (770) 267-5011

\*\*NUMBER OF EMPLOYEES: FULL TIME 6  
 PART TIME 22 \*\*(Including Owners & Family Members)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE

BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES  NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES  NO

**A PERMIT IS REQUIRED FOR ALL SIGNS!!**

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature:  Date 6 / 28 / 18

Notice: All businesses located in the City of Monroe are subject to inspection by City Code and Fire Officials

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE FEES

### CONSUMPTION ON PREMISE:

### LICENSE FEE:

BEER/WINE	\$1000.00	<u>          </u> <b>X</b>
NON PROFIT PRIVATE CLUB	\$600.00	<u>          </u>
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	<u>          </u>
BEER/WINE AMENITIES LICENSE	\$100.00	<u>          </u>
DISTILLED SPIRITS	\$3000.00	<u>          </u>
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	<u>          </u>
SUNDAY SALES	\$150.00	<u>          </u> <b>X</b>

*VB*

### PACKAGE:

### LICENSE FEE:

BEER/WINE	\$2000.00	<u>          </u>
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	<u>          </u>
GROWLERS	\$2000.00	<u>          </u>

### MANUFACTURER

### LICENSE FEE: 1 FEE ONLY

DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	<u>          </u>
BREWERY OR MICRO-BWERIES	\$1000.00	<u>          </u>
BREW PUB	\$750.00	<u>          </u>

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY  
BEER/WINE  
DISTILLED SPIRITS

\$1500.00  
\$2000.00

\_\_\_\_\_  
\_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS – NOT IN CITY

\$100.00

\_\_\_\_\_

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS  
FOR PROFIT ORGANIZATIONS

\$25.00 PER DAY  
\$150.00 PER DAY

\_\_\_\_\_  
\_\_\_\_\_

SPECIAL EVENT VENUES  
REGISTRATION

\$300.00

\_\_\_\_\_

**There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.  
There is no application fee for wholesale dealers.**

1. Full Name of Business YP Monroe, LLC.

Under what name is the Business to operate? DB.A. Your Pie

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

Limited Liability Corporation - Domestic

2. Address: a) Physical: 110 S. Broad St., Monroe, GA 30655

b) Mailing: 205 W. Highland Ave., Monroe, GA 30655

3. Phone 770-652-0724 Beginning Date of Business in City of Monroe 11/1/2018

4.  New Business \_\_\_\_\_ Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number [REDACTED] Georgia Sales Tax Number [REDACTED]

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes \_\_\_\_\_ No X

Liquor 100 Yards (Church) or 200 Yards (School) Yes \_\_\_\_\_ No X

7. Full name of Applicant Thomas Ross Bradley

Social Security Number [REDACTED]

Full Name of Spouse, if Married Hollis Kimmel Bradley

Are you a Citizen of the United States or Alien Lawful Permanent Resident? Yes

Birthplace DeKalb, Georgia

Current Address 205 W. Highland Ave. City Monroe St GA Zip 30655

Home Telephone N/A

Number of Years at present address 5

Previous address (If living at current address less than 2 yrs).

Number of years at previous address \_\_\_\_\_

Driver's License Number & State [REDACTED] - Georgia

8. If new business, date business will begin in Monroe 11/1/18

If transfer or change of ownership, effective date of this change \_\_\_\_\_

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant & D/B/A \_\_\_\_\_

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer Jonathan Wood - Managing Partner - (706) 424-6430

2340 Matthew Ct., Monroe, GA 30655

Employer - Your Pie

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

No.

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? No.

12. Do you own the land and building on which this business is to be operated? No.

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [ ] yes or  no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

VP Monroe, LLC. 110 S. Broad St., Monroe, GA, 30655, USA  
Ross Bradley (manager) 205 W. Highland Ave, Monroe, GA 30655  
Melvin Music (member) 1835 Covenant Trail, Monroe, GA 30655  
Andrew Williams (member) 200 Walton St., Monroe, GA 30655

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

Ross Bradley - 205 W. Highland Ave, Monroe, GA 30655  
(770) 652-0724 - 65% ownership  
Melvin Music - 1835 Covenant Trail, Monroe, GA 30655  
(404) 319-6316 - 25% ownership

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner.

N/A

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation.

N/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain.

NO.

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

NO.

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details)

NO.   
 (PB) ~~Yes. Andrew Williams is primary holder in Snellville, GA and Ross Bradley is secondary. Andrew Williams is primary holder in Cowington, GA.~~

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business?

NO.

22. If a retail grocery business in existence for more than six (6) months:

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Brian Krawczyk  
Name  
411 S. Madison Ave  
Address  
Monroe GA 30655 404-944-7992  
City State Zip Telephone

2. Betty Hearn  
Name  
209 W. Highland Ave  
Address  
Monroe GA 30655 404-788-3724  
City State Zip Telephone

3. Matt Jordan  
Name  
221 Boulevard  
Address  
Monroe GA 30655 404-556-4323  
City State Zip Telephone

This the 28 day of June 2018.

[Signature] (Signature Applicant)

owner (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Ross Bradley (Print Name)

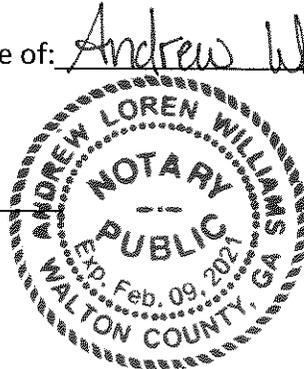
Or: \_\_\_\_\_ (Signature of Corporate Officer)

\_\_\_\_\_ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Andrew Williams

Notary Public: [Signature]

Executed: Feb. 09 2021





P.O. Box 1249 • Monroe, Georgia 30655  
(770) 207-4674  
Attn: Business License Division

# OCCUPATION TAX APPLICATION

BUSINESS NAME SOUTH ON BROAD, LLC TELEPHONE (770) 601-9809

ADDRESS 1375 BROAD ST TYPE OF BUSINESS

MAILING ADDRESS 338 N. BROAD ST Restaurant

EMAIL ADDRESS david4monroe@gmail.com

OWNER'S NAME DAVID F. DICKINSON TELEPHONE (770) 601-9809

EMERGENCY CONTACT PERSON: DAVID F. DICKINSON

TELEPHONE (770) 601-9809

PROPERTY OWNER'S NAME: ANT SAVINGS INC - Adicham Garapati

TELEPHONE (512) 912-6129

\*\*NUMBER OF EMPLOYEES: FULL TIME 15  
PART TIME 10 **\*\*(Including Owners & Family Members)**

