



Council Meeting

AGENDA

Tuesday, October 09, 2018

6:00 PM

City Hall

I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. September 4, 2018 Council Minutes
 - b. September 11, 2018 Council Minutes
 - c. September 4, 2018 Executive Session Minutes
 - d. September 11, 2018 Executive Session Minutes
 - e. September 24, 2018 Planning & Code Committee Minutes
 - f. September 6, 2018 Planning Commission Minutes
 - g. September 18, 2018 Planning Commission Minutes
 - h. September 25, 2018 Historic Preservation Commission Minutes
 - i. T-Hangar Build Proposal - To table for an indefinite time. (Recommended for Council approval by Airport Committee October 2, 2018)
 - j. Purchase - Automated Side Loader Truck - To purchase from Carolina Environmental Systems for \$256,174.00. (Recommended for Council approval by Public Works Committee October 2, 2018)

II. PUBLIC PRESENTATIONS

1. Team Up Mentoring
2. International Students

III. PUBLIC FORUM

1. **Public Comments**
2. **Public Hearing**
 - a. Rezone - 1190 West Spring Street
 - b. Rezone - 318 Alcovy Street and 409 Greenwood Drive

IV. NEW BUSINESS

1. Rezone - 1190 West Spring Street
2. Rezone - 318 Alcovy Street and 409 Greenwood Drive
3. Approval - Chamber of Commerce Contract
4. Resolution - DD RLF Pimento Investments LLC
5. Southeastern Power Administration Power Sales Change

V. ADJOURN

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	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:	Myoshia Crawford	Council Member
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Staff Present:	Danny Smith, Chris Croy, 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, Janet Greeson, Kris Vaughn, Lawrence Quammen, Lauren Gregory, Tyler Gregory, Debbie Cox, George Baker III
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I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that Council Member Myoshia Crawford was absent. There was a quorum.

2. City Administrator Update

City Administrator Logan Propes discussed the survey on the City’s webpage for the Quality of Life Initiative. The survey consists of six simple questions, and it would help to get as much information as possible from the citizens. The survey can either be done as a pop-up, by navigating to the administration section of the website, by referencing the City on Facebook, or social media pages. He explained there will be more filming in the downtown area through September 14. The filming should not be as disruptive as the last time, but the road closures will be posted each day on social media. He stated most of the closures will be very intermittent. Mr. Propes stated last week the City closed on the downtown green, which is located on South Madison Avenue and Davis Street. The City will be master planning the site, and the SPLOST referendum will help to complete the project later this year. The space will be cleaned up so it will be usable by the general public and be an asset for downtown. The filming on September 7 will start at midnight, after the concert has closed out. The big stage which is being set up will be used for filming, not for the concert or public use.

3. Central Services Update

Mr. Chris Bailey stated that the landscaping at City Hall is underway. The drainage system has been redone, they have started adding plants, and should be completed within the next couple of weeks. The concrete areas will be pressure washed when the landscaping is finished. He explained he will have the exterior plans of the new Police Department for approval in October. Mr. Bailey explained the Community Garden at Pilot Park is looking for Committee Members, parties interested should contact Katie Sanders. He stated two trial classes have been held by TinkerGarten at Childers Park. The first official class, where the participants pay, will be from September 13 to November 1. Mr. Bailey stated he is getting quotes for pressure washing the sidewalks in the downtown area, which could possibly be added into next year's budget.

II. COMMITTEE INFORMATION

1. Finance

a. Monthly Finance Report

Ms. Beth Thompson presented the monthly Finance Report. She stated in the General Fund the Fire and Police expenses are showing an increase from 2017. The Police increase is due to the new Walton Plaza payments, and the Fire increase is due to the additional employees with the SAFER Grant. There is also a new budgeted item of \$50,000 for fire prevention, community outreach, and education. The City received a \$36,000 reimbursement from the SAFER Grant in the first quarter, and should receive another \$70,000 in the second quarter. Ms. Thompson stated in the Utilities the Central Services expense increase is due to the inclusion of additional employees which now fall under Chris Bailey; this division only included the Field Service Technicians in prior years. Electric, Telecom, and Gas expenses have increased due to the cost of sales and the increase of construction in-progress. Sewer and Water have increased primarily due to the CDBG Grant Project. There will be \$500,000 reimbursed through the grant. She stated that GUTA is now under Utilities, instead of a separate division. Ms. Thompson explained even though they show an increase from 2017, they are all under budget for 2018. The City has received approximately \$69,000 hurricane cleanup from FEMA, and will be receiving additional funds within the next couple of months. She stated that business licensing and permitting is scheduled to go live with Tyler Software at the end of the month, and she is working with the department heads on the 2019 Operating Budget.

2. Airport

a. Monthly Airport Report

Mr. Chris Bailey presented the monthly Airport Report. He stated the August fuel sales had 92 transactions, 2,400 gallons of fuel sold, and had a little over \$10,000 in revenue. The East and West Apron paving project grant documents have been forwarded to the City Attorney for final review. He explained the paving should be starting in the fall. Mr. Bailey stated the new Airport Committee had their first meeting on August 15, and they discussed the CIP and project list process. He stated the T-Hangar building project is being advertised for bids, and will be brought back to Council in October. He estimated the cost will be around \$475,000 to build the 8-unit T-Hangar.

3. Public Works

a. Monthly Solid Waste Report

Mr. Danny Smith 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 resurfacing of the concrete tipping floor is pending the 2019 CIP, which will be next year. The cat-walk is done, the scales have been repaired, and the push wall has

been completed. Mr. Smith stated that a new vendor, Attaway Hauling which is part of Choice Transportation, has taken over the hauling for the transfer station this week. He will be submitting the final report for reimbursement from the scrap tires. He stated that the scrap tires cause mosquito issues, so they will be concentrating heavily on them due to the West Nile Virus. He explained the bulk trash and yard trimming collections have been slightly off schedule the last couple of weeks, but there will be some adjustments made over the next few weeks to get back on track. Mr. Smith thanked the citizens for responding to the curbside recycling changes. He requested citizens to make sure all items are loose in the bins, and to remove all of the grocery bags from the bins. The bags cause problems by tangling in the machinery. He stated that some stores have drop-off collections in the front of the stores, or they could be used as trash bags for the home and car.

Council Member Norman Garrett questioned how many times the City accepts tires each year.

Mr. Smith stated there is a curbside program for tire pickup. The current quantity accepted is five tires and anything over five tires will have a surcharge. Tires are also accepted during the Great American Cleanup, which is in the spring. He explained that tire quantities are tracked for limits, and citizens are not allowed to bring tires to the transfer station without paying. Mr. Smith stated that the tires are expensive to get rid of, but they won't be left on the curbs.

Mayor John Howard questioned the glass recycling.

Mr. Smith explained that he has contacted Strategic Materials in Houston. They can deliver a bin to the City, but they will charge \$290 per pound. The current issue is getting the glass from the curbside while keeping the material whole.

b. Monthly Streets & Transportation Report

Mr. Chris Croy presented the monthly Streets & Transportation Report. He stated they finished up the deep patching phase of the LMIG project, and started the resurfacing phase last week. As of this afternoon, three of the streets have been completed, and there are seven more to go. One section of the sidewalk rehab on West Highland Avenue has been completed. The crews had to be pulled to help with resurfacing the roads for the LMIG project, but they will be back on the sidewalks when the asphalt work is done. Mr. Croy explained the right-of-way crews continue to tackle the mowing, but they had to be pulled to help with traffic control for the paving.

Council Member Larry Bradley questioned the street work not getting done during the paving time. He questioned the additional staff that were hired for cutting last year.

Mr. Chris Croy clarified due to the intensive amount of labor needed during the asphalt and resurfacing process, everything else shuts down to focus on getting it finished.

City Administrator Logan Propes answered that the paving crew is down several members, so other employees had to be pulled at the last minute to get the job covered.

4. Utilities

a. Monthly Electric & Telecom Report

Mr. Brian Thompson presented the monthly Electric & Telecom Report. He has been working with ECG to get faster results on the pole transfers with Windstream. He has a meeting scheduled Thursday with Windstream. He discussed the outages caused by line impacts the last month. The yearly meter testing is in progress. He explained the top 20 to 25 meters are tested

twice a year and the smaller meters are tested every two to three years. MEAG is going to rebuild the 46,000 volt line that goes from Breedlove Drive to Highland Avenue. The wooden poles will be replaced with either concrete or steel. They have started the design of the fiber ring, which will loop around from Ammon's Bridge to the headend at 420 North Broad Street. Mr. Thompson stated quotes are being sought for the CMTS redundancy, which will allow an increase in the bandwidth to the cable modems and create a complete redundancy at the cable plant. They are continuing to convert Telecom customers in the downtown core to FTTX, and it is testing great.

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

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He stated the Highway 11/78 gas main relocation is complete, and the contractor will start removing the old pipe from the bridge next week. He explained they can start removing the old building and cleaning up that corner when that is done. He stated that the City has been awarded \$750,000 for the 2018 CDBG which will replace the sewer along South Madison Avenue, Stokes Street, Knight Street, Lawrence Street, and Pine Park. Mr. Middlebrooks stated the sewer rehab on Olympian Way will be completed this month. The Water Plant remodel is moving along very well. He explained the floor system, the walls, and the rough-in plumbing have been installed by staff. Bids are currently being sought for electrical, the HVAC system, and sheetrock.

c. Purchase – Truck for Stormwater

Removed from agenda.

d. New Cingular Wireless PCS, LLC Wireless Attachment Agreement

Mr. Brian Thompson stated the carrier is getting ready to have a legal way to attach to the poles. He explained this is virtually the same agreement as previously approved, for the safety and engineering aspects of pole attachments. The agreement only covers the engineering, safety, and responsibility of the pole.

Mayor Howard questioned how many attachments will be allowed per pole.

Mr. Thompson answered per the 1996 FCC Telecommunications Act anyone willing to pay for the pole to be made safe for them to attach to it can. Therefore, it could be a lot. He has a meeting set to discuss this tomorrow, but there will have to be common pathway. Mr. Thompson explained there is a product that allows seven pathways on one connection, which will allow multiple spots on the pole.

The committee recommends approval of the Cingular Wireless Pole Attachment Agreement to Council.

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

5. Public Safety

a. Monthly Fire Report

Assistance Chief Bill Owens presented the monthly Fire Report. He stated the burn building testing has been completed. The first burn is planned for October, and the second burn is planned for November. They are gearing up for Fire Prevention Month in October. There will

be videos put out to the community. He explained there will be a Fire Safety Bash Event in the downtown area at the end of October to teach about fire prevention and education. The East Metro Firefighter’s Conference Golf Tournament will be on September 24.

b. Monthly Police Report

Assistant Chief R.V. Watts presented the monthly Police Report. He stated the part one crimes, which are the more serious and violent crimes, were down by 36% from last year. He discussed the Bicentennial Event held at Athens Tech, where they were able to utilize both the K-9 and bike patrol units. He stated the bike patrol units have been upgraded with blue lights and sirens. This helped with the flow of traffic and management of people. He requested the community to continue praying for Officer Matt Cooper of Covington who continues to fight for his life.

c. Fire Station Reroofing and Exterior Restoration

Mr. Chris Bailey discussed the roof replacement for the Fire Station. The existing roof will be removed and any damaged areas will be repaired. He explained the Garland Company administered the bids through US Communities. The roof will have new flashing, ridge vent, and a 30-year warranty shingle installed. The low bid came from Veteran Builders for the amount of \$99,999.00. The exterior restoration will be done upon the completion of the roof. The restoration will include pressure washing the exterior areas, repainting the soffits and fascia boards, sealing any failed joints, and repairing any damaged areas. He explained generally the City would use the same bidder, but there was such a disparity in bids the City will be able to save about \$15,000.00. Pride Roofing had the lowest bid of \$14,827.00. Mr. Bailey explained there is \$60,000.00 in the CIP budget for the project, and the extra will come from the difference of leasing the Rapid Response vehicle instead of buying it.

City Administrator Logan Propes stated the additional difference could also come from the current SPLOST in Public Safety.

Council and staff discussed the bidding process, and the bids submitted.

The committee recommends to contract with Garland Company for the roofing and exterior restoration of the fire station for the amount of \$114,826.00 to Council.

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

6. Planning & Code

a. Monthly Code Report

Mr. Patrick Kelley presented the monthly Code Report. He stated there are quite a few demolitions that have been completed. There are four more being processed for demolition or repair, and two open demolition permits which have been extended. Wendy’s is finally underway. Local Republic is working on their plans, and are going before the Planning and Zoning Commission next month for a Certificate of Appropriateness. The Main Street Walton Mill apartment complex is finalizing their plans. The plans for Silver Queen have been approved by the State Fire Marshal’s office. Your Pie is approaching completion of their project.

7. Economic Development

a. Monthly Economic Development Report

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She stated the City received the Design Excellence Award from the Georgia Downtown Association for the places to play project in the alleyway. The concert in August was back on the courthouse lawn, and the concert on Friday with the Swingin Medallions will be on the lawn. Ms. Krawczyk explained that DDA completed their annual retreat. She discussed the Community Work Plan schedule and highlighted the priorities of the plan. They want to implement parking enhancements and ideas for additional signage, way finding, lot signage, and encourage a new system for monitoring the two hour parking. They want to encourage infill development and redevelopment off of Broad Street for housing and mixed use development. They want to create more entertainment draws by enhancing some of the events. She explained that Monroe will be hosting the bus tour and reception for the Georgia Initiative for Community Housing Conference on September 26. The community reception will be at the Wayfair Livery Stable.

III. ITEMS OF DISCUSSION

- 1. Public Hearing Rezone – 203 Bold Springs Avenue**
- 2. Public Hearing 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**

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

IV. ITEMS REQUIRING ACTION

1. Resolution – Transportation Alternatives Program

City Administrator Logan Propes explained this resolution is part of the Transportation Alternatives Program Grant which was approved last month. A separate resolution must go along with the application which has already been submitted. The grant will potentially fund the streetscape which runs from Marable Street through downtown, onto East Highland, and South onto North Lumpkin. This will give a continuous flow of the streetscape in downtown. He explained the 20% match for the City will be approximately \$572,315.15.

To approve the resolution as presented.

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

V. ADJOURN TO EXECUTIVE SESSION

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

VI. ADJOURN

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

MAYOR

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
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Patrick Kelley, Bill Owens, R.V. Watts, Chris Bailey

Visitors: Sharon Swanepoel, Andrew Kenneson, Tyler Gregory, Lauren Gregory, Rob Green, Harold Patterson, Tommy Fountain, Mohammed Rahman, Mohammed A. Rahman, Adam Bailey, Ali Noorani, John Boyd, Michael Thompson, Jada Mukahanana, Darrell Stone, George Baker III, Greg Thompson

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Tommy Fountain of Grace Baptist Church 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 R. Bradley, seconded by Garrett.
Passed Unanimously*

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)

To approve the consent agenda as presented.

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

II. PUBLIC FORUM**1. Public Comments**

Mr. Tyler Gregory spoke as a representative for the Mill Village Residents Association. He thanked Council for putting money into 5th Street and 6th Street, with the gutter and street project. He hopes the City has plans in the works for 3rd Street and 4th Street. He explained they would like to be a part of the conversation for continued improvement of the Mill Village, as things progress and move forward. They don't want to lose their little community; it is the center of life and vitality. Mr. Gregory stated they would like to have a neighborhood directory and a neighborhood watch to keep closer ties. They would like to improve their community with crosswalks and by cleaning up some yards. He discussed his history in Monroe over the last five years. He requested "SLOW Children at Play" signs to be installed on 4th Street. He stated they appreciate the police presence in the area, and the service that Council provides.

2. Public Hearing**a. Rezone – 203 Bold Springs Avenue**

Code Enforcement Officer Patrick Kelley presented the application of Grace Fellowship Church for rezone of this property from PRD to PCD. Mr. Kelley stated the property consists of 8 acres. The property has 291.76 feet of road frontage on Bold Springs Avenue, 480.15 feet of road frontage on North Madison Avenue, 674.13 feet of road frontage on North Midland Avenue, and 317.54 feet of road frontage on East Marable Street. The Code Office and Planning Commission recommended the request be approved.

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

MAYOR AND COUNCIL MEETING SEPTEMBER 11, 2018 6:00 12

Mr. Rob Green, representing the applicant, spoke in favor of the rezone. He stated they are super excited about the old school. He appreciates the approval from the Planning Commission last week, and would love approval from Council so they can take the next steps of changing the old school into their worship campus.

Council Member Norman Garrett questioned the plans, other than having church services.

Mr. Green stated they have a lot of ideas. The old gym will be used as their sanctuary to hold worship services. The next two buildings will be used for the youth center and children's center. He stated there is a lot of opportunity with the kitchen and open greenspace. There are lots of ideas, but it will depend on funding.

Council Member Larry Bradley questioned whether Council is approving the zoning request, the plan, or both.

Mr. Kelley answered that as a Planned District, Council would be approving the plan. He explained they are having to request a rezone with their current plan.

Mayor Howard stated that Council is approving the concept of the rezone, and will approve future parts of the plan later.

Mr. Kelley explained that the applicant already has their requests designated on the plan. They would have to bring any changes to the plan back to Council for approval.

Council, staff, and Mr. Green discussed the plans for the buildings, how the buildings will be used, the final plan development, and the possibility of future modifications to the plan.

Mr. Tyler Gregory stated he likes the idea a lot.

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

No Action.

b. Variance – 416 South Broad Street

Code Enforcement Officer Patrick Kelley presented the request for a zoning variance. He explained the applicant Greg Thompson is requesting a variance of Section 700.2 Table 12 of the Zoning Ordinance for setbacks and building height. The property consists of 1.509 acres, and has approximately 285 feet of road frontage on South Broad Street. The Code Office and the Planning Commission recommended the request be approved.

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

Mr. Greg Thompson spoke in favor of the variance. He stated it is a pleasure to bring this project before Council, and gave a brief overview. The grocery store will be expanded, and built out to the road. He explained a restaurant will be incorporated inside of the grocery store, and they will expand on all of their fresh meat and fresh produce. The store will be doubling the size of the current store, and there will be six loft apartments above the new addition.

