City Council Meeting

AGENDA

Tuesday, September 8, 2026
6:00 PM
Council Chambers

Call to Order

Invocation

Roll Call

Approval of Agenda

Approval of Consent Agenda

1. July 9, 2026 Downtown Development Authority Minutes
2. July 9, 2026 Convention & Visitors Bureau Minutes
3. July 21, 2026 Planning Commission Minutes
4. July 28, 2026 Historic Preservation Commission Minutes
5. August 4, 2026 Called City Council Minutes
6. August 11, 2026 City Council Minutes

Public Forum

a. **Public Comment(s)**
b. **Public Presentation(s)**

Administrative and Department Updates

Old Business

Public Hearing

7. Rezone #4742 - North and South sides of E. Fambrough Street - 108, P/O 109, 112, 114, 118, 122, & 124 E. Fambrough Street

8. Annexation (in conjunction with Rezone #4763) - 329 Jim Daws Road & 1098 U.S. Hwy 78

9. Rezone #4763 - 329 Jim Daws Road & 1098 U.S. Hwy 78

New Business

10. Rezone #4742 - North and South sides of E. Fambrough Street - 108, P/O 109, 112, 114, 118, 122, & 124 E. Fambrough Street

11. Annexation (in conjunction with Rezone #4763) - 329 Jim Daws Road & 1098 U.S. Hwy 78

12. Rezone #4763 - 329 Jim Daws Road & 1098 U.S. Hwy 78

13. 2026 John Deere Loader Purchase

14. Application - Consumption on Premise License for Beer, Wine, and Distilled Spirits - Arcane Table, LLC

15. Fifth Extension to Preliminary Plat Moratorium

16. Community Development Block Grant Bid Recommendation

17. Department of Natural Resources Alcovy River Park Project Agreement

18. Telecomm Sales Agreement Termination

19. Approval to Purchase Kenworth T880

20. Adopt 2026 CIE Annual Financial Report & Updated Schedule of Improvements

District Items

Adjourn to Executive Session

Personnel Issue(s)

Adjourn

CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
JULY 9, 2026 – 8:00 A.M.

The Downtown Development Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson	Chairwoman
	Meredith Malcom	Vice-Chairwoman
	Andrea Gray	Secretary
	Bethany Haywood	Board Member
	Clayton Mathias	Board Member
	Lee Malcom	Board Member
	Chris Collin	Board Member
Those Absent:	Brittany Palazzo	
Staff Present:	Sandy Daniels, Beth Thompson, Laura Beth (arrived at 8:17 am), John Howard, Les Russell (arrived at 8:22 am), and Laura Powell	
Visitors:	Courtney Stevenson	

I. CALL TO ORDER – 8:00am

A. Roll Call

Chairwoman Anderson noted that all Committee Members were present, except for Brittany Palazzo. There was a quorum.

B. Approval of Previous Meeting Minutes

1. DDA Meeting Minutes – June 11, 2026

To approve the minutes.

Motion by Gray, seconded by Mathias.
Passed Unanimously.

C. Approval of Financial Statements

1. May Financials

To approve the May 2026 Financials.

Motion by M. Malcom, seconded by Collin.
Passed Unanimously.

D. Public Forum

Mr. Courtney Stevenson was present and introduced himself.

II. CITY UPDATE

Ms. Lee Malcom presented, as Mr. Chris Bailey was unable to attend. Ms. Malcom shared that the Broad Street portion of the TAP Grant Project should be completed in four to six weeks. Next, the team will complete work on Lumpkin Street and Highland Avenue.

The National Guard negotiations have been happening for two to three years. There is now an agreement for a land swap with the current National Guard location and Coker Park, near the airport. This type of agreement is the first of its kind in the State of Georgia. The City will take

over the building on Washington Street and High School Avenue when the other facility is completed. The current building may be used as a community room during business hours, and the park needs expansion.

Lastly, Ms. Malcom stated the City did receive an email from the downtown merchants requesting more police presence in the downtown corridor. She would like to discuss this later in the meeting.

III. COMMUNITY WORK PLAN & REPORTS

A. Downtown Design

Ms. Sandy Daniels asked the City to take down the July 4th bunting to transition into Fall. She also shared that the Pocket Park looks amazing. In addition, the park's staff are doing an amazing job. She shared that there were around 700 people on the Town Green on July 4, 2026. Mr. Chris Collin asked if the City was planning on doing something next July 4th, and Mayor Howard said no because the staff needs a break. There was discussion about the July 4th activities and how successful and well received the events were.

The Commission circled back to discuss the property across from City Hall. Ms. Meredith Malcom has been talking to Mr. Ben Stephens. Mayor Howard suggested the gas pumps stay and the building house a Georgia Grown Store, similar to the one on Jekyll Island. There was a brief discussion.

Chairwoman Lisa Anderson spoke briefly about the mural on the building downtown. She does not have an update, except that she has spoken to Melinda. Artist, Laura Gross feels the project is too big for her. Ms. Daniels stated she would work on getting a quote.

B. Redevelopment Projects

None.

C. Entertainment Draws

Ms. Daniels shared that the First Friday Concert, in August, will feature Kinchafoonee Cowboys and the tables are selling quickly. Ms. Daniels also mentioned the success of the Broad Street Bash, in conjunction with the Farmer's Market.

The Lunch on the Lawn is doing okay, but the heat is not helping. The next one is scheduled for September.

The Fall Festival is the next big event, scheduled for October 10, 2026. Ms. Daniels reported that she already had 200 vendor applications, and the max will be 220. Ms. Meredith Malcom asked about growth expansion and Ms. Daniels stated that it is difficult to expand due to banks being open. There was discussion on using other areas of town and the possibility of closing Synovus, but leaving the drive through open.

IV. PROGRAMS

A. Farmers Market

Ms. Daniels shared that the Farmer's Market is doing great and there is a demand for more vendors. The vendors are on a rotation and the farmers are there each week. There will be no more market at Grizzle Beer for a bit, due to supply and demand and the vendor's schedules.

V. FUNDING

A. SPONSORSHIP

Ms. Daniels stated that she would start shopping for 2027 sponsors next month. There is currently $85,000.00 in commitments.

Mayor John Howard left the meeting at 8:40 am.

VI. OLD BUSINESS

Ms. Daniels shared that she has completed her CDP Capstone Project and will graduate at the Rome conference in August.

The City visits will start in the Fall. The Commission is interested in visiting Rome and Thomasville. The Thomasville trip will be an overnight trip.

Josh Reynolds, with Monroe Police Department (MPD), did a great job with the class on self-protection. Ms. Daniels stated that there were twenty-five in attendance and the MPD is willing to offer these types of classes quarterly.

VII. NEW BUSINESS

Ms. Lee Malcom shared the need for police presence downtown. This has been a request for a while, but has not been actualized due to funding. There has been lots of solicitation in neighborhoods, individuals sleeping at downtown buildings, and mental health is a growing concern. The Commission decided that a letter will be sent to the MPD from the DDA, asking for an officer with a downtown satellite office. Ms. Malcom also stated that she will take this request to the City Council Retreat scheduled for Sunday, July 12th. Mr. Collin recommended providing resources to the homeless as well. There was discussion.

Mr. Logan Propes arrived at 8:49 am.

Mr. Propes spoke about the mental health issue and that there is no easy solution. Ridgeview is here in Monroe, and a private system, but they are part of the problem for various reasons. The current, decentralized system is not working and he encourages continued conversations with those individuals at the Capital. The Board believes a deterrence is needed.

Ms. Daniels shared that the Stakeholder Event will be Tuesday, July 28, 2026 at the Wayfarer Music Hall from 6-8 pm.

The DDA Retreat will be Monday, August 3, 2026. There was discussion regarding the next meeting and the Commission decided that the August meeting will be held in conjunction with the Retreat, thus, there will be no meeting on August 13th. Agenda items are due next Friday, July 17, 2026. The City of Clarksville will be visiting Monroe on August 12th at 11:00 am.

Ms. Daniels stated that she has been conferring with Bob, the owner of Madison Trolley Company. Ms. Anderson mentioned that she wants to discuss this at the Retreat, and possibly use CVB funds.

VIII. ANNOUNCEMENTS

Chairwoman Anderson stated that they will not meet on August 13, 2026, but the meeting would be included at the DDA Retreat on August 3, 2026.

IX. ADJOURN – 9:16 a.m.

Motion by Collin, seconded Gray.
Passed Unanimously

CITY OF MONROE
CONVENTION & VISITORS BUREAU AUTHORITY
JULY 9, 2026 – 9:00 A.M.

The Convention & Visitors Bureau Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson	Chairwoman
	Meredith Malcom	Vice-Chairwoman
	Andrea Gray	Secretary
	Bethany Haywood	Board Member
	Clayton Mathias	Board Member
	Lee Malcom	Board Member
	Chris Collin	Board Member

Those Absent: Brittany Palazzo

Staff Present: Sandy Daniels, Beth Thompson, Laura Beth Caudell, Les Russell, Logan Propes, and Laura Powell

Visitors: Courtney Stevenson

I. CALL TO ORDER- 9:16 am

A. Roll Call

Chairman Anderson noted that all Committee Members were present, except for Brittany Palazzo. There was a quorum.

B. Approval of Previous Meeting Minutes

1. June 11, 2026 Minutes

To approve the minutes.

Motion by Gray, seconded by Mathias. Passed Unanimously.

C. Approval of Financial Statements

1. May Financials

To approve the May 2026 Financials.

Motion by Malcom, seconded by Gray. Passed Unanimously.

II. CHAIRMAN UPDATE

None.

III. DIRECTOR UPDATE

Ms. Daniels shared that she has not released the rack cards because there is a process with the State. As soon as she gets the approval, she will ship them to the Welcome Centers.

IV. OLD BUSINESS

The QR codes are up and look nice. Ms. Meredith Malcom stated that the one at her house and the bank are installed.

Ms. Daniels gave an update about the piped music. It is very expensive. The set-up fee is $40,000.00 (speakers installed on poles) and a $199.00 monthly subscription fee. The depth of the footprint was mentioned and they decided to talk about this at the retreat. A sponsorship was suggested to help cover the cost.

Lastly, Ms. Daniels shared that the Welcome Center participated in the Broad Street Bash and made over $500.00.

V. NEW BUSINESS

Ms. Anderson stated that she wanted to approve a mural design for the Spring Street wall, which is the last piece to nail down. The City is ready to clean the wall and APEX is ready to paint the base. Ms. Anderson displayed the original design, by UGA. The Commission agrees on the dark blue background, to incorporate poppies and other indigenous flowers, and the water. The price tag was discussed as well as the funding. Ms. Beth Thompson shared data and encouraged them to not use the reserve. The committee decided to discuss the pricing at the August 3rd Retreat and will confirm a date to meet with the muralist.

Motion by M. Malcom, seconded by Mathias.
Passed Unanimously.

VI. ANNOUNCEMENTS

Next Meeting – August 3, 2026 in conjunction with Retreat.

VII. ADJOURN – 9:39 am

Motion by Collin, seconded by Mathias.
Passed Unanimously.

MONROE PLANNING COMMISSION
MEETING MINUTES – JULY 21, 2026

Present: Chairman Randy Camp, Kim Jolly, Bonnie Rosser, Shauna Mathias, and Rosalind Parks

Absent: None

Staff: Brad Callender – Planning & Zoning Director
Stephen Jaques – Senior Planner
Logan Propes – City Administrator
Laura Powell – City Clerk

Visitors: Chad Draper, Pat Kurek, Elizabeth Swift, Ramsey Ray, Ryan Wallis, and Will Hill

Call to Order:

Chairman Camp called the Planning Commission meeting to order at 6:00 pm.

Approval of Agenda:

Chairman Camp called for a motion to approve the agenda;

Motion Mathias,
Second Parks.
Motion carried unanimously.

Minutes of Previous Meeting(s):

Chairman Camp asked if everyone has reviewed the June 16, 2026, minutes and asked if there are any changes, corrections or additions. Commission members responded there were none. Chairman Camp called for a motion to approve the June 16, 2026, minutes;

Motion Parks,
Second Mathias.
Motion carried unanimously.

Report from Code Officer:

None.

Old Business:

<u>The First Item of Old Business:</u> Certificate of Appropriateness (COA) #4452 – 1110 N Broad Street - QuikTrip.

Mr. Brad Callender stated that the Conditional Use and Variance for this project are still pending Council action so the Certificate of Appropriateness requires tabling tonight.

Chairman Camp called for a motion to table;

Motion to table by Mathias,
Second Parks.
Motion carried unanimously.

New Business:

<u>The First Item of New Business:</u> Rezone #4689 – 120, 130, & 140 Blaine Street and 121 & 131 N Hammond Drive.

Mr. Stephen Jaques presented the staff report. The applicant is requesting approval of an amendment to the existing Planned Commercial Development (PCD) zoning. The zoning

package consists of four Sub Areas (Sub Areas 1-4); however, the amendment is specifically for Sub Area 3. The intent of the amendment is to modify the approved plan to allow both commercial and residential opportunities. Specifically, the applicant is seeking to construct 14-28 live-work residences within the existing commercial structure. Along with the staff report, Mr. Jaques presented the site plan and images of sample architecture. Based upon the City Council's policies, decision-making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested PCD amendment, as presented.

Applicant, Mr. Chad Draper, and SPG Planners + Engineers representative, Ms. Elizabeth Swift, were present and reiterated the staff report, as well as included additional details. Ms. Swift highlighted the Amended and Approved Plan, the Amended and Approved Development Controls, stated Site Plan Controls would remain the same, and stated there are no Permitted Uses for residential (the amendment would change this). Mr. Draper and Ms. Swift presented a requested amendment to the submitted pattern book to change the range of unit sizes in Sub-Area 3 from 900 square feet – 2,000 square feet to 500 square feet – 2,500 square feet. An amended Pattern Book will need to be submitted to staff, per Mr. Callender.

Chairman Camp called for a motion;

Motion to approve with changes to the pattern book for the individual tenant sizes of 500 to 2,500 square feet for Sub-Area 3 by Mathias,
Second Parks.
Motion carried unanimously.

Adjournment:

Chairman Camp entertained a motion to adjourn;

Motion Mathias,
Second Parks,
Meeting adjourned, 6:14 pm.

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

REGULAR MEETING—JULY 28, 2026

Present: Chairwoman Elizabeth Jones, Jane Camp, Chuck Bradley, Kaitlyn Stubbs, and Joy Pequignot

Absent: None

Staff: Lexie Robinson – Historic Preservation Planner
Brad Callender – Planning & Zoning Director
Laura Powell – City Clerk

Visitors: Mike Bowden, Sandra Bowden, Evelina Rusu, Shannon Wilkerson, Stephenie Scott, Ken Hall, Kyanna Hall, Ray Stanjevich, Bruce Williamson, Meg Little, and James Williamson

Meeting called to order at 6:00 p.m.

Roll Call: Chairwoman Jones noted that all members were present; there was a quorum.

Chairwoman Jones called for a motion to approve agenda as submitted,

Motion by Camp,
Second by Stubbs,
Motion carried unanimously.

Chairwoman Jones asked if there were any changes or corrections to the June 23, 2026, minutes. Chairwoman Jones called for a motion to approve the minutes as submitted,

Motion by Pequignot,
Second by Bradley,
Motion carried unanimously.

Old Business:

None.

New Business:

The First Item of New Business: Certificate of Appropriateness #4734 – 224 Boulevard

Ms. Lexie Robinson, Historic Preservation Planner, presented the staff report. Ms. Robinson stated that the applicant is requesting a Certificate of Appropriateness (COA) for an addition to the right elevation and extension of the front porch of the existing home and the addition of a detached double garage. Ms. Robinson explained each petitioned item in detail, including proposed materials, and referenced sections 7.2-K (Garages and Outbuildings), 7.2-G (Siding), 7.2-H (Roof), and 7.2-I (Additions), from the Preservation Primer. Further, she spoke about the three roof submissions, and added that the third submission (page 14 of the agenda packet) is best, with only a two-foot elevation change from the original roofline, and preserves the American Small House style most effectively.

Staff recommends approval for this COA with the condition that the addition on the right elevation continue the original roofline.

Applicants, Mike and Sandra Bowden, were present and spoke about the requests. Mr. Bowden answered that there are windows on both sides of the gabled attic detached double garage. He also stated that he was fine with the staff recommendation with the condition. Chairwoman Elizabeth Jones read from the Primer regarding roofs and additions. Commissioner Pequignot asked if the applicants were intending on having a living space above the detached garage, and the applicants stated originally they were, but were unaware of all of the rules and regulations. Commissioner Camp stated that she liked the look of the taller roofline and stated that the taller garage would balance the taller roofline of the home. There was an in-depth discussion and the key point made was that the additional structure should not overpower the original. Commissioner Bradley shared that his concern was with the dormer windows on the detached garage and asked again, what the intended use was. The applicants answered that they were not sure, but definitely needed storage. There was discussion regarding having dormers on both the house and the garage, and if it would work architecturally with the lower roofline. Chairwoman Jones asked if the Commission needed more time. Commissioner Camp made a motion to approve Image 3 and Image 4 in the agenda packet; Second by Commissioner Pequignot; three opposed (Jones, Bradley, Stubbs). Ms. Robinson explained that there could be further discussion or another motion if the Commission needs more time. Mr. Callender asked if there were any instructions for the Commission in order to make a decision at the next meeting. Commissioner Bradley asked how important is it to keep the character of the American Small House because that seems to be the major issue with the design. The home would also lose its status on the historic registry if the higher roofline were chosen. Next steps were discussed.

Chairwoman Jones called for a motion.