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE

BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES  NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY?  YES  NO

### A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature: [Handwritten Signature] Date 08/02/2018

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

# CITY OF MONROE

## ALCOHOLIC BEVERAGE LICENSE FEES

### CONSUMPTION ON PREMISE:

### LICENSE FEE:

BEER/WINE	\$1000.00	<input checked="" type="checkbox"/>
NON PROFIT PRIVATE CLUB	\$600.00	<input type="checkbox"/>
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	<input type="checkbox"/>
BEER/WINE AMENITIES LICENSE	\$100.00	<input type="checkbox"/>
DISTILLED SPIRITS	\$3000.00	<input checked="" type="checkbox"/>
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	<input type="checkbox"/>
SUNDAY SALES	\$150.00	<input type="checkbox"/>

### PACKAGE:

### LICENSE FEE:

BEER/WINE	\$2000.00	<input type="checkbox"/>
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	<input type="checkbox"/>
GROWLERS	\$2000.00	<input type="checkbox"/>

### MANUFACTURER

### LICENSE FEE: 1 FEE ONLY

DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	<input type="checkbox"/>
BREWERY OR MICRO-BREWERIES	\$1000.00	<input type="checkbox"/>
BREW PUB	\$750.00	<input type="checkbox"/>

**WHOLESALE DEALERS:**

**LICENSE FEE:**

PRINCIPAL PLACE OF BUSINESS - CITY

BEER/WINE

\$1500.00

DISTILLED SPIRITS

\$2000.00

PRINCIPAL PLACE OF BUSINESS - NOT IN CITY

\$100.00

**TEMPORARY LICENSE:**

**LICENSE FEE:**

NON PROFIT ORGANIZATIONS

\$25.00 PER DAY

FOR PROFIT ORGANIZATIONS

\$150.00 PER DAY

SPECIAL EVENT VENUES

\$300.00

REGISTRATION

**There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.**

**There is no application fee for wholesale dealers.**

1. Full Name of Business SOUTH ON BROAD, LLC

Under what name is the Business to operate? SOUTH ON BROAD

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

Domestic limited liability company

2. Address: a) Physical: 137 S. BROAD ST

b) Mailing: 338 N. BROAD ST.

3. Phone 770-601-9809 Beginning Date of Business in City of Monroe \_\_\_\_\_

4.  New Business \_\_\_\_\_  Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number [REDACTED] Georgia Sales Tax Number [REDACTED]

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes \_\_\_\_\_ No

Liquor 100 Yards (Church) or 200 Yards (School) Yes \_\_\_\_\_ No

7. Full name of Applicant DAVID FRANKLIN DICKINSON

Social Security Number [REDACTED]

Full Name of Spouse, if Married RITA ELLINGTON DICKINSON

Are you a Citizen of the United States or Alien Lawful Permanent Resident? YES

Birthplace SPARTA, N.C.

Current Address 512 E. CHURCH ST City MONROE St GA Zip 30655

Home Telephone 770-601-9809

Number of Years at present address 33

Previous address (If living at current address less than 2 yrs).  
\_\_\_\_\_

Number of years at previous address \_\_\_\_\_

Driver's License Number & State GA [REDACTED]

8. If new business, date business will begin in Monroe OCT 2018

If transfer or change of ownership, effective date of this change \_\_\_\_\_

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant & D/B/A \_\_\_\_\_

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer ADAM BAILEY, RESTAURANT MGR, 706-372-2435,

110 Mill St., Monroe, GA 30655, SOUTH ON BROAD, LLC

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

NO  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? NO

\_\_\_\_\_  
\_\_\_\_\_

12. Do you own the land and building on which this business is to be operated? NO

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [] yes or [] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

Limited Liability Company - SOUTH ON BROAD, LLC,  
338 N. BROAD ST., MONROE, LA 70655  
Shareholders - David Dickinson and Rita Dickinson,  
512 E. CHURCH ST., MONROE, LA 70655

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

DAVID DICKINSON, above address, R-770-601-9809, B-770-267-8256  
65%  
RITA DICKINSON, above address, R-770-634-4381, B-770-267-8955  
35%

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. NO  
 \_\_\_\_\_  
 \_\_\_\_\_

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.  
NO  
 \_\_\_\_\_  
 \_\_\_\_\_

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) NO  
 \_\_\_\_\_  
 \_\_\_\_\_

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business?  
NO  
 \_\_\_\_\_

**22. If a retail grocery business in existence for more than six (6) months:**

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

**If a retail grocery business in existence for less than six (6) months:**

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. SCOTT P. WILLIS  
Name  
338 N. BROAD ST.  
Address  
MONROE GA 30655 770-267-8256  
City State Zip Telephone

2. JEFF FOXER  
Name  
302 N. BROAD ST.  
Address  
MONROE GA 30655 770-267-8908  
City State Zip Telephone

3. GENE BENTON  
Name  
303 S. HAMMOND DR., STE 271  
Address  
MONROE GA 30655 770-267-1337  
City State Zip Telephone

This the 2nd day of August 2018.

\_\_\_\_\_  
(Signature Applicant)

\_\_\_\_\_  
(Title i.e. Partner, General Partner, Manager, Owner, etc.)

\_\_\_\_\_  
(Print Name)

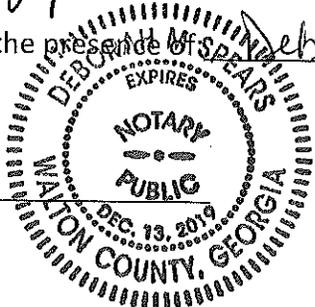
Or: [Signature] (Signature of Corporate Officer)

DAVID F. DICKINSON, Manager/Member (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of Deborah M. Spears

Notary Public:

Executed: Aug 2, 2018



APPOINTMENTS  
Updated

June 12, 2018

Appointed

Term Expires

HOUSING AUTHORITY (Five year term)

Mary Kate Watson Echols	October 8, 2013	October 6, 2018
Meketa Swords	October 14, 2014	October 6, 2019
Ruby Cooper	October 13, 2015	October 6, 2020
Stacey Favors	October 11, 2016	October 6, 2021
Lynn Hill	November 14, 2017	October 6, 2022



## *Housing Authority of the City of Monroe*

808 E. Marable Street  
Post Office Box 550  
Monroe, Georgia 30655

KEVIN A. STUART  
EXECUTIVE DIRECTOR

August 8, 2018

Honorable John Howard  
Mayor, City of Monroe  
PO Box 1249  
Monroe, Georgia 30655

Dear Mayor Howard:

The current term of Ms. Mary Watson on the Board of Commissioners of the Housing Authority of the City of Monroe, GA will expire on October 6, 2018. Ms. Watson has asked me to inform you that she would like to continue to serve as the resident Commissioner.