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

No Action.

III. NEW BUSINESS

Council Member David Dickinson recused himself.

1. Rezone – 203 Bold Springs Avenue

To approve the rezone.

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

2. Variance – 416 South Broad Street

To approve the variance.

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

3. Application – Beer & Wine Package Sales – The Market

To approve the application.

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

4. Application – Beer & Wine Package Sales – Monroe Food Mart

To approve the application.

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

Council Member Ross Bradley recused himself.

5. Application – Beer & Wine On-Premise Consumption – Your Pie

To approve the application.

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

Council Member David Dickinson recused himself.

6. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – South On Broad

To approve the application.

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

7. Appointment – Housing Authority

To reappoint Mary Watson to a five (5) year term to expire October 6, 2023.

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

8. 2nd Reading – Soil, Erosion, Sedimentation, & Pollution Control Ordinance Amendment

City Attorney Jesse Couch gave the second reading of the ordinance to amend Chapter 42, Environment, Article IV – Soil, Erosion, Sedimentation, & Pollution Control, Section 42-136 through 42-143.

To adopt the ordinance.

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

9. Young Gamechangers Funding

Mayor Howard stated Walton County Development Authority has contributed some matching funds to the Young Gamechangers.

City Administrator Logan Propes explained that City of Monroe has budgeted \$25,000.00 this year to get the program started. He stated the City will be looking for partners for the program. The Development Authority has contributed to the program, and other private entities and non-profit organizations will also be joining in the Georgia Forward Program. Mr. Propes stated it is a very competitive application process for the 2019 community. He explained there are four challenge questions selected by the steering committee. Young professionals across the state, metro area, and Monroe will serve on the board. They will help discover unique answers to problems in Monroe. It will be a quality of life challenge, which will provide ideas on how to improve Monroe for the citizens.

To approve the \$25,000.00 funding for the Georgia Forward 2019 Young Gamechangers Sponsorship Program.

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

IV. ADJOURN TO EXECUTIVE SESSION

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

Based on today's announced retirement of Public Safety Director Keith Glass, to eliminate the position of Public Safety Director, effective January 1, 2019.

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

To approve the Mayor entering into a Retirement Agreement prepared by the City Attorneys with Public Safety Director Keith Glass that shall include Public Safety Director Keith Glass receiving three months of severance pay for the months of January, February, and March 2019 in recognition of his many years of service to the City of Monroe.

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

To appoint R.V. Watts as Interim Police Chief effective October 1, 2018 with a salary increase to begin on said date of \$7,500.00.

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

To appoint Bill Owens as Interim Fire Chief effective October 1, 2018 with a salary increase to begin on said date of \$7,500.00.

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

To offer the Department Head Level Position of Director of Planning and Development to Darrell Stone to begin employment on October 15, 2018 for a starting salary of \$80,000.00 with other ancillary benefits to be negotiated with the City Administrator.

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

To approve a new organizational chart for the Department of Planning and Development which shall include the following Director-level positions to report to the Department Head Director of Planning and Development: Director of Code and Development; Director of Economic Development; Director of Planning; and with other departmental functions and positions as assigned.

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

Mayor Howard recognized the date as September 11. He stated he would be remiss in saying that it was a pretty big day in the history of our country, and we want to keep all the ladies and gentlemen who died in that horrific act and their families in our prayers.

MAYOR AND COUNCIL MEETING SEPTEMBER 11, 2018 6:00 16 **I.**

Council Member Larry Bradley expressed to Chief Glass how much we appreciate his service to the City of Monroe over the last 20 odd years. Mr. Bradley stated, the last seven years on the Council, he has had the opportunity to work with him and feels privileged to have done so and thanked him for what he has done. He looks forward to his retirement.

Chief Glass thanked the City of Monroe for the opportunity that he was given. He thanked the City and the citizens.

V. ADJOURN

*Motion by Dickinson, seconded by Garrett.
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
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Those Absent:	Myoshia Crawford	Council Member
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I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that Council Member Myoshia Crawford was absent. There was a quorum.

II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

III. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

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

MAYOR

CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
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	David Dickinson	Council Member
	Logan Propes	City Administrator
	Russell Preston	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. Legal Issue (s)

1. Legal Matter

There were no legal matters discussed.

IV. Adjourn to Regular Session

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

MAYOR

CITY CLERK

**MONROE PLANNING AND CODE COMMITTEE
MINUTES
September 24, 2018**

Those Present: Lee Malcom Chairman
David Dickinson Council Member
Larry Bradley Council Member

Staff: Patrick Kelley, Director of Code/Planning
Logan Propes, City Administrator

Visitors: Kyle Harrison, Randy Camp, Les Russell

The meeting began at 6:00 pm.

The first item of business: R1A Zoning Revision. The proposed changes have minor changes in the table for R1A and note seven contains all of the code changes that meet the requirements requested for a better small development. It also includes HOA requirements. They would like to extend these requirements over to the R1 zoning as well.

The second item of business: City Marshals Report. The Marshal has made approximately 1400 contacts since the December 15th of 2017. Moving forward they would like to see the report monthly for that current month activity.

Other business: They discussed the tabled item in the P&Z Meeting. It was agreed that we would change the sign to show going before P&Z again in the October 16, 2018 meeting and November 13, 2018 Council Meeting.

Chairman Lee Malcom entertained a motion to adjourn. David Dickinson made motion to adjourn. Larry Bradley seconded. Meeting adjourned at 7:16 pm.

**MONROE PLANNING COMMISSION
MINUTES
Called Meeting
September 6, 2018**

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

Absent: Rosalind Parks

Staff: Patrick Kelley, Director of Code/Planning

Visitors: Michael Thompson, Rob Green, Brian Krawczyk

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

Code Officer Report: None

Public Hearing opened at 5:31 pm

The first item of business: is for petition # 18-00306 for a Rezone at 203 Bold Springs Avenue. The applicant, Grace Fellowship Church Inc, is requesting to rezone from PRD to PCD. The property has 291.76 ft of road frontage on Bold Springs Avenue, 674.13 ft of road frontage on North Midland Avenue, 480.15 ft of road frontage on North Madison Avenue, and 317.54 ft of road frontage on East Marable Street. The property consists of 8 ac. The recommendation of the Code Dept is for Approval.

Chairman Eckles asked if anyone was present to speak to the petition.

Mr. Bob Green with Grace Fellowship Church spoke to the request. He stated they would like the recommendation for rezoning from PRD to PCD.

Eckles: asked if going from PRD to PCD gives better coverage for the church?

Kelley: as a PRD it only allows for adult assisted living or independent living. That is the only use that could be allowed under that original plan. So they've made their own plan and submitted here for a mixed use and why they are going for a planned commercial.

Eckles: asked for any questions. Harrison and Butler recused themselves due to attending church there. Eckles entertained a motion. Camp made the motion to approve. Eckles seconded. Motion passed unanimously. Recommendation to approve forwarded to the Council.

The seconded item of business: is for petition # 18-00310 for a variance at 416 S Broad Street. The applicant, Greg Thompson is requesting a variance of the front yard and side yard setbacks, maximum building height and to allow existing changeable copy sign to be relocated and attached to new brick ground monument sign.

Michael Thompson spoke to the request asking that the front yard and side yard setbacks be reduced to 0 feet each.

Eckles: asked about the side yard setback

Thompson: stated the side yard would be toward the Still house and not the Methodist church.

Eckles: so the old building is 0 ft right?

Kelley: stated the side yard is now 10 ft and they would be using that for mechanical and storage. It would be basically enclosing the current delivery driveway.

Harrison: The 0 on the front will be parking and the sidewalk café.

Thompson: yes

Kelley: parking will be on the side with no street front parking. The building will be all the way to the right of way line.

Chairman Eckles open the hearing for questions. Chairman Eckles entertained a motion. Harrison made the motion to approve. Butler seconded. Motion passed unanimously. Recommendation for approval forwarded to the Council.

Public Hearing closed at 5:36 pm

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn. Camp made the motion. Butler seconded. Meeting adjourned at 5:37 pm.

**MONROE PLANNING COMMISSION
MINUTES
September 18, 2018**

Present: Kyle Harrison, Randy Camp, Rosalind Parks

Absent: Mike Eckles, David Butler

Staff: Patrick Kelley, Director of Code/Planning

Visitors: Charlie & Gail Yarberry, Hazel L. Prather, Paul Rosenthal, Tommy & Linda Aycock, Gerry & Dick Roberts, Donna Hester, Arthur & Jeannie Bowick, Ben York, Nancy Beadle, Danielle Green, Dan & Marsha Hodges, Becky Hardy, Mary Jean & John Sloan, Steve & Susan Brown, Chris Collin, Taylor McDaniel, Colin & Cheryl H. Greeley, Sandra Stacey, Vicki Jones, Elizabeth Towler, Phillip Hobbs, Mary Williams, Maggie Barton, Glenn Barton, Edith Weaver, Darnard Tulen, Kathleen DeMarr, Dr William A & Margaret Hartley, Jeanie Beach, Jo & John Thompson, Ron & Joylou Mullis, Teresa Tanner, Larry & Diane Jordan, Lisa, Steven, Nathan Purvis, Candace & Charles Coker, Marsha & Bruce Millians, Dolly DeProspero, Kim Gi Young, Michael Peters, Lindsey Hickman, William E Stacy, Sherlene Shiver, George Baker III, W. Beall.

CALL TO ORDER – KYLE HARRISON

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

Acting Chairman Harrison asked for any changes, corrections or additions to the August 21, 2018. Hearing none he entertained a motion. Parks made a motion to approve. Camp seconded. Motion carried. Minutes Approved.

Code Officer Report: None

Public Hearing opened at 5:31 pm

The first item of business: is for petition # 18-00389 for a Rezone at 1190 West Spring Street. The applicants, Dan & Marsha Hodges are requesting to rezone from M1 to B3. The property has approximately 124.6 ft of road frontage on West Spring Street and approximately 263 ft of road frontage on Swanson Drive. The property consists of .736 ac. The recommendation of the Code Department is for Approval.

There were no public comments; Acting Chairman Harrison declared that portion of the meeting closed.

To approve rezone as submitted.

Motion by Camp. Seconded by Parks
Passed unanimously

The seconded item of business: is for petition # 18-00406 for a Certificate of Appropriateness at 202 East Spring Street. The applicant, L R Burger is requesting a COA for renovation of building to convert to a restaurant.

Acting Chairman Harrison asked for a representative to speak to the request. Chris Collin, owner spoke to the request stating he was excited about bringing LR Burger to Monroe. He gave a short synopsis of what they plan to do to renovate the location.

Camp asked about traffic patterns and if it would work well for them.

Collin: yes

Harrison: what site improvements are being made.

Collin: the front will be a patio area. Resurfacing of the parking lot would also be added.

Motion to approve as submitted.

Motion by Camp, seconded by Parks
Passed unanimously

The third item of business: is for petition # 18-00387 and 18-00388 for rezone.

Kelley: The applicant MUL Properties LLC is requesting rezone of properties from P/R1 to PRD at 318 Alcovy Street and 409 Greenwood Dr. The property has approximately 983.2 ft of road frontage on Alcovy Street and consists of 17 ac. The applicant proposes to repurpose the land and buildings of the old American Legion site to develop a planned residential development. This request includes a portion of the 409 Greenwood Dr. tract to be taken in to the PRD with the remainder to remain R1 with its current frontage on Greenwood Dr. The property has been utilized as an American Legion post for quite some time. The American Legion intends to relocate which presents a substantial opportunity to achieve the development of infill development near the town center that offers a variety of housing options and amenities.

Acting Chairman Harrison asked if there was a representative to speak to the request.

Paul Rosenthal of MUL Properties LLC, spoke to the request. He spoke in depth about the types of Residences included in the development. There will be 126 housing units. There will be amenities including a pool, fire pit, clubhouse, etc. Approximately 1/3 of the existing 8000 sq ft American Legion building will be renovated to be a clubhouse with meeting room, theater room, workout room, pool based bathrooms for the pool use. The other 1/2 to 2/3's of the space will be reserved for light commercial, hopefully having a restaurant in part of that portion. There will also be a few offices in the remaining part of the building. There will also be passive parks maintained by the HOA. He will be saving some of the historic sights on this property.

After some discussion and answered questions Acting Chairman Harrison entertained a motion. Camp motioned to approve. Parks seconded. Motioned passed unanimously. Recommendation goes to Council for approval.

The fourth item of business: Petition # 18-00386 for a variance of Article II, Section 700.1 table 11 of the Zoning Ordinance for lot width minimum. The request is for 409 Greenwood Drive. The applicant is MUL Properties, LLC. The property consists of a total of 1.852 acres. The property has a total of approximately 310.49 ft of road frontage on Greenwood Drive. Code Department recommends approval with conditions as proposed.

Kelley: The applicant wishes to construct 4 single family residences on 1.852 ac. The square footage of the parcel could potentially yield 5.76 units based on 14,000 sq ft minimum lot acres. The applicant requests a reduction of required street frontage from 100' to 77' to accommodate subdivision into 4 lots. This land is currently undeveloped land within the Pollack S/D. It is sub dividable and currently zoned R1. Current street frontage would permit three 100' street frontages.

Paul Rosenthal of MUL Properties spoke to the request. He gave a synopsis of the request. It is a single request for variance to reduce the width of the lots from 100' to 77' to be allowed 4 street frontages. He is including conditions to the variance to ensure that the homes built are quality in nature. 1. Minimum heated living space of 1,700 sq ft. 2. No vinyl of any type on the exterior; only wood, hardi-type siding, brick, stone, stucco, including all eaves and soffits. 3. Wood doors only on the exterior of the homes. 4. Two shared driveways for the 4 lots. 5. All garages will be located only in the 3rd layer of the lots (the 3rd layer is defined as that area a minimum of 20' behind the front edge of the principal building structure).

Opposed: Dr. William A Hartley, Teresa Tanner, Dick Roberts, Mary Williams, Arthur Bowick, Mike Peters, Gerry Roberts, Rob Mullis

Mr. Rosenthal offered to change the conditions to include 4 driveways, 1800 sq ft minimum houses, 25% of the fronts of the houses will be brick, no vinyl on the houses, all wood doors.

Acting Chairman Harrison entertained a motion. Parks moved to table until next month when the new conditions shall be presented in writing to the commission. Camp seconded. Motion carried. Petition tabled until October 16, 2018 meeting of the Planning Commission.

Public Hearing closed at 7:14 pm

Old Business: none
New Business: none

Acting Chairman Harrison entertained a motion to adjourn. Camp made the motion. Parks seconded. Meeting adjourned at 7:15 pm.

Historic Preservation Commission
Meeting Minutes
September 25, 2018

Present: Mitch Alligood
Marc Hammes
Susan Brown
Fay Brassie
Crista Carrell

Absent: None

Staff: Patrick Kelley, Director of Code

Visitors: Jim Draper, James Draper III, Staling, Romario, & Karen Ramocan, Ginny Willett and Susan Walker.

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

Chairman Alligood entertained a motion for approval of the minutes from August 28, 2018. Marc made a motion to approve. Susan seconded. Motion Carried. Minutes approved.

Chairman Alligood changed the order of business.

The first item of business is an application for COA for petition # 18-00426 at 220 Felker Street. The applicant, Algin Investments, LLC requests a COA to allow new construction of a house.

Ginny Willett of Algin Investments, LLC spoke to the request. There was a change in plans for moving a historic house from South Madison to the Felker Street therefore she is asking to build a ranch style home with a side entrance garage. The plan is for Hardi plank to be used as material.

After some discussion Chairman Alligood entertained a motion. Hammes motioned to approve. Brassie seconded. Motion Carried. COA Granted.

The second item of business is an application for a COA for petition # 18-00407 at 405 Mill Street. The applicant, Stalling Ramocan is requesting a COA to allow him to install a privacy fence using 6' x 8' prefab dog eared fence panels. The height is 6'.

The applicant Stalling Ramocan spoke to the request explaining his plans for the fence. He wants to enclose the back yard with a gate to allow entrance to the rear yard.

With some discussion Chairman Alligood entertained a motion. Carrell motioned to approve. Brown seconded. Motioned carried. COA Granted.

The Third Item of Business is an application for a COA for petition # 18-00428 at 113 N Broad Street. The applicant, JEC Development requests a COA to add a square sign on the rear (Wayne Street) façade with three tenant signs on back deck.

Jim Draper of JEC Development spoke to the request. He stated they would like to have a square or rectangle sign for the rear and to hang metal tenant signs on the deck. The sign on the back would be painted to match the front sign but in a rectangle/square style.

With some discussion Chairman Alligood entertained a motion. Brown motioned to approve all signs. Hammes seconded. Motion Carried. COA Granted.

Old Business:

Brassie asked about the lights at Jackson Street home.

Kelley stated the lights would be changed before CO is issued.

New Business:

Brassie spoke about the oldest house in the historic district (116 East Highland Avenue) and how beautiful it would be once the renovation is done. They are bringing it back to the original state.

Brown asked about the house at 615 East Church Street. The windows and doors were not placed as agreed on.

Ginny Willett, Owner, stated the doors are ordered and what is there are temporary. The oak tree in front of the house is coming down on October 2, 2018 and they will landscape once that is done. They also have the windows on special order.

Chairman Alligood entertained a motion for adjournment. Carrell made a motion. Brassie Seconded. Meeting Adjourned at 6:20 P.M.



To: Airport Committee, City Council
From: Chris Bailey, Central Services Manager
Department: Airport
Date: 09/25/2018
Subject: 8-Unit T-Hangar Build Proposal

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

Funding Source: Capital Improvement Program (CIP)

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$591,827.00 **Company of Purchase:** Commercial Metal Builders, Inc.

Description:

Sealed bids were sought for an 8-unit t-hangar for the Monroe-Walton County Airport with the bidding process facilitated by Barge Design Solutions. The low bid of \$591,827 was provided by Commercial Metal Builders, Inc. This project will provide a turnkey 8-unit t-hangar to include grading, drainage, concrete, structure, paving, and all labor for construction.