Motion to table until the August 25, 2026 meeting,

Motion by Camp,
Second by Stubbs,
Motion carried unanimously.

<u>The Second Item of New Business:</u> Certificate of Appropriateness #4735 – 106 Third Street

Ms. Lexie Robinson, Historic Preservation Planner, presented the staff report. Ms. Robinson stated that the owner is petitioning for a Certificate of Appropriateness (COA) for new hardie board siding and new six over six windows. The current wood siding is 9.5 inches and will be replaced with 5 inch hardie board siding, more appropriate for a shotgun house. The windows will be replaced with newer six over six double hung windows. Lastly, a rear door will be relocated to the East elevation of the house. Ms. Robinson read Primer information relating to Mill Village Rehabilitation Guidelines. Staff recommends approval for the COA.

Applicants, Mr. Bruce Williamson and Mr. James Williamson were present and spoke about the project.

Motion to approve as submitted,

Motion by Camp,
Second by Pequignot,
Motion carried unanimously.

<u>The Third Item of New Business:</u> Certificate of Appropriateness #4737 – 132 N Broad Street

Ms. Lexie Robinson, Historic Preservation Planner, presented the staff report. The owner is petitioning for a Certificate of Appropriateness (COA) to replace the cloth awning with a metal awning, an addition of a sign, and painting the upper portion of the building. The metal awning is 50' 11¾", covering the length of the front façade of the business, with steel cables that have a 5ft drop. A second awning proposal was submitted, and the length of the awning would only be over the front door, but with the same details as the previous submission. Ms. Robinson spoke about the petition to paint. She read section 7.1-B, Commercial Façade Preservation, from the Preservation Primer, highlighting the importance of retaining the original elements of the commercial building. She also read section 7.1-E pertaining to awnings. Ms. Robinson pointed out that despite what the Primer recommends; HPC has approved other metal awnings previously. Lastly, Ms. Robinson referenced the Secretary of Interior Standards Preservation Brief 17, also considered by Monroe Code of Ordinances Chapter 54-123, pertaining to the visual character of a building and the avoidance of painting previously unpainted masonry. Staff recommends approval of the addition of the awning; however, staff recommends denial of the painting of the building in order to preserve the historic integrity of the unpainted brick.

Mr. Ken Hall, Ms. Kyanna Hall, and Mr. Ray Stanjevich, applicants, was present and added to the presentation. Ms. Hall, owner of Friends, thinks the long awning is most appropriate to cover the current wood. She stated that the bottom portion of the building is painted white and thought they would just continue the paint for the top portion as well, to create a more uniform look. Mr. Stanjevich spoke about the different awnings – advantages and disadvantages. He also spoke in support of painting the rest of the building, claiming it would look better and other buildings are painted. Chairwoman Jones shared a few historical facts and read from the Preservation Primer. She is in agreement with the awning, but does not think unpainted brick should be painted. There was a brief discussion on damage to the bricks by painting and removal of paint. Thus, the bottom portion of the building needs to remain painted. There was a discussion about the paint amongst the applicants and the committee. Lastly, the applicants are waiting to submit the sign application and Mr. Callender confirmed that it would be approved administratively.

Motion to approve as submitted,

Motion to approve the long awning and deny painting the upper portion of the building by Bradley,
Second by Camp,
Motion carried unanimously.

<u>The Fourth Item of New Business:</u> Certificate of Appropriateness #4738 – 227 Atha Street

Ms. Lexie Robinson, Historic Preservation Planner, presented the staff report. The owner is petitioning for a Certificate of Appropriateness (COA) for adding new hardie board siding and a new roof. The new roof will replicate the existing roof and be a side gable with asphalt shingles. Ms. Robinson cited sections 7.2-G (Siding) and 7.2-H (Roof) from the Preservation Primer, for which the project complies. Therefore, staff recommends approval for the COA.

Applicants, Shannon Wilkerson and Evelina Rusu, were present and spoke about the project. Mr. Wilkerson stated that their intention is to replace everything, rather than change the look of the existing structure. Neighbor, Ms. Stephenie Scott was present and supports the renovation. Chairwoman Jones asked about the new windows and Mr. Wilkerson said that they are being replaced with new, exact windows. Mr. Wilkerson asked a few clarifying questions.

Motion to approve as submitted,

Motion by Camp,
Second by Bradley,
Motion carried unanimously.

Chairwoman Jones called for a motion to adjourn,

Motion by Pequignot,
Second by Camp,
Motion carried unanimously.

Adjourned at 7:13 p.m.

MAYOR AND COUNCIL MEETING AUGUST 4, 2026 6:00 P.M.

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Julie Sams	Council Member
	Ross Bradley	Council Member
	Myoshia Crawford	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
	Laura Powell	City Clerk
	Donnie Wright	City Attorney

Staff Present: Beth Thompson, Mike McGuire, and Les Russell

Visitors: None

I. CALL TO ORDER – JOHN HOWARD

A. Roll Call

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

II. NEW BUSINESS

A. To approve the 2026 Millage Rate Decrease to 6.465 mills.

City Administrator, Mr. Logan Propes, presented a brief history and results from a 2025 anecdotal study. In short, based on assessments, the City found inequalities in single-family residential and small commercial properties. Land values, in particular, were undervalued. City and County officials met to discuss and remedy the appraisal issues. Next, current survey (based on commercial and industrial properties) results were presented, reflecting changes from last year's digest. They are as follows:

- Forty properties yielded an increase of 100% to the digest, totaling $134.2 million.
- The average Fair Market Value increased 70%.

Apartment Complex Survey completed and results are as follows:

- Twenty-three properties yielded an increase at 100% of $56.5 million.
- The average increase to Fair Market Value was 236%.
- This is significant because 10% of the population lives in these twenty-three complexes.
- The City wanted to bring parity to the single-family homes that have been floating the tax digest.

Overall results are as follows:

- Out of these sixty-three properties, the total Digest assessment, in this Survey, is $190,788,614 at 100% Fair Market Value.
- Thus, at that current tax rate, there could have be an additional $529,000.00 for just those sixty-three properties.

Mr. Propes presented stats after the appeals, and stated that the total Net Tax Digest increased by 13.56%. He explained the rollback has to be applied, that removes any reassessments of existing properties, and equalizes it to the growth factor (new properties). Thus, the proposed rollback rate is 6.526 mills, which would cause a 6.25% increase in the tax, digest. Mr. Propes noted that the exemption increase is massive and Administration is still trying to process.

Lastly, Mr. Propes proposed the lowest millage rate in twenty-six years at 6.465 mills. He reviewed the Five Year Tax Digest and noted the required rollback for sales tax.

Mayor Howard acknowledged and congratulated other cities, within Walton County, for spending money wisely to create value for the taxpayers.

To approve

Motion by Bradley, seconded by Thompson.
Passed Unanimously.

Ms. Myoshia Crawford asked how this decrease would affect the taxpayer. Ms. Beth Thompson gave an example stating a $400,000 assessment yields about a $70 decrease in City taxes. Mr. Ross Bradley pointed out, that for some residents, a tax bill includes County taxes, City taxes, and School Board tax. This decrease in millage is in connection with the City tax portion.

III. ADJOURN – 6:09 P.M.

Motion by Bradley, seconded by Crawford.
Passed Unanimously.

MAYOR **CITY CLERK**

MAYOR AND COUNCIL MEETING AUGUST 11, 2026 6:00 P.M.

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice Mayor
	Julie Sams	Council Member
	Ross Bradley	Council Member
	Myoshia Crawford	Council Member
	David Dickinson	Council Member
	Adriane Brown	Council Member (via phone)
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
	Laura Powell	City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Absent: None

Staff Present: RV Watts, Andrew Dykes, Jeremiah Still, Danny Smith, Brad Callender, Rodney Middlebrooks, Mike McGuire, Beth Thompson, Chris Croy, Les Russell, and Stephen Jaques

Visitors: Elizabeth Swift, Mick Kittle, Eric Eberhardt, Brian Maura, Tommy & Diane Fountain, Megan Lewis, Stephen Burge, Daniel Dewitt, Lisa Paschal, Brya Ross, Nathan Purvis, Chad Draper, Monica Johnson, Myoshia Cole, Stephen Smith, Camille Benjamin, Charles Preston, Theodore Wright, and Chelsie Guber

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Tommy Fountain, Pastor of 1025 Church, gave the invocation.

2. Pledge of Allegiance

3. Roll Call

Mayor Howard noted that all Council Members were present, minus Adriane Brown (phone); there was a quorum. Note Ms. Brown is unable to vote via phone.

4. Approval of Agenda

Motion by Malcom, seconded by Crawford.
Passed Unanimously.

5. Approval of Consent Agenda

a. June 11, 2026 Downtown Development Authority Minutes
b. June 11, 2026 Convention & Visitors Bureau Minutes
c. June 16, 2026 Planning Commission Minutes
d. June 23, 2026 Historic Preservation Minutes
e. July 7, 2026 City Council Minutes
f. July 12, 2026 City Council Retreat Minutes

To approve the consent agenda as presented.

Motion by Bradley, seconded by Sams.
Passed Unanimously.

II. PUBLIC FORUM

1. Public Comments

a. Mr. Charles Preston spoke about unintended consequence with the water rate increase ($27.50 to $222.50/month). Mr. Preston explained that the building's original water main line is four inches, but he only needs a one-inch line. He is requesting that the administration have flexibility to make decisions regarding previous use and current use of the buildings.

2. Public Presentations

a. Mayor Howard presented University of Georgia Carl Vinson Institute and GMA awards to Councilmembers Adriane Brown, David Dickinson, and Julie Sams.

III. BUSINESS ITEMS

1. City Administrator Update

Mr. Logan Propes, City Administrator, shared update about the signalization at Highway 11 and Highway 78. The project has been approved by the Atlanta GDOT office and the City kicked off the engineering portion today, with Keck & Wood. Mr. Propes spoke to the timeline of the project.

Mr. Propes mentioned that bids for the Waste Water Treatment Plant are due by October 1, 2026 and bonding will occur the second week of October.

Mr. Propes shared that the Development Authority has a few properties on the market: the old USDA building, located at 111 East Spring Street, and the historic jail, located at 203 Milledge Avenue. The committee is currently going through RFP's.

The kick off for the 2027 Budget is happening now and will conclude in December. Lastly, Mr. Propes thanked City Staff for all of the hard work.

2. Assistant City Administrator Update

Assistant City Administrator, Chris Bailey, shared that staff believes the splash pad was struck by lightning during the severe storm on July 10, 2026, and they are currently waiting on parts.

Mr. Bailey stated that LMIG projects will be underway with milling and repaving. The streets included are parts of Union Street, N Hammond Drive, Atha Street, Red Oak Court, Oakwood Lane, White Oak Drive, Cloverdale Drive, and Arcadia Court.

The TAP grant project is continuing to move along. Mr. Bailey met with the engineer and contractor to sign-off on one side of Lumpkin, and will begin the other side soon.

The Stakeholder event, on July 28, 2026, was great and well attended. The Farm to Table event is scheduled for September 13, 2026 and 150 tickets are for sale.

IV. OLD BUSINESS - None

V. NEW BUSINESS

1. Public Hearing(s)

a. Conditional Use #4451 – 1110 N Broad Street - QuikTrip

b. Hardship Variance #4502 – 1110 N Broad Street - QuikTrip

Mr. Brad Callender presented public hearing items a and b together, and began with a brief history regarding the tabling of the Conditional Use and Hardship Variance over the last several months. Mr. Callender explained that in regards to the Conditional Use, the applicant has revised the original plans that were submitted with the application. Originally, the Planning Commission voted unanimously to recommend denial of the conditional use request. Mr. Callender presented the addendum and shared that the applicant has responded to most of the concerns outlined in the original staff report, however, the amended plan still fails to comply with all necessary requirements of the Corridor Design Overlay District. Such items include two pump locations, the pavement depth, and the maximum setback for the building location. Mr. Callender offered alternative plans, as examples, to bring the plans to compliance. The applicant has also chosen to keep the Hardship Variance active, meaning the applicant seeks relief from various mandatory requirements of the Zoning Ordinance within the Conditional Use request. Mr. Callender explained that each non-compliant feature would be required to seek relief through separate Hardship or Special Exception Variances. Therefore, staff recommends approval of the requested Conditional Use with seven conditions:

1. The proposed convenience store building shall not be located greater than seventy-five (75) feet from the right-of-way.
2. Pavement depth between the proposed convenience store building and the right-of-way shall not be greater than forty-two (42) feet in depth.
3. Per Note (9) of Tables 4 and 4A of the Zoning Ordinance, fuel dispensers, pumps, and canopies are prohibited in the front yard (must be located in the side yard). For this purpose, the side yard begins at a line drawn perpendicular (ninety degrees - 90°) to the front of the building.
4. Prior to Corridor Design Overlay District consideration, the building and site plans shall be revised to comply with the stated conditions above and all applicable standards in the Zoning Ordinance.

5. For stormwater management, the applicant shall be required to comply with one of the following:
   a) The proposed stormwater management facility illustrated on the proposed conceptual plans shall not be located closer than twenty-five (25) feet to the adjacent existing residential neighborhood properties. Said facility shall be designed for stormwater management of a full build out of all anticipated sites that would drain into said facility. No concentrated outflows shall be permitted towards the existing residential neighborhood. Outflows shall be directed into a defined channel within the N. Broad Street existing right-of-way.
   OR
   b) Stormwater management shall be handled directly on or adjacent to the ±1.96 acre convenience store site illustrated on the proposed conceptual plan.
   OR
   c) Stormwater management for the ±1.96 acre convenience store site shall be incorporated into an overall master facility for the parent ±15 acre tract, or future expansion thereof.
6. In lieu of compliance, certain variances may be sought for individual standards as necessary as permitted by the Zoning Ordinance, i.e., Special Exception Variance to increase maximum amount of parking. Said variances must be obtained prior to submitting Site Development Plans.
7. Prior to the submittal of any site development plans, the site plans shall be revised to comply with the specific conditions outlined above and all other applicable requirements of the Zoning Ordinance and Development Regulations. No Land Disturbance Permits shall be granted until the site design meets all the requirements of the Zoning Ordinance and Development Regulations.

Next, Mr. Callender presented the Hardship Variance and explained that the applicant is requesting relief from the requirement to restrict a fuel dispensary, pump island, and/or canopy from being in the front yard. Originally, the applicant wanted all fuel pumps in the front yard, but now they are requesting that only two pumps remain in the front. The applicant claims that topography and the unknown development timeframe for the adjacent properties are the basis for this request. Mr. Callender mentioned that there was no evidence presented in the application that these are a factor preventing them from compliance. Mr. Callender also mentioned that the topography is very flat and that the City has approved future developments along this corridor, and all have met the requirements for the Corridor Design Overlay District. Next, Mr. Callender supplied examples of other QuikTrip (QT) sites where they chose to develop with the building fronting the road and turned inward facing the pumps; as well as one location where pumps are not visible to the store, contradictory to the safety concern the applicant claims is the priority. Thus, staff recommends denial of the requested Hardship Variance for relief from Sec 635 Table 4A Note 9, prohibiting a fuel dispensary, pump island, and/or canopy from being located in the front yard.

Mr. Eric Eberhardt, QT Attorney, and Brian Maura, QT project manager, were present and spoke about these items. Mr. Eberhardt thanked staff for open communication and Council for their consideration. He first spoke about the stormwater issue and anticipates a Master Plan for the larger tract that alleviates any concern. Mr. Eberhardt stated he does have real concerns regarding staff's recommendations for the placement of the building, the parking, the pavement and the location of the canopies. He explained that QT's reasoning for tabling these items was so that the higher ups could meet internally to evaluate what the City was asking and what QT could live with. Therefore, he is here tonight to present what upper management has agreed to. Mr. Eberhardt emphasized that the QT design has the best interest of the public in mind, primarily safety, and is based on research and internal standards. Mr. Eberhardt reiterated that they want employees to be able to see all of the fuel pumps from inside, thus, the reasoning for why they want approval of the variance. He argued about the topography and the undeveloped surrounding area. Next, the pavement was addressed, and although the two-car image showed clearance, QT wants to ensure even more safety and believes that the 6 feet of additional of pavement accomplishes that. Mayor Howard asked for data showing that the additional pavement does add safety and there was discussion on safety in regards to employees having a clear line of sight of the pumps and the QT standard. All Council members voiced their opinions and made statements. Mr. Nathan Purvis, property owner, spoke about his frustration and stated that variances are approved often.

Ms. Lisa Paschal, a resident of Green Acres, spoke about the basin retention pond that will be built if QT is constructed. She has concerns about flooding since there are no storm drains or catch basins, as there were no strict storm weather regulations when Green Acres was established. There are already safety concerns getting out of the neighborhood, and the construction of QT will create more traffic. Ms. Paschal also has concerns about the property values declining and the well-being of the residents of Green Acres.

c. Rezone #4689 – 120, 130, and 140 Blaine Street and 121 and 131 N Hammond Drive

Mr. Brad Callender presented the staff report for a rezone request for a Planned Commercial Development (PCD) amendment. The property is a mixed-use development of a former shopping center. Mr. Callender gave a brief historical summary of the project, shared the site plan from 2021, and stated that it was rezoned in 2021 as well. Now the proposal has a slight modification with the request to amend Sub Area 3 so residential and commercial can be constructed, not just commercial as originally planned. Staff and the Planning Commission recommends approval of the requested PCD amendment.

Mr. Chad Draper, Applicant, and Liz Swift, SPG Planners + Engineers representative, were present. Ms. Swift stated that the request tonight was for a revision to include revised permitted uses, site design and architectural design. Details of the project were presented in detail, permitted use proposals were listed, and a requested amendment to the submitted pattern book to change the range of unit sizes in Sub-Area 3 from 900 square feet – 2,000 square feet to 500 square feet – 2,500 square feet.