Please reappoint Ms. Watson to serve on the Board of Commissioners of the Housing Authority of the City of Monroe, GA at your earliest convenience. Ms. Watson's contact information is as follows:

Mary Watson  
36 Magnolia Terrace  
Monroe, GA 30655  
(770) 267-9352

Sincerely,

A handwritten signature in blue ink that reads "Kevin Stuart".

Executive Director

August 8, 2018

Honorable John Howard  
Mayor, City of Monroe  
P.O. Box 1249  
Monroe, GA 30655

Dear Mayor Howard,

My name is Mary Watson and I currently serve as the Resident Commissioner for the Monroe Housing Authority. I have enjoyed serving as Resident Commissioner and wish to continue to serve as the Resident Commissioner.

I have been informed that my current term expires October 6, 2018 and would request that you reappointment me for another term. I have attached an updated Biography for your review.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Mary Watson". The signature is written in a cursive style with a large initial "M".

Mary Watson



Appointed Board Member Biography

Name: Mary Watson

\*\*\*\*\*

Profession / Business: Retired Position: \_\_\_\_\_

Business Address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Email address: Maryw6934@gmail.com

Home Address: Apt. 36 Magnolia Terrace, Monroe, GA 30655

Home Phone number: (770) 267-9352 Mobile Phone number: (770) 851-9352

(Please indicate address where you prefer to receive your mail)

Birthdate: 10/11/1936 Birthplace: Walton County

Education: 12th grade

Hobbies: Reading, Traveling

Membership in Service Clubs: \_\_\_\_\_

Social Clubs: \_\_\_\_\_

Membership / Offices Held / Other Agency Boards:

Pastor at Triumph Church

Civic Appointments: \_\_\_\_\_

Political Offices: \_\_\_\_\_

Reason for wanting to serve on MHA Board

I enjoy being the resident commissioner for the Housing Authority.



**To:** City Council / Planning Commission  
**From:** Patrick Kelley  
**Department:** Code Department  
**Date:** 07-24-18  
**Subject:** Erosion Control ordinance update to Chapter 42 of the City of Monroe, Code of Ordinances.

**Budget Account/Project Name:** NA

**Funding Source:** NA

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00

**Company of Purchase:**

**Description:**

To amend Chapter 42, Environment, Article IV, Soil Erosion and Sedimentation Control, Sec. 42-136 – 42-143 as required by the EPD to maintain Local Issuing Authority regarding Land disturbance and development permitting.

**Background:**

As modifications are made to State law regarding erosion control the City is required to amend its ordinance to reflect these changes. This proposed amendment accomplishes that goal pursuant to maintaining LIA status with the EPD.

**Attachment(s):**

See Below

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF MONROE, GEORGIA,  
WITH RESPECT TO THE ENVIRONMENT; AND FOR OTHER PURPOSES.**

The Mayor and Council of the City of Monroe, Georgia, hereby ordains as follows:

**ARTICLE I**

To amend Chapter 42, Environment, Article IV, Soil Erosion and Sedimentation Control, Sec. 42-136 – 42-143 by deleting said section in its entirety and substituting the following in lieu thereof:

**ARTICLE IV. SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL**

Sec. 42-136. - Definitions.

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

*Best management practices (BMPs)* means a collection of structural practices and vegetative measures which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control. The term "properly designed" means designed in accordance with the hydraulic design specifications contained in the Manual for Erosion and Sediment Control in Georgia specified in O.C.G.A. § 12-7-6(b).

*Board* means the board of natural resources.

*Buffer* means the area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

*Certified personnel* means a person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

*Commission* means the state soil and water conservation commission.

*CPESC* means certified professional in erosion and sediment control with current certification by EnviroCert, Inc, which is also referred to as CPESC or CPESC, Inc.

*Cut* means a portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to excavated surface. Also known as "excavation."

*Department* means the department of natural resources.

*Design professional* means a professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a certified professional in erosion and sediment control (CPESC) with a current certification by EnviroCert Inc Design Professionals shall practice in a manner that complies with applicable Georgia law governing professional licensure.

*Director* means the director of the environmental protection division of the department of natural resources.

*District* means the Walton County Soil and Water Conservation District.

*Division* means the environmental protection division of the department of natural resources.

*Drainage structure* means a device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control, or flood control purposes.

*Erosion* means the process by which land surface is worn away by the action of wind, water, ice or gravity.

*Erosion, sedimentation and pollution control plan* means a plan required by the Erosion and Sedimentation Act, O.C.G.A. chapter 12-7, that includes, as a minimum protections at least as stringent as the State General Permit, best management practices, and requirements in section 42-138(c). Also known as the "plan."

*Fill* means a portion of land surface to which soil or other solid material has been added; the depth above the original ground.

*Final stabilization* means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100 percent of the soil surface is uniformly covered in permanent vegetation with a density of 70 percent or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate of the region). Final stabilization applies to each phase of construction.

*Finished grade* means the final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

*Grading* means altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

*Ground elevation* means the original elevation of the ground surface prior to cutting or filling.

*Land-disturbing activity* means any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in section 42-137(5).

*Larger common plan of development or sale* means a contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this definition, the term "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

*Local issuing authority* means the governing authority of any county or municipality which is certified pursuant to O.C.G.A. § 12-7-8(a).

*Metropolitan River Protection Act (MRPA)* means a state law referenced as O.C.G.A. § 12-5-440 et seq., which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

*Natural ground surface* means the ground surface in its original state before any grading, excavation or filling.

*Nephelometric turbidity units (NTU)* means numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloidally dispersed particles are present.

*NOI* means a notice of intent form provided by EPD for coverage under the state general permit.

*NOT* means a notice of termination form provided by EPD to terminate coverage under the state general permit.

*Operator* means the party or parties that have: (a) operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or (b) day-to-day operational control of those activities that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the stormwater pollution prevention plan or to comply with other permit conditions.

*Outfall* means the location where storm water in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is receiving water on site, becomes a point source discharging into that receiving water.

*Permit* means the authorization necessary to conduct a land-disturbing activity under the provisions of this article.

*Person* means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of this state, any interstate body or any other legal entity.

*Phase or phased* means sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

*Project* means the entire proposed development project regardless of the size of the area of land to be disturbed.