Background:

The City of Monroe will always seek to expand the Monroe-Walton County Airport where feasible and financially attainable. Bidding was performed following all state and local bidding requirements for sealed bids of a Public Works project in excess of \$100,000 and all steps were followed to allow for possible reimbursements in future CIP years.

Attachment(s):

Bid Advertisement – 2 pages
 Bid Breakdown – 1 page
 Payback Breakdown – 1 page



To: City Council
From: Danny P. Smith, Director of Solid Waste
Department: Solid Waste - Collection
Date: 9-24-18
Subject: SW Capital Purchase – Automated Side Loader Truck

Budget Account/Project Name: 2018 Solid Waste Collection CIP Budget

Funding Source: 2018 Budget - SPLOST

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$256,174.00

Company of Purchase: Carolina Environmental Systems, Inc.

Description: A request is being made for the purchase of (1) Heil 22 CY DP Python with (1) 2019 Peterbilt 520 Right Hand Drive Chassis for \$256,174.00. This Automated Side Loader residential truck will replace a 2002 Rear Load residential garbage truck. The unit is 16 years old with high operating man-hours and high maintenance cost. Currently used as a backup. This purchase uses the National Joint Powers Alliance (NJPA) bidding guidelines and follows procurement policy.

Background: It is the practice of the City of Monroe to continually provide for the upkeep and preservation of all vehicles and equipment and to maintain a safe and healthy working environment for all employees. The Automated Side Loader is designed to reduce a three man operation, to only one and reduce workers compensation injuries.

Attachment(s):

Cover sheet– 1 page

PO Request – 1 page

Quote Documentation – 14 pages



CITY OF MONROE
Solid Waste, Streets & Trans.

REQUEST BY: Danny P Smith PO# _____ PROJECT# _____

DEPARTMENT: Solid Waste - Collection VENDOR: Carolina Environmental Systems

EXPENSE ACCOUNT: 2018 SPLOST

REQUEST DATE: Monday, September 24, 2018 ORDER DATE: _____

QTY	ITEM DESCRIPTION	UNIT	TOTAL
1	Heil DP Python Automated Side Loader w/ 2019 Peterbilt 520 Right Hand Drive Chassis		\$256,174.000 \$256,174.000
	<i>NOTE: NJPA Member ID: 78902</i>		
Ship: City of Monroe, 213 Cherry Hill Road, Monroe, GA 30655			
Bill: City of Monroe, PO Box 1249, Monroe, GA 30655			
Contact: Chris Bailey, 7702665406, cbailey@monroega.gov			
Term: Net 30 Days			

TOTAL	\$256,174.00
--------------	---------------------

APPROVAL DATE: 9/25/18 APPROVED BY: *[Signature]*



Carolina Environmental Systems, Inc.
306 Pineview Dr., Kernersville, NC 27284
2701 White Horse Road, Greenville, SC 29611
500 Lee Industrial Blvd, Austell, Ga 30168
800-239-7796

Quotation

Heil DuraPack Python 22CY Automated Side Loader

Date: 9/14/18

Quote: 180914A

To: City of Monroe, Ga.

Heil DP-Python Standard Equipment

- 5.2cy Hopper
- 108" Lift Reach
- Python Lift-2 Year Limited Structural Warranty
- Lift capacity up to 1,250 lbs
- Street access door w/step & grab
- Under hopper liquid sump w/2 clean-out doors & steel rake
- Body service props for dump or service hoist models
- Tailgate service props
- Fully automatic Shur-Loc tailgate locks
- O.I.G.A.I. front mount tandem vane pump system
- Cushioned up & down w/chrome-plated rods
- Chassis frame-mounted oil tank w/level/temp. gauge& oil suction shut-off valve
- 3-Micron return line filter w/magnetic trap & in-cab filter bypass monitor
- 140-micron suction line strainer
- Fabric guard hose protection for all high pressure hoses
- In-cab packing controls, electric/air
- In-cab lift controls, air/electric, joy stick
- In-cab hoist controls for dumping models, air
- In-cab controls for eject models, electric/air
- In-cab tailgate controls, air
- Cortex controller with Insight diagnostic display.
- In-cab function & indicator lights
- Select-O-Pack
- Auto Lift
- Arm rest
- Lift reach warning
- Backup alarm
- Backup & license plate lights
- LED Center mounted brake light
- LED Duplicate high & low mount stop, turn, & tail lights
- LED Mid-Body turn signals
- LED FMVSS #108 clearance lights & reflectors

- ICC reflective tape
- Rear Mud-flaps
- Rear under ride guard
- Rear camera bracket & flood lights-reverse activated
- Body undercoating
- Standard 1 year warranty
- Cavity coat & joint sealer
- Remote packer lube kit

Options Included in pricing

- Peterson Smart Lights
- (1) Hopper Light & (1) lift light
- 20 LB Fire Extinguisher
- (2) Camera System & Monitor
- Front Mud Flaps
- Hopper Hood
- Tri-Cuff Grabbers
- Back Assist Lights
- Sump Chutes
- Broom & Shovel Kit
- 3" Hopper Drain Valve

- (1) Heil 22CY DP-Python + (1) 2019 Peterbilt 520 Right Hand Drive (PX9 – Allison 3000RDS Transmission)
 - **Unit Sales Price: \$256,174.00**
 - **NJPA Member ID: 78902**
 - **Sales Price does not include FET, or Sales Tax.**
 - **Delivery: 120 – 180 Days.**

Chris Maxwell
770-328-6320
cmaxwell@cesrefuse.com

PETERBILT

Rush Crane & Refuse Systems S047
Bradley Taylor
8810 IH 10 East

RRS 520DS PX9 3000RDS SA ASL

San Antonio, Texas United States 78220
Phone: (887) 661-4511
Fax:
Email:

Phone:
Fax:
Contact Email: taylorb4@rushenterprises.com
Prepared for: Bradley Taylor

Vehicle Summary

	Unit		Chassis	
Model:	Model 520	Fr Axle Load (lbs):		20000
Type:	Full Truck	Rr Axle Load (lbs):		30000
Description:	RRS 520DS PX9 3000RDS	G.C.W. (lbs):		50000
	Application	Road Conditions:		
Intended Serv.:	Refuse/Landfill	Class A (Highway)		95
Commodity:	Refuse, Scrap, Recycling	Class B (Hwy/Mtn)		5
	Body	Class C (Off-Hwy)		0
Type:	Automated Side Loader/Push-Out	Class D (Off-Road)		0
Length (ft):	24	Maximum Grade:		6
Height (ft):	13.5	Wheelbase (in):		205
Max Laden Weight (lbs):	16500	Overhang (in):		81.10001
	Trailer	Fr Axle to BOC (in):		0.1
No. of Trailer Axles:	0	Cab to Axle (in):		204.9
Type:		Cab to EOF (in):		286.0
Length (ft):	0	Overall Comb. Length (in):		343
Height (ft):	0.0			
Kingpin Inset (in):	0	Special Req.		
Corner Radius (in):	0	California Registry		
	Restrictions			
Length (ft):	40			
Width (in):	102			
Height (ft):	13.5			

Approved by: _____

Date: _____

Note: All sales are F.O.B. designated plant of manufacture.

Ask your dealer for a quote today, or visit our website @ www.paccarfinancial.com.

PACCAR Financial offers innovative finance, lease and insurance programs customized to meet your needs.

Unpublished options may require review/approval.

Dimensional and performance data for unpublished options may vary from that displayed in PROSPECTOR.

Printed: 5/15/2018 3:06:39 PM
Effective Date: Jul 1, 2017
Prepared by: Administrator

Incomplete

Model Number: Model 520
Quote/DTPO/CO: Q00604316
Version Number: 35.20

PETERBILT

Rush Crane & Refuse Systems S047
Bradley Taylor
8810 IH 10 East

RRS 520DS PX9 3000RDS SA ASL

San Antonio, Texas United States 78220
Phone: (887) 661-4511
Fax:
Email:

Phone:
Fax:
Contact Email: taylorb4@rushenterprises.com
Prepared for: Bradley Taylor

	Description	Weight
Base Model		
	Model 520 Peterbilt's Model 520 is built to withstand the harsh demands of the refuse industry. The rugged, aluminum cab delivers best-in-class durability for increased uptime and lap seam construction on a zinc-coated steel sub-frame for corrosion resistance. Bulkhead-style doors provide years of watertight performance. This low-cab forward vehicle adds a new dimension of productivity and versatility. An industry-leading, 65-degree cab tilt enhances maintenance and serviceability. Body installation is cost effective and efficient and the center console provides convenient access to body control integration points.	16,475
	Refuse, Scrap, Recycling	0
	Refuse/Landfill Truck which picks up refuse or recycled material from curbside containers in residential areas. Operation typically includes very frequent stops and starts. Unloading can be at transfer station or at landfill (may enter landfill).	0
	Automated Side Loader/Push-Out	0
	California Registry Required for all vehicles that will be registered in the State of California.	0
Configuration		
	Not Applicable Secondary Manufacturer	0
Frame & Equipment		
	10-3/4in Steel Rails 306-342in 10.75x3.5x.375 Dimension, 2,136,000 RBM; Yield Strength: 120,000 psi. Section Modulus: 17.8 cubic inches. Weight: 1.74 lbs/inch pair	215
	Full Steel Inner Liner	693
	Zinc Coated Anti Corrosion Treated Frame Rails Requires Frame Rail Code. Zinc Phosphate coating will replace the standard frame rail primer and provide added corrosion prevention for your customer's operating in severe conditions or in climates where vehicle rust is common.	0
	FEPTO Provision 4-7/8in Bumper Extension Includes 1350 Series Front Drive PTO Attachment Provision, Radiator with PTO Cut-Out in Grille, Radiator Protection Sleeve, and Bumper Extension	45
	EOF Square without Xmbr For use with body builder installed crossmember.	0
	Peterbilt Rear Mudflaps and Straight Hangers	25
	(2) Solid Mount Cable Hooks	0
Front Axle & Equipment		
	Meritor MFS20 20,000 lb, 3.74 in Drop Axle is designed for applications with a gross axle weight rating (GAWR) of 20,000 pounds. Axle includes special low-friction bushings, double draw	-4

keys and integral thrust bearing and seal design for durability, low maintenance and ease of service. Combination of Meritor Easy Steer king pin bushings, computer-designed and optimized I-beam construction and stiff axle assembly delivering a tight turning radius, superior vehicle control and longer tire life.

Taper Leaf Springs, Shocks 20,000 lb Standard with Heavy Resistance Shocks.	0
Power Steering Sheppard SD110 Dual For use with 22,000 lb. axle ratings. Glidekote splines on steering shaft extend service life of components.	40
PHP10 Iron PreSet PLUS Hubs-Air Disc	0
Severe Service Disc Brake Rotor For refuse applications	59
Meritor 5in Drop IPO 3.5in, Front Axle 5" drop (127MM) provides lower chassis suspension and profile.	0
MERITOR REFUSE AIR DISC FRNT BRAKES N13840 OAR0	0
Meritor Wide Track IPO Standard, Front Axle MFS+ 3.5" Drop / MFS 3.74" Drop. 71in KPI IPO 69in with MFS and MFS+ axles For improved turning radius.	5

Rear Axle & Equipment

drive axle lube to extend service life. Parking brakes on all drive axles for optimal performance. Cognis EMGARD® FE 75W-90 synthetic axle lube provides over 1% fuel economy improvement. Reduces wear & extends maintenance intervals, resulting in increased uptime. Provides improved fluid flow to protect components in extreme cold conditions & withstand the stress from high temperatures, extending component life.

PHP10 Iron Hubs 11-1/4 in bolt circle	40
Long Stroke Parking Brakes, Drive Axle(s)	0
Diff Lock Rear-Rear Or Single Drive Axle (Air Rocker Switch occupies the space of one gauge)	24
Bendix Smart ATC Traction Control	2
Refuse Service Brakes, Steer And Drive Axles	0
Rear Brake Camshaft Reinforcement	9
Heavy Wall, Drive Axle(s)	88
Wide Track, Single & Tandem Drive Axle(s) Rear width may exceed 102 inches. Verify operating restrictions and body installation.	29
Gusseted Cam Brackets, Drive Axle(s)	2
SBM Valve Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	0
Upsize Parking Brakes	0
Heavy Duty Brake Drums, Drive Axle(s) Use with 16.5x7 Brakes	21
Anti-Lock Braking System (ABS) 4S4M ABS-6. Includes air braking system.	0
Synthetic Axle Lubricant All Axles Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold	0

conditions and withstand the stress from high temperatures, extending component life.

Bendix Air Cam Rear Drum Brakes 16.5x7	0
Includes Automatic Slack Adjusters & Outboard Mounted Brake Drums.	
Ratio 5.38 Rear Axle	0
Reyco 102CC 31,000 lbs	-680
Single Drive	

Engine & Equipment

PACCAR PX-9 350@2000 GOV@2200 1150@1400	0
Productivity (2017 Emissions) Includes alum flywheel housing, cruise control, and J1939 provisions (provides an interface point for the Electronic Service Analysis-ESA and other PACCAR approved diagnostic tools). Chevron Delo LE SAE 10W30 engine oil is specially formulated for new low emissions engines. Magnetic engine oil drain plug captures and holds any metal fragments in engine oil to extend service life.	
N21320 N205 120..Standard Maximum Speed Limit [LSL]	
N21330 N207 0....Expiration Distance	
N21340 P112 120..Hard Maximum Speed Limit	
N21350 P001 65...Maximum Accelerator Pedal Vehicle Speed	
N21370 P059 65...Maximum Cruise Speed	
N21400 N203 252..Reserve Speed Function Reset Distance	
N21410 N202 0....Maximum Cycle Distance	
N21420 N206 10...Maximum Active Distance	
N21430 N201 0....Reserve Speed Limit Offset	
N21440 P015 YES..Engine Protection Shutdown	
N21450 P026 NO...Gear Down Protection	
N21460 P046 1400.Max PTO Speed	
N21470 P062 YES..Cruise Control Auto Resume	
N21480 P068 YES..Auto Engine Brake in Cruise	
N21500 N209 0....Expiration Distance	
N21510 P520 YES..Enable Idle Shutdown Park Brake Set	
N21520 P030 5....Timer Setting	
N21530 P233 YES..Enable Impending Shutdown Warning	
N21540 P234 60...Timer For Impending Shutdown Warning	
N21550 P516 35...Engine Load Threshold	
N21570 P031 NO...Idle Shutdown Manual Override	
N21590 P230 YES..Enable Hot Ambient Automatic Override	
N21610 P172 40...Low Ambient Temperature Threshold	
N21630 P171 80...High Ambient Temperature Threshold	
Engine Idle Shutdown Timer Enabled	0
Enable EIST Ambient Temp Override	0
Eff EIST NA Expiration Miles	0
Effective VSL Setting NA	0
Enable Engine Regeneration In PTO Mode	0
Remote PTO And Throttle Provision	0
CARB Engine Idling Compliance	0
PACCAR PX-7, PX-9 and MX, Cummins ISL, ISM and ISX diesel engines will include the required factory installed serialized sticker on the drivers door to identify them as meeting the NOx idling standard.	
Engine Oil Test Port	0
160 Amp Alternator, 36 SI Brushless	10
Remote Voltage Sense Wiring	0
Immersion Type Block Heater 110-120V	2
Standard location is center left hand under cab and includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.	
PACCAR 12V Starter	0
3 PACCAR Premium 12V Starting Batteries 3000 CCA	0
Kissling Battery Disconnect Switch	3
Mounted on battery box	
2-Speed Fan Clutch For Frequent Start/Stops	0

18.7 CFM Air Compressor	0
N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	
PACCAR Fuel/Water Separator Standard Service Interval	0
No Fluid Heat Option for Fuel Filter	0
12V Heat for Fuel Filter	0
Engine Protection Shutdown	0
Includes oil pressure, oil temperature, coolant temperature, and intake manifold temperature.	
High Efficiency Cooling System	0
Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. ClimaTech extended life coolant extends maintenance intervals which reduces maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 587: 1330 sq in, 579/367 FEPTO 1325 sq in, 567/365/367: 1440 sq in, 384/386: 1301 sq in, 365 FEPTO: 1184 sq in, 389/367 HH: 1669 sq in, 348: 1000 sq in, 320: 1242 sq in.	
Bugscreen-Removable Type Grill Mtd	0
Additional clips at bottom of bugscreen.	
Stainless Steel Grille	0
Heavy Duty Air Cleaner	0
Molded rubber air intake connections with lined stainless steel clamps seal to prevent contaminants in air intake.	
Exhaust Vertical LH	0
DPF/SCR LH Back of Cab Vertical (2017).	
Exhaust 90 Degree Diffuser	0
18in Ht, 5in Dia Chrome, Clear Coat Standpipe(s)	-2

Transmission & Equipment

Allison 3000 RDS-P Transmission, Gen 5	0
Rugged Duty Series. Includes Rear Transmission Support except on MX engines, TranSynd Automatic Transmission Fluid, and Water Oil Heat Exchange. Also includes features that monitor the transmission fluid, filter and clutch condition. Will display percent life remaining for the transmission fluid, filter and clutches on the shift selector. This information may be displayed using the Mode and Up and Down buttons. A wrench icon will also be included to indicate when the transmission fluid, filter or clutches need servicing. (Suited for vehicles operating on/off highway and/or requiring PTO operation) Forward Ratios: 1st-3.49, 2nd-1.86, 3rd-1.41, 4th-1.00, 5th-0.75, 6th-0.65 / Reverse Ratios: DR-(5.03)	
1760 HD Driveline, 1 Midship Bearing	0
ALLISON 5TH GEN RDS, PKG 168	0
Allison FuelSense Not Desired	0
Dual Station Electric Shift, Allison HD/RDS	0
Console Mounted Push Button Shifter	0
Allison transmissions	
Auto Neutral AK, Allison HD/RDS Dual Steer	0
Add Code 4540940 if plumbed to Flip Valve to actuate service brakes is desired.	
Allison MD/HD Shift Select AL	0
W/DUAL STATION CTRL	
Allison 6-Speed Configuration, Close Ratio Gears	0
3000 Series Transmissions	
Allison Output Function S Neutral Indicator	0
For PTO. Required on Refuse Packer Applications. With this configuration NEUTRAL only, PTO engagement is permitted only when the transmission is in Neutral. Once the transmission is in Neutral, the PTO is automatically	

engaged and fast idle is initiated when the PTO switch is switched On. Also, with this configuration Pack-on-the-fly, the PTO is automatically engaged and fast idle is initiated when the PTO switch is On concurrently with shifting of the transmission to Neutral.