2. New Business

a. Conditional Use #4451 – 1110 N Broad Street – QuikTrip

Mr. Callender explained/clarified each condition. Mr. Paul Rosenthal also clarified that there is a Conditional Use application before Council tonight to approve or deny the Conditional Use for a gas station with proper conditions recommended by staff. Note, conditions 1-3 will also need individual Hardship Variances, and the applicant has not submitted those for items 1 and 2. Thus, they were added as conditions.

To approve Conditional Use with the seven conditions recommended by Staff

Motion by Dickinson, seconded by Gregory.
Passed 7:1 (opposed by Crawford).

b. Hardship Variance #4502 – 1110 N Broad Street – QuikTrip

To deny the Hardship Variance

Motion by Dickinson, seconded by Sams.
Passed unanimously.

c. Rezone #4689 – 120, 130, and 140 Blaine Street and 121 and 131 N Hammond Drive

To approve

Motion by Gregory, seconded by Bradley.
Passed Unanimously.

d. Amendment to Agreement for Probation and Pretrial Diversion Supervision Fees

Mr. Rosenthal stated that this is a technicality and must be approved by City Council and the Municipal Court Judge. This is a request from Southeast Corrections, the probation servicer, to increase the monthly fee from $42.00 to $45.00. The fees are not paid by the City.

To approve

Motion by Bradley, seconded by Sams.
Passed Unanimously.

e. Airport Obstruction Removal Scope of Services Fee Request

Mr. Bailey shared that this is a request for obstruction removal for off property items. The fee, $150, 582.00, will take care of easement services and surveys that will have to take place on adjacent properties to remove obstructions.

To approve

Motion by Sams, seconded by Malcom.
Passed Unanimously.

f. Application – Consumption on Premise Licenses for Beer, Wine, and Distilled Spirits – Friends Monroe Grill, LLC

Mr. Paul Rosenthal stated the application was in order.

To approve

Motion by Bradley, seconded by Thompson.
Passed Unanimously.

g. Application – Consumption on Premise Licenses for Beer, Wine, and Distilled Spirits – Johnny's Pizza

Mr. Paul Rosenthal stated the application was in order.

To approve

Motion by Malcom, seconded by Sams.
Passed Unanimously.

h. CDBG Grant Writing/Administrative & Related Grant Services – Blaine Station Project

Mr. Tyler Gregory recused himself.

Mr. Bailey stated we had eleven submissions to which staff reviewed and scored them accordingly, based on DCA rules/standards. Staff recommends using two grant writing firms for the various components: Carter & Sloope Consulting Engineers for the infrastructure improvements (water and sewer), and Gilbert + Associates for the housing components. The goal is to allow these grant writing firms to begin engagement with DCA. The firms will work through the process with DCA and determine where the expenses will be, who is responsible, and the amount of the grant. The upfront grant writing fees will be $21,000.00 and the max that would be expensed, depending on the amount of the grant, is up to 7% (or $90,000.00 for each firm). The City would be obligated on the front end, but then the grant firms would engage with DCA to determine if there can be amendments to contracts for reimbursement to the City.

There were a few questions from the Council and Mr. Rosenthal clarified that tonight they are approving or denying the hiring of the grant writing firms and the initial fees. The remaining amount will not be determined until the grant is awarded, and will come before Council before any other money is spent.

To approve the two grant writing firms recommended by staff

Motion by Dickinson, seconded by Bradley.
Passed Unanimously.

i. Transportation Alternatives Program – Supplemental Agreement (0019857)

Mr. Bailey explained that this is a supplemental agreement for the McDaniel Street TAP project (Childers Park to just short of Michael Etchison Drive) and is required by the State. The overage for the project is $33,511.00. The State is responsible for 80% and the City is responsible for 20%, for a total of $6,702.20. Council needs to approve this payment amount.

To approve

Motion by Thompson, seconded by Bradley.
Passed Unanimously.

j. Transportation Alternatives Program – Supplemental Agreement (0019856)

Mr. Bailey explained that this is a supplemental agreement for the Davis Street, S Madison Ave, and Meers Street TAP project and is required by the State. The overage for the project is $156,897.76. The State is responsible for 80% and the City is responsible for 20%, for a total of $31,379.55. Council needs to approve this payment amount.

To approve

Motion by Dickinson, seconded by Gregory.
Passed Unanimously.

k. Procurement Policy Update

Mr. Bailey shared that this is an update for the Federal limits. They adjusted the micro-purchasing threshold of $15,000.00 or below, small purchase procedures $15,001.00 to $349,999.00, and the formal bids and proposals $350,000.00 and above. Mr. Bailey stated the times the City would come up against this is when we use federal funds or grants. Thus, the City policies need to be updated to mimic these federal updates.

To approve

Motion by Bradley, seconded by Sams.
Passed Unanimously.

l. RF System Decommission Request

Mr. Mike McGuire gave a brief summary of why the RF System needs to be shut down. Only 10% of users still have cable and fiber is readily available. Mr. McGuire is proposing to shut down the system on January 4, 2027.

To approve

Motion by Malcom, seconded by Sams.
Passed Unanimously.

m. Resolution to Request GDOT Off-System Roadways

Mr. Propes presented a detailed resolution proposing a question to GDOT to make State Routes 11 and 10 off-system, making them local streets. Long term planning for maintenance will be discussed, but in the meantime, the resolution would authorize Mr. Propes to send this question along to GDOT. Discussions have happened but it is a lengthy process. Mr. Propes spoke to each section of the resolution, and mentioned he is working on subsequent traffic signal timing operations MOU.

To approve

Motion by Dickinson, seconded by Bradley.
Passed Unanimously.

n. Intersection Improvement – Woodland Road and McDaniel Street

Mr. Jeremiah Still shared that the red light at the intersection of Woodland Road and McDaniel Street is outdated and City maintained. Mr. Still suggests converting the intersection to a three way stop with a flashing red light. Rivets may be added on Woodland Road and a possible crosswalk.

To approve

Motion by Malcom, seconded by Crawford.
Passed Unanimously.

o. Impact Fees – CIE Annual Financial Report & Updated Schedule of Improvements, Adopt Resolution to Transmit Annual Update for Review to DCA

Mr. Brad Callender stated this is a routine procedure that is required annually. The schedule of improvements have to be updated for the departments that are affected.

To approve

Motion by Sams, seconded by Gregory.
Passed Unanimously.

p. 2027 Utility Rate Increase

Mr. Propes reiterated that they are working on the bond-financing portion of the Wastewater Treatment Plant and they want to make sure that there are appropriate rate coverages when the City gets rated going into the bond. A signal of good stewardship of funds is the ability to ensure that projected debt service can be taken care of quickly. Capital reserves are down due to good infrastructure projects, so we want to recoup now to avoid paying more later. Mr. Propes suggests on January 1, 2027 increasing sewer for residential by 3% and increasing water for industrial by 7.5%. This is a slight increase: inside the City will see an increase of $1.78 per month and outside the City will be $2.06 increase per month.

To approve

Motion by Bradley, seconded by Gregory.
Passed Unanimously.

q. Ordinance to Amend Chapter 18 – Building Regulations

Mr. Rosenthal explained that this is a clean up to a section of the Code of Ordinances. The change is to comply with a law change that relates to appeals, specifically, in the Nuisance Housing section in relation to appeals.

To approve

Motion by Malcom, seconded by Sams.
Passed Unanimously.

VI. DISTRICT ITEMS

A. District Items

Councilmember Lee Malcom, nothing to report.

Councilmember Myoshia Crawford, nothing to report.

Councilmember Ross Bradley, nothing to report.

Councilmember Julie Sams, thanked the MPD for patrolling downtown.

Councilmember Adriane Brown, nothing to report.

Councilmember Tyler Gregory thanked the MPD as well and Streets Department for the new paving.

Councilmember Greg Thompson, nothing to report.

Councilmember David Dickinson, nothing to report.

B. Mayoral Update

Mayor John Howard shared that the August 1st downtown shopping event was a success, and the most recent First Friday Concert sold the most tables to date. Mayor Howard thanked Mr. Still for taking care of the two areas on Church Street. He reported about several economic development projects happening through the Development Authority. Lastly, MGM Products will be relocating to Monroe. This will be a $42 million dollar project.

VII. ADJOURN TO EXECUTIVE SESSION – 7:56

Motion by Bradley, seconded by Thompson.
Passed Unanimously.

VIII. EXECUTIVE SESSION

A. Real Estate Issue(s)

Motion to Adjourn out of Executive Session

Motion by Sams, seconded by Bradley.
Passed Unanimously.

Meeting Called Back to Order at 8:24

IX. RETURN TO REGULAR SESSION

A. Real Estate Issue(s)

No action.

IX. ADJOURN – 8:25

Motion by Sams, seconded by Malcom.
Passed Unanimously.

MAYOR **CITY CLERK**

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/2/26

Subject: REZONE #4742 – 108 – 124 E. Fambrough St. – B-3 & M-1 to R-1A

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The City has initiated a rezoning of certain properties located along E. Fambrough St. to better reflect the existing residential pattern and uses located on those properties. The current zoning of B-3 and M-1 for these properties either limits or prohibits any further ability to pursue any permits for residential purposes. Historically, the properties have always been residential, and the proposed zoning map change is to correct that error and align it with the existing uses.

Background:

Please refer to the attached staff report for complete details regarding this Rezone request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of this Rezone request from B-3 and M-1 to R-1A as presented at the Planning Commission meeting.

Attachment(s):

Staff Report
Application Documents

CITY OF MONROE
PLANNING & ZONING
REZONE STAFF REPORT

APPLICATION SUMMARY

REZONE CASE: 4742

APPLICANT NAME: City of Monroe

PROPERTY OWNERS: John H. Williamson Rentals LLC, Monroe First Congregational Holiness Church Inc., Madelynn Pierce & Kalum D. McDonald, Denise Putnam, Earl & Patricia D. Lashley, Shadrach, Meshach, & Abednego LLC, Christopher & Jessica Crutchfield

LOCATION: North and south sides of E. Fambrough St. – 108, P/O 109, 112, 114, 118, 122, & 124 E. Fambrough St.

COUNCIL DISTRICTS: 6 & 8

ACREAGE: ±3.05

EXISTING ZONING: M-1 (Light-Industrial/Manufacturing District) & B-3 (Highway Business District)

EXISTING LAND USE: Single-family residences and vacant

ACTION REQUESTED: Rezone M-1 & B-3 to R-1A (Medium Lot Residential District)

PROJECT SUMMARY: City-initiated rezone to align zoning map with existing uses

STAFF RECOMMENDATION: Approval

DATES OF SCHEDULED MEETINGS
PLANNING COMMISSION: August 18, 2026
CITY COUNCIL: September 8, 2026

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The City of Monroe has initiated this rezoning of the properties located at 108, 112 114, 118, 122, and 124 E. Fambrough St. to be rezoned from M-1 (Light/Industrial Manufacturing District) to R-1A (Medium Lot Residential District). The City of Monroe has included in this initiated rezoning a ±0.70-acre portion of the property located at 109 E. Fambrough St. to be rezoned from B-3 (Highway Business District) to R-1A (Medium Lot Residential District). This ±0.70-acre portion of 109 E. Fambrough Street is part of a larger ±4.29-acre tract belonging to Monroe First Congregational Holiness Church Inc. The remaining ±3.59 acres of the church will remain zoned B-3.

The purpose of the rezone is to align the zoning map with the current and proposed residential uses of these existing properties and correct a long-standing error reflected on the zoning map.

PROPOSED REZONE SUMMARY:

- 7 Total Properties
  - Total Area – ±3.05 Acres
  - Existing Zoning – 6 Properties M-1 (Light/Industrial Manufacturing District)
    1 Property B-3 (Highway Business District)
  - Existing Land Uses – Single-family residences and vacant

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS" AS SET FORTH IN SECTION 1521.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The subject properties are currently zoned M-1 and B-3. The M-1 District intends to, "Provide appropriately located areas for a range of light industrial uses, and limited commercial uses that are compatible therewith, for the employment of residents of the city and region." The history of the zoning on these parcels dates back to the City's original adoption of zoning in the 1960s. At that time, it was anticipated that this area would eventually develop as an industrial district due to the nearby fertilizer plant and adjacent railroad. However, that anticipated industrial development never occurred, and the existing residences remained. At this time, industrial development is no longer practical or desired on this block, so the existing M-1 zoning has little to no economic viability.

The B-3 property at 109 E. Fambrough St. is the former location of a single-family home, combined with the overall church property located at 1113 S. Broad St. The combined tract is a total of ±4.29 acres. This rezoning would reclassify ±0.70 acres (the approximate area previously used for the residence) to R-1A to give the church the option to subdivide and create two new single-family lots. The B-3 District is intended for larger scale commercial and institutional uses, which would be out of scale with the development pattern of E. Fambrough St.

(2) The proposed use and zoning classification of the subject property: The requested R-1A zone intends, "To provide for areas of medium density, detached, single-family residential uses; to recognize and protect the moderate lot size, street grid based and highly pedestrian character of the city's turn-of-the-century neighborhoods and subdivisions; to reinforce the traditional residential development pattern characteristic of the historic areas of the city; to permit compatible accessory uses which normally complement balanced and attractive residential uses; to stabilize and protect owner-occupied housing and encourage a suitable environment for family life; and, to protect moderate density, single family residential areas from encroachment of higher density residential and incompatible non-residential uses."

The intended use is single-family residential. The ±0.70-acre sub-tract, belonging to the church at 109 E. Fambrough St. anticipates that the church may one day split this sub-tract into a separate parcel for two single-family homes.

The following information compares the difference in development intensity between the existing M-1 (Light Industrial/Manufacturing District) zoning and the requested R-1A (Medium Lot Residential District) zone. Broadly, a comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be

allowed if the request is approved. In terms of building scale, the following chart illustrates the differences in size and scale of buildings that could be constructed:

	CURRENT	REQUESTED
Zoning Standards	**M-1**	**R-1A**
Minimum Lot Size	3 acres	10,000 SF
Max Lot Coverage	60%	40%
Max Building Height	75 FT.	35 FT.
Setbacks	50-100 FT.	10-40 FT.
Parking	1 space per 3 employees + 1 space per company vehicle	2 spaces per dwelling

The City of Monroe's Zoning Ordinance defines a select list of allowable land uses in each district. For this request, the most noticeable difference between the current M-1 and B-3 zoning districts and the proposed R-1A zoning is that M-1 and B-3 allow a wide variety of commercial and industrial uses and R-1A only allows single-family residences, individual manufactured homes, and churches by-right.

(3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property: The properties to the southwest and southeast are zoned M-1 and are used by small-scale logging and aggregate materials companies. The properties to the west are zoned B-3, containing a church and a shop, respectively. The properties to the northeast are zoned R-2 and have residential multi-family uses. Rezoning to R-1A would bring the properties into alignment with the existing residential character of the street, so there would be no adverse impact on nearby property.

(4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel: The requested rezone should not adversely affect existing infrastructure, since most of the lots already have a dwelling on them.

(5) Whether the zoning proposal is consistent with the Comprehensive Plan: The subject property is located in the South Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the South Sub-Area is predominantly residential with limited commercial, industrial, and institutional uses. The Comprehensive Plan does not anticipate additional industrial use in the area, so rezoning these parcels would bring the zoning into greater alignment with the Plan.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal: As stated previously, this area was zoned M-1 in the 1960s in anticipation of industrial expansion that never materialized. Meanwhile, residences remained and the character of the street is residential to this day. Since industrial development is not feasible, or necessarily desired here, the City is initiating this rezone to correct this long-standing mapping discrepancy to align the law with the established residential character of the street. Under the current M-1 zoning designation, single-family dwellings and their accessory

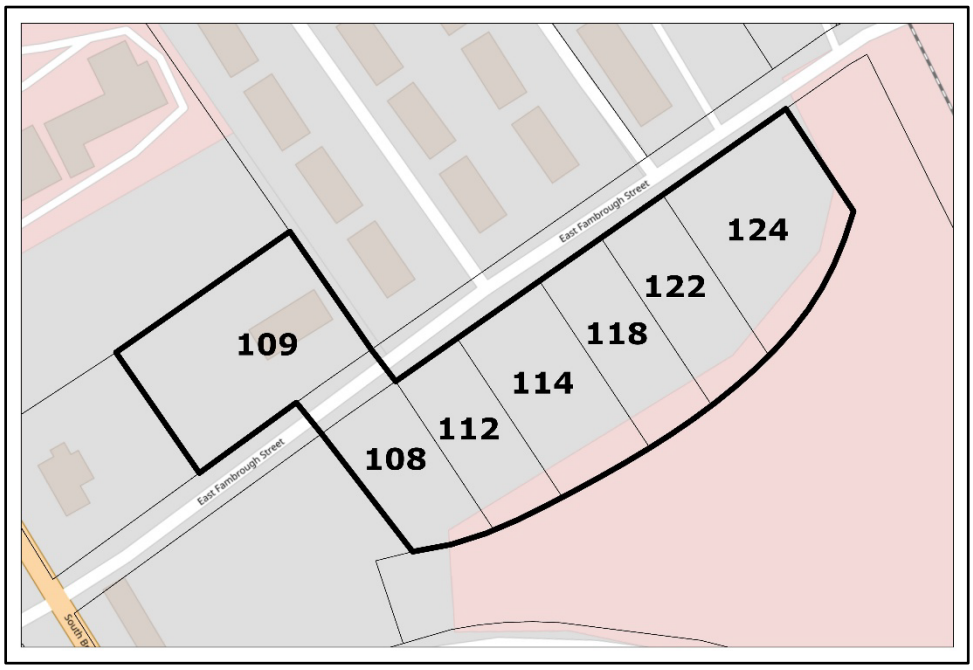
uses are not permitted. The City is proposing this rezoning to correct a long-standing zoning inconsistency by bringing the property's zoning into alignment with its existing residential use. Rezoning the property to R-1A will legally recognize the existing single-family residence and allow future additions, expansions, accessory buildings, and other permitted residential uses by right, in accordance with the City's zoning regulations.