*Properly designed* means designed in accordance with the design requirements and specifications contained in the Manual for Erosion and Sediment Control in Georgia (manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the manual as approved by the commission up until the date of NOI submittal.

*Roadway drainage structure* means a device such as a bridge, culvert, or ditch, composed of a virtually nonerodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting

of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

*Sediment* means solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice, or gravity as a product of erosion.

*Sedimentation* means the process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

*Soil and water conservation district approved plan* means an erosion and sedimentation control plan approved in writing by the Walton County Soil and Water Conservation District.

*Stabilization* means the process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

*State general permit* means the national pollution discharge elimination system general permit or permits for stormwater runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 USC 1251 et seq., and O.C.G.A. § 12-5-30(f).

*State waters* means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the state which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

*Structural erosion, sedimentation and pollution control practices* means practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading, etc. Such practices can be found in the publication Manual for Erosion and Sediment Control in Georgia.

*Trout streams* means all streams or portions of streams within the watershed as designated by the Wildlife Resources Division of the Georgia department of natural resources under the provisions of the Georgia Water Quality Control Act, O.C.G.A. § 12-5-20 et seq. Streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

*Vegetative erosion and sedimentation control measures* means measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

- (1) Permanent seeding, sprigging or planting, producing long-term vegetative cover;
- (2) Temporary seeding, producing short-term vegetative cover; or

- (3) Sodding, covering areas with a turf of perennial sod-forming grass. Such measures can be found in the publication Manual for Erosion and Sediment Control in Georgia.

*Watercourse* means any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

*Wetlands* means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

(Ord. No. 2004-06, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Sec. 42-137. - Exemptions.

This article shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

- (1) Surface mining, as the same is defined in O.C.G.A. § 12-4-72, the "Georgia Surface Mining Act of 1968";
- (2) Granite quarrying and land clearing for such quarrying;
- (3) Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;
- (4) The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this subsection; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in section 42-138 and this subsection. For single-family residence construction covered by the provisions of this subsection, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of section 42-138 and the buffer zones provided by this section shall be enforced by the issuing authority;
- (5) Agricultural operations as defined in O.C.G.A. § 1-3-3, definitions, to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing

livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;

- (6) Forestry land management practices including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in section 42-138(c)(15) and (16), no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such forestry practices;
- (7) Any project carried out under the technical supervision of the Natural Resources Conservation Service of the United States Department of Agriculture;
- (8) Any project involving less than one acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within 200 feet of the bank of any state waters, and for purposes of this subsection, the term "state waters" excludes channels and drainageways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainageway, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the local issuing authority from regulating any such project which is not specifically exempted by subsection (1), (2), (3), (4), (5), (6), (7), (9) or (10) of this section;
- (9) Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the department of transportation, the Georgia Highway Authority, or the state tollway authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of department of transportation or state tollway authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. § 12-7-7.1; except where the department of transportation, the Georgia Highway Authority, or the state road and tollway authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the local issuing authority, the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;
- (10) Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the public service commission any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. §

36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the public service commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and

(11) Any public water system reservoir.

(Ord. No. 2004-06, § III, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Sec. 42-138. - Minimum requirements for erosion and sedimentation control using best management practices.

(a) *General provisions.* Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities if requirements of the ordinance and the NPDES general permit are not met. Therefore, plans for those land-disturbing activities which are not exempted by this article shall contain provisions for application of soil erosion, sedimentation and pollution control measures and practices. The provisions shall be incorporated into the erosion, sedimentation and pollution control plans. Soil erosion, sedimentation and pollution control measures and practices shall conform to the minimum requirements of subsections (b) and (c) of this section. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion and sedimentation pollution during all stages of any land-disturbing activity in accordance with requirements of this article and the NPDES general permit.

(b) *Minimum requirements/BMPs.*

(1) Best management practices as set forth in subsections (b) and (c) of this section shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the director or to any other allegation of noncompliance with subsection (2) of this section or any substantially similar terms contained in a permit for the discharge of stormwater issued pursuant to O.C.G.A. § 12-5-30(f), the Georgia Water Quality Control Act. As used in this subsection, the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the Manual for Erosion and Sediment Control in Georgia specified in O.C.G.A. § 12-7-6(b).

(2) A discharge of stormwater runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by a local issuing authority or of

any state general permit issued by the division pursuant to O.C.G.A. § 12-5-30(f), the Georgia Water Quality Control Act, for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 nephelometric turbidity units for waters supporting warm water fisheries or by more than ten nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the director. This subsection shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five acres.

- (3) Failure to properly design, install, or maintain best management practices shall constitute a violation of any land-disturbing permit issued by a local issuing authority or of any state general permit issued by the division pursuant to O.C.G.A. § 12-5-30(f), the Georgia Water Quality Control Act, for each day on which such failure occurs.
  - (4) The director may require, in accordance with regulations adopted by the board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land disturbing activities occur.
- (c) *[Additional requirements.]* The rules and regulations, ordinances, or resolutions adopted pursuant to this chapter for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the Manual for Erosion and Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:
- (1) Stripping of vegetation, regarding and other development activities shall be conducted in a manner so as to minimize erosion;
  - (2) Cut-fill operations must be kept to a minimum;
  - (3) Development plans must conform to topography and soil type so as to create the lowest practical erosion potential;
  - (4) Whenever feasible, natural vegetation shall be retained, protected and supplemented;
  - (5) The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
  - (6) Disturbed soil shall be stabilized as quickly as practicable;
  - (7) Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
  - (8) Permanent vegetation and structural erosion control practices shall be installed as soon as practicable;
  - (9) To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this subsection, a disturbed area is stabilized when it is brought to

a condition of continuous compliance with the requirements of O.C.G.A. § 12-7-1 et seq.;

- (10) Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping of fills;
- (11) Cuts and fills may not endanger adjoining property;
- (12) Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
- (13) Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
- (14) Land-disturbing activity plans for erosion and sedimentation control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in subsection (b)(2) of this section;
- (15) Except as provided in subsection (c)(16) and (17) of this section, there is established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to O.C.G.A. § 12-2-8, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or along any ephemeral stream. As used in this provision, the term "ephemeral stream" means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow, unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act," shall remain in force unless a variance is granted by the director as provided in this subsection. The following requirements shall apply to any such buffer:
  - a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and

- b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented:
    - (i) Stream crossings for water lines; or
    - (ii) Stream crossings for sewer lines; and
- (16) There is established a 50-foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12, the Georgia Water Quality Control Act, except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25-foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the board, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:
- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and
  - b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented:
    - (i) Stream crossings for water lines; or
    - (ii) Stream crossings for sewer lines.
- (17) There is established a 25 foot buffer along coastal marshlands, as measured horizontally from the coastal marshland-upland interface, as determined in accordance with Chapter