Allison Transmission Fluid Test Port 0
Remote coupler. The fluid test port provides easy access to transmission fluid for testing from its location under the hood on the right-hand frame rail.

Rolling Direction Change Shift Inhibit Feature 0
Allison Transmissions. A programmable feature that keeps the transmission from shifting from Drive to Reverse or from Reverse to Drive above a preset speed. This wireless function is enabled when a switch is closed to complete the circuit between input wire 101 and ground. Frequently the function is interfaced with a switch indicating activation of another vehicle function, such as application of the service brakes. When the function is enabled, the TCM will recognize the request for a direction change shift, Reverse-to-Drive or Drive-to-Reverse. If all other operating conditions are acceptable, the TCM will command the requested shift. The enable remains in effect until the switch is opened, followed by the selection of a different direction, Reverse or Drive, at the shift selector. This could be used for doc spotters and refuse. If the function is not enabled, any shift which results in a change of direction is inhibited.

Air & Trailer Equipment

Bendix AD-IS EP Air Dryer with Heater 0
And Coalescing Filter; Extended Purge

Pull Cords All Air Tanks 0

Nylon Chassis Hose 0

Compressor Discharge Line Test Valve 0

Steel Painted Air Tanks 0

All air tanks are steel with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.

Dual Brake Pedals 0
Only Available with 6501100 or 6501110.

Tires & Wheels

FF: BR 20ply 315/80R22.5 M860A -4
Diameter = 42.8 inches; SLR = 19.9 inches

RR: BR 20ply 315/80R22.5 M860A 188
Diameter = 42.8 inches; SLR = 19.9 inches

Code-rear Tire Qty 04 0

FF: Alcoa 89U637 22.5X9.00 Clean Buff Finish -70
Aluminum, Ultra ONE wheels with MagnaForce alloy.

RR: Alcoa 89U647 22.5X9.00 Clean Buff Finish -108
Aluminum. Ultra ONE wheels with MagnaForce alloy.

Code-rear Rim Qty 04 0

Fuel Tanks

26in Aluminum 80 Gallon Fuel Tank LH BOC 13
Paddle handle filler cap with threadless filler neck. Top draw fuel plumbing reduces chance of introducing air into the fuel system during low fuel level conditions due to the central placement of fuel pickup tube. Wire braid fuel lines increase durability & reduce potential for leaks.

Location LH BOC 80 Gallon 0

Fuel Cooler 0
Required with single fuel tank.

Locate BOC Fuel Tanks Forward As Far As Possible 0
May Result in Filler Neck Under Sleeper.

Top Of Fuel Tank 5 in Below Top Of Frame	33
DEF Tank Mounted LH BOC	0
Models 210, 220 and 320 mounted LH cab fender.	
Standard DEF To Fuel Ratio 2:1 Or Greater	0
DEF Tank 520	0
Battery Box & Bumper	
Aluminum Space Saver Battery Box LH Back Of Cab	-11
Rubber Battery Pad In Bottom Of (1) Battery Box	2
Mat in box that holds batteries only	
Mount Space Saver Battery Box Top Of Box 8in	0
Below top of frame	
Steel Bumper Swept Back Painted	2
Requires bumper extension, includes 2 front tow eyes with pins	
Notched Top Flange Of Bumper	0
Cab & Equipment	
53in LCF ProBilt Cab Dual Seated Drive	81
Dual Steer w/auto trans. Includes steel frames w/alum and fiberglass panels, all alum doors, dual door stops, door locks, tinted safety glass thru-out, cab and door mounted entry grab handles, 65 degree hydraulic tilt, sssl grille, dual rear cab fenders, service module BOC (cab tilt pump, oil fill and dipstick, coolant fill and check, fluid fill and dipstick for auto trans), door mounted armrests, full insulation, rubber floor mats, engine tunnel mounted control console, removable instrument panel w/speedometer message center, two engine oil pressure gauges, cigar lighter and ashtray, inside sunvisor, 17in black steering wheels LH and RH w/horn buttons, power windows, 18in step height, extended metal step w/ add'l grab handle, Front and side Directionals, Remote radio control and HVAC head for applicable drive station, Multi-function turn stalk, Pantograph wiper operation for expanded coverage area, Stylized single rectangular headlight.	
4.5 Inch Rubber Flares on Cab and Wheel Well Fenders	0
Sears C2 Driver Seat	0
Sears C2 Passenger Seat	0
Seat Belt Color Orange IPO Standard Black	0
Air Ride Driver	0
Mid Back Driver	0
Fabric Driver	0
Air Ride Passenger	43
Mid Back Passenger	0
Fabric Passenger	0
Gray Interior Color	0
Includes ABS gray headliner & rear cab panel, gray vinyl engine tunnel cover. For LH, RH, and dual steer dual seated power windows are standard on both doors. For dual steer RH stand-up the LH window is power and the RH window is a manual sliding window.	
Fixed Steering Column	0
Steering Wheels for Dual Steer	0
16 inch LH and RH drive station.	
Diamond Plate Floor Covering LH/RH ipo Floormat	13
In Dual Steer application RH Diamond Plate covering is standard. Single drive applications the Diamond Plate is optional.	
Rear Window Back of Cab Standard Tint	0
18.5in X 54in	
Two Piece Flat Windshield	0
Combo Fresh Air Heater/Air Conditioner	0

With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.

Mirrors SSTL Each Side Heated and Motorized	-7
with Switch on Door. Right Click on option to See Picture in Product Portfolio.	
(2) Convex 8 Inch SS Mirrors	2
Center mounted under mirror bracket. If rear view mirrors are heated, the convex mirrors will be heated. Option includes dual door stops.	
(1) Air Horn 15in Painted	0
Mounted under cab.	
ConcertClass w/CD, Bluetooth Phone and Audio	10
Includes AM/FM, WB, USB and MP3.	
Midlevel Speaker Package For Cab	6
(4) Speakers	
Radio Mute when Allison Transmission	0
in reverse - requires option 8140690 for 520 only.	
Pre-Wire Cab 3rd Eye Vision System	0
Pre-wire Chassis for 3rd Eye Vision System	0
Cab Tilt Pump Air Assist	0
Rain Gutters Over Driver and Passenger Doors	8
Peterbilt Pantograph Windshield Wipers	0
With intermittent feature.	
Triangle Reflector Kit Shipped Loose	13
Ecco DS-1500 Reverse Motion Sensor	0
Use with backup alarm.	
Backup Alarm (87-112 Decibels)	6
Variable adjusting.	
Main Transmission Oil Temperature Gauge	0
Located in Driver Information Display	
Air Restriction Indicator	0
Mounted on Exhaust Stanchion	
Warning Light Battery Disconnect, Switch Engaged	0
(Marker light) external mounted.	
Indicator Light For F/O PTO Controls	0
Located in Driver Information Display	
Switch To Deactivate Bendix ATC Traction Control	0
Bendix ATC is required on the specification. Switch is to temporarily disable the Traction Control in extreme conditions such as snow, ice or mud. The ATC warning light will display in a constant state.	
Headlights Single Rectangular Halogen	0
(5) Light Guards On Marker Lights	2
(5) LED Clearance With (2) LED Marker Lights	0
Includes (5) lights mounted on roof of cab and (1) cab side marker light mounted in front of each cab door.	
Daytime Running Lights	0
Required on all Canadian vehicles	
Brake Lights Activated by Park Brake	0
Requires Option 7726010	
Paint	
Standard Paint Color Selection	0
(1) Color Axalta Two Stage - Cab/Hood	0
Base Coat/Clear Coat	
N85020 A - L0006EB WHITE	
N85500 CAB ROOF L0006EB WHITE	
N85200 FRAME N0001EA BLACK	
N85700 BUMPER N0001EA BLACK	

Options Not Subject To Discount

Peterbilt Class 8 Standard Coverage 1 year/100,000 Miles (160,000 km)	0
PACCAR PX-9 Standard Coverage 2 yrs/250,000 mi (402,336 km)/6,250 hrs	0
Peterbilt Severe Service Coverage 1 Year/50,000 Miles (80,000 km)	0
Chassis to Receive Extended Warranty 1 Year Base Vehicle Towing - US. No Additional Extended Warranty is Required.	0
YUMA FREIGHT ADJUSTMENT \$(2,440) NET	0

Miscellaneous

2017 EPA Emissions Engine Warranty Only	0
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Total Weight 15055

Prices and Specifications Subject to Change Without Notice.

Unpublished options may require review/approval.

Dimensional and performance data for unpublished options may vary from that displayed in PROSPECTOR.

Printed:	5/15/2018 3:06:39 PM	Incomplete	Model Number:	Model 520
Effective Date:	Jul 1, 2017		Quote/DTPO/CO:	Q00604316
Prepared by:	Administrator		Version Number:	35.20



DuraPack[®] Python[®]

High-Compaction Automated Side Loader



DuraPack[®] Python[®]

The fastest strike in the refuse jungle!

The **DuraPack Python** automated side loader combines two proven products in one high-performance package — the DuraPack body, which is famous for its toughness and productivity, and the patented Python automated arm, which is faster, smoother, and longer-lasting than any other.

The **DuraPack Python's** arm has an 8-second lift cycle. That can save you up to 4 seconds per stop — and up 1 hour per day — delivering a fiscal savings of more than \$15,000 per truck every year! You don't have to wait for the hopper to catch up with a load, either, because the Python's follower panel enables continuous dumping. Twin packing cylinders deliver outstanding payloads, so you can collect more homes with fewer trips to the disposal site.

Able to lift up to 1,250 pounds, the Python's arm features cushioned cylinders for action that's as smooth as a snake, saving wear and tear on the lift arm and the chassis. The Python's unique lift geometry also prevents spillage and enables the arm to return carts with the lids closed every time.

Heil's Operate-in-Gear-at-Idle System comes standard on the **DuraPack Python**. It is designed to reduce wear on the lift assembly, chassis, engine, and transmission. Plus, it greatly reduces noise — a benefit to operators and customers alike.

We back all Heil units with a worldwide network of knowledgeable dealers and service centers, as well as the industry's first dedicated manufacturer-based training facility and mobile training centers, to help you keep your Python operating at its peak. Add to that Heil's century-old heritage of commitment to customer satisfaction, and you can feel certain that when you choose a **DuraPack Python** you are getting the most productive and durable, automated side loader available.

Read on to learn more about the **DuraPack Python's** operator-friendly features, and then contact your Authorized Heil Dealer for assistance in choosing the Heil refuse collection vehicle that is right for you. To find the Dealer nearest you, visit www.heil.com.





Striking Features

The DuraPack® Python® was specifically engineered with features that will withstand the punishment of daily use.

- **Solid Foundation** — Our exclusive fully welded interlaced subframe provides exceptional strength and durability, while resisting corrosion and salt damage. This means your DuraPack Python will enjoy a long lifespan.
- **Less Time in the Shop** — The Python features our Service Smart™ design, which simplifies routine maintenance and keeps you away from the shop and out servicing your customers — and making money.
- **Exceptional Reach** — The patented automated arm can reach up to 9 feet.
- **Bigger Bites** — A 5.2 cubic yard hopper means the Python can easily handle a variety of container sizes, from 30 to 96 gallons, with fewer trips to the disposal site.
- **On-board Diagnostic Tools** — Quickly and easily diagnose problems away from outside hazards and weather. On-board diagnostic tools make troubleshooting a breeze.
- **Tough Tailgate** — The DuraPack Python's tailgate is reinforced to prevent buckling and features a 60-inch seal to keep liquids inside the body where they belong.
- **Shur-Lock™ Tailgate Locks** — Heil's in-cab operated tailgate locking system not only keeps payloads secure but also enables the operator to unlock and open the tailgate to discharge the payload from the safety and comfort of the cab. Reflective indicator tags, visible from the cab's mirrors, confirm when the tailgate is sealed.

DuraMount™ Design

Heil's DuraMount Design, which is used to mount the lift to the chassis frame, reduces the potential for bolt fatigue and provides Service Smart™ bolt access for easy maintenance.



Joystick Cab Controls

Reliable, ergonomic joystick controls deliver smoother performance and enhance usability. With the standard AutoLoad system, the operator can reach, grab, lift, dump, and return the arm to the stowed position using only the joystick and 2 buttons.



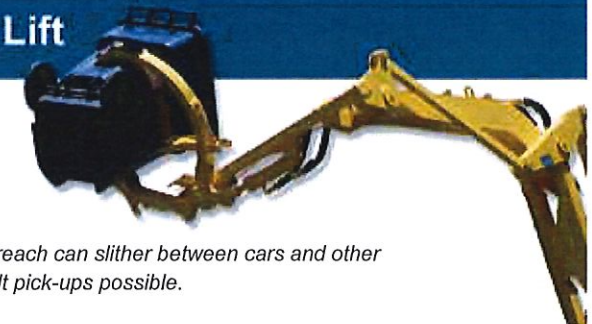
Python® Grabber Gears

Made from specially formulated high-strength alloy steel, the Python's superior hardened grabber gears virtually eliminate gear wear. The gears are splined to the grabber shafts and can be cycled up to 1,000,000 times with no evidence of wear.



Python® Automated Lift

The Python's 8-second lift cycle can save you up to 4 seconds per stop and up to 1 hour per day — which can add up to more than \$15,000 in savings per truck per year! The Python's 9-foot reach can slither between cars and other obstacles, making even the most difficult pick-ups possible.





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

Budget Account/Project Name: NA
Funding Source: NA

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

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

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

Attachment(s):
 See Below

August 17, 2018

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

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, Dan & Marsha Hodges request a rezone for property located at 1190 W Spring Street. The project has approximately 124.6ft of road frontage on W Spring Street, and approximately 263 ft of road frontage on Swanson Drive. The property consists of .736 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned M1
- (c) The requested zoning classification is B3
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Public/Institutional.

Recommended conditions:

RE-ZONING REQUEST ALL TYPES



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

46

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

NAME + ADDRESS	LOCATION	1190 W Spring St Monroe, GA 30655	USEZONE	M1	FLOODZONE	
			PIN	M0006-095-000		
	CONTRACTOR	DAN & MARSHA HODGES	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
			OWNER	Inc Henson ()		

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS
REQUEST FOR REZONE FROM M1 TO B3 - P&Z MTG 9/18/18 @ 5:30 PM - COUNCIL MTG 10/9/18 @ 6:00 PM 215 N BROAD STREET	#STORIES
NATURE OF WORK	SQUAREFOOTAGE
Other	Sq. Ft.
CENSUS REPORT CODE	#UNITS
875 - * Re-Zoning Request	SINGLE FAMILY ONLY
	#BATHROOMS
	#BEDROOMS
	TOTAL ROOMS

NOTICE

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

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

Dan A. Hodges
 Signature of Contractor or Authorized Agent

8-17-18
 Date

Hebrie Adkinson
 Approved By

8-17-18
 Date

MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMITNUMBER	PERMITPIN
http://BuildingDepartment.com/project	18-00389	56859

REZONE APPLICATION FORM

PERMIT NUMBER _____

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

survey emailed

II. PRESENT ZONING M1 REQUESTED ZONING B3

III. ACREAGE .736 PROPOSED USE commercial

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

PHONE NUMBER _____

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

V. ANALYSIS:

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

Rezoning Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property vacant lot with storage containers
8. The length of time the property has been vacant or unused as currently zoned never developed
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification listed the property recently

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

Survey emailed

Rezoning Application
Page Three (3)

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

Owner of property (signature) Mary W. Felker on behalf of Henson, Inc.
Address 5016 South Broad Street, Monroe Ga 30655
Phone Number 404-441-3441

Attorney/Agent (signature) Clayton A. Hodges
Address 285 Nunnally Farm Rd Monroe, Ga 30658
Phone Number 770-267-6318

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

Susan Sykes (Notary Public) 8/17/18 (Date)

My Commission Expires Sept 8, 2018



Rezoning Application
Page Four (4)

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

Sanitary Sewer Septic Tank

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

CHECK LIST - APPLICATION MATERIAL

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

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

Legal Description

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

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

TBD Site plan of the property at an appropriate scale

the proposed use Commercial -

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

TBD landscaping minimum square footage of landscaped area

TBD grading

TBD lighting

TBD drainage (storm water retention structures)

TBD amenities (location of amenities)

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

TBD buffers

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

Monroe Utilities Network Availability Letter

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

Rezoning Application

Page five (5)

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

- the maximum gross square footage of building area [±] 7200 SQ FT.
 the maximum lot coverage of building area 90% parking lot : building)
 the minimum square footage of landscaped area 10%
 TBD the maximum height of any structure
 TBD the minimum square footage of parking and drive areas
 TBD the proposed number of parking spaces

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

- NA the maximum number of residential dwelling units
 NA the minimum square footage of heated floor area for any residential dwelling unit
 NA the maximum height of any structure
 NA the minimum square footage of landscaped area
 NA the maximum lot coverage of building area
 NA the proposed number of parking spaces
 NA on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
 NA ___yes___no Applicant site plan indicates a variance requested
 NA for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas; and,
 ___ any other information as may be reasonably required by the Code Enforcement Officer.