STAFF RECOMMENDATION

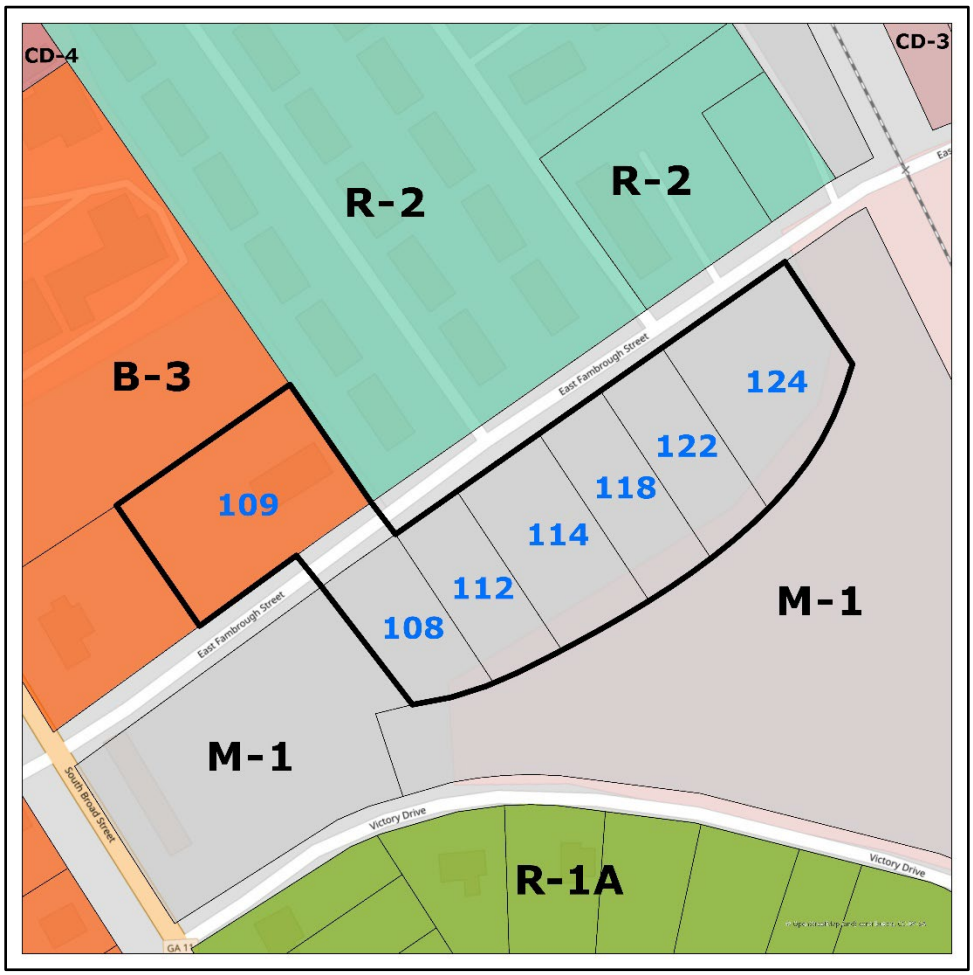
Based upon the City Council's policies, decision-making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as presented.

E. FAMBROUGH ST. – R-1A REZONING

PROPERTY LOCATION OVERVIEW



EXISTING ZONING



E. FAMBROUGH ST. – R-1A REZONING

AERIAL PHOTOGRAPH

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/2/26

Subject: ANNEXATION – 329 Jim Daws Rd. & 1098 US Hwy 78 108 – Parcel Tax Parcel – C1640116

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

A petition has been submitted requesting a property located northeast of the city at 329 Jim Daws Road and 1098 U.S. Hwy 78 be annexed into the territory of the City of Monroe. The property borders the city limits across the Jim Daws Road right-of-way at 390 Jim Daws Road. The property is approximately ±48.84 in size and currently has a technical training facility under construction on the site. The annexation is accompanied by a rezone for PPD (Planned Professional District).

Background:

Please refer to the attached staff report for complete details regarding this Annexation request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of this annexation request as presented at the Planning Commission meeting.

Attachment(s):

Staff Report
Application Documents

CITY OF MONROE
PLANNING & ZONING
ANNEXATION STAFF REPORT

APPLICATION SUMMARY

DATE: August 10, 2026

APPLICANT NAME: Andrea P. Gray LLC

PROPERTY OWNER: Dycom Industries, Inc.

LOCATION: South side of U.S. Hwy 78 and the east side of Jim Daws Road – 329 Jim Daws Rd. & 1098 U.S. Hwy 78

COUNCIL DISTRICTS: 5 & 8 (Upon approval of Annexation Request)

ACREAGE: ±48.84

EXISTING ZONING: B-3 (General Business – Walton County)

EXISTING LAND USE: Single-family residence and technical training campus (under construction)

ACTION REQUESTED: Annexation into the City of Monroe (This petition is submitted in conjunction with Rezone #4763)

STAFF RECOMMENDATION: Approval

DATES OF SCHEDULED MEETINGS
PLANNING COMMISSION: August 18, 2026
CITY COUNCIL: September 8, 2026

ANNEXATION SUMMARY

The applicant is requesting annexation of the ±48.84 acres located at 329 Jim Daws Road and 1098 U.S. Hwy 78 into the territory of the municipal limits of the City of Monroe. The property borders the city limits across the Jim Daws Road right-of-way at 390 Jim Daws Road, meeting minimum adjacency requirements for annexation by the rules promulgated for the 100% method under O.C.G.A. § 36-36-20. Therefore, the applicant is requesting to be annexed into the City.

ANNEXATION SUMMARY:

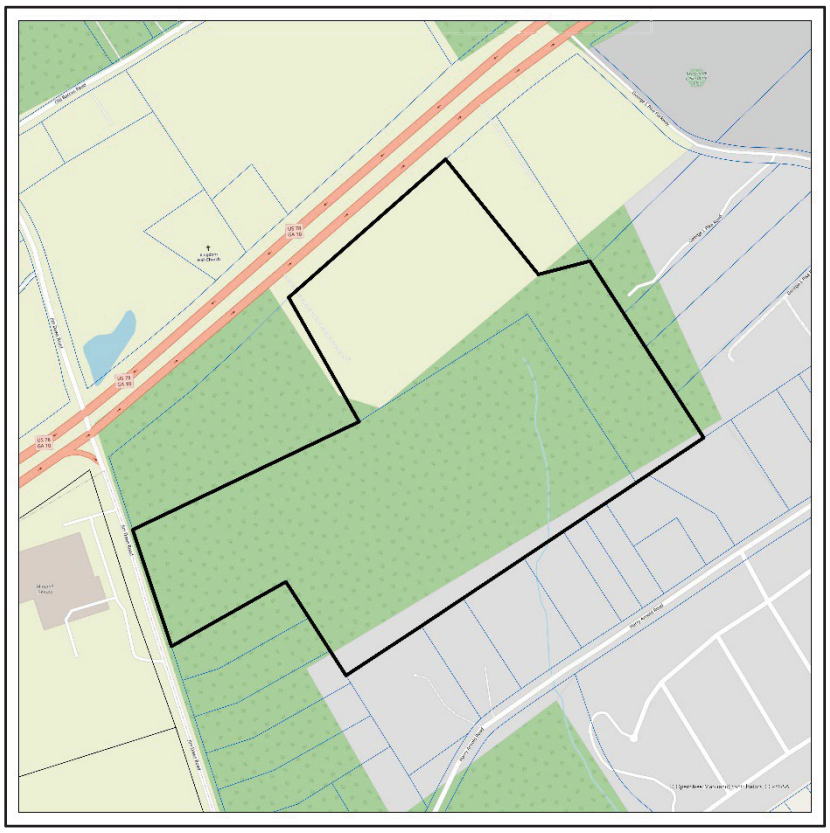
- Total Land Area – ±48.84 Acres
- Tax Parcel(s) – C1640116

STAFF RECOMMENDATION

Based upon the City Council's policies, decision-making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the request to grant the petition for annexation into the territory of the City of Monroe, as presented without conditions.

329 JIM DAWS RD.

PROPERTY BOUNDARY



AERIAL PHOTO

CITY OF MONROE
PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, THE UNDERSIGNED, AS OWNER OF ALL REAL PROPERTY OF THE DESCRIBED HEREIN, RESPECTFULLY REQUEST THAT THE CITY COUNCIL ANNEX THIS TERRITORY INTO THE CITY OF MONROE, GEORGIA, AND EXTEND THE CITY BOUNDARIES TO INCLUDE THE SAME.

TERRITORY TO BE ANNEXED; IDENTIFICATION & DESCRIPTION

Property Address (or physical location): 1098 Hwy 78 and 329,331,335 and 333 Jim Daws Road, Monroe GA

Parcel #(s): C1640116

Acreage/Square Feet: 48.84 Affected Council Districts: 5 /

PROPERTY OWNER INFORMATION

Property Owner: Dycom Industries, Inc. Phone #: 561-627-7171

Address: 300 Banyon Blvd, Suite 1101 City: West Palm Beach State: FL Zip: 33401

REQUIRED SUBMITTAL ITEMS

- [x] Completed Petition for Annexation
- [x] Typed Legal Description
- [x] Survey Plat
- [x] Deed
- [x] Proof of all property taxes paid in full
- [x] Rezoning Application (complete in all respects)

WHEREFORE, THE PETITIONERS PRAY THAT MAYOR AND THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, PURSUANT TO THE PROVISIONS OF THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, GEORGIA LAWS, DO BY PROPER ORDINANCE ANNEX SAID PROPERTY ABOVE TO THE CITY LIMITS OF THE CITY OF MONROE, GEORGIA.

SIGNATURE: [signature] DATE: 6/11/2026

NOTARY PUBLIC: Kerry Hyde

SWORN TO AND SUBSCRIBED BEFORE THIS 11th DAY OF June, 20 26

NOTARY SIGNATURE: Kerry Hyde

DATE: 1/11/2027

SEAL: Notary Public State of Florida Kerry Hyde My Commission HH 329915 Expires 1/11/2027

LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Land Lots 161, 162 & 140 of the 3rd District, G.M.D. 454, Walton County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Southerly Right-of-Way of U.S. Highway 78 (R/W Varies) and the Easterly Right-of-Way of Jim Daws Road (80' R/W); THENCE leaving said Intersection, South 15 degrees 16 minutes 55 seconds East for a distance of 283.91 feet to a 1/2" Rebar Found with cap (RLS2387), said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way, North 67 degrees 30 minutes 21 seconds East for a distance of 954.25 feet to a 1/2" Rebar Found; THENCE North 30 degrees 03 minutes 26 seconds West for a distance of 509.14 feet to a 1/2" Rebar Found on the aforesaid Right-of-Way of U.S. Highway 78; THENCE continuing along said Right-of-Way the following six (6) courses and distances, North 51 degrees 51 minutes 23 seconds East for a distance of 222.95 feet to a Concrete Monument Found; THENCE South 36 degrees 24 minutes 29 seconds East for a distance of 27.09 feet to a Point; THENCE North 51 degrees 48 minutes 56 seconds East for a distance of 126.91 feet to a Concrete Monument Found; THENCE North 36 degrees 11 minutes 26 seconds West for a distance of 26.93 feet to a Point; THENCE North 51 degrees 57 minutes 05 seconds East for a distance of 62.41 feet to a 1/2" Rebar Found; THENCE North 51 degrees 58 minutes 54 seconds East for a distance of 519.07 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, South 30 degrees 23 minutes 08 seconds East for a distance of 528.82 feet to a 1/2" Rebar Found; THENCE North 78 degrees 39 minutes 30 seconds East for a distance of 210.32 feet to a 1" Open Top Pipe Found; THENCE South 30 degrees 47 minutes 49 seconds East for a distance of 631.91 feet to a 1/2" Rebar Found; THENCE South 30 degrees 10 minutes 51 seconds East for a distance of 204.57 feet to a Point; THENCE South 60 degrees 21 minutes 35 seconds West for a distance of 348.45 feet to a 1" Open Top Pipe Found; THENCE South 59 degrees 14 minutes 12 seconds West for a distance of 1,344.80 feet to a 1/2" Rebar Found with cap (RLS2387); THENCE North 29 degrees 57 minutes 22 seconds West for a distance of 420.22 feet to a 1" Bar Found at the Land Lot Corner common to Land Lots 139, 140, 161 & 162; THENCE South 63 degrees 16 minutes 14 seconds West for a distance of 515.10 feet to a 1/2" Rebar Found with cap (RLS2387) at the aforesaid Right-of-Way of Jim Daws Road; THENCE continuing along said Right-of-Way, North 15 degrees 16 minutes 59 seconds West for a distance of 499.91 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 48.836 Acres.

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THIS BLOCK RESERVED FOR THE CLERK OF PROBATE/PLAT

TRACT ONE
SPECIAL EXCEPTIONS ADDRESSED PER
ALTA COMMITMENT FOR TITLE INSURANCE,
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(A)(R2)
COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY
(B) ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e. ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED' ALTA/NS PS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC, BEARING THE SEAL AND CERTIFICATION OF DONALD E. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

f. INTENTIONALLY OMITTED

TRACT TWO
SPECIAL EXCEPTIONS ADDRESSED PER
ALTA COMMITMENT FOR TITLE INSURANCE,
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(B)(R2)
COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY
(B) ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e. EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM J. P. BROACH TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 27, 1974, FILED FOR RECORD AUGUST 28, 1974 AT 12:01 P.M., RECORDED IN DEED BOOK 109, PAGE 455, RECORDS OF WALTON COUNTY, GEORGIA. (AFFECTS, EASEMENT IS NOT PLOTTABLE, DUE TO INSUFFICIENT LAND DESCRIPTIONS)

f. INTENTIONALLY OMITTED

g. INTENTIONALLY OMITTED

h. INTENTIONALLY OMITTED

i. INTENTIONALLY OMITTED

j. INTENTIONALLY OMITTED

k. ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED' ALTA/NSPS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC, BEARING THE SEAL AND CERTIFICATION OF DONALD E. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

AREA SUMMARY
TRACT ONE = 29.928 ACRES
TRACT TWO = 18.908 ACRES
TOTAL ACRES = 48.836 ACRES

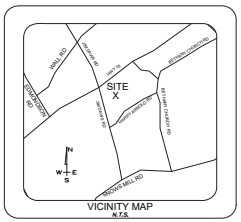
ALTA/NSPS CERTIFICATION
TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 11(b) & 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON: 6/18/2025.

GEORGIA SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA No. LS003450 DONALD E. JAMES REGISTERED LAND SURVEYOR

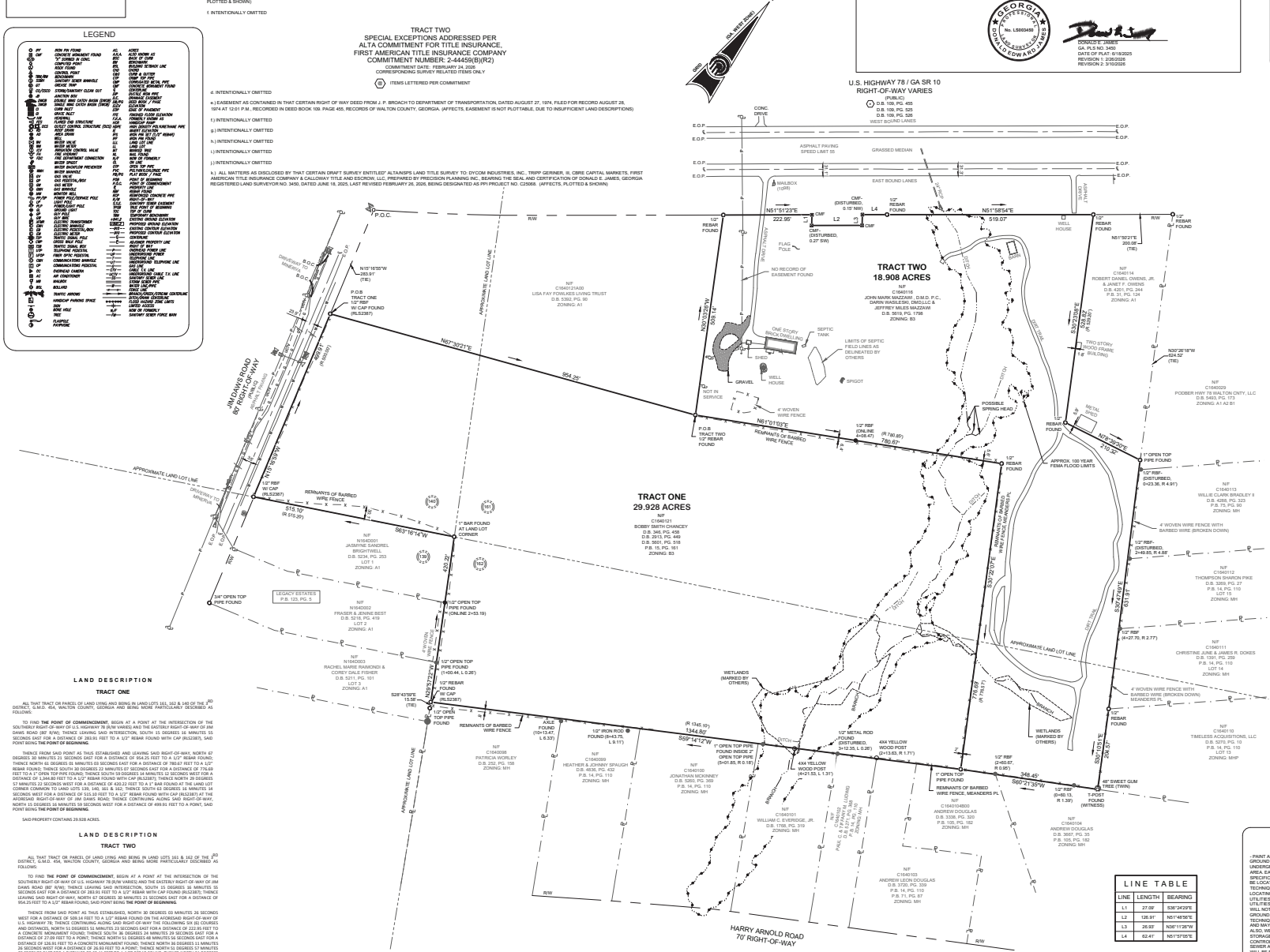
DONALD E. JAMES
GA. PLS NO. 3450
DATE OF PLAT: 6/18/2025
REVISION 1: 2/26/2026
REVISION 2: 3/10/2026



VICINITY MAP
N.T.S.