5 of Title 12 of this title, the “Coastal Marshlands Protection Act of 1970.” And the rules and regulations promulgated thereunder, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to Code Section 12-2-8, where an alteration within the buffer area has been authorized pursuant to Code Section 12-5-286, for maintenance of any currently serviceable structure, landscaping, or hardscaping, including bridges, roads, parking lots, golf courses, golf cart paths, retaining walls, bulkheads, and patios; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, where a drainage structure or roadway drainage structure is constructed or maintained; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, on the landward side of any currently serviceable shoreline stabilization structure, or for the maintenance of any manmade storm-water detention basin, golf course pond, or impoundment that is located entirely within the property of a single individual, partnership, or corporation; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented. For the purposes of this paragraph maintenance shall be defined as actions necessary or appropriate for retaining or restoring a currently serviceable improvement to the specified operable condition to achieve its maximum useful life. Maintenance includes emergency reconstruction of recently damaged parts of a currently serviceable structure so long as it occurs within a reasonable period of time after damage occurs. Maintenance does not include any modification that changes the character, scope or size of the original design and serviceable shall be defined as usable in its current state or with minor maintenance but not so degraded as to essentially require reconstruction.

- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat; and
- b. The buffer shall not apply to crossings for utility lines that cause a width of disturbance of not more than 50 feet within the buffer, provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.
- c. The buffer shall not apply to any land-disturbing activity conducted pursuant to and in compliance with a valid and effective land-disturbing permit issued subsequent to

April 22, 2014, and prior to December 31, 2015; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented or any lot for which the preliminary plat has been approved prior to December 31, 2015 if roadways, bridges, or water and sewer lines have been extended to such lot prior to the effective date of this Act and if the requirement to maintain a 25 foot buffer would consume at least 18 percent of the high ground of the platted lot otherwise available for development; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.

- d. Activities where the area within the buffer is not more than 500 square feet or that have a “Minor Buffer Impact” as defined in 391-3-7-.01(r), provided that the total area of buffer impacts is less than 5,000 square feet are deemed to have an approved buffer variance by rule. Bank stabilization structures are not eligible for coverage under the variance by rule and notification shall be made to the Division at least 14 days prior to the commencement of land disturbing activities.

- (d) *[Authority.]* Nothing contained in this chapter shall prevent any local issuing authority from adopting rules and regulations, ordinances, or resolutions which contain stream buffer requirements that exceed the minimum requirements in subsections (b) and (c) of this section.
- (e) *[Indemnification.]* The fact that land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.

(Ord. No. 2004-06, § IV, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Sec. 42-139. - Application/permit process.

- (a) *General.* The property owner, developer and designated planners and engineers shall review the general development plans and detailed plans of the local issuing authority that affect the tract to be developed and the area surrounding it. They shall review the zoning ordinance, storm water management ordinance, subdivision ordinance, flood damage prevention ordinance, this article, and other ordinances which regulate the development of land within the jurisdictional boundaries of the local issuing authority. However, the owner and/or operator is the only party who may obtain a permit.
- (b) *Application requirements.*
- (1) No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the city without first obtaining a permit from the code enforcement officer to perform such activity and providing a copy of notice of intent submitted to EPD if applicable.
  - (2) The application for a permit shall be submitted to the code enforcement officer and must include the applicant's erosion and sedimentation control plan with supporting

data, as necessary. Said plans shall include, as a minimum, the date specified in subsection (c) of this section. Soil erosion, sedimentation and pollution control plans shall conform to the provisions of section 42-138(b) and (c). Applications for a permit will not be accepted unless accompanied by two copies of the applicant's soil erosion and sedimentation control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-.10.

- (3) A fee shall be charged according to a fee schedule adopted from time to time by the city.
- (4) In addition to the local permitting fees, fees will also be assessed pursuant to O.C.G.A. § 12-5-23(a)(5), provided that such fees shall not exceed \$80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant to O.C.G.A. § 12-7-8(a) half of such fees levied shall be submitted to the division; except that any and all fees due from an entity which is required to give notice pursuant to O.C.G.A. § 12-7-17(9) or (10) shall be submitted in full to the division, regardless of the existence of a local issuing authority in the jurisdiction.
- (5) Immediately upon receipt of an application and plan for a permit, the local issuing authority shall refer the application and plan to the district for its review and approval or disapproval concerning the adequacy of the erosion and sedimentation control plan. A district shall approve or disapprove a plan within 35 days of receipt. Failure of a district to act within 35 days shall be considered an approval of the pending plan. The results of the district review shall be forwarded to the issuing authority. No permit will be issued unless the plan has been approved by the district, and any variances required by section 42-138(c)(15) and (16) and bonding, if required as per subsection (b)(7) of this section, have been obtained. Such review will not be required if the issuing authority and the district have entered into an agreement which allows the issuing authority to conduct such review and approval of the plan without referring the application and plan to the district.
- (6) If a permit applicant has had two or more violations of previous permits, this article section, or the Erosion and Sedimentation Act, as amended, within three years prior to the date of filing of the application under consideration, the local issuing authority may deny the permit application.
- (7) The local issuing authority may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, \$3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this article or with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or

statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.

(c) *Plan requirements.*

- (1) Plans must be prepared to meet the minimum requirements as contained in section 42-138(b) and (c). Conformance with the minimum requirements may be attained through the use of design criteria in the current issue of the Manual for Erosion and Sediment Control in Georgia, published by the state soil and water conservation commission as a guide; or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The Manual for Erosion and Sediment Control in Georgia is hereby incorporated by reference into this article. The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and storm water management facilities, local ordinances and state laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional. Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the commission and in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A § 12-7-20.
- (2) Data required for a site plan shall include all the information required from the appropriate erosion, sedimentation and pollution control plan review checklist established by the commission as of January 1 of the year in which the land-disturbing activity was permitted.
- (3) Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

(d) *Permits.*

- (1) Permits shall be issued or denied as soon as practicable but in any event not later than 45 days after receipt by the local issuing authority of a completed application, providing variances and bonding are obtained, where necessary.
- (2) No permit shall be issued by the local issuing authority unless the erosion and sedimentation control plan has been approved by the district and the local issuing authority has affirmatively determined that the plan is in compliance with this article, any variances required by section 42-138(c)(15) and (16) are obtained, bonding requirements, if necessary, as per subsection (b)(7) of this section are met and all ordinances and rules and regulations in effect within the jurisdictional boundaries of the local issuing authority are met. If the permit is denied, the reason for denial shall be furnished to the applicant.
- (3) Any land-disturbing activities by a local issuing authority shall be subject to the same requirements of this ordinance, and any other ordinances relating to land development, as are applied to private persons and the division shall enforce such requirements upon the local issuing authority.