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

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

Rezoning Application

Page six (6)

COMMENTS

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

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

Disclosure of Campaign Contributions and/or gifts:

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

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

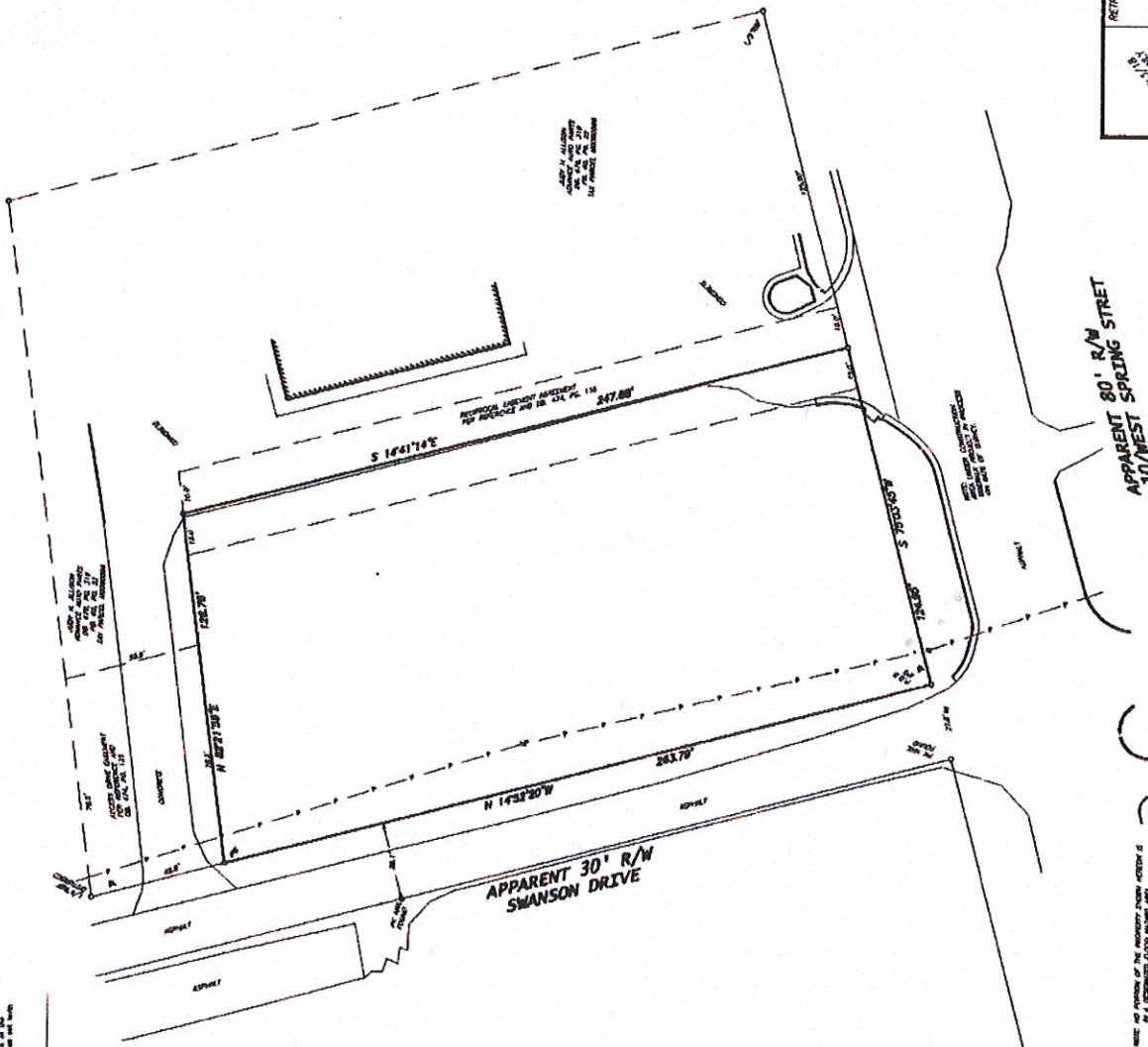
THIS SURVEY IS A RE-TRACED BOUNDARY SURVEY FOR THE PROPERTY DESCRIBED IN THE ADJACENT RECORDS. THE PROPERTY IS LOCATED IN THE WEST ZONE OF THE GRID NORTH GA. WEST ZONE. THE PROPERTY IS LOCATED IN THE WEST ZONE OF THE GRID NORTH GA. WEST ZONE. THE PROPERTY IS LOCATED IN THE WEST ZONE OF THE GRID NORTH GA. WEST ZONE.



INTRODUCTION: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION.

0.736 ACRES
 SCALE: 1" = 20'
 DATE: 6/12/18

RETRACEMENT BOUNDARY SURVEY FOR:
HENSON, INC.
 IN THE CITY OF MARIETTA, GA. COUNTY OF WASHINGTON, GEORGIA
 FIELD WORK DATE: 6/12/18 DATE OF PLOT PREPARATION: 6/12/18
 LAND LOTS: 30 31 DISTRICT: 31
ALSTON SURVEYING AND ENGINEERING, INC. SCALE: 1" = 20'
 1000 W. WASHINGTON ST. SUITE 100 MARIETTA, GA 30067
 PHONE: 770-429-1111 FAX: 770-429-1112
 JOB NO. 09-016



THIS SURVEY IS A RE-TRACED BOUNDARY SURVEY FOR THE PROPERTY DESCRIBED IN THE ADJACENT RECORDS. THE PROPERTY IS LOCATED IN THE WEST ZONE OF THE GRID NORTH GA. WEST ZONE. THE PROPERTY IS LOCATED IN THE WEST ZONE OF THE GRID NORTH GA. WEST ZONE.

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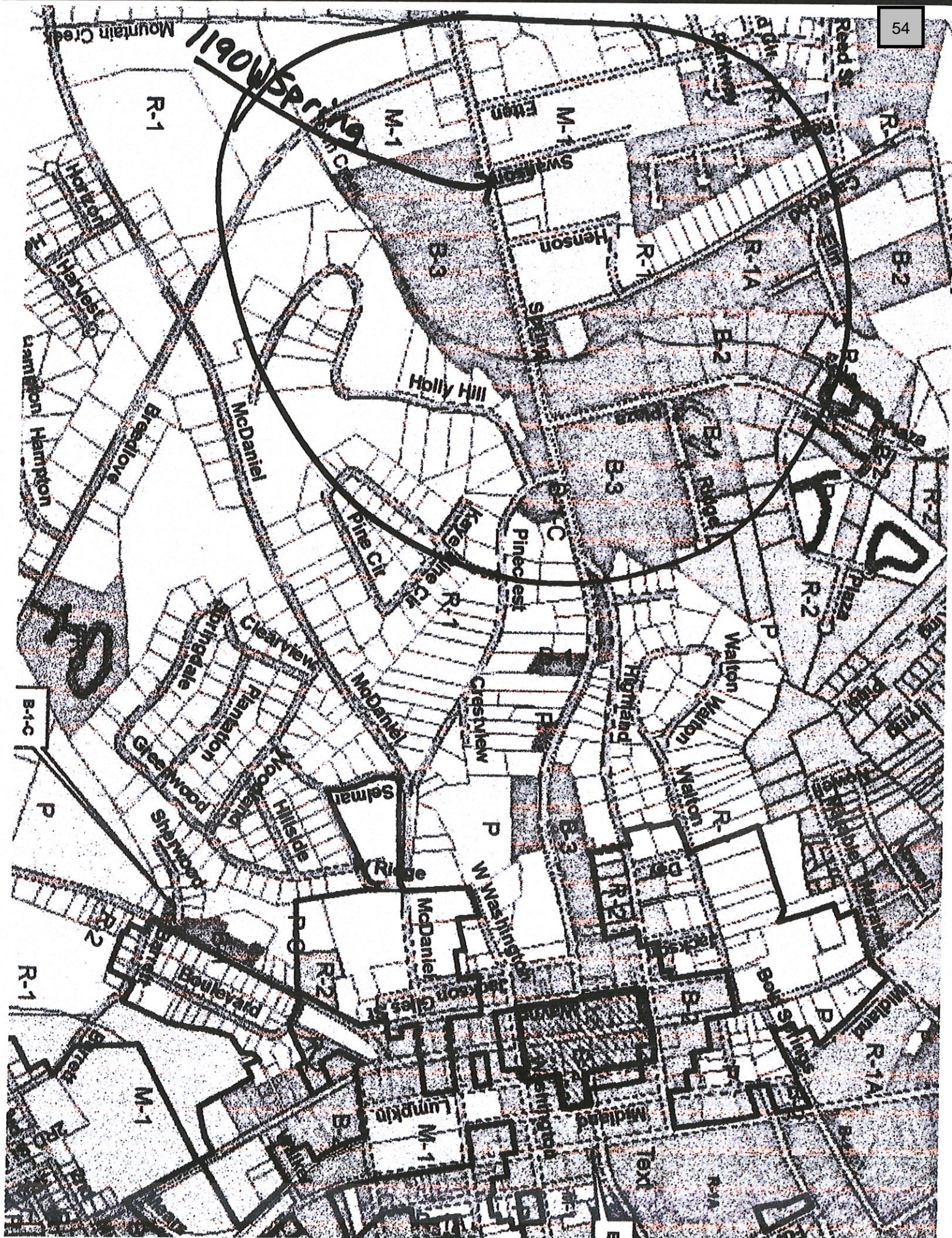
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Date: 8-16-18

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 1190 W Spring Street in the City of Monroe, Georgia.

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

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

Monica Simmons
City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 1190 West Spring Street
to be rezoned from M1 to B3**

**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on September 18, 2018
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
City of Monroe requesting the
property at 1190 West Spring Street
to be rezoned from M1 to B3**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on October 9, 2018
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

September 2, 2018



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

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase:

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

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

Attachment(s):

See Below

August 17, 2018

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

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, MUL Properties LLC request a rezone for property located at 318 Alcovy St and 409 Greenwood Dr. The project has approximately 983.2 ft of road frontage on Alcovy Street. The property consists of 17.00 ac total. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned P/R1
- (c) The requested zoning classification is PRD
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Commercial.

Recommended conditions:

RE-ZONING REQUEST ALL TYPES



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

59

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

NAME + ADDRESS	LOCATION	318 Alcovy St Monroe, GA 30655	USEZONE	P	FLOODZONE	No
			PIN	M0018-020-000		
			SUBDIVISION			
	CONTRACTOR	MUL Properties LLC	LOT			
			BLOCK	0		
		PO BOX 1588 Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Legion Post #64 Lindsey Garrett Post 64 American () 318 Alcova St Monroe GA 30655	PROJECTID#	318AlcovySt-180817-1		

EXPIRATIONDATE: 10/31/2018

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

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

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

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

NOTICE

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

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

Signature of Contractor or Authorized Agent

Public Atkins

Approved By

Date

8/17/18

Date

8-17-18

MANAGE YOUR PERMIT ONLINE

WEBADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00387

PERMIT PIN

56853

RE-ZONING REQUEST ALL TYPES



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

60

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

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

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

FLOODZONE **No**

SUBDIVISION

CONTRACTOR
MUL Properties LLC

LOT
 BLOCK **0**

PO BOX 1588
Monroe GA 30655

UTILITIES...
 Electric
 Sewer
 Gas

OWNER **Carol S Dew ()**

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

Monroe GA 30655

EXPIRATIONDATE: **10/31/2018**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

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

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

SINGLE FAMILY ONLY

#BATHROOMS

#BEDROOMS

TOTAL ROOMS

NOTICE

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

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

Signature of Contractor or Authorized Agent

Debbi Adkins

Approved By

Date

8/17/18

Date

8-17-18

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00388

PERMIT PIN

56856

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

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

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

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

Rezoning/Annexation Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property See Attached Document "Rezone Application Supplemental Information", Answer #7

8. The length of time the property has been vacant or unused as currently zoned The Subject property has been utilized as the American Legion Post #64 since the mid-1950s.

9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification See Attached Document "Rezone Application Supplemental Information", Answer #9

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

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

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

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

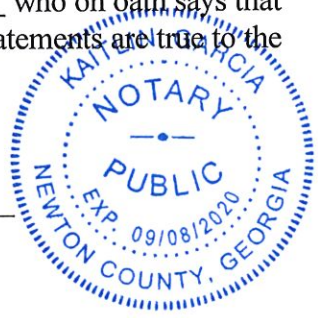
Rezoning/Annexation Application
Page Three (3)

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

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

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

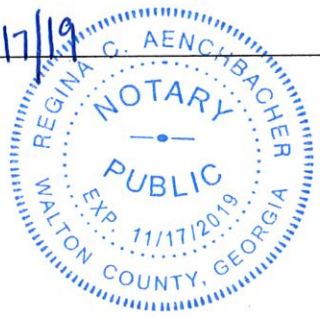
Kaitlin Garcia (Notary Public) 8/10/18 (Date)
My Commission Expires 09/08/2020



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

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

Regina C. Aenchbacher (Notary Public) 8/15/18 (Date)
My Commission Expires 11/17/19



Applicant:

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

[Signature]
By: Paul L. Rosenthal
Its: Managing Member

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.

The City of Monroe

Rezone Application Supplemental Information

Applicant: MUL Properties, LLC

Owner: American Legion Post #64 / Carol Dew

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

Answer #1:

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

NORTH

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

SOUTH

P zoned parcels currently utilized as medical services facilities.

WEST

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

EAST

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

Answer #2:

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

Answer #5:

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

Answer #6:

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

Answer #7:

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

Answer #9:

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

Veterans Walk Subdivision

City of Monroe

PRD Rezone Application

Project Narrative

August, 2018

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

OVERVIEW

Veterans Walk will be a mixed-use walkable in-fill neighborhood built on 17 acres along Alcovy Street in downtown Monroe. The centerpiece of the neighborhood will be the restored and repurposed American Legion Post building that will serve as a neighborhood clubhouse for the residents and will also house compatible light commercial uses as well. This central hub of the project is a scant $\frac{3}{4}$ mile walk to the historic Walton County Courthouse in downtown. The project will be comprised of four different style housing options for new residents of Monroe. The project will be controlled by master restrictive covenants for the entire parcel with each housing type to receive specific appropriate restrictive covenants and conditions. The homeowners will be part of an HOA created for the residents of Veterans Walk. The project will feature a number of amenities for the residents as discussed further below.

PROJECT FEATURES

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

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

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

HOUSING OVERVIEW AND DENSITY

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

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

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

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

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

AMENITIES

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

LOT STANDARDS

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

Detached Single Family Lot Standards:

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

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

YARD

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

BUILDING

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

Attached Single Family Brownstone Lot Standards:

LOT

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

YARD

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

BUILDING

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

BUFFERING

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

BUILDING DESIGN STANDARDS

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

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

UTILITIES AND INFRASTRUCTURE

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

PROJECT TIMETABLE

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



Date: 8-14-18

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 318 Alcovy Street in the City of Monroe, Georgia.

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

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

Monica Simmons
City of Monroe

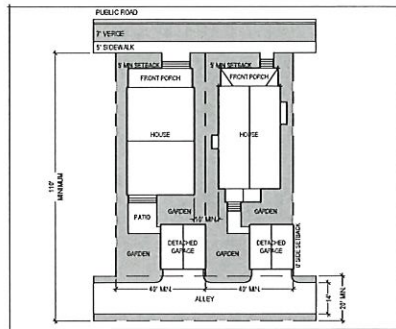
**NOTICE TO THE PUBLIC
CITY OF MONROE**

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

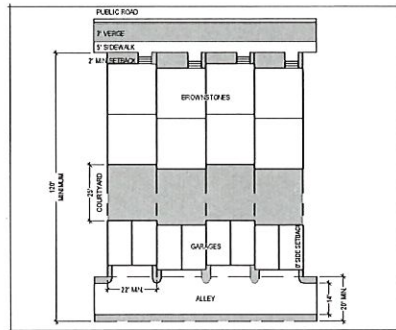
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A public hearing will be held before
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at the City Hall Auditorium at
215 N. Broad Street on October 9, 2018
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interest should be present.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

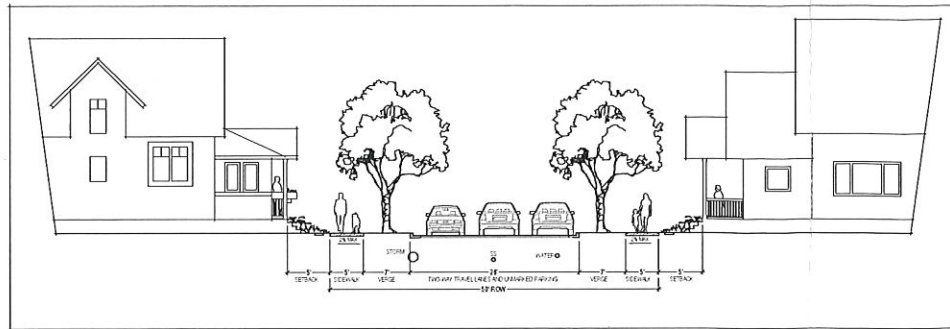
September 2, 2018



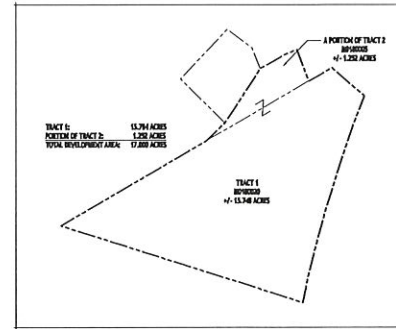
TYPICAL SINGLE-FAMILY LOT LAYOUT
SCALE: 1"=30'



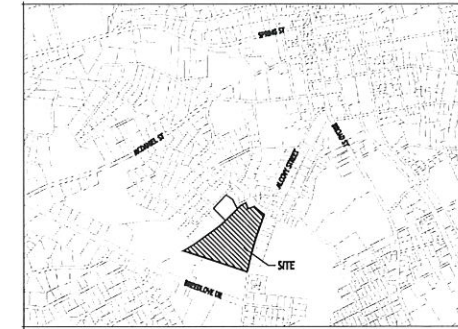
TYPICAL BROWNSTONE LAYOUT
SCALE: 1"=30'