LEGEND

IPF	IRON PIN FOUND	A.L.	ACRES
CM	CONCRETE MONUMENT FOUND	A.K.A.	AKA KNOWN AS
	CONCRETE IN CONC.	BW	BACK OF CURB
	CONCRETE IN GRD.	BK	BENCHMARK
	ROCK FOUND	B.L.	BUILDING SETBACK LINE
	COTTON POINT	C&G	CURB & GUTTER
186.00/	CONCRETE	CMP	CORR. MET. PIPE
SSMH	SANITARY SEWER MANHOLE	CMP	CORRUGATED METAL PIPE
GT	GREASE TRAP	D.I.	DUCTILE IRON PIPE
CO/DCO	STORM/SANITARY CLEAN OUT		CENTERLINE
	JUNCTION BOX	D.P.	DUCTILE IRON PIPE
DBCB	DOUBLE BAND CATCH BASIN (SINGLE)	E.O.P.	EDGE OF PAVEMENT
SBCB	SINGLE BAND CATCH BASIN (SINGLE)	DCO/ DCO	DCO BOX / / PAD
TA	TRAFFIC ARROW	ELEV	ELEVATION
GR	GRATE INLET	EOP	EDGE OF PAVEMENT
	HEADWALL	F.F.E.	FINISHED FLOOR ELEVATION
FE (E)	FLARED END STRUCTURE	HGR	HANGER ROD / 45
DCO (CO)	DUCTILE CONTROL STRUCTURE (DCO)	HDPE	HIGH DENSITY POLYURETHANE PIPE
CB	CATCH BASIN	HP	HIGH POINT / PEAK
CG	AREA DRAIN		IRON PIN SET (1/2" REBAR)
	WELL		IRON PIN FOUND
BV	BUTTER VALVE	LV	LAND LOT / 161
BV	BUTTER WATER	LL	LAND LOT LINE
IV	IRRIGATION CONTROL VALVE	M	MARKED / MAKE
FH	FIRE HYDRANT	NO	NAIL IN POST
FDC	FIRE DEPARTMENT CONNECTION	NO	NAIL IN SPRINKLY
	WATER SPIGOT		ON LINE
	WATER SHOCKLOW PREVENTER	OTP	OPEN TOP PIPE
WM	WATER MANHOLE		PLATTED/DEED PIPE
LP	LIGHT POLE	PK/PN	PARKER KALON NAIL
GV	GAS VALVE/PLUG/	POB	POINT OF BEGINNING
GM	GAS METER	P.O.C.	POINT OF COMMENCEMENT
GMH	GAS MANHOLE		PROPERTY LINE
	MONITOR WELL	RW	RIGHT OF WAY
TP/ PP	TELEPHONE/ CATVPACE POLE	R.C.P.	REINFORCED CONCRETE PIPE
	LIGHT POLE	R.O.W	RIGHT-OF-WAY
PLP	POWER/LIGHT POLE	S.E.E.	SANITARY SEWER EASEMENT
C	CATCH CABLE	S.S.E.	SANITARY SEWER EASEMENT
	GUY WIRE	TOC	TOP OF CURB
	GUY POLE	TOW	STORMWATER BOWDOWN
UPM	ELECTRIC TRANSFORMER	U.N.O.	UNLESS NOTED OTHERWISE
EM	ELECTRIC MANHOLE		PROPOSED GROUND ELEVATION
EB	ELECTRIC BOX/ELCTRIC,BOX	---910---	EXISTING CONTOUR ELEVATION
	ELECTRIC METER	---910---	PROPOSED CONTOUR ELEVATION
TSP	TRAFFIC SIGNAL POLE		CENTERLINE
TSB	TRAFFIC SIGNAL BOX		ADJACENT PROPERTY LINE
TSB	TRAFFIC SIGNAL BOX		RIGHT OF WAY
UTP	TELEPHONE PEDESTAL		OVERHEAD POWER LINE
UFDP	FIBER OPTIC PEDESTAL		UNDERGROUND POWER
CMH	COMMUNICATIONS MANHOLE		SECONDARY TELEPHONE LINE
CP	COMMUNICATIONS PEDESTAL		TELEPHONE
			GAS LINE
DC	OVERHEAD CAMERA		CABLE TV LINE
AC	AIR CONDITIONER		UNDERGROUND CABLE TV LINE
MB	MAILBOX		SANITARY SEWER LINE
			STORM SEWER PIPE
BOL	BOLLARD		CHAIN LINK FENCE
			FENCE LINE
	TRAFFIC ARROWS		BRAUN/CHAIN/CORDON CENTERLINE
	HANDICAP PARKING SPACE		CONCRETE SIDEWALK
SIGN	SIGN		FLOOD HAZARD ZONE LIMITS
	BORE HOLE		LIMITED ACCESS
TEST	TEST		NEW OR FORMERLY
			SANITARY SEWER FORCE MAIN
	FLAGPOLE		
	PAVEMENT		



LINE TABLE

LINE	LENGTH	BEARING
L1	27.09'	S36°24'29"E
L2	126.91'	N51°48'36"E
L3	26.93'	N36°11'26"W
L4	62.41'	N51°57'55"E

LAND DESCRIPTION
TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161, 162 & 140 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387), SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 45 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 23 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 776.69 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 59 DEGREES 14 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1,344.80 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387); THENCE NORTH 29 DEGREES 57 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 430.22 FEET TO A 1" BAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 139, 140, 161 & 162; THENCE SOUTH 63 DEGREES 16 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 515.10 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 15 DEGREES 16 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 499.61 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 29.928 ACRES.

LAND DESCRIPTION
TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161 & 162 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR WITH CAP FOUND (RLS2387); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED, NORTH 30 DEGREES 03 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 505.04 FEET TO A 1/2" REBAR FOUND ON THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY 78; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 51 DEGREES 51 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 222.95 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 36 DEGREES 24 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 27.09 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 48 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 126.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 36 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 26.93 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 57 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 62.41 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 58 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 519.07 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 30 DEGREES 28 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 528.62 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 76 DEGREES 39 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 210.32 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 30 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 631.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 206.37 FEET TO A 1" PINCH; THENCE SOUTH 60 DEGREES 21 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 348.45 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 30 DEGREES 22 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 778.69 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 61 DEGREES 05 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 18.908 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMED SAID PERSON, PURSUANT TO RULE 180-6-.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

PROPERTY INFORMATION:
TAX PARCEL: C1640121
JIM DAWS ROAD (NO ADDRESS NUMBER LISTED)
MONROE, GEORGIA 30655
ZONED B3

TAX PARCEL: C1640116
1058 HIGHWAY 78
MONROE, GEORGIA 30655
ZONED B3

SUBJECT PARCELS ZONING INFORMATION TAKEN FROM WALTON COUNTY ZONING VERIFICATION LETTER DATED FEBRUARY 27, 2026. REFERENCE REZONING CASE CZ-031, DATED NOVEMBER 4, 2025.

ADDRESSES LISTED TAKEN FROM GPUBLIC AND OBSERVED ON MAILBOX ONSITE.

PLAT & DEED REFERENCES:
AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

SURVEY NOTES:
1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.

3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1504 (2016). IN THAT THERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

5.) WETLANDS MARKED BY NELSON ENVIRONMENTAL, INC., PREPARED MAY 28, 2025.

6.) SEPTIC SYSTEM WAS MARKED BY RIGHT PRICE PLUMBING & SEPTIC, LLC.

7.) THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS NO. 2-44459(A) AND NO. 2-44459(B), EACH EFFECTIVE AS OF FEBRUARY 24, 2026.

8.) THERE IS NO APPARENT GAPS, GORES OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ITS IMMEDIATE ADJOINING PROPERTIES.

9.) ADJOINING PROPERTY ZONING INFORMATION SHOWN TAKEN FROM WALTON COUNTY ZONING MAPS.

10.) THERE WAS NO OBSERVABLE ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY OR OTHER BURIAL GROUNDS WHILE CONDUCTING FIELDWORK ON THIS PROPERTY.

11.) THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12.) POTENTIAL ENCROACHMENTS:
a. 4' WOVEN WIRE FENCE WITH BARBED WIRE MEANDERS NORTHEASTERN PROPERTY LINE OF TRACT 2.
b. REMNANTS OF BARBED WIRE FENCE MEANDERS SOUTHEASTERN PROPERTY LINE OF TRACTS 1 & 2.
c. REMNANTS OF BARBED WIRE FENCE MEANDERS COMMON PROPERTY LINE OF TRACTS 1 & 2.

13.) TRACT ONE HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF JIM DAWS ROAD & TRACT TWO HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF US HIGHWAY 78/ STATE ROUTE 10.

EQUIPMENT USED:
A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1,L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 82,820 & AN ANGULAR ERROR OF 2.5 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 6/18/2025.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN:
TRACT ONE = 440,970 FEET.
TRACT TWO = 552,881 FEET.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0135E, DATED DECEMBER 15, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

UNDERGROUND UTILITY NOTES:
- PAINT AND/OR FLAGS WERE PLACED ON THE GROUND DIRECTLY ABOVE ALL TRACEABLE UNDERGROUND UTILITIES WITHIN THE SPECIFIED AREA. EACH UTILITY WILL BE MARKED WITH A SPECIFIC COLOR. UNDERGROUND UTILITIES WILL BE LOCATED TO THE NEAREST 1/10 OF A DECIMAL FOOT WHEN PLOTTED. LOCATING METALLIC UTILITIES AND OTHER UTILITIES WITH TRACER WIRES. NON-METALLIC UTILITIES AND UTILITIES WITHOUT TRACER WIRES WILL NOT BE PHYSICALLY MARKED ON THE GROUND. UTILITIES NOT LOCATED UTILIZING THIS TECHNIQUE MAY EXIST, BUT NOT BE MARKED AND MAY BE DISTURBED UPON EXCAVATION. ALSO, WE WILL NOT LOCATE UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, TRAFFIC CONTROL WIRES AND CABLES AS WELL AS SEWER AND STORM DRAIN LINES. EXCAVATION WILL BE REQUIRED TO DETERMINE EXACT LOCATION, SIZE, MATERIAL & DEPTH.
- UTILITIES MARKED BY GROUNDHAWK, PREPARED JUNE 11, 2025.

GEORGIAUP
Dial 811
Know what's below.
Call before you dig.

UTILITY PROVIDERS & CONTACTS
Note: This list is limited to utility companies that have buried facilities in the vicinity of survey area.

GAS
CITY OF MONROE
(470) 337-4546

POWER
WALTON EMC
(770) 267-2505
EXT. 7034

WATER
CITY OF MONROE
(470) 337-4048

COMMUNICATION
FIBERLIGHT LLC
(800) 672-0181
EXT. 2

WINDSTREAM
(800) 289-1901

CITY OF MONROE
(470) 337-4048

DATE	NO	DESCRIPTION
2/26/2026	1	ADDRESS COMMENTS
3/10/2026	2	ADDRESS COMMENTS

6/18/2025
DATE
C25068
PPI PROJECT NO.
1 OF 1

PRECISION planning inc.
planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA #: LSF000313
401 Pine Boulevard, Lawrenceville, Ga.30046
770.339.8000 • www.ppi.us • info@ppi.us

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PRECISION PLANNING INC. COA # LSF000313 IS HEREBY DISSOLVED

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. LS003450 DONALD EDWARD JAMES
9/18/2024
STAMP

DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC
LAND LOTS 161, 162 & 140, 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY

SHEET TITLE		CHECKED	DEJ
		DRAWN	NAP
		FIELD	JAH

RELEASE

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/2/26

Subject: REZONE #4763 – 329 Jim Daws Rd. & 1098 US Hwy 78 108 – Rezone Walton County B-3 (Conditional Use) to PPD

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of 329 Jim Daws Road and 1098 US Hwy 78 is petitioning for a Rezone from Walton County B-3 (General Business – Conditional Use) to PPD (Planned Professional District). This rezone request is submitted in conjunction with the annexation for this ±48.84 acre property.

Background:

Please refer to the attached staff report for complete details regarding this Rezone request.

Recommendation:

The Planning Commission voted 2 to 1 to recommend approval of this Rezone request from Walton County B-3 (General Business – Conditional Use) to PPD (Planned Professional District) as presented at the Planning Commission meeting. Note: One member recused themselves from the public hearing on this application.

Attachment(s):

Staff Report

Application Documents

CITY OF MONROE
PLANNING & ZONING
REZONE STAFF REPORT

APPLICATION SUMMARY

REZONE CASE: 4763

DATE: August 10, 2026

APPLICANT NAME: Andrea P. Gray LLC

PROPERTY OWNER: Dycom Industries, Inc.

LOCATION: South side of U.S. Hwy 78 and the east side of Jim Daws Road – 329 Jim Daws Rd. & 1098 U.S. Hwy 78

COUNCIL DISTRICTS: 5 & 8 (Upon approval of Annexation Request)

ACREAGE: ±48.84

EXISTING ZONING: B-3 (General Business – Walton County)

EXISTING LAND USE: Single-family residence and technical training campus (under construction)

ACTION REQUESTED: Rezone B-3 to PPD (Planned Professional District)

PROJECT SUMMARY: Construction of a 39,922 sq. ft. technical training campus

STAFF RECOMMENDATION: Approval

DATES OF SCHEDULED MEETINGS
PLANNING COMMISSION: August 18, 2026
CITY COUNCIL: September 8, 2026

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to PPD (Planned Professional District) to allow for the construction of technical training campus for employees of Dycom Industries Inc., a telecom and utility contractor. The campus includes approximately 40,000 sq. ft. of training space, including temporary lodging for 43 trainees and a manager. 127 parking spaces are also included with the proposed training site. The property, currently zoned B-3 in Walton County, is near the corner of Jim Daws Rd and U.S. Hwy 78. The project initially planned to use a septic system for wastewater treatment. After construction began, the developer realized that a septic system was not feasible. Therefore, they are requesting extension of the City's sewer service to the site. Per City of Monroe current sanitary sewer connection policy, any property that wants access to City sewer service must be located inside the City Limits. Therefore, the applicant is requesting to be annexed into the City and to be rezoned to an appropriate zoning category to meet the City's zoning laws.

PROPOSED PROJECT SUMMARY:

- Technical Training Facility – Telecommunications Infrastructure & Utilities
    - With lodging, classrooms, and mock buildings for training
    - Total Area – ±48.84
    - Buildings:
        - Classroom/Warehouse – 17,291 Sf.
            - Exterior facades of stone veneer and architectural metals
        - Four Lodging Buildings – 8,718 Sf. Max each bldg./one-story height
            - Exterior facades of stone veneer, board and batten, lap siding and timber trim
        - Ancillary & Mock Training Buildings – 630 Sf. and max heights of 16 ft.
        - Manager Dwelling – converted existing single-family dwelling on property, 1,800 Sf
    - Parking: 127 spaces

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS" AS SET FORTH IN SECTION 1521.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The subject property is currently zoned B-3 (General Business) on the Walton County Official Zoning Map. The B-3 District, "is primarily composed of heavy commercial and light industrial uses" that will not generate substantial dust, odor, bright lights, noise, or vibration. The property was rezoned to B-3 by Walton County in October of 2025, at the request of the applicant, to facilitate the construction of this campus. B-3 remains a viable district for the project, but the lack of sanitary sewer is now the primary constraint for the proposed training facility under construction.

(2) The proposed use and zoning classification of the subject property: The applicant is requesting the rezone to PPD (Planned Professional District) to allow the campus, as proposed in the application documents. A technical training campus is not a standard use in any of the City's zoning districts and it is not a classic industrial use. Therefore, Staff recommended the use of the Planned Professional District zoning as the proper means of regulating this unique request. A Planned Professional District allows the applicant to customize the zoning to fit their exact project in exchange for binding the site plan and architecture. This ensures that only what is proposed can be built. Any changes to the plan would need to be approved by the Mayor and Council.