- (4) If the tract is to be developed in phases, then a separate permit shall be required for each phase.
- (5) The permit may be suspended, revoked, or modified by the local issuing authority, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this article. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.
- (6) The LIA may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A § 12-7-7(f)(1).

(Ord. No. 2004-06, § V, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Sec. 42-140. - Inspection and enforcement.

- (a) The code enforcement officer will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the local issuing authority shall regulate both primary, secondary and tertiary permittees as such terms are defined in the state general permit. Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities. If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this article, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article.
- (b) The local issuing authority must amend its ordinances to the extent appropriate within 12 months of any amendments to the Erosion and Sedimentation Act.
- (c) The code enforcement officer shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this article, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.
- (d) No person shall refuse entry or access to any authorized representative or agent of the issuing authority, the commission, the district, or division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

- (e) The districts or the commission or both shall periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. § 12-7-8(a). The districts or the commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion and sedimentation control program. The districts or the commission shall notify the division and request investigation by the division if any deficient or ineffective local program is found.
- (f) The board, on or before December 31, 2003, shall promulgate rules and regulations setting forth the requirements and standards for certification and the procedures for decertification of a local issuing authority. The division may periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. § 12-7-8(a). Such review may include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. § 12-7-8(a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. § 12-7-7(e), the division shall notify the governing authority of the county or municipality in writing. The governing authority of any county or municipality so notified shall have 30 days within which to take the necessary corrective action to retain certification as a local issuing authority. If the county or municipality does not take necessary corrective action within 30 days after notification by the division, the division may revoke the certification of the county or municipality as a local issuing authority.

(Ord. No. 2004-06, § VI, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Sec. 42-141. - Penalties and incentives.

- (a) *Failure to obtain a permit for land-disturbing activity.* If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this article without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the issuing authority.
- (b) *Stop-work orders.*
  - (1) For the first and second violations of the provisions of this article, the director or the local issuing authority shall issue a written warning to the violator. The violator shall have five days to correct the violation. If the violation is not corrected within five days, the director or the local issuing authority shall issue a stop-work order requiring that land-disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if the land-disturbing activities are conducted without obtaining the necessary permit, the director or the local issuing authority shall issue an immediate stop-work order in lieu of a warning.
  - (2) For a third and each subsequent violation, the director or the local issuing authority shall issue an immediate stop-work order.

- (3) All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.
- (4) When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the local issuing authority or by the director or his or her designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop-work order shall be issued by the local issuing authority or by the director or his or her designee. All such stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop-work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.
- (c) *Bond forfeiture.* If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of section 42-139(b)(7). The issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.
- (d) *Monetary penalties.*
- (1) Any person who violates any provisions of this article, or any permit condition or limitation established pursuant to this article, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the director issued as provided in this article shall be liable for a civil penalty not to exceed \$2,500.00 per day. For the purpose of enforcing the provisions of this article, notwithstanding any provisions in any city charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed \$2,500.00 for each violation. Notwithstanding any limitation of law as to penalties which can be assessed for violations of county ordinances, any magistrate court or any other court of competent jurisdiction trying cases brought as violations of this article under county ordinances approved under this article shall be authorized to impose penalties for such violations not to exceed \$2,500.00 for each violation. Each day during which violation or failure or refusal to comply continues shall be a separate violation.

(Ord. No. 2004-06, § VII, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Sec. 42-142. - Education and certification.

- (a) Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as

developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. § 12-7-20.

- (b) For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.
- (c) Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this article.
- (d) If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of O.C.G.A. 12-7-19(b)(1), then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in O.C.G.A. 1207-19(b)(4) and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

(Ord. No. 2004-06, § VIII, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Sec. 42-143. - Administrative appeal; judicial review.

- (a) *Administrative remedies.* The suspension, revocation, modification or grant with condition of a permit by the issuing authority upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance; shall entitle the person submitting the plan or holding the permit to a hearing before the mayor and council within 30 days after receipt by the issuing authority of written notice of appeal.
- (b) *Judicial review.* Any person, aggrieved by a decision or order of the issuing authority, after exhausting his administrative remedies, shall have the right to appeal de novo to the Superior Court of Walton County.

(Ord. No. 2004-06, § IX, 3-2-2004; Ord. No. 2010-02, art. I, 12-14-2010)

Section 42-144 – 42-175 reserved

**ARTICLE II. SEVERABILITY**

In any section, clause, sentence or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall no way effect the validity of the remaining portions of this Ordinance.

**ARTICLE III**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**ARTICLE IV**

This Ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

**FIRST READING** this 14<sup>th</sup> day of August, 2018.

**SECOND READING AND ADOPTED** on this 11<sup>th</sup> day of September, 2018.

**CITY OF MONROE, GEORGIA**

**By:** \_\_\_\_\_

**John Howard, Mayor**

**Attest:** \_\_\_\_\_

**Logan Propes, City Administrator**



**To:** Monroe City Council  
**From:** Sadie Krawczyk  
**Department:** Administration (ED)  
**Date:** 08/20/2018  
**Subject:** Young Gamechangers funding

**Budget Account/Project Name: Economic Development/Events/Young Gamechangers**

**Funding Source: budgeted funds**

**Budget Allocation:** \$25,000.00

**Budget Available:** \$47,333.95

**Requested Expense:** \$25,000.00

**Company of Purchase:** Georgia Forward

**Description:**

GeorgiaForward is a statewide nonprofit organization that works to strengthen communities, unite our state and create a talent pipeline within Georgia. Our leading program, Young Gamechangers, is a leadership action program that focuses on community and economic development. Georgia Forward is bringing Young Gamechangers to Monroe/Walton County in 2019. Fifty young professionals under the age of 40 will work from January through August next year to develop creative solutions to challenges in Monroe and Walton County. This will be the 8th Young Gamechangers program in the state. Every community that they have worked in to date has implemented at least one of the ideas from the Young Gamechanger teams.

**Background:**

Monroe was selected as the 2019 Young Gamechanger community after a competitive application process. As part of the program, we will host the 50 young professionals multiple times in 2019 as they come up with creative solutions to 4 Challenge Questions for our community. At the end of the program, an official presentation of their ideas will be given during a closing reception.