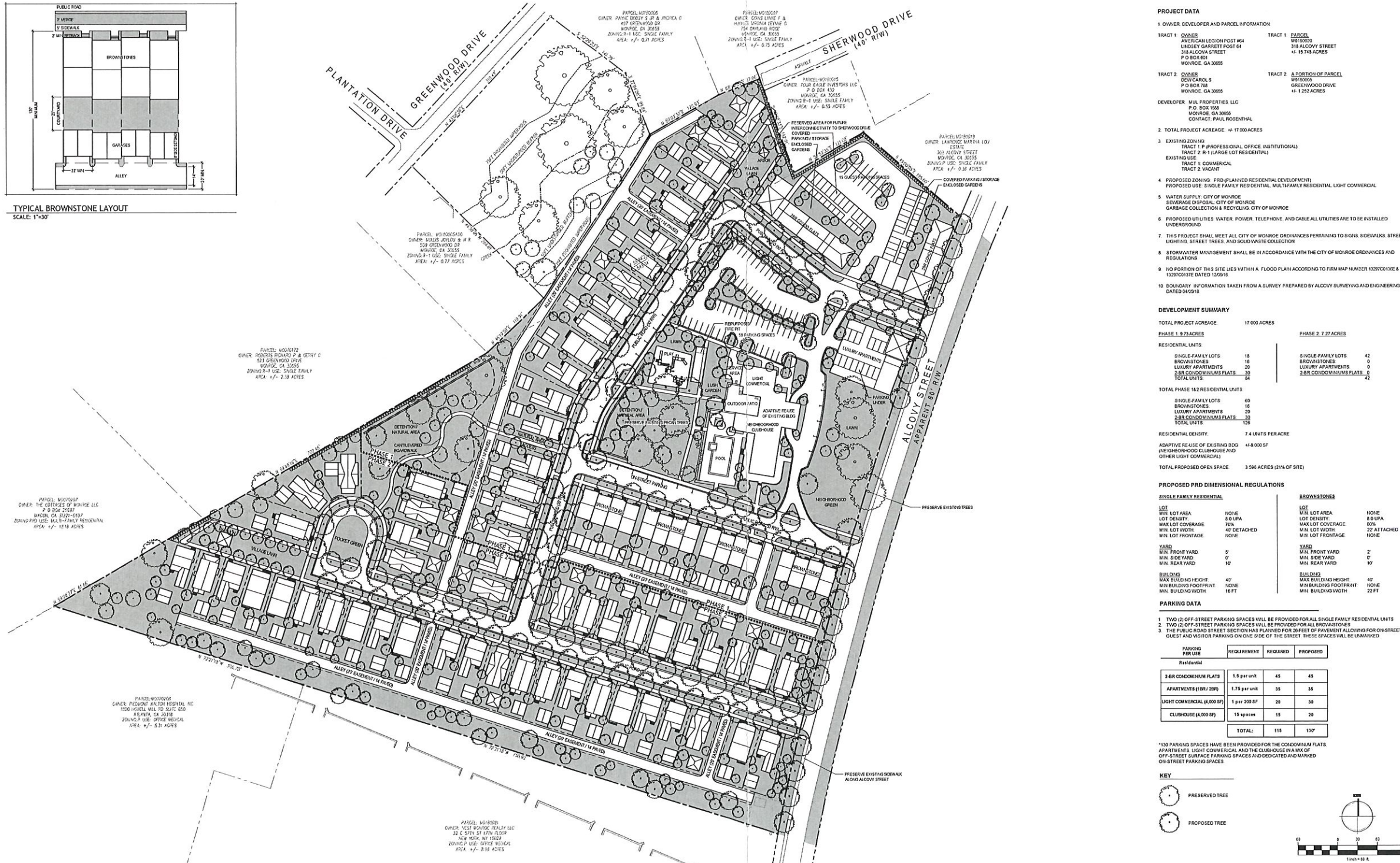
PROPOSED STREET SECTION
SCALE: 1"=10'



EXISTING TRACT MAP
SCALE: N/A



VICINITY MAP
SCALE: N/A



- PROJECT DATA**
- OWNER, DEVELOPER AND PARCEL INFORMATION
 - TRACT 1 OWNER: AMERICAN LEGION POST #54, 318 ALCOVA STREET, P.O. BOX 601, MONROE, GA 30655
 - TRACT 2 OWNER: DEVI CAROL S, P.O. BOX 188, MONROE, GA 30655
 - TOTAL PROJECT ACREAGE: 17.000 ACRES
 - EXISTING ZONING: TRACT 1: P (PROFESSIONAL OFFICE INSTITUTIONAL), TRACT 2: R-1 (LARGE LOT RESIDENTIAL)
 - PROPOSED ZONING: PRD (PLANNED RESIDENTIAL DEVELOPMENT)
 - WATER SUPPLY: CITY OF MONROE
 - SEWERAGE DISPOSAL: CITY OF MONROE
 - PROPOSED UTILITIES: WATER, POWER, TELEPHONE, AND CABLE ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND
 - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE ORDINANCES AND REGULATIONS
 - NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 132701010E & 132701010E DATED 12/06/16
 - BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ALCOY SURVEYING AND ENGINEERING, INC. DATED 04/09/18

DEVELOPMENT SUMMARY

PHASE 1: 8.73 ACRES	PHASE 2: 7.27 ACRES
RESIDENTIAL UNITS	
SINGLE-FAMILY LOTS: 18	SINGLE-FAMILY LOTS: 42
BROWNSTONES: 16	BROWNSTONES: 8
LUXURY APARTMENTS: 20	LUXURY APARTMENTS: 0
2.5B CONDOMINIUMS PLATS: 20	2.5B CONDOMINIUMS PLATS: 0
TOTAL UNITS: 44	TOTAL UNITS: 42
TOTAL PHASE 1&2 RESIDENTIAL UNITS: 60	
SINGLE-FAMILY LOTS: 60	
BROWNSTONES: 16	
LUXURY APARTMENTS: 20	
2.5B CONDOMINIUMS PLATS: 20	
TOTAL UNITS: 126	
RESIDENTIAL DENSITY: 7.4 UNITS PER ACRE	
ADAPTIVE RE-USE OF EXISTING BLDG (NEIGHBORHOOD CLUBHOUSE AND OTHER LIGHT COMMERCIAL): 418,000 SF	
TOTAL PROPOSED OPEN SPACE: 3.596 ACRES (21% OF SITE)	

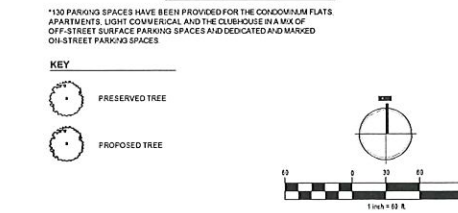
PROPOSED PRD DIMENSIONAL REGULATIONS

SINGLE FAMILY RESIDENTIAL		BROWNSTONES	
LOT	NONE	LOT	NONE
MIN LOT AREA	NONE	MIN LOT AREA	8,000 SQ FT
LOT DENSITY	NONE	LOT DENSITY	80%
MAX LOT COVERAGE	70%	MAX LOT COVERAGE	22 ATTACHED
MIN LOT WIDTH	40 DETACHED	MIN LOT WIDTH	NONE
MIN LOT FRONTAGE	NONE	MIN LOT FRONTAGE	NONE
YARD		YARD	
MIN FRONT YARD	5'	MIN FRONT YARD	2'
MIN SIDE YARD	0'	MIN SIDE YARD	0'
MIN REAR YARD	10'	MIN REAR YARD	10'
BUILDING		BUILDING	
MAX BUILDING HEIGHT	42'	MAX BUILDING HEIGHT	42'
MIN BUILDING FOOTPRINT	NONE	MIN BUILDING FOOTPRINT	NONE
MIN BUILDING WIDTH	16 FT	MIN BUILDING WIDTH	22 FT

PARKING DATA

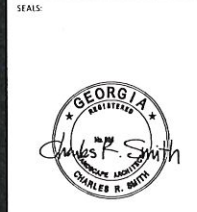
- TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR ALL SINGLE FAMILY RESIDENTIAL UNITS
- TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR ALL BROWNSTONES
- THE PUBLIC ROAD STREET SECTION HAS PLANNED FOR 30 FEET OF PAVEMENT ALLOWING FOR ON-STREET CURB AND VESTIBULE PARKING ON ONE SIDE OF THE STREET. THESE SPACES WILL BE UNMARKED.

PARKING FOR USE	REQUIREMENT	REQUIRED	PROPOSED
Residential			
2.5B CONDOMINIUM PLATS	1.5 per unit	45	45
APARTMENTS (1,000 SF)	1.75 per unit	35	35
LIGHT COMMERCIAL (4,000 SF)	1 per 200 SF	20	30
CLUBHOUSE (4,000 SF)	15 spaces	15	20
TOTAL:		115	130



SMITH PLANNING GROUP
 LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 3032 THURLEIGH PLACE, STE 203
 WASHINGTON, DC 20015
 (703) 733-9155
 (703) 733-9556 FAX
 www.smithplanning.com

A PLANNED RESIDENTIAL DEVELOPMENT
VETERANS WALK
 CITY OF MONROE, GEORGIA



SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET ISSUE: 08/27/18 PROJECT NO. 18-2374
 NO. DATE DESCRIPTION



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

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase:

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

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

Attachment(s):

See Below

August 17, 2018

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

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, Dan & Marsha Hodges request a rezone for property located at 1190 W Spring Street. The project has approximately 124.6ft of road frontage on W Spring Street, and approximately 263 ft of road frontage on Swanson Drive. The property consists of .736 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned M1
- (c) The requested zoning classification is B3
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Public/Institutional.

Recommended conditions:

RE-ZONING REQUEST ALL TYPES



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

79

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

NAME + ADDRESS	LOCATION	1190 W Spring St Monroe, GA 30655	USEZONE	M1	FLOODZONE	
			PIN	M0006-095-000		
	CONTRACTOR	DAN & MARSHA HODGES	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
			OWNER	Inc Henson ()		

289 Nunnally Farm Rd
 Monroe GA 30655

949 Holly Hill Rd
 Monroe GA 30655

PROJECTID# 1190WSpringSt-18081
 7-1

EXPIRATIONDATE: 10/31/2018

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS
REQUEST FOR REZONE FROM M1 TO B3 - P&Z MTG 9/18/18 @ 5:30 PM - COUNCIL MTG 10/9/18 @ 6:00 PM 215 N BROAD STREET	#STORIES
NATURE OF WORK	SQUAREFOOTAGE
Other	Sq. Ft.
CENSUS REPORT CODE	#UNITS
875 - * Re-Zoning Request	SINGLE FAMILY ONLY
	#BATHROOMS
	#BEDROOMS
	TOTAL ROOMS

NOTICE

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

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

Dan A. Hodges
 Signature of Contractor or Authorized Agent

8-17-18
 Date

Hebrie Adkinson
 Approved By

8-17-18
 Date

MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00389	56859

REZONE APPLICATION FORM

PERMIT NUMBER _____

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

*survey
emailed*

II. PRESENT ZONING M1 REQUESTED ZONING B3

III. ACREAGE .736 PROPOSED USE commercial

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

PHONE NUMBER _____

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

V. ANALYSIS:

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

Rezoning Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property vacant lot with storage containers
8. The length of time the property has been vacant or unused as currently zoned never developed
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification listed the property recently

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

Survey emailed

Rezoning Application
Page Three (3)

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

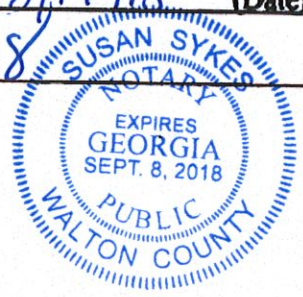
Owner of property (signature) Mary W. Felker on behalf of Henson, Inc.
Address 5016 South Broad Street, Monroe Ga 30655
Phone Number 404-441-3441

Attorney/Agent (signature) Clayton A. Hodges
Address 285 Nunnally Farm Rd Monroe, Ga 30658
Phone Number 770-267-6318

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

Susan Sykes (Notary Public) 8/17/18 (Date)

My Commission Expires Sept 8, 2018



Rezoning Application
Page Four (4)

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

Sanitary Sewer Septic Tank

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

CHECK LIST - APPLICATION MATERIAL

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

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

Legal Description

Survey plat of property showing bearings and distances and:

abutting property owners

the zoning of abutting property

the current zoning of the subject property

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

TBD Site plan of the property at an appropriate scale

the proposed use Commercial -

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

TBD landscaping minimum square footage of landscaped area

TBD grading

TBD lighting

TBD drainage (storm water retention structures)

TBD amenities (location of amenities)

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

TBD buffers

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

Monroe Utilities Network Availability Letter

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

Rezoning Application

Page five (5)

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

- the maximum gross square footage of building area [±] 7200 SQ FT.
- the maximum lot coverage of building area 90% parking lot : building)
- the minimum square footage of landscaped area 10%
- TBD the maximum height of any structure
- TBD the minimum square footage of parking and drive areas
- TBD the proposed number of parking spaces

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

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

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

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

Rezoning Application

Page six (6)

COMMENTS

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

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

Disclosure of Campaign Contributions and/or gifts:

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

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

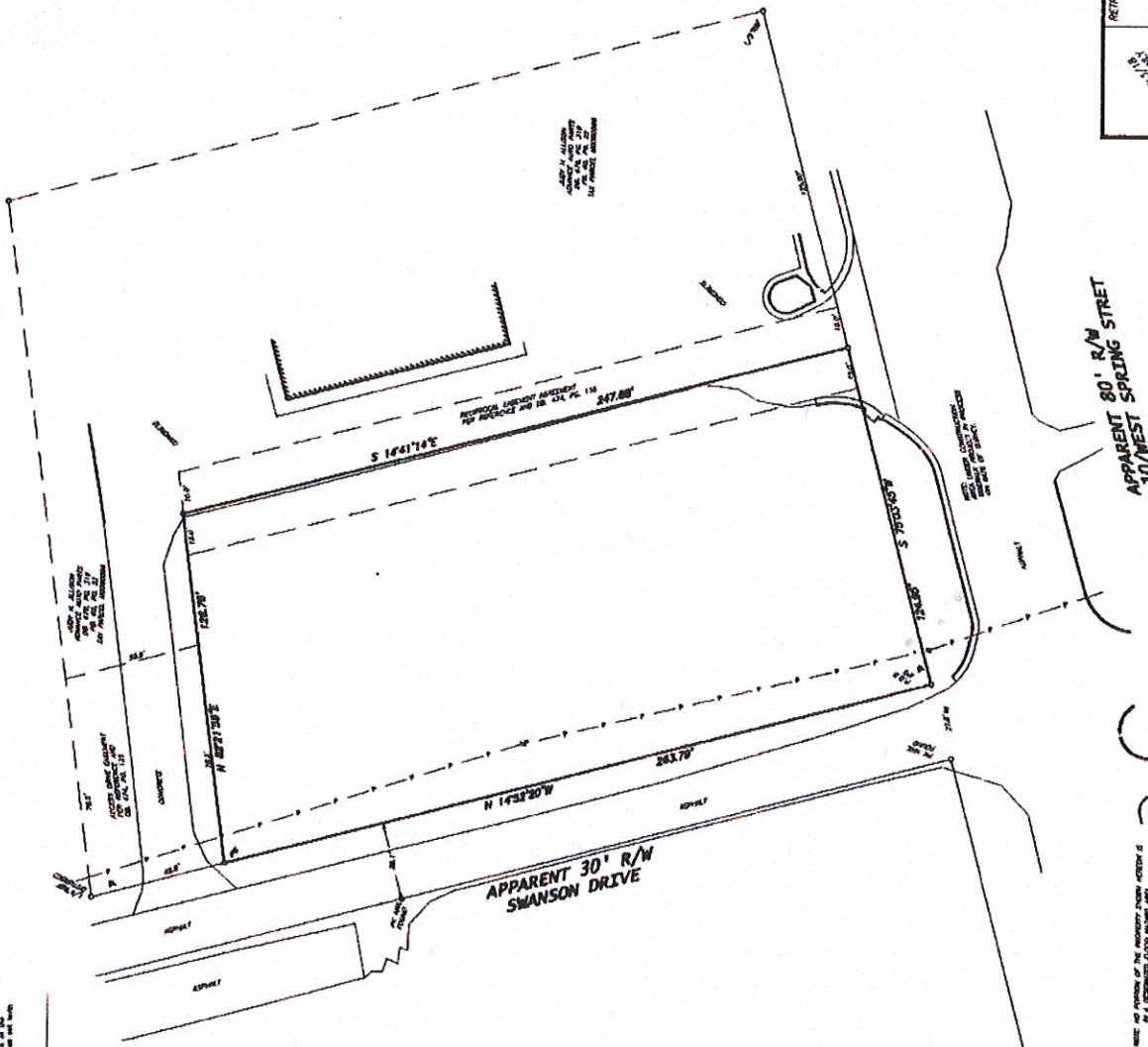
THE CORNER POINT FOR THE 180° BEARING AND DISTANCE RECORDING AND THE CORNER POINT FOR THE 180° BEARING AND DISTANCE RECORDING ARE THE SAME AS THE CORNER POINT FOR THE 180° BEARING AND DISTANCE RECORDING.



INTRODUCTION: THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THE PROPERTY OWNED BY HENSON, INC. AND ADJACENT PROPERTIES.



RETRACEMENT BOUNDARY SURVEY FOR:
HENSON, INC.
 IN THE CITY OF MARIETTA, GA. COUNTY OF POLK, GEORGIA
 FIELD WORK DATES: 6/12/18 DATE OF PLOT PREPARATION: 6/13/18
 LAND LOTS: 30 31 DISTRICT: 310 DISTRICT: 310
ALSTON SURVEYING AND ENGINEERING, INC. SCALE: 1" = 30'
 1000 W. STATE STREET, SUITE 100, MARIETTA, GA 30067
 JOB NO. 09-016



THE SURVEYOR HAS REVIEWED THE RECORDS OF THE POLK COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

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- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL BEARINGS ARE TRUE BEARINGS.
- 3. ALL CURVES ARE CIRCULAR.
- 4. ALL CORNERS ARE MARKED WITH IRON PIPES.
- 5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
- 6. ALL BEARINGS ARE MEASURED FROM THE SOUTH.
- 7. ALL CURVES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
- 8. ALL CORNERS ARE MARKED WITH IRON PIPES.
- 9. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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- 16. ALL CORNERS ARE MARKED WITH IRON PIPES.
- 17. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
- 18. ALL BEARINGS ARE MEASURED FROM THE SOUTH.
- 19. ALL CURVES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
- 20. ALL CORNERS ARE MARKED WITH IRON PIPES.