The Planned Professional District is intended for orderly office and institutional development that minimizes impact on the surrounding areas. The site plans and building designs must maximize efficient utilization of space, maintain a low-intensity office character, be protected from more intensive commercial and industrial development, and buffer any nearby residential uses. Per the site plan, the property would have at least a 100 ft. vegetated buffer – with many areas having an even greater buffer. It is a low-intensity use, with only 43 trainees and up to five employees stationed there at any time, per the applicant. However, there is room for future expansion of the campus. On the other hand, the project does not maximize the efficient use of its 43 acres. Staff is concerned that the project may be too small and inefficient to generate the tax revenue that would be necessary to justify the requested

infrastructure extension. One example of this inefficiency is providing 127 parking spaces for less than 50 staff.

(3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property: The subject property borders the Piedmont Industrial Park, zoned M-1, to the southwest. Specifically, a manufacturer sits across Jim Daws Road from the subject property. U.S. Hwy 78, and unincorporated Walton County beyond, borders the property to the north. An unincorporated and undeveloped tract at the corner of U.S. Hwy 78 and Jim Daws Rd borders the property. Low density-residential properties border the site to the northeast and southeast, but they are buffered to a degree by wooded areas. This facility will not have many people or noxious activities onsite, so it is unlikely to create adverse impacts on nearby property.

(4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel: The requested rezone to develop the property requires a sewer extension with a pump station, since the property is downhill of the City's nearest manhole and gravity sanitary sewer line in this area. Publicly maintained pump stations are significantly more expensive than gravity-based sewer lines because of the need for mechanical pumping of the wastewater. The pump station could be privately maintained by the property owner, although private owners sometimes ask municipalities to take over the piece of infrastructure right as the major maintenance bills come due. Extending sewer service requires the property to be annexed into the City Limits. All other municipal services and infrastructure are already adequate to serve the training center.

(5) Whether the zoning proposal is consistent with the Comprehensive Plan: The subject property would join the Northeast Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Northeast Sub-Area is predominantly industrial and is proposed to remain that way into the future. The proposed training center, a low-noise and low-pollution use, would be consistent with that character.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal: As stated previously, this request was initiated because the developer belatedly realized that sewer service would be necessary after beginning construction. Staff is concerned that the project may not create the tax value per acre necessary to support the needed infrastructure expansion, but otherwise finds the project to be compatible with the area. Staff recommends the fiscal impact of incorporation be given due consideration prior to rendering a decision on the request.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision-making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as presented.

1. Letter of Intent

Andrea P. Gray LLC
Attorney at Law

June 26, 2026

Brad Callendar
Director of Planning and Zoning
City of Monroe, Georgia
Monroe, Georgia 30655

Re: Development Name: Dycom Technical Training Facility and Retreat
Applicant: Dycom Industries, Inc.
Owners: Dycom Industries, Inc.
Property: 1098 Highway 78 and 329,331,335, and 333 Jim Daws Road
Monroe, Georgia 30655
Tax Parcels: C1640116
Request to annex and zone 48.84 acres to a Planned Professional District for a technical training campus and retreat

Dear Mr. Callendar:

Dycom Industries, Inc. ("Applicant"), a recognized leader in providing specialty contracting services to the telecommunications and utilities industries across the United States, seeks to annex into the City of Monroe to establish a technical training facility and retreat in Walton County. The project site totals 48.84 acres and is located at 1098 Highway 78 and 329, 331, 335, and 333 Jim Daws Road, Monroe, Georgia 30655 (the "Subject Property"). After conducting a nationwide search for the ideal location, Dycom selected Monroe, Georgia for its unique combination of scenic countryside, small-town character, and convenient access to metropolitan amenities. The facility is designed to advance the professional development of Dycom employees by strengthening their practical skills and fostering collaboration and team-building. To provide the best experience to trainees and plan for future expansion, the Subject Property requires annexing into the City of Monroe to have access to sewer and a zoning designation of a Planned Professional District.

1. *History*

Applicant purchased the Subject Property on March 11, 2026 after successfully rezoning the property to B3 through Walton County. The project was initially designed to utilize a septic system

300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

but through the detailed design process, the project grew to necessitate either connecting to sewer or obtaining a septic permit from the State. Dycom held a groundbreaking ceremony on April 2, 2026 and secured a land disturbance permit through Walton County which allowed it to commence construction. So as not to delay construction, the City and County agreed to enter an intergovernmental agreement allowing Walton County to complete the permitting of the project through issuance of a certificate of occupancy and then to turn over jurisdiction to the city. This structure allows the Applicant to proceed with this annexation and rezoning request while construction continues. Applicant greatly appreciates this mutually beneficial accommodation to meet its goal of being operational in the spring of 2027. The intergovernmental agreement will be processed alongside this application.

2. *Facility Components*

The Dycom technical training facility and retreat will function as a comprehensive campus, combining classroom instruction with hands-on training facilities nestled into the natural landscape for a retreat-like feel. The campus will include classroom and office space for indoor training and administrative operations. The existing home on the property will be updated and used as the onsite manager's residence. For hands-on outdoor training, the facility will include a pole yard, underground utility field, driving course, and a mock residential neighborhood. These outdoor facilities will provide trainees the opportunity to practice installing and maintaining multiple types of utilities. The campus will also include a warehouse to store the necessary supplies and equipment to facilitate use of the hands-on training areas.

At the end of a long day, trainees will relax in the lodges which will accommodate approximately 43 people and will include recreational spaces and a walking trail. There will not be a cafeteria onsite as Applicant intends to use catering from local restaurants to feed its trainees or to allow trainees to leave campus to eat.

The project standards for the development including setbacks, height restrictions and square footages are shown on the site plan and discussed in detail in the Pattern Book. Overall, there are 39,922 square feet of new structures—all to be one-story with varying heights. All structures will have a similar color palette and design features to include colors and materials which blend with the surrounding natural area.

The main entrance will be on Jim Daws Road, and a secondary entrance will be at the existing driveway on Highway 78. With lodging limited to approximately 43 trainees, there will not be significant traffic coming in and out of the facility. Passenger vehicles will be the primary users of the driveways with limited use by trucks/utility vehicles directly associated with training operations.

Utility use will be consistent with typical training facilities. Local utilities will provide the needed services including Walton EMC who will provide electricity, and the City of Monroe who will provide water and sewer.

3. *Facility Operations*

Facility operations will have minimal impact on the surrounding area given the low-intensity nature of the use. Training sessions will range from single-day programs to multi-week courses, combining classroom instruction with outdoor practical training led by visiting industry experts. All activities will be limited to normal business hours.

The facility will employ several full-time staff members, including a site manager responsible for overseeing daily operations and enforcing rules for trainees, such as curfew requirements for those staying in on-site lodging. The campus will maintain a professional environment consistent with Dycom's reputation as a large, well-established, and highly respected company.

Importantly, operations will not involve manufacturing or the storage of materials or equipment unrelated to training activities.

4. *Considerations made for Adjoining Property Owners*

The Applicant has been intentional in designing the site to shield campus operations from adjoining properties—both to protect neighboring landowners and to create a retreat-like setting for its facility. This approach provides a clear benefit to both Dycom and the surrounding community. The Subject Property was intentionally sized to accommodate the campus with minimal impact: approximately 50% of the site will remain undeveloped. In anticipation of potential future expansions as shown on the site plan, Applicant is including an allowance for up to 25% impervious surfaces.

Natural forested areas along the property boundaries will be preserved, including a 20+ acre tree save area, and in areas adjoining residential properties, the Applicant has established an additional 100-foot buffer where adjoining residential properties. Other measures to minimize impacts include downward- and inward-facing lighting, a perimeter fence with gated entry, and the concentration of developed areas toward the center of the site.

In addition, the Applicant has proactively reached out to adjoining property owners to provide information about the proposed campus and looks forward to maintaining open communication as the project moves forward.

5. *Consistency with Future Land Use Plans and Benefits to the Community*

The proposed facility is well-aligned with the long-term vision for the Highway 78 corridor. The Subject Property lies within the Highway Corridor area identified on the County's Future

Land Use Map, making the proposed PPD zoning both appropriate and consistent. Among the uses contemplated for this corridor, a technical training facility and retreat represents a low-intensity option with minimal impacts on traffic and schools. Because the site will have only a limited number of permanent employees, it is unlikely to drive new residential growth. At the same time, the project will strengthen the City's tax base, create several direct jobs, and generate economic benefits for local businesses through catering and other support services. Further, the facility provides direct world-class training and career opportunities available to residents. Dycom is committed to being a responsible neighbor and an engaged community partner in Monroe and Walton County.

6. *Facility Design*

The inspiration for project design is rooted in creating a retreat-like environment where employees can focus on professional development. The design will emphasize natural materials such as wood and masonry in neutral colors, with the intent of establishing an attractive, professional setting consistent with a corporate training campus. The design approach is to have the buildings mesh with the existing landscape, utilizing the property's existing tree cover as screening. Elevation renderings and design elements are discussed in more detail on the Pattern Book. The entry sign on Jim Daws Road will meet ordinance requirements and incorporate the Dycom logo. Representative renderings are shown in the Pattern Book which is a part of this application.

7. *Proposed standards for development, including restrictions on use of the property, density, setback requirements and any proposed restrictive covenants*

The development standards are shown in detail on the Site Plan which is an attachment to and discussed in the Pattern Book (See Section 8) which are incorporated herein by reference. The proposed development standards are necessary to accommodate the proposed education spaces for classroom and hands-on learning and to accommodate trainee and management lodging.

8. *An analysis under the Standards for Review of a Planned Development shows that the proposed development is consistent with the intent of the ordinance and will be a benefit to the community.*

   a. The zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards

The PPD zoning will allow for a unique development that will bring jobs and tax revenues to the Monroe community. Dycom's desire to have an all-in-one training campus necessitates zoning flexibility given the variety of uses incorporated into the campus from lodging to mock neighborhoods, to a permanent residence for the manager. While outside the typical one-use

project, this facility is both a benefit to Dycom and the community. It is a low intensity use when compared to the potential for future industrial development in the area.

b. The zoning proposal will results in a higher overall quality of community development than if developed utilizing the existing zoning classification

The Subject Property must receive a new zoning designation under the City of Monroe's Ordinances once annexed. The existing B3 County zoning is adequate for constructing the project. The City's PPD designation allows for all of the proposed uses to be located on one property versus requiring Dycom to have multiple campuses separated by use type. The zoning flexibility allows for the entirety of Dycom's training facility to be in the City.

c. The applicant proposes a compatible mixture of uses on the same property and even in the same buildings; and

The technical training campus is fully integrated to include all-in-one training and lodging facilities. The buildings will have similar designs, color pallets and exterior materials which are inspired by the surrounding natural environment.

d. Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities

The technical training campus poses a unique mix of uses, all of which complement and contribute to the other to create a comprehensive training experience for Dycom employees. This concentrated training campus and the jobs it brings is more than a fair compromise to utilizing the PPD zoning designation.

e. Design Standards for Planned Development District

The detailed design features are shown in the Site Plan (included in the Pattern Book) and detailed in the Pattern Book (Section 8 hereof) which are incorporated herein by reference.

Applicant respectfully requests that the Subject Property be annexed into the city and zoned PPD to allow for construction of its technical training facility and retreat. Dycom is eager to become part of the City of Monroe community and asks for favorable consideration of this rezoning.

Please let me know if you have any questions.

Sincerely,

Andrea Gray
Applicant's Representative

300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

2. Application Forms

CITY OF MONROE

REZONE

APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or street location): 1098 Hwy 78 and 329, 331, 335,333 Jim Daws Road, Monroe GA

Parcel Acreage/Square Feet: 48.84 acres

Parcel #(s): C1640116 Council Districts: (1 – 6) _____ & (7 or 8) _____

Existing Zoning: B3 in Walton County Proposed Zoning: Planned Professional District

Existing Use: technical training campus under construction

Proposed Use: technical training campus and retreat

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Dycom Industries, Inc. Phone #: 561 627 7171

Address: 300 Banyon Blvd, Suite 1101 City: West Palm Beach State: FL Zip: 33401

Applicant (if not Property Owner): same Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1521.4.b.3): The subject property is currently zoned B3 in Walton County. It is adjacent to properties zoned A1 and MH in Walton County but is directly across the street from Minerva Beauty and property owned by the Development Authority of Walton County which properties are zoned M1 in the City.

Provide a statement explaining the intent for the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1521.4.b.4): Applicant seeks to annex into the City of Monroe and zone the property to PPD for a technical training facility and retreat with both classroom and hands on training spaces along with lodging for trainees and management. The facility will facilitate training for Dycom and its affiliate company employees.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1521.4.b.5): The development is allowable under the current B3 zoning through Walton County but must be zoned to a City designation. The property is under construction now, but previously, only one home was on the property which home is being converted to office/lodging space.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1521.4.b.6): The property is under construction.

Select all existing utilities available and/or describe proposed utilities (1521.4.b.11):

Water ☑ Sewer ☑ Electric ☑ Gas ☐ Telecom ☑ Private Well ☐ Septic Tank ☐

REQUIRED SUBMITTAL ITEMS

THE FOLLOWING ARE REQUIRED SUBMITTAL ITEMS:

- ☐ Completed Application
- ☐ Fee (see Fee Schedule)
- ☐ Typed Legal Description
- ☐ Deed
- ☐ Survey Plat
- ☐ Typed Detailed Description of the Request
- ☐ Proof of all property taxes paid in full
- ☐ Site Plan

SITE PLANS SHALL BE DRAWN TO SCALE AND INCLUDE THE FOLLOWING ITEMS (1521.4.b.7):

- ☐ Proposed Uses/Buildings
- ☐ Proposed Improvement Data
- ☐ Parking
- ☐ Traffic Circulation
- ☐ Landscaping/Buffers
- ☐ Stormwater/Detention Structures
- ☐ Amenities

FOR COMMERCIAL & INDUSTRIAL REZONING SITE PLANS, THE FOLLOWING SHALL ALSO BE INCLUDED WITH THE SITE PLAN ITEMS LISTED (1521.4.b.8):

- ☐ Max. Gross Sq. Footage of Structures
- ☐ Min. Sq. Footage of Landscaped Areas
- ☐ Max. Structure Height
- ☐ Min. Sq. Footage of Parking & Drives
- ☐ Proposed Number of Parking Spaces
- ☐ Required Buffers

FOR RESIDENTIAL REZONING SITE PLANS, THE FOLLOWING SHALL ALSO BE INCLUDED WITH THE SITE PLAN ITEMS LISTED (1521.4.b.9):

- ☐ Max. Number of Dwelling Units/Lots
- ☐ Maximum Structure Height
- ☐ Minimum Square Footage of Dwellings
- ☐ Minimum Lot Size
- ☐ Maximum Lot Coverage
- ☐ Maximum Structure Height
- ☐ Location of Amenities
- ☐ Required Buffers

PLANNED DISTRICT REZONES SHALL INCLUDE THE FOLLOWING IN ADDITION TO THE APPLICAPLE REQUIRED APPLICATION DOCUMENTS (650.5):

- ☐ Pattern Book (Written Report) (650.5.a)
  - ☐ Pre-Application Review of Pattern Book by staff mandatory required to submit rezoning application
- ☐ Detailed Site Plans (650.5.b)
- ☐ Development Agreement (650.5.c)

OTHER ITEMS IDENTIFIED BY THE CODE ENFORCEMENT OFFICER DURING PRE-APPLICATION CONFERENCE (1521.4.b.11p):

- ☐ Other Items Required by Code Enforcement Officer

APPLICANT SIGNATURE & AFFADAVIT

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: _____ **DATE:** 6/11/2026

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER. THE CODE DEPARTMENT WILL REMOVE THE SIGN AFTER THE PUBLIC HEARING.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT

SIGNATURE: _____ **DATE:** _____

NOTARY PUBLIC: Kerry Hyde SWORN TO AND SUBSCRIBED BEFORE THIS 11th DAY OF June, 20 26 NOTARY SIGNATURE: Kerry Hyde

DATE: 1/11/2027 SEAL:

Notary Public State of Florida
Kerry Hyde
My Commission HH 329915
Expires 1/11/2027

Note: It is the responsibility of the applicant and not the staff to ensure a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1550 of the Zoning Ordinance.

AGENT AUTHORIZATION

Date: 6/22/26 Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS:	1098 Highway 78 and 329,331,335, and 333 Jim Daws Road Monroe, Georgia 30655
PROPERTY OWNER:	Dycom Industries, Inc. 300 Banyon Blvd, Suite 1101 West Palm Beach, Florida 33401
APPLICANT:	Dycom Industries, Inc. 300 Banyon Blvd, Suite 1101 West Palm Beach, Florida 33401
ATTORNEY/AGENT:	Andrea P. Gray, LLC 300 E Church Street Monroe, GA 30655 (678) 364-2384
ACTION:	Annex and zone 48.84 acres for a technical training campus and retreat as a Planned Professional District

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a annexation and zoning of the property referenced herein.

ATTORNEY/AGENT

BY: Andrea P. Gray

Sworn to and subscribed before me this 22 Day of June 20 26

NOTARY PUBLIC

KAYE PICKENS
MY COMMISSION EXPIRES September 6, 2029
WALTON COUNTY, GEORGIA
NOTARY PUBLIC

{signatures for Agent Authorization continue on following page}

APPLICANT/Owner: Dycom Industries, Inc.

BY:

Sworn to and subscribed before me this 11th Day of June 2026

NOTARY PUBLIC

Notary Public State of Florida
Kerry Hyde
My Commission HH 329915
Expires 1/11/2027

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date:_____ Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS: 1098 Highway 78 and 329,331,335, and 333 Jim Daws Road
Monroe, Georgia 30655

PROPERTY OWNER: Dycom Industries, Inc.
300 Banyon Blvd, Suite 1101
West Palm Beach, Florida 33401

Check one of the following:

✓ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of $250.00 or more to any local government official of the City of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of $250.00 or more to a local government official of the City of Monroe, Georgia as defined by 0.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

_____

_____

Describe in detail any gifts listed above (example: quantity and nature, etc.):

_____

_____

Dycom Industries, Inc.