**Attachment(s):**

Young Gamechangers sponsorship packet



# Georgia *Forward*





Founded in 2010, *GeorgiaForward* works to engage young professionals and civic, business, government and academic leaders from across the state to:

- Find a common vision for Georgia;
- Create an environment in which vision and pragmatism trumps political deadlock;
- Discuss innovative solutions to our community's and state's challenges; and
- Foster communication and goodwill among Georgia's stakeholders.

*GeorgiaForward* does not directly implement projects. Rather, we facilitate cross-sector and cross-region conversations and partnerships that, in turn, create and pursue solutions on their own. *GeorgiaForward* has a unique track record of **bringing people together who typically do not interact and acting as a catalyst for big ideas and new collaborations.**

**We believe that Georgia's challenges cannot be met by government, industry, academia or civil society alone.** Improving Georgia requires all of our state's stakeholders to communicate and collaborate in order to proactively address challenges and seize opportunities.

We believe that political rhetoric masks an important reality: Each corner of Georgia, however different from one another it may be, is interdependent and rises and falls together.

We believe that visionary ideas and strategic solutions for our state can only be found through **constant interaction between stakeholders and the most knowledgeable, innovative people.**

Since 2010, *GeorgiaForward* has hosted:

- Five Forums that brought Georgia's thought leaders together to communicate and collaborate around a unified vision for Georgia;
- A Legislative Breakfast;
- An Educational Summit;
- Six Young Gamechanger programs across the state; and
- Coauthored Georgia's first Civic Health Index.

Future plans include an eight month Young Gamechanger program each year with an annual Forum in the Fall.

# Young Gamechangers

a GeorgiaForward  program

**GeorgiaForward's leading program Young Gamechangers** was started in 2012 to put the organization's mission into action. GeorgiaForward brings together some of Georgia's best and brightest young professionals to focus on ONE Georgia community in order to provide big idea recommendations to some of that community's most persistent challenges.

Young Gamechangers' inaugural class focused on **Americus/Sumter County in 2012** bringing twenty-five Young Professionals together to focus on attracting and retaining entrepreneurs and retirees, missed economic opportunities and Americus/Sumter County's unique story to the world. The Final Recommendations were well received and have since served as the foundation for Downtown Americus' RSVP Master Plan in partnership with the Georgia Municipal Association and the University of Georgia's Carl Vinson Institute of Government.

The program's focus in **2013/2014 was on Dublin/Laurens County** bringing thirty-five of Georgia's emerging state leaders to East/Central Georgia. Here participants grappled with extending downtown's vitality throughout surrounding neighborhoods, improving community gateways and signage, and strengthening its international appeal with industries while attracting more entrepreneurs and retirees. Since the Final Recommendations to the Community, the Dublin City Council has completed a master plan for a Riverwalk/Streetscape project that incorporates a state bike route. They have also restored an anchor property in downtown Dublin - The Skyscraper - which now houses a satellite campus for Georgia Military College.



*"From start to finish, the Young Gamechangers brought a fresh prospective to Dublin by engaging the entire community. From our leaders and business owners to organizations and residents, the process was inclusive and enlightening. A little more than a year later, Dublin has begun to implement each of the Big Ideas presented by the Young Gamechangers. We recently completed a comprehensive plan for a bike trail and river walk, have activated a Young Professionals group, are actively researching retail recruitment, and have continued discussions sparked by the Gamechangers' willingness to look at old issues with new eyes and open minds. They challenged us, refreshed us, and encouraged us to tackle issues and, in the end, further united a community known for its unity." **Phil Best, Mayor of Dublin.***

**Spring 2016 Young Gamechangers** is focused on **Douglasville/Douglas County** in Metro Atlanta with young professionals from across the state. Here the Young Gamechangers worked on challenges such as positioning downtown for success in light of the relocation of the highway that leads into downtown, what the community can do outside of the school system to prepare students for jobs of the next century, how the community can better align its arts and cultural offerings to attract and retain Generation Y and Millennials, and defining Douglas County's role in the Metro Atlanta eco-system.



*"It was such a pleasure to work with the Young Gamechangers and especially to have a front row seat to their research and idea development process," said **Kali Boatright, President of the Douglas County Chamber**. "Since they presented their final recommendations to our community, our local participants have created a task force to implement those ideas. In fact, our county tourism director has adopted the "Naturally Douglas" recommendation and it is already being used to promote the community. This program really does go beyond issue awareness and develops real community solutions for Georgia."*

The **Fall 2016 Young Gamechangers worked in Augusta**, the largest community to date. These fifty young professionals grappled with issues surrounding downtown/University connectivity, riverfront activation, county-wide housing strategies, and millennial engagement. With one third of the class from the Augusta community, one third from Metro Atlanta and one third from Greater Georgia, the diversity of backgrounds and experiences set the stage for game-changing ideas.

**Augusta Mayor Hardie Davis** says "Engaging the Young Gamechangers to explore solutions to the challenges we face as a city allows Augustans to get the benefit of seeing what can happen when people from different walks of life come together for transformational collaborations that move beyond the traditional narratives that often stifle community growth and development."



In the **Spring of 2017 Young Gamechangers** headed west to **LaGrange/Troup County** to focus on topics such as millennial tourism, graduate retention, innovation development, and environmental sustainability.



*"We are excited about having the Young Gamechangers leadership program focus on LaGrange and Troup County next Spring. I believe that putting fresh eyes and young minds to work on community issues will result in new and innovative solutions. To be able to tap into the creative thought processes of emerging leaders from throughout the state is a wonderful opportunity for our area. We look forward to their ideas," said **Kathy Tilley, Executive Director of the Troup County Center for Strategic Planning**.*

Since 2012 Young Gamechangers has been empowering a group of young professionals from across Georgia who understand the importance of statewide unity, have real life experience in solving our community's challenges and are eager to make a difference in our state. As of January 2018, GeorgiaForward has **over 250 Young Gamechanger Alumni** in Georgia.