Date: 8-16-18

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 1190 W Spring Street in the City of Monroe, Georgia.

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

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

Monica Simmons
City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 1190 West Spring Street
to be rezoned from M1 to B3**

**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on September 18, 2018
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

**A petition has been filed with the
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property at 1190 West Spring Street
to be rezoned from M1 to B3**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on October 9, 2018
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

September 2, 2018



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

Budget Account/Project Name: NA

Funding Source: NA

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase:

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

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

Attachment(s):

See Below

August 17, 2018

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

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, MUL Properties LLC request a rezone for property located at 318 Alcovy St and 409 Greenwood Dr. The project has approximately 983.2 ft of road frontage on Alcovy Street. The property consists of 17.00 ac total. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned P/R1
- (c) The requested zoning classification is PRD
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Commercial.

Recommended conditions:

RE-ZONING REQUEST ALL TYPES



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

92

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

NAME + ADDRESS	LOCATION	318 Alcovy St Monroe, GA 30655	USEZONE	P	FLOODZONE	No
			PIN	M0018-020-000		
			SUBDIVISION			
	CONTRACTOR	MUL Properties LLC	LOT			
			BLOCK	0		
		PO BOX 1588 Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Legion Post #64 Lindsey Garrett Post 64 American () 318 Alcova St Monroe GA 30655	PROJECTID#	318AlcovySt-180817-1		

EXPIRATIONDATE: 10/31/2018

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

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

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

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

NOTICE

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

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

Signature of Contractor or Authorized Agent

Public Atkins

Approved By

Date

8/17/18

Date

8-17-18

MANAGE YOUR PERMIT ONLINE

WEBADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00387

PERMIT PIN

56853

RE-ZONING REQUEST ALL TYPES



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

93

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

NAME + ADDRESS

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

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

FLOODZONE **No**

SUBDIVISION

CONTRACTOR
MUL Properties LLC

LOT
 BLOCK **0**

PO BOX 1588
Monroe GA 30655

UTILITIES...
 Electric
 Sewer
 Gas

OWNER **Carol S Dew ()**

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

Monroe GA 30655

EXPIRATIONDATE: **10/31/2018**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

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

NATURE OF WORK

Other

CENSUS REPORT CODE

875 - * Re-Zoning Request

DIMENSIONS

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

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

Debbri Adkins

Approved By

Date

8/17/18

Date

8-17-18

MANAGE YOUR PERMIT ONLINE

WEBADDRESS

<http://BuildingDepartment.com/project>

PERMITNUMBER

18-00388

PERMITPIN

56856

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER _____

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

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

V. ANALYSIS:

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

Rezoning/Annexation Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property See Attached Document "Rezone Application Supplemental Information", Answer #7

8. The length of time the property has been vacant or unused as currently zoned The Subject property has been utilized as the American Legion Post #64 since the mid-1950s.

9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification See Attached Document "Rezone Application Supplemental Information", Answer #9

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

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

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

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

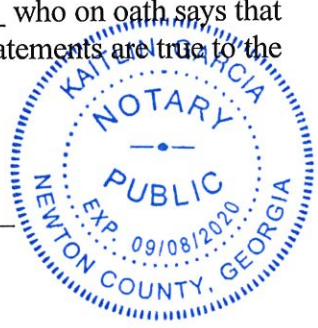
Rezoning/Annexation Application
Page Three (3)

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

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

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

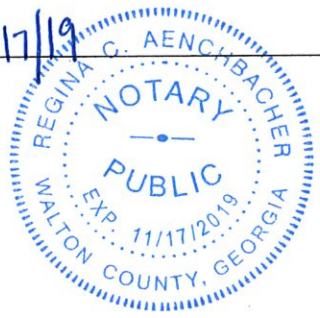
Kaitlin Garcia (Notary Public) 8/10/18 (Date)
My Commission Expires 09/08/2020



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

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

Regina C. Aenchbacher (Notary Public) 8/15/18 (Date)
My Commission Expires 11/17/19



Applicant:

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

[Signature]
By: Paul L. Rosenthal
Its: Managing Member

Rezoning/Annexation Application
Page Four (4)

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

Sanitary Sewer Septic Tank

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

CHECK LIST - APPLICATION MATERIAL

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

- Monroe Utilities Network Availability Letter

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

Rezoning/Annexation Application
Page five (5)

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

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

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

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

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

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

The City of Monroe

Rezone Application Supplemental Information

Applicant: MUL Properties, LLC

Owner: American Legion Post #64 / Carol Dew

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

Answer #1:

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

NORTH

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

SOUTH

P zoned parcels currently utilized as medical services facilities.

WEST

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

EAST

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

Answer #2:

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

Answer #5:

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

Answer #6:

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

Answer #7:

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

Answer #9:

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

Veterans Walk Subdivision

City of Monroe

PRD Rezone Application

Project Narrative

August, 2018

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

OVERVIEW

Veterans Walk will be a mixed-use walkable in-fill neighborhood built on 17 acres along Alcovy Street in downtown Monroe. The centerpiece of the neighborhood will be the restored and repurposed American Legion Post building that will serve as a neighborhood clubhouse for the residents and will also house compatible light commercial uses as well. This central hub of the project is a scant $\frac{3}{4}$ mile walk to the historic Walton County Courthouse in downtown. The project will be comprised of four different style housing options for new residents of Monroe. The project will be controlled by master restrictive covenants for the entire parcel with each housing type to receive specific appropriate restrictive covenants and conditions. The homeowners will be part of an HOA created for the residents of Veterans Walk. The project will feature a number of amenities for the residents as discussed further below.

PROJECT FEATURES

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

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

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

HOUSING OVERVIEW AND DENSITY

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

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

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

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

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

AMENITIES

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

LOT STANDARDS

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

Detached Single Family Lot Standards:

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

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

YARD

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

BUILDING

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

Attached Single Family Brownstone Lot Standards:

LOT

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

YARD

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

BUILDING

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

BUFFERING

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

BUILDING DESIGN STANDARDS

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

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

UTILITIES AND INFRASTRUCTURE

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

PROJECT TIMETABLE

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



Date: 8-14-18

In Re: Utilities

To Whom It May Concern:

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

The utilities checked below are available at 318 Alcovy Street in the City of Monroe, Georgia.

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

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

Monica Simmons
City of Monroe

**NOTICE TO THE PUBLIC
CITY OF MONROE**

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

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

**PLEASE RUN ON THE
FOLLOWING DATE:**

September 2, 2018

NOTES:
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. ENCUMBRANCES OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS BUT ARE NOT SHOWN HEREON.
 ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBESTOS SURVEYS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR HAS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
 SURVEYOR CERTIFICATION
 As required by subsection (4) of O.C.G.A. section 15-8-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as indicated by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.

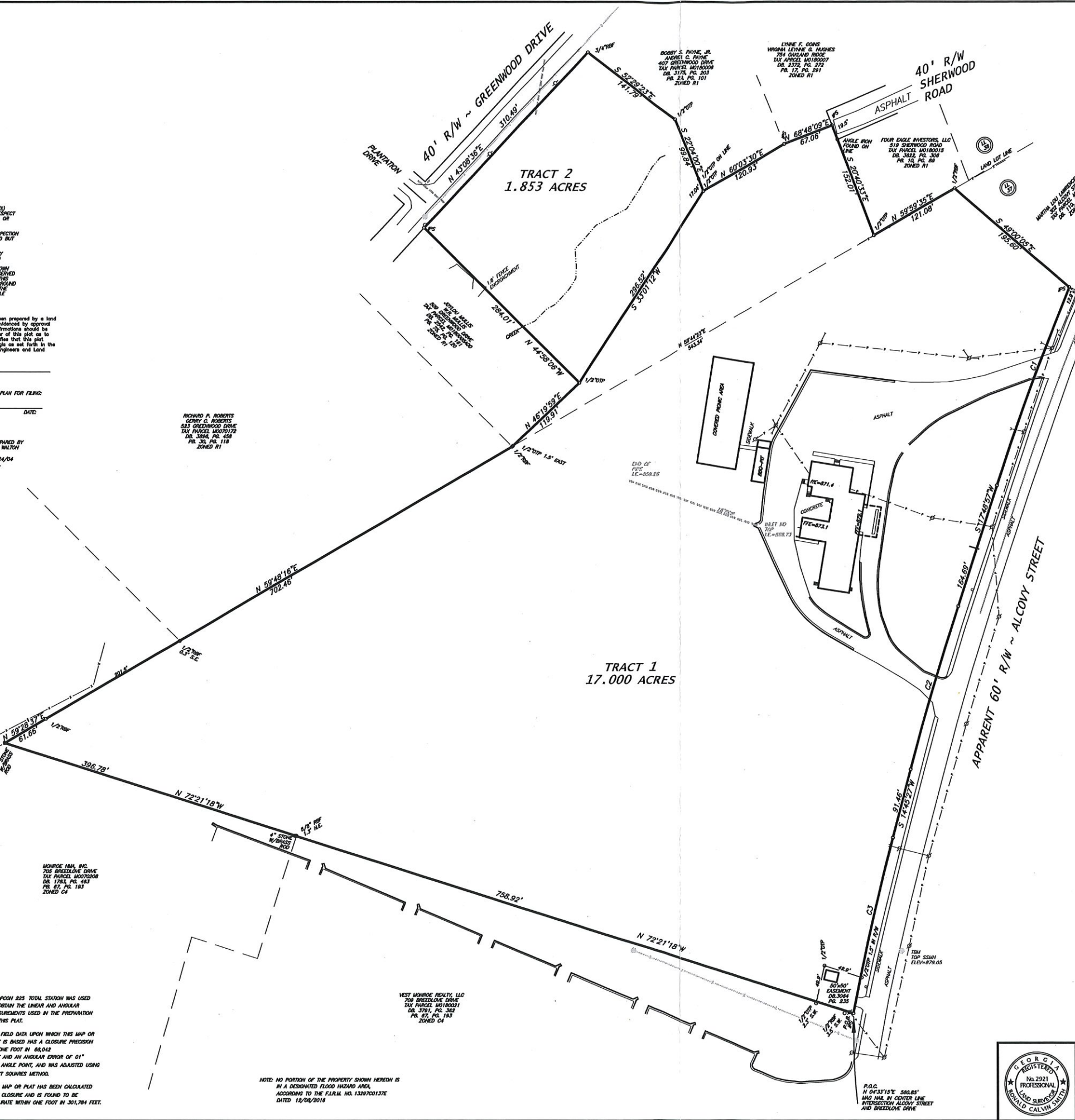
Ronald Colin Smith, O.S., R.L.S. no. 2921
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:
 CITY OF MONROE CODE DEPARTMENT DATE

REFERENCES:
 1) SURVEY FOR WALTON COUNTY HOSPITAL AUTHORITY, DATED 6/16/72, PREPARED BY BOB McLEERY AND ASSOCIATES, RECORDED IN PLAT BOOK 16, PAGE 281 WALTON COUNTY RECORDS.
 2) BOUNDARY SURVEY FOR GREG THOMPSON & BENE THOMPSON, DATED 6/24/04, PREPARED BY ALCOVY SURVEYING COMPANY, RECORDED IN PLAT BOOK 94, PAGE 190, WALTON COUNTY RECORDS.

THE COTTAGES OF MONROE LLC
 601 BREEDLOVE DRIVE
 TAX PARCEL M0180005
 DL 1344, PG. 232
 PG. 3A, PG. 129
 ZONED C4

MONROE REAL INC.
 700 BREEDLOVE DRIVE
 TAX PARCEL M0070009
 DL 1783, PG. 443
 PG. 67, PG. 183
 ZONED C4

LEGEND
 R.F.C. = REMAIN FOUND
 U.T. = UTILITY FOUND WITH CAP STAMPED "ALCOVY"
 C.H.T. = CONCRETE HOUSING FOUND
 O.T.P. = OPEN TOP PIPE
 C.H.P. = COVERED TOP PIPE
 R/W = RIGHT OF WAY
 C.L. = CENTER LINE
 B.S.L. = BUILDING SETBACK LINE
 L.L. = LAND LOT LINE
 L.O.L. = LAND LOT LINE
 G.M.D. = GEORGIA METRO DISTRICT
 T.R.M. = TEMPORARY BENCH MARK
 S. = SIGN
 D.O. = DRAIN OR FORMERLY
 S.B. = SEWER BENCH
 P.B. = PLAT BOOK
 P.C. = PLAT
 S.E. = SURFACE EASEMENT
 S.S.E. = SURVEY SEWER EASEMENT
 F.F.E. = FINISHED FLOOR ELEVATION
 M. = MANHOLE
 D.P. = DRAIN PILET
 I.P. = FIRE HYDRANT
 L.P. = LIGHT POLE
 P.P. = POWER POLE
 F.L. = FENCE LINE
 W.L. = WATER LINE
 G.L. = GAS LINE
 M. = MAIL
 (DISTANCE) = NEED OR PLAT CALL
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING



NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMBERLAIN TWO EQUIPMENT AND HIPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.
 NOTE: THE BENCH CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMBERLAIN TWO DUAL FREQUENCY RECEIVER WITH A SCIENTIFIC DATA COLLECTOR RUNNING GARMIN SURVEY SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY HIPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOSPATIAL DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.



Curve	Radius	Length	Chord	Chord Bear.
C1	3469.46'	273.22'	273.15'	S 20°04'19" W
C2	4047.34'	220.49'	220.47'	S 16°15'19" W
C3	3364.63'	233.34'	233.29'	S 12°46'15" W



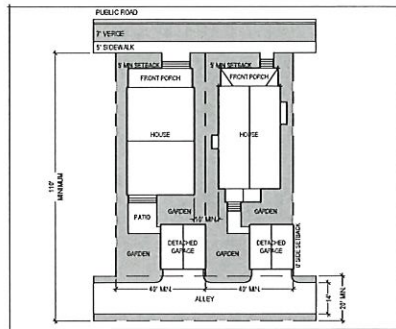
A TOPCON 825 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,042 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 301,794 FEET.
 DATED 12/04/2016

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE FURMA NO. 1329700137E DATED 12/04/2016

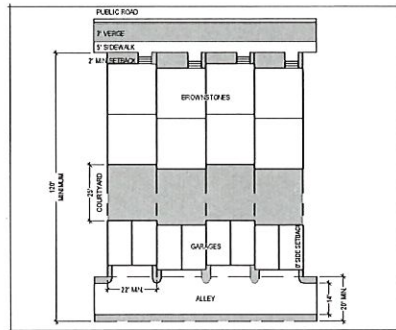
WEST MONROE REALTY, LLC
 700 BREEDLOVE DRIVE
 TAX PARCEL M0180005
 DL 3791, PG. 342
 PG. 67, PG. 183
 ZONED C4

REVISION NO. 1 - 8/14/2018 - REVISED TRACT LINE AND ACREAGE
 BOUNDARY SURVEY FOR:
MUL PROPERTIES, LLC
 TAX PARCELS M0180005 & M0180009, IN THE CITY OF MONROE
 FIELD WORK DATE: 4/3/18 DATE OF PLAT PREPARATION: 4/5/18
 LAND LOT(S) 37 & 38 3rd DISTRICT WALTON COUNTY, GEORGIA
 ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 50'
 2305 HWY. 81 S., LOGANVILLE, GA. 30052
 Phone: 770-466-1007 - 157-8003739
 JOB NO. 18-039

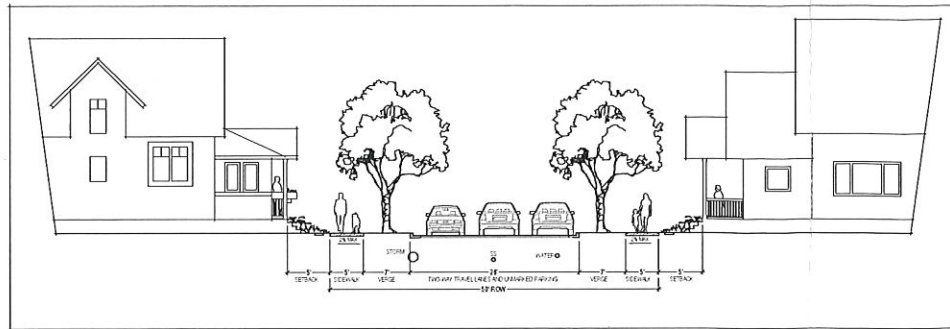




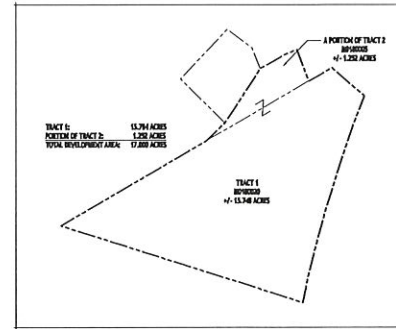
TYPICAL SINGLE-FAMILY LOT LAYOUT
SCALE: 1"=30'



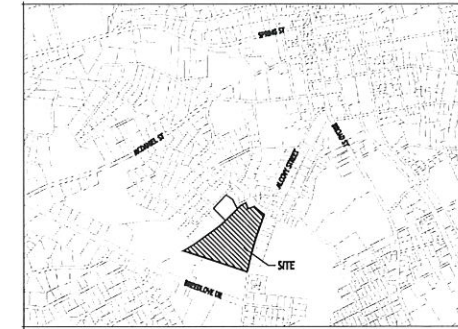
TYPICAL BROWNSTONE LAYOUT
SCALE: 1"=30'