_____

Sworn to and subscribed before me this 11th Day of June 2026

_____
NOTARY PUBLIC

Notary Public State of Florida
Kerry Hyde
My Commission HH 329915
Expires 1/11/2027

3. Supplemental Zoning Standards Analysis

3. Supplemental Zoning Standards Analysis

1. ***A description of all existing uses and zoning of nearby property:*** The Subject Property totals 48.84 acres and has road frontage on Hwy 78 and Jim Daws Road. The Property is bordered to its north by Hwy 78 in part and property owned by Lisa F. Fowlkes Living Trust which is zoned A1. To its west, the property is bordered by Jim Daws Road and three single family homes on 2-acre lots zoned A1. Across Jim Daws Road is Minerva owned by JFR, LLC which property is zoned through the City of Monroe as M1 (industrial). To its south, the Subject Property is bordered by nine lots zoned for mobile homes. The 2022 Walton County Future Land Use map shows the Subject Property and Ms. Lisa F. Fowlkes Living Trust's property as Highway Corridor which is consistent with the proposed commercial use and the existing and planned industrial uses of property west of Jim Daws Road. The Property was zoned to B3 in Walton County in November of 2025.
2. ***Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification:*** The current B3 zoning allows for the proposed use as a technical training facility and retreat, but Applicant seeks to annex the property into the City of Monroe which requires it obtain a new zoning designation. The property cannot be utilized at all absent a zoning designation. Applicant seeks a Planned Professional Development zoning which best first the diverse mix of uses required for Dycom to achieve its full-service training facility including hands-on training, classroom training, and lodging.

3. ***The existing value of the property contained in the petition for rezoning under the existing zoning classification:*** As assessed by the Walton County Board of Tax Assessors, the 2026 value of the Subject Property is approximately $1.4 million which is based on the most recent purchase price. This value reflects the B3 zoning designation through Walton County.
4. ***The value of the property contained in the application for rezoning under the proposed zoning classification:*** The PPD zoning will allow Dycom to construct its campus which will add tens of millions of dollars of value to the property which will result in additional tax base for the City without adding a burden to the school system.
5. ***A description of the suitability of the subject property under the existing zoning classification:*** Under the existing zoning classification through Walton County, B3, Dycom's training facility is permissible. However, Dycom desires to annex the Property into the City for access to sewer which requires the City establish a zoning designation for the Property. Absent a zoning designation, the facility cannot be built.
6. ***A description of the suitability of the subject property under the proposed zoning classification of the property:*** This Subject Property is suitable for a Planned Professional Development and is currently zoned B3 in Walton County. It is also located nearby to other industrial uses including Minerva and potential industrial uses on land owned by the Development Authority of Walton County. The Subject Property is suitable for a retreat-like setting and is large enough to shelter the training areas from adjoining properties.

7. ***A description of any existing use of property including a description of all structures presently occupying the property:*** The property has one 1,800 sf home built in 1978 with a driveway entering off of Hwy 78.
8. ***The length of time the property has been vacant or unused as currently zoned:*** The home on the property has been vacant for over a year.
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:*** The Property is zoned B3 under Walton County's Ordinances which allows for the proposed technical training facility and retreat. Applicant seeks to annex the property into the City to connect to sewer which requires a new zoning designation.
10. ***Whether the zoning proposal is consistent with the Comprehensive Plan.*** Yes, the Subject Property is in the Highway Business Character Area in the 2022 Walton County Comprehensive Plan which allows for commercial/professional developments including the current B3 zoning and the proposed PPD zoning.
11. ***Whether the zoning proposal will result in a use which could adversely affect existing infrastructure (streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel).*** The proposed project is a low intensity use of the property and will generate minimal traffic from trainees coming to the campus. The lodging will house approx. 40 people who will not likely be coming and going at the same time. There are only a handful of fulltime staff (less than 5 people) who will be commuting daily. The project will not increase school enrollment or cause unusual safety issues requiring police or fire. The project will not place a significant demand

on utilities. There will be no manufacturing or distribution operations on the property which limit its daily impacts to the community and infrastructure.

12. ***Whether there are other factors or existing or changing conditions regarding the use of development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*** The Dycom project will bring job opportunities to the region and its multi-million-dollar investment in the facility will generate property tax revenue for the City and County. The Subject Property is adjacent to land already designated for industrial use and is located on a state highway. The low intensity use is a good fit for the area and will provide significant benefits to the community.

4. Deed

LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Land Lots 161, 162 & 140 of the 3rd District, G.M.D. 454, Walton County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Southerly Right-of-Way of U.S. Highway 78 (R/W Varies) and the Easterly Right-of-Way of Jim Daws Road (80' R/W); THENCE leaving said Intersection, South 15 degrees 16 minutes 55 seconds East for a distance of 283.91 feet to a 1/2" Rebar Found with cap (RLS2387), said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way, North 67 degrees 30 minutes 21 seconds East for a distance of 954.25 feet to a 1/2" Rebar Found; THENCE North 30 degrees 03 minutes 26 seconds West for a distance of 509.14 feet to a 1/2" Rebar Found on the aforesaid Right-of-Way of U.S. Highway 78; THENCE continuing along said Right-of-Way the following six (6) courses and distances, North 51 degrees 51 minutes 23 seconds East for a distance of 222.95 feet to a Concrete Monument Found; THENCE South 36 degrees 24 minutes 29 seconds East for a distance of 27.09 feet to a Point; THENCE North 51 degrees 48 minutes 56 seconds East for a distance of 126.91 feet to a Concrete Monument Found; THENCE North 36 degrees 11 minutes 26 seconds West for a distance of 26.93 feet to a Point; THENCE North 51 degrees 57 minutes 05 seconds East for a distance of 62.41 feet to a 1/2" Rebar Found; THENCE North 51 degrees 58 minutes 54 seconds East for a distance of 519.07 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, South 30 degrees 23 minutes 08 seconds East for a distance of 528.82 feet to a 1/2" Rebar Found; THENCE North 78 degrees 39 minutes 30 seconds East for a distance of 210.32 feet to a 1" Open Top Pipe Found; THENCE South 30 degrees 47 minutes 49 seconds East for a distance of 631.91 feet to a 1/2" Rebar Found; THENCE South 30 degrees 10 minutes 51 seconds East for a distance of 204.57 feet to a Point; THENCE South 60 degrees 21 minutes 35 seconds West for a distance of 348.45 feet to a 1" Open Top Pipe Found; THENCE South 59 degrees 14 minutes 12 seconds West for a distance of 1,344.80 feet to a 1/2" Rebar Found with cap (RLS2387); THENCE North 29 degrees 57 minutes 22 seconds West for a distance of 420.22 feet to a 1" Bar Found at the Land Lot Corner common to Land Lots 139, 140, 161 & 162; THENCE South 63 degrees 16 minutes 14 seconds West for a distance of 515.10 feet to a 1/2" Rebar Found with cap (RLS2387) at the aforesaid Right-of-Way of Jim Daws Road; THENCE continuing along said Right-of-Way, North 15 degrees 16 minutes 59 seconds West for a distance of 499.91 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 48.836 Acres.

g:\legals\2025\25068 - dycom\overall.docx

BK: 5624 PG: 673-678
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002586
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 1276.50
PT-61 147-2026-000758

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44459

Tax Parcel ID: C1640116

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of this 11 day of March, 2026, by and among **DARIN WASILESKI DMD, LLC**, a Georgia limited liability company, **JOHN MARK MAZZAWI, D.M.D., P.C.**, a Georgia professional corporation, and **JEFFREY MILES MAZZAWI**, an individual (each a "Grantor" and together, collectively, "Grantors"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property:

> ALL THAT TRACT or parcel of land lying and being in the GMD 454, Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

AND EACH GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under each Grantor and not otherwise, subject only to those Permitted Exceptions listed on Exhibit "B" attached hereto and incorporated herein by reference.

[Signature pages follow.]

IN WITNESS WHEREOF, each Grantor has hereunto set or caused its duly authorized officer to set his hand and seal, the day and year first above written.

GRANTORS:

DARIN WASILESKI DMD, LLC,
a Georgia limited liability company

By: _____(SEAL)
Name: Darin Wasileski
Its: President/Managing Member

Signed, sealed and delivered
in the presence of:

Rachel Zapata
Unofficial Witness

Alicia Mote
Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

[Signature page to Limited Warranty Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

JOHN MARK MAZZAWI, D.M.D., P.C.,
a Georgia professional corporation

By: _____
John Mark Mazzawi, President
(CORPORATE SEAL)

[Signature page to Limited Warranty Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires:

[NOTARY SEAL]

CHAD HENDERSON
My Commission Expires
NOTARY PUBLIC
05-22-2029
DEKALB COUNTY, GEORGIA

Jeffrey Miles Mazzawi (SEAL)

[Signature page to Limited Warranty Deed]

EXHIBIT "A"

Legal Description of Property

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND lying and being in GMD 454, Walton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point of intersection of centerline of US Highway 78 (280 feet right-of-way) with the centerline of Baccus Road; run thence South 45 degrees 54 minutes 52 seconds West, 638.7 feet to an iron pin found on the Southeast right-of-way of US Highway 78 at THE TRUE POINT OF BEGINNING; running thence South 28 degrees 22 minutes 00 seconds East, 529.02 feet to an iron pin found; running thence North 80 degrees 41 minutes 35 seconds East, 210.37 feet to an iron pin found; running thence South 28 degrees 45 minutes 34 seconds East, 631.98 feet to an iron pin found; running thence South 28 degrees 09 minutes 17 seconds East, 204.45 feet to an iron pin found; running thence South 62 degrees 23 minutes 32 seconds West, 348.45 feet to an iron pin found; running thence North 28 degrees 20 minutes 10 seconds West, 776.72 feet to a point; running thence South 63 degrees 02 minutes 41 seconds West, 372.35 feet to a point; running thence North 28 degrees 01 minutes 50 seconds West, 574.5 feet to a point located on the Southeast right-of-way of US Highway 78; running thence North 53 degrees 58 minutes 46 seconds East along the Southeast right-of-way of US Highway 78, 519.08 feet to the point of beginning; containing 13.907 acres and as more particularly shown on survey prepared by Ben McLeroy, Registered Land Surveyor, dated December 30, 1993.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in GMD 454, Walton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point of intersection of centerline of US Highway 78 (280 feet right-of-way) with the centerline of Baccus Road; run thence South 45 degrees 54 minutes 52 seconds West, 638.7 feet to an iron pin found on the Southeast right-of-way of US Highway 78 (having a 20 ft. right-of-way); run thence South 53 degrees 58 minutes 46 seconds West along the Southeast right-of-way of US Highway 78, 519.08 feet to THE TRUE POINT OF BEGINNING; running thence South 28 degrees 01 minutes 50 seconds East, 574.5 feet to a point; running thence South 63 degrees 02 minutes 41 seconds West, 408.29 feet to an iron pin found; running thence North 28 degrees 01 minutes 50 seconds West, 509.23 feet to a point located on the Southeast right-of-way of US Highway 78; running thence North 53 degrees 53 minutes 56 seconds East along the right-of-way of US Highway 78, 222.89 feet to a right-of-way post found; running thence South 34 degrees 23 minutes 48 seconds East, 27.09 feet to a right-of-way post found; running thence North 53 degrees 53 minutes 56 seconds East, 126.91 feet to a right-of-way post found; running thence North 34 degrees 17 minutes 06 seconds West, 26.91 feet to a right-of-way post found; running thence North 53 degrees 58 minutes 46 seconds East along the Southeast right-of-way of US Highway 78, 62.41 feet to the point of beginning; containing 5.0 acres and as more particularly shown on survey prepared by Ben McLeroy, Registered Land Surveyor, dated December 30, 1993.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2026 and subsequent years, not due and payable.

2. Easement as contained in that certain Right of Way Deed from J.P. Broach to Department of Transportation, dated August 27, 1974, filed for record August 28, 1974, at 12:01 p.m., recorded in Deed Book 109, Page 455, Records of Walton County, Georgia.

BK: 5624 PG: 684-687
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002588
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 2244.60
PT-61 147-2026-000760

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44459

Tax Parcel ID: C1640121

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of this 11 day of March, 2026, by and between **BOBBY SMITH CHANCEY**, an individual ("Grantor"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property:

> ALL THAT TRACT or parcel of land lying and being in Land Lots 161, 162 and 140 of the 3rd District, G.M.D. 454 of Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under Grantor and not otherwise, subject only to those Permitted Exceptions listed on Exhibit "B" attached hereto and incorporated herein by reference.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Limited Warranty Deed to be effective as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

_____(SEAL)
Bobby Smith Chancey

_____
Unofficial Witness

_____
Notary Public

My commission expires: _____

[NOTARY SEAL]

JOHN E STELL JR
NOTARY
EXPIRES
GEORGIA
DECEMBER 20, 2028
PUBLIC
BARROW COUNTY

[Signature page to Limited Warranty Deed]

EXHIBIT "A" TO LIMITED WARRANTY DEED

Legal Description of Property

All that lot, tract or parcel of land lying and being in the 3rd District of Walton County, Georgia (454th GMD) having a total of 29.93 acres and being more particularly described as follows:

Beginning at a concrete monument found on the southerly right-of-way line of US Hwy 78 (having a 200-foot right-of-way) at its intersection with the easterly right-of-way line of Jim Daws Road (having an 80-foot right-of-way), running thence South 15 degrees 36 minutes 16 seconds East a distance of 283.91 feet along the easterly right-of-way line of Jim Daws Road to an iron pin set and the true POINT OF BEGINNING; from the POINT OF BEGINNING thus established, thence leaving the easterly right-of-way line of Jim Daws Road and running North 67 degrees 11 minutes 00 seconds East a distance of 954.25 feet to an iron pin set; thence running North 60 degrees 41 minutes 56 seconds East a distance of 780.85 to a ½" rebar found; thence running South 30 degrees 42 minutes 00 seconds East a distance of 776.57 feet to a 1" open top pipe found; thence running South 58 degrees 54 minutes 37 seconds West a distance of 1345.10 feet to an iron pin set; thence running North 30 degrees 16 minutes 04 seconds West a distance of 420.23 feet to a 1" rod found; thence running South 62 degrees 56 minutes 22 seconds West a distance of 515.20 feet to an iron pin set on the easterly right-of-way line of Jim Daws Road; thence running North 15 degrees 36 minutes 16 West a distance of 500.00 feet along the easterly right-of-way line of Jim Daws Road to an iron pin set and the true POINT OF BEGINNING.

B. C.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2026 and subsequent years, not due and payable.

BK: 5624 PG: 679-683
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002587
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 0.00
PT-61 147-2026-000759

Tax Parcel ID: C1640116

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of the 11 day of March, 2026, by and among **DARIN WASILESKI DMD, LLC**, a Georgia limited liability company, **JOHN MARK MAZZAWI, D.M.D., P.C.**, a Georgia professional corporation, and **JEFFREY MILES MAZZAWI**, an individual (each a "Grantor" and together, collectively, "Grantors"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, do hereby bargain, sell, remise, convey, release and forever quitclaim to Grantee all the right, title, interest, claim or demand which each Grantor has or may have had in and to the following described real property (the "Property"):

> ALL THAT TRACT or parcel of land lying and being in the GMD 454, Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),
>
> TOGETHER WITH all the right, title or interest to the Property or its appurtenances.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantors, nor any person or persons claiming under Grantors, shall at any time, by any means or ways, have, claim or demand any right, title or interest to the Property or its appurtenances, or any rights thereof.

[Signature pages follow.]

IN WITNESS WHEREOF, each Grantor has hereunto set or caused its duly authorized officer to set his hand and seal, the day and year first above written.

GRANTORS:

DARIN WASILESKI DMD, LLC,
a Georgia limited liability company

By: _____(SEAL)
Name: Darin Wasileski
Its: President/Managing Member

Signed, sealed and delivered
in the presence of:

Rachel Zapata
Unofficial Witness

Alicia Mote
Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

[Signature page to Quitclaim Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

JOHN MARK MAZZAWI, D.M.D., P.C.,
a Georgia professional corporation

By: _____
John Mark Mazzawi, President
(CORPORATE SEAL)

[Signature page to Quitclaim Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: _____

[NOTARY SEAL]

CHAD HENDERSON
My Commission Expires
NOTARY PUBLIC
05-22-2029
DEKALB COUNTY, GEORGIA

_____ (SEAL)
Jeffrey Miles Mazzawi

[Signature page to Quitclaim Deed]

EXHIBIT A

Legal Description of Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161 & 162 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR WITH CAP FOUND (RLS2387); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING.**

THENCE FROM SAID POINT AS THUS ESTABLISHED, NORTH 30 DEGREES 03 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 509.14 FEET TO A 1/2" REBAR FOUND ON THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY 78; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 51 DEGREES 51 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 222.95 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 36 DEGREES 24 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 27.09 FEET TO A POINT; THENCE NORTH 51 DEGREES 48 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 126.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 36 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 26.93 FEET TO A POINT; THENCE NORTH 51 DEGREES 57 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 62.41 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 58 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 519.07 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 30 DEGREES 23 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 528.82 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 78 DEGREES 39 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 210.32 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 30 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 631.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 204.57 FEET TO A POINT; THENCE SOUTH 60 DEGREES 21 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 348.45 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 30 DEGREES 22 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 776.69 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 61 DEGREES 01 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING.**

SAID PROPERTY CONTAINS 18.908 ACRES .