*"There's nothing else like the experience of Young Gamechangers. From the hands-on interaction with local leaders and policy makers, to the geographic and professional diversity of participants, to the breadth of challenges and opportunities that we get to address, this program is one of the most rewarding leadership experiences Georgia can offer young professionals."* **Howard Franklin, 2012 Young Gamechanger**



*"By focusing on a single community, GeorgiaForward's Young Gamechangers program offers a unique opportunity to make a strategic impact in Georgia. When I participated, the program was a lot of fun, a lot of hard work, and a real learning experience. Since then, I've seen our recommendations turned from ideas into reality in Dublin and Laurens County. Watching all that hard work turn into real change for one Georgia community reaffirms the impact of Young Gamechangers for me over and over again. In my opinion, it's the best program for young leaders looking to make a lasting impact in the state we all call home."* **Jonathan Harwell-Dye, 2014 Young Gamechanger**

*"The model that GeorgiaForward has with the Young Gamechangers is really a paragon when it comes to leadership development programs. The experience is unlike anything I've encountered. Young Gamechangers afforded me a comprehensive experience that marries all the best elements of leadership development. The words impact and longevity are words that constantly pop in my head when I think about everything we did. We were placed in a real life community, that had real life problems, with citizens looking for us to bring real life, sustainable solutions. What you gain from that type of exposure, both quantitatively and qualitatively, it's unparalleled. The experience far exceeded my expectations."* **Kenita Williams, Spring 2016 Young Gamechanger**



*"To me, what separates Young Gamechangers from similar programs is its specific focus on application. The structure of the program and the requirement of the participants to do things like identify specific funding sources and create a detailed implementation plan refine all ideas and proposals into something practical and realistic. The result is a set of action items that are designed to have an instant impact on the community."*

**John Cates, Fall 2016 Young Gamechanger**

**Board of Directors:**

AJ Robinson, Chairman - President, Central Atlanta Progress/Atlanta Downtown Improvement District  
 Ben Andrews - Community Engagement Coordinator, Advanced Technology Development Center  
 Carrie Barnes - Community Development Consultant, Georgia EMC  
 Bill Bolling - Founder and Former CEO, Atlanta Community Food Bank  
 Amanda Brown-Olmstead - President, Amanda Brown-Olmstead and Associates  
 Tippi Burch - Attorney, Chalmers, Burch & Adams, LLC  
 Deke Copenhaver - Principal, Copenhaver Consulting, LLC  
 Ann Cramer - Senior Consultant, Coxe Curry & Associates  
 Hardie Davis - Mayor, Augusta  
 Meghan Duke - Economic Development Director, City of West Point  
 Amir Farokhi - Founding Director of GeorgiaForward and Director of Strategy, Brighthouse  
 Mike Ford - Former President & CEO, NewTown Macon  
 Justice Britt Grant - Justice, Supreme Court of Georgia  
 Hill Hardman - Director of Corporate Strategy and Development, RouteMatch Software  
 Cole Posey - Director of Marketing, Communication and Public Relations, Southern Regional Technical College  
 Mike Starr - President & CEI, Georgia Cities Foundation  
 Kenita Williams - Director of Leadership Development, Southern Education Foundation  
 Ben Young - Editor in Chief and Publisher, GeorgiaTrend Magazine

**Contact:**

Kris Vaughn  
 Executive Director  
[kris@georgiaforward.org](mailto:kris@georgiaforward.org)  
 478-550-2185

*Mailing Address:*  
 GeorgiaForward  
 84 Walton Street NW  
 Suite 500  
 Atlanta, Georgia 30303

[GeorgiaForward.org](http://GeorgiaForward.org)  
 #gafwd

# 2019 Young Gamechangers Sponsorship Opportunities Monroe/Walton County

## Platinum Sponsor: \$25,000 and above

- Opportunity for representative to welcome participants in Opening Ceremony, Mid-Point Meeting and Final Recommendations to the Community
- On stage brand mention during Opening Session and Final Recommendations to the Community
- Opportunity for representative to be involved in a working section of the Opening Session
- Onstage for award presentation during at Final Recommendations to the Community Dinner
- Logo placement on signage, printed collateral and advertisements, website, and press materials
- Featured in on screen sponsor loop at Final Recommendations to the Community
- Logo recognition on GeorgiaForward.org and on all GF social media outlets
- 4 Tickets to the Opening Session Dinner
- 4 Tickets to the Closing Dinner

## Gold Sponsor: \$15,000 and above

- Opportunity for representative to welcome participants in Opening Ceremony
- On stage brand mention during Opening Session and Final Recommendations to the Community
- Opportunity for representative to be involved in a working section of the Opening Session
- Logo placement on signage, printed collateral, website, and press materials
- Featured in on screen sponsor loop with other Gold Sponsors at Final Recommendations to the Community
- Logo recognition on GeorgiaForward.org and on all GF social media outlets
- 2 Tickets to the Opening Session Dinner
- 2 Tickets to the Closing Dinner

## Silver Sponsor: \$10,000 and above

- On stage brand mention during Opening Session and Final Recommendations to the Community
- Opportunity for representative to be involved in a working section of the Opening Session
- Logo placement on signage, printed collateral, website, and press materials
- Featured in on screen sponsor loop with other Silver Sponsors at Final Recommendations to the Community
- Logo recognition on GeorgiaForward.org and on all GF social media outlets
- 1 Ticket to the Opening Session Dinner
- 1 Ticket to the Closing Dinner

## Bronze Sponsor: \$5,000 and above

- On stage brand mention during Opening Session
- Group listing on signage, printed collateral, website, and press materials
- Featured in on screen sponsor loop with other Bronze Sponsors at Final Recommendations to the Community
- Logo recognition on GeorgiaForward.org and on all GF social media outlets
- 1 Ticket to the Closing Dinner

## Emerald Sponsor: \$2,500 and above

- On stage brand mention during Opening Session
- Group listing on signage, printed collateral, website, and press materials
- Featured in onscreen sponsor loop with other Emerald Sponsors at Final Recommendations to the Community
- Logo recognition on GeorgiaForward.org and on all GF social media outlets

## Friend Sponsor: \$500 and above

- On stage brand mention during Opening Session
- Featured in onscreen sponsor loop with other Friend Sponsors at Final Recommendations to the Community

# Young Gamechangers

a GeorgiaForward  program

## 2019 Sponsorship Registration Form

I would like to participate at the following level:

Platinum     Gold     Silver     Bronze     Emerald     Friend

Amount: \_\_\_\_\_

**Please fill out completely**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

(As it should appear on printed materials)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

URL: \_\_\_\_\_

Phone: \_\_\_\_\_ Facebook Address: \_\_\_\_\_

Twitter Handle: \_\_\_\_\_ Instagram Handle: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

To take advantage of this sponsorship opportunity, please contact Kris Vaughn by email or phone.

Upon receipt of written intent to accept a sponsorship package, an invoice will be issued.

**Please mail or email this contract to:**

GeorgiaForward  
84 Walton Street NW, Suite 500  
Atlanta, Georgia 30303  
[kris@georgiaforward.org](mailto:kris@georgiaforward.org)  
478-550-2185