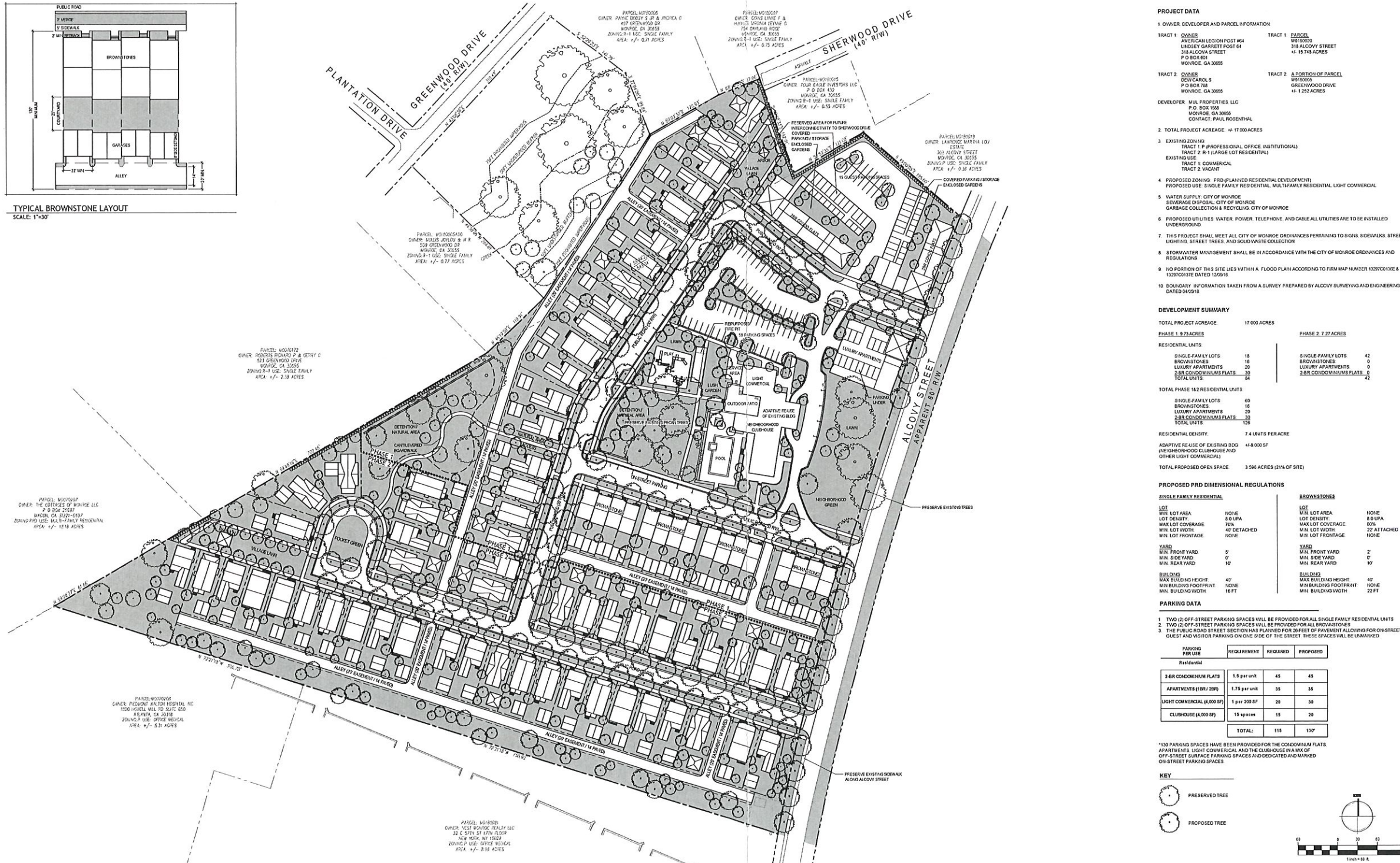
PROPOSED STREET SECTION
SCALE: 1"=10'



EXISTING TRACT MAP
SCALE: N/A



VICINITY MAP
SCALE: N/A



PROJECT DATA

1. OWNER, DEVELOPER AND PARCEL INFORMATION

TRACT 1	OWNER: AMERICAN LEGION POST #54 LINDSEY GARNETT POST #4 318 ALCOVA STREET P.O. BOX 601 MONROE, GA 30655	TRACT 1	PARCEL: M010000 318 ALCOVA STREET 44.1574 ACRES
TRACT 2	OWNER: DEVI CAROL S P.O. BOX 188 MONROE, GA 30655	TRACT 2	A PORTION OF PARCEL: M010000 GREENWOOD DRIVE 44.1252 ACRES

DEVELOPER: MUL PROPERTIES, LLC
P.O. BOX 1058
MONROE, GA 30655
CONTACT: PAUL ROSENTHAL

2. TOTAL PROJECT ACREAGE: 44.1700 ACRES

3. EXISTING ZONING: TRACT 1: P (PROFESSIONAL OFFICE INSTITUTIONAL)
TRACT 2: R-1 (LARGE LOT RESIDENTIAL)
EXISTING USE: TRACT 1: COMMERCIAL
TRACT 2: VACANT

4. PROPOSED ZONING: PRD (PLANNED RESIDENTIAL DEVELOPMENT)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL, LIGHT COMMERCIAL

5. WATER SUPPLY: CITY OF MONROE
SEWERAGE DISPOSAL: CITY OF MONROE
GARBAGE COLLECTION & RECYCLING: CITY OF MONROE

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

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

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

9. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 132701010E & 132701010E DATED 12/05/16

10. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 04/09/18

DEVELOPMENT SUMMARY

TOTAL PROJECT ACREAGE:	44.1700 ACRES
PHASE 1: 8.73 ACRES	PHASE 2: 7.27 ACRES

RESIDENTIAL UNITS

SINGLE-FAMILY LOTS	18	SINGLE-FAMILY LOTS	42
BROWNSTONES	16	BROWNSTONES	8
LUXURY APARTMENTS	20	LUXURY APARTMENTS	0
2.5B CONDOMINIUMS/FLATS	20	2.5B CONDOMINIUMS/FLATS	0
TOTAL UNITS	74	TOTAL UNITS	50

TOTAL PHASE 1&2 RESIDENTIAL UNITS: 124

RESIDENTIAL DENSITY: 2.8 UNITS PER ACRE

ADAPTIVE RE-USE OF EXISTING BLDG (NEIGHBORHOOD CLUBHOUSE AND OTHER LIGHT COMMERCIAL): 44,800 SF

TOTAL PROPOSED OPEN SPACE: 3.596 ACRES (21% OF SITE)

PROPOSED PRD DIMENSIONAL REGULATIONS

SINGLE FAMILY RESIDENTIAL		BROWNSTONES	
LOT	NONE	LOT	NONE
MIN LOT AREA	NONE	MIN LOT AREA	8,000 SF
LOT DENSITY	NONE	LOT DENSITY	8 S.F.P.A.
MAX LOT COVERAGE	70%	MAX LOT COVERAGE	80%
MIN LOT WIDTH	40' DETACHED	MIN LOT WIDTH	22' ATTACHED
MIN LOT FRONTAGE	NONE	MIN LOT FRONTAGE	NONE
YARD		YARD	
MIN FRONT YARD	5'	MIN FRONT YARD	2'
MIN SIDE YARD	0'	MIN SIDE YARD	0'
MIN REAR YARD	10'	MIN REAR YARD	10'
BUILDING		BUILDING	
MAX BUILDING HEIGHT	42'	MAX BUILDING HEIGHT	42'
MIN BUILDING FOOTPRINT	NONE	MIN BUILDING FOOTPRINT	NONE
MIN BUILDING WIDTH	16 FT	MIN BUILDING WIDTH	22 FT

PARKING DATA

PARKING FOR USE	REQUIREMENT	REQUIRED	PROPOSED
Residential			
2.5B CONDOMINIUM FLATS	1.5 per unit	45	45
APARTMENTS (1,000 SF)	1.75 per unit	35	35
LIGHT COMMERCIAL (4,000 SF)	1 per 200 SF	20	30
CLUBHOUSE (4,000 SF)	15 spaces	15	20
TOTAL:		115	130

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

KEY

- PRESERVED TREE
- PROPOSED TREE

SMITH PLANNING GROUP
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
3032 TULLOGE DRIVE, SUITE 101
MAYFIELD, GA 30149
(770) 723-9151
(770) 763-9550 FAX
www.smithplanninggroup.com

A PLANNED RESIDENTIAL DEVELOPMENT
VETERANS WALK
CITY OF MONROE, GEORGIA

SEALS:



SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET ISSUE: 08/27/18 PROJECT NO. 18-2374
NO. DATE DESCRIPTION

SHEET NO.
PRD-1

**STATE OF GEORGIA
COUNTY OF WALTON
CITY OF MONROE**

CONTRACT FOR SERVICES

KNOW ALL MEN BY THESE PRESENTS, that the City of Monroe, in Walton County, Georgia, hereinafter called “City” and the Walton County Chamber of Commerce, a non-profit corporation, hereinafter called “Chamber” on this 9th day of October, 2018, have contracted and agreed as follows:

This agreement shall be in effect for a period of one (1) year from the first day of 1 July, 2018, through the last day of June 30, 2019. At the end of one (1) year this contract may be renewed by mutual agreement between the parties.

Notwithstanding any of the provisions of this agreement, it is agreed that the City has no financial interest in the business of the Chamber, and shall not be liable for any debts or obligations incurred by Chamber, nor shall City be deemed or construed to be a partner, joint venturer or otherwise interested in the assets of Chamber, or profits earned or derived by Chamber, nor shall Chamber at any time or times use the name or credit of the City in purchasing or attempting to purchase equipment, supplies, or other thing or things whatsoever.

Chamber in the performance of its operations and obligations hereunder shall not be deemed to be the agent of the City but shall be deemed to be an independent contractor in every respect and shall take all steps at its own expense as the City from time to time requests to indicate that it is an independent contractor. The City does not and will not assume any responsibility for the means by which or manner in which services by the Chamber, provided for herein, are performed, but on the contrary, Chamber shall be wholly responsible therefor.

Chamber shall not transfer or assign this agreement or the license or any of the rights or privileges granted herein without the prior written consent of the City.

Chamber hereby agrees to comply strictly with all ordinances of Monroe, Georgia, and the laws of the State of Georgia while performing the terms of this agreement.

Chamber agrees that upon violation of any of the covenants or agreements herein contained, on account of any act of omission or commission of Chamber, the City may, at its option, terminate and cancel this agreement.

The City agrees to pay to the Chamber for a term of one (1) year, on a per capita basis as shown on Exhibit "A" attached hereto and made a part hereof, the sum of \$5,500.00 and the Chamber agrees in consideration therefore to provide the City the following services:

- (1) Provide a full time professionally qualified director and a secretary to carry on the functions of the Chamber toward economic and community improvement and expansion of the area's economy to benefit all citizens.
- (2) Assist the Development Authority in seeking to attract and promote new and expanding industry with the City of Monroe, to create new jobs and employment for the benefit and economic improvement and expansion for the citizens of the City of Monroe.
- (3) Gather, keep updated, research and distribute information and economic data to be used as advertisements, and presentations to general and specific commercial, service and manufacturing prospects.
- (4) Develop and secure tools of the trade such as maps, charts, photos, topos, briefing facilities, brochures, reports, etc., as are necessary and required to adequately promote Walton County and the City of Monroe.
- (5) Work with the Development Authority and existing industry for expansions, problem solving, counseling, and other services pertinent to the expansion of said existing industry for the benefit of the City of Monroe.
- (6) For the mutual and economic industrial development of the City, to maintain contact, cooperate and work closely with other agencies and organizations with similar purposes such as the Georgia Department of Industry, Trade & Tourism; Georgia Chamber of Commerce; economic development department of public and private utilities; local, area and regional planning and development agencies; industrial development boards; rail, highway, air and water transportation and development organizations; and, other groups, organizations, agencies and individuals.
- (7) Keep knowledgeable of local, state, regional and national trends in industrial development and continue to improve, through land control, site development, local and area technical sources such as universities, colleges, authorities and vocational technical institutions, and any and all other sources and aid to create more and better jobs for the benefit of the County and its citizens.

In addition and for said consideration, Chamber further agrees to perform the following services:

- (1) Receive, study, and respond to all mail and phone inquiries which are directly or otherwise sent to the City, by potential visitors, business and professional people, school children from all over the U.S. and the world, research and survey agencies and myriad of outside sources and individuals seeking information about the community, its people, government, history, economic base, institutions, professions, military establishments, state and federal agencies, schools and education institutions, housing, job opportunities, legal professions, hospitals and paramedical services, churches, climatic conditions (geographical, business, social), laws, regulations and statutes, courts, local community and governmental services, taxes and licenses.
- (2) Serve as the principal public relations and information agency for the City and for all people who are referred by the City and who come into the Chamber offices but who would otherwise have to call upon the City for the services and information enumerated in this contract, and to serve or give directions to visitors in the City.
- (3) Welcome individuals and groups deemed by the City to be important to the City at their point of arrival and assist and help in coordinating the ground breakings, openings, civic presentations and other activities involving the City and its officials.
- (4) Counsel and assist potential new and expanding business, agencies and institutions and people moving into the area.
- (5) Through the management and staff of the Chamber, as well as volunteers from local leadership, to do everything possible to foster and promote the City of Monroe and Walton County, and to create and maintain its good name and good will.
- (6) To promote tourist business in Monroe by maintaining contact, information exchange and association with travel, visitor and tourist promotion agencies and organizations, and keep abreast of current methods, trends, ideas, programs and procedures in the tourist industry, including the coordination of such programs with appropriate regional, state and national agencies.
- (7) The professional staff of the Chamber will endeavor to increase and broaden their management and promotional skills and techniques by participating in seminars, workshops and short courses.
- (8) Initiate, assist and coordinate activities and programs, which will retain and enlarge retail sales in City and insure a viable downtown area.

WITNESS our hands and seals the 9th day of October, 2018.

WALTON COUNTY CHAMBER OF COMMERCE

BY _____
Ginny Givens, Chairman of the Board

(AFFIX SEAL)
ATTEST:

Teri H. Smiley
President

CITY OF MONROE

By _____
John S. Howard, Mayor

(AFFIX SEAL)
ATTEST:

Debbie Kirk, City Clerk

CITY AND COUNTY CONTRACTS

Per Capita Basis (Based on Population)

			Contract Amount
Walton County	County less city populations	59,106 x .40/person = \$23,642.40	\$23,642.00
Loganville	11,493(Less Gwinnett -2,599)	8,894 x .40/person = \$ 3557.60	\$ 3,500.00
Monroe		13,628 x .40/person = \$ 5,451.20	\$ 5,500.00
Social Circle		4,419 x .40/person = \$ 1,767.60	\$ 1,800.00
Total City/County Funding			\$34,442.00

Exhibit "A"

U.S. Census Bureau/Select Georgia



To: Monroe City Council
From: Sadie Krawczyk
Department: Administration (ED)
Date: 10/2/2018
Subject: Resolution - DD RLF Pimento Investments LLC

Budget Account/Project Name

Funding Source:

Budget Allocation: n/a

Budget Available: n/a

Requested Expense: none

Company of Purchase:

Description:

This is a resolution required by DCA prior to the closing of the Downtown Development Revolving Loan Fund for the restaurant project located at 202 E. Spring Street.

Background:

Pimento Investments LLC has purchased the property from DDA in order to renovate the building into a new downtown restaurant called LR Burger.

Attachment(s):

Resolution (1 page)

**RESOLUTION TO ENDORSE THE DOWNTOWN DEVELOPMENT
REVOLVING LOAN FUND APPLICATION BY THE
DOWNTOWN DEVELOPMENT AUTHORITY ON
BEHALF OF PIMENTO INVESTMENTS LLC**

WHEREAS, the Georgia Department of Community Affairs' Downtown Development Revolving Loan Fund (DDRLF) Program is designed to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas;

WHEREAS, Pimento Investments LLC plan to renovate certain real property and improvements located at 202 East Spring Street in downtown Monroe, Georgia; and,

WHEREAS, upon completion of the project the renovated property will serve as restaurant; and,

WHEREAS, the City has determined that the project will promote downtown development for the public good in the City; and,

WHEREAS, in order to help Pimento Investments LLC finance the project, the Downtown Development Authority of Monroe will apply for a Downtown Development Revolving Loan Fund Loan from the Department of Community Affairs ("DCA"); and,

WHEREAS, DCA requires evidence of municipal support for all projects that are the subject of a DD RLF application submitted by a downtown development authority.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF MONROE, GEORGIA as follows:

That the City of Monroe endorses the submission of the DD RLF application by the Downtown Development Authority of Monroe for the downtown project at 202 East Spring Street on behalf of Pimento Investments LLC and agrees to support the development of the project.

SO RESOLVED, this 9th day of October, 2018.

THE CITY OF MONROE

By: _____
John S. Howard
Mayor

Attest: _____
Debbie Kirk
City Clerk

[Affix Seal Here]



To: City Council
From: Brian Thompson
Department: Electric
Date: 10/2/2018
Subject: SEPA Power Sales Change

Budget Account/Project Name: N/A

Funding Source:

Budget Allocation:	\$0.00	
Budget Available:	\$0.00	
Requested Expense:	\$0.00	Company of Purchase: N/A

Description:

Acquire 845kW in additional capacity from SEPA

Background:

SEPA has allocated Monroe 845kW and staff recommends entering into this power sales agreement which has an estimated average cost of \$17,487.95 per year over 10years.

Attachment(s):

Cover letter



Mayor and Council,

We discussed an opportunity to acquire more capacity from the Southeastern Power Administration (SEPA). Monroe along with other utilities submitted non-binding request for increased energy from SEPA which is produced at Department of Energy hydroelectric sites in the southeast. This energy is 100% non-emitting and would complement our portfolio of 70% non-emitting energy sources. Our request was for up to 3MW, but we were only allocated 845kW. While waiting for our allocation MEAG ran analysis on 1MW, 2MW, and 3MW allocations. The results for our 845mW allocation is an average increase in power supply cost of \$17,487.95 per year over the 10-year contract. This is a .131% increase in energy cost and depending on weather conditions should result in higher margins in most months. We may have a future opportunity to enter into an agreement with other MEAG members to acquire more of this low cost non-emitting energy for our customers.

This energy has several positives including non-emitting, low cost, and immunity to any carbon regulations. The one negative is that a severe draught will impact the amount of energy supplied from month to month. The low cost and low environmental impact make this a wonderful opportunity. I look forward to answering any questions you may have.

Sincerely

Brian Thompson