BK: 5624 PG: 688-690
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002589
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 0.00
PT-61 147-2026-000761

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44459

Tax Parcel ID: C1640121

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of the 11 day of March, 2026, by and between **BOBBY SMITH CHANCEY**, an individual ("Grantor"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, do hereby bargain, sell, remise, convey, release and forever quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to the following described real property (the "Property"):

> ALL THAT TRACT or parcel of land lying and being in Land Lots 161, 162 and 140 of the 3rd District, G.M.D. 454 of Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),

TOGETHER WITH all the right, title or interest to the Property or its appurtenances.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor, nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim or demand any right, title or interest to the Property or its appurtenances, or any rights thereof.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Quitclaim Deed to be effective as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

_____(SEAL)
Bobby Smith Chancey

_____
Unofficial Witness

_____
Notary Public

My commission expires: _____

[NOTARY SEAL]

JOHN E STELL JR
NOTARY
EXPIRES
GEORGIA
DECEMBER 20, 2028
PUBLIC
BARROW COUNTY

[Signature page to Quitclaim Deed]

EXHIBIT A TO QUITCLAIM DEED

Legal Description of Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161, 162 & 140 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387), SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 61 DEGREES 01 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 22 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 776.69 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 59 DEGREES 14 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1,344.80 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387); THENCE NORTH 29 DEGREES 57 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 420.22 FEET TO A 1" BAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 139, 140, 161 & 162; THENCE SOUTH 63 DEGREES 16 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 515.10 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387) AT THE AFORESAID RIGHT-OF-WAY OF JIM DAWS ROAD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 15 DEGREES 16 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 499.91 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 29.928 ACRES.

B. C.

5. Utility Letter

215 N Broad Street
Monroe, GA 30655
(770) 267-3429
lpropes@monroega.gov

June 22, 2026

RE: Utility Will-Serve Letter for Parcels C1640121 and C1640116

To Whom It May Concern:

The City of Monroe is able to provide utility services to the proposed Dycom Industries Inc. Planned Professional Development located on parcels C1640121 and C1640116, at or near Jim Daws Road, Monroe, Georgia, contingent upon the successful annexation and rezoning of the property into the incorporated limits of the City of Monroe.

The following utility services will be available:

- Water service
- Natural gas service
- Telecommunications services
- Solid waste collection services
- Sanitary sewer service, upon completion of the annexation and rezoning process for both parcels and payment of all applicable meter, tap, and connection fees

All utility infrastructure and service connections must be designed and installed in accordance with City of Monroe specifications and are subject to review and approval by the appropriate City Utilities Departments. Any required utility relocations must be coordinated with and approved by the Director of the Water, Sewer, Gas, and Electric Departments, or their designee. The cost and responsibility for such relocations may fall upon the property owner or developer.

Please note that the City of Monroe will not assume ownership, operation, or maintenance responsibility for any sewer pumping facilities or force mains located outside existing public rights-of-way and the designated sewer connection point.

This Will-Serve Letter shall remain valid for a period of one (1) year from the date of issuance. In addition, all required utility and civil engineering plans must be submitted to and approved by the City of Monroe Utilities Departments through the standard development review process.

Sincerely,

Logan Propes
City Administrator

8. Pattern Book

The people connecting America®

Technical Training Facility and Retreat

Pattern Book for Planned Professional Development

June 26, 2026

Pattern Book Contents

- Company Profile
- Project Description and Vision
- Property overview
- Master Plan
  - Site Plan
  - Buildings
  - Lighting
  - Signage
  - Fencing
  - Utilities
- Landscaping
- Ownership/Operations
- PPD Standards
- Appendix

Company Profile

Dycom Industries, Inc.

Dycom is the leading provider of specialty contracting services to the telecommunications infrastructure and utility industries throughout the United States.

It has a nationwide footprint with 15,900+ employees across 560+ field offices throughout all 50 states.

It achieved $5.5 Billion of contract revenues & $738 Million of Adjusted EBITDA in fiscal 2026.

Project Description and Vision

Training Center Vision

Connect, Learn, Enjoy

Dycom's vision for the training facility is to increase the overall quality and consistency of its training programs and allow learners to build a personal connection with the company and brand.

It will accomplish this by creating an all-in-one campus-classroom training, hands-on experience, lodging, and fun with a goal of providing a true work retreat experience that learners enjoy.

Dycom also looks forward to becoming part of a great community, bringing business and career opportunities for the surrounding areas

Facility Components

The facility will include the following components:

Classroom Training:

- A dedicated classroom building provides modern learning spaces.

Hands-On Training: For practical skill development, the facility features:

- pole yard,
- driving course,
- realistic underground utility field, and a
- mock residential neighborhood for real-world scenario practice. Materials for these specialized trainings are securely stored in an onsite warehouse.

Facility Components

In addition to training facilities, the campus will also include the following:

Trainee Accommodations:

- Retreat-styled lodges are designed to house up to forty three guests and include recreational spaces to promote relaxation and camaraderie.

Onsite Management:

- An onsite manager will oversee trainees at all hours.
- The existing house will be utilized for administrative services and the onsite manager.

Retreat-like setting

Dycom is intentional with its site design to incorporate preservation of the existing wooded areas.

Natural Preservation: A key objective of the project is to preserve the site's natural character.

- Impervious surfaces for the current site plan are less than 20% and the design standards for this planned development are proposed at 25% max.

Enhanced Privacy:

- A 100-foot buffer is adjacent to the surrounding residential properties.
- The perimeter will be fenced and a gated entry will provide added security.

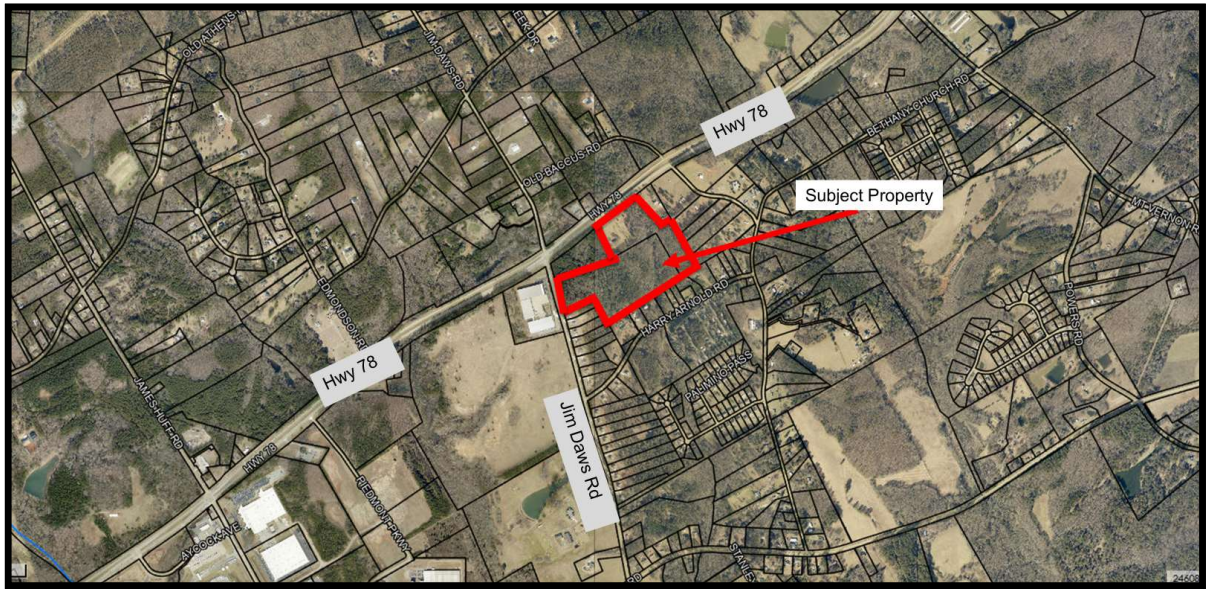
Property Overview

Property Description

The property consists of 48.84 acres located on Hwy 78 and Jim Daws Road. It is directly across Jim Daws Road from Minerva Beauty and property owned by the Development Authority of Walton County for future industrial development.

The property is primarily wooded with evidence of some past farming terraces. An existing house, built in 1978 and totaling under 1,800 sf, fronts on Hwy 78 and is surrounded by a small pasture area. There are no other structures on the property.

The property was originally two parcels which have now been combined into one tax parcel within Walton County C1640116.



Photographs of existing site conditions

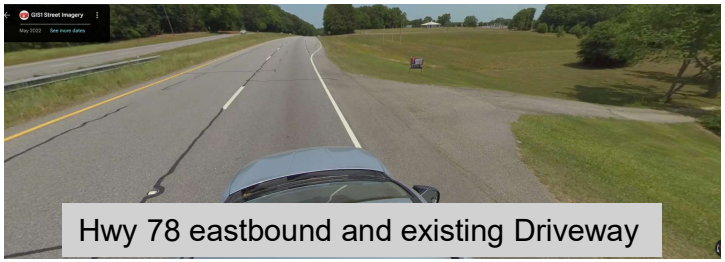
The property is primarily wooded with some pasture areas near the Hwy 78 frontage and around the existing house. The wooded areas are primarily hardwoods.

Photographs of Existing Conditions

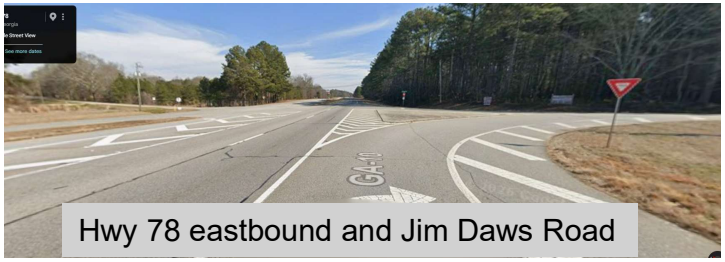
The existing home has a driveway entrance off of Hwy 78 which is shown in these photographs. There is a pasture area along the driveway and around the house. The house is brick and includes small front and back porches and a two-car garage. The house will be renovated to modern standards to accommodate a fulltime residence for the onsite manager.

Roads- Existing Conditions

The training facility will have an entrance at the existing driveway on Hwy 78 for limited use by the onsite manager and periodic truck access. The main entrance will be on Jim Daws Road between the two Minerva driveways. Minimal traffic will be generated from the facility given that there is no public access to the site and a limited number of trainees per session.

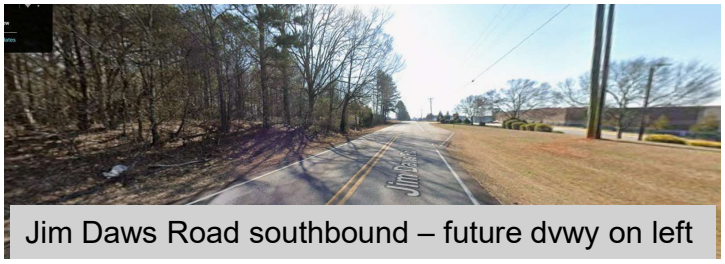


Hwy 78 eastbound and existing Driveway



Hwy 78 eastbound and Jim Daws Road

Jim Daws Road southbound- site on left

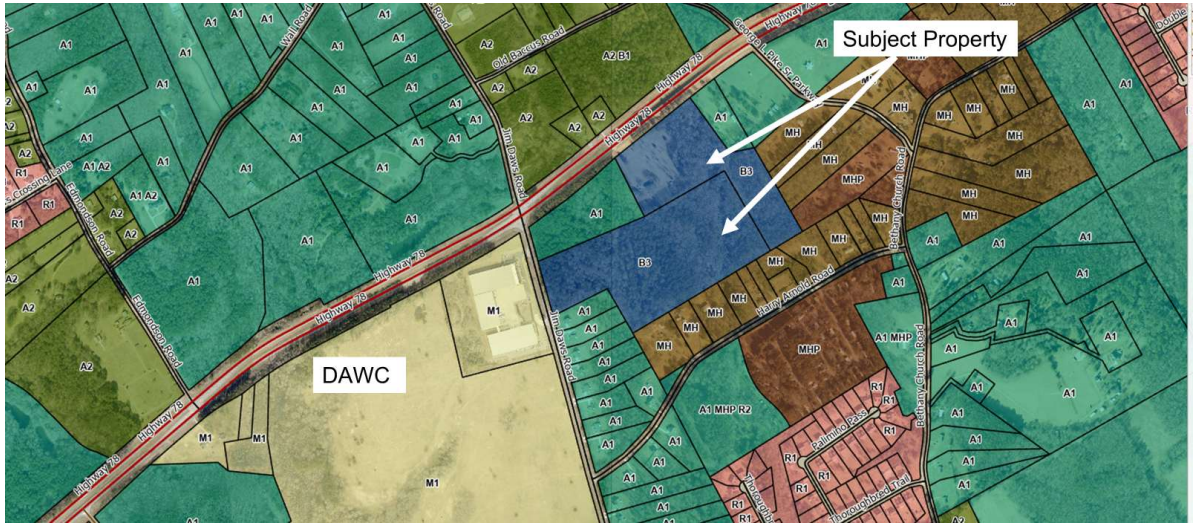


Jim Daws Road southbound – future dvwy on left

Zoning Designation

The property was rezoned for a technical training facility and retreat through Walton County in November 2025 under a B3 designation which is for commercial developments. The commercial designation was suitable under Walton County's Ordinances because the facility will not be manufacturing any goods or operating as an industrial use.

The property is adjacent to property in the City of Monroe zoned M1 which use designation is complementary but not identical to Dycom's intended use. Dycom's training campus is unique as it includes indoor training, outdoor training, lodges, and an onsite manager. This unique pairing of uses fits best under a planned professional district.



Master Plan

Site Plan - Uses

The facility will include ten buildings/areas as shown below. These buildings/areas will provide the spaces needed for Dycom's training programs and to lodge trainees and the onsite manager.

Parking for trainees will be concentrated at the lodge area with additional parking for instructors and daytime staff around the classroom building. Approximately 127 spaces are planned.

BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

Site Plan - Buildings

The primary new buildings on the campus include the classroom/warehouse building, the lodges and recreational hall. The following pages will describe the elevations and dimensions of each.

All new buildings collectively total 39,922 square feet.

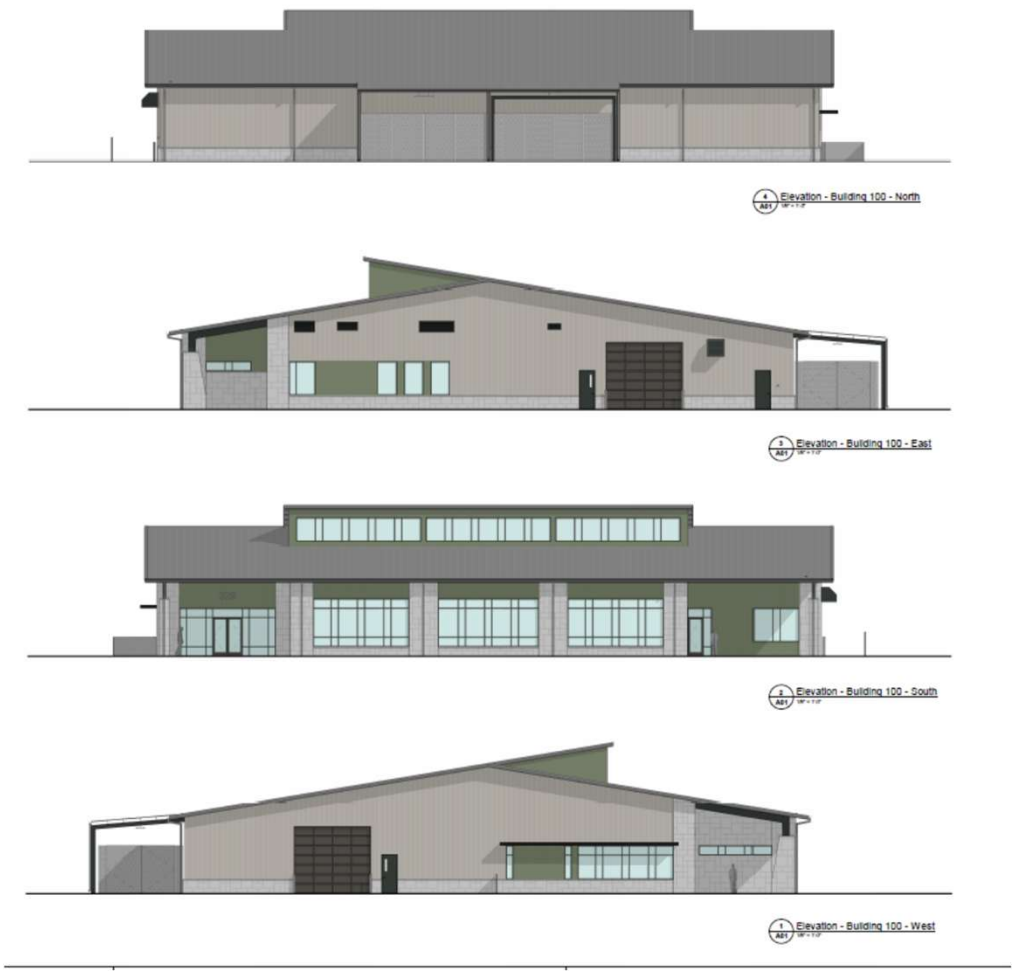
BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

Buildings
Classroom/Warehouse

The classroom/warehouse building elevations show the attractive design of the building to include a variation in roof pitch, exterior materials (steel panels and stone), and attractive windows.

The building is 17,291 square feet and is one story with a max height of 32 feet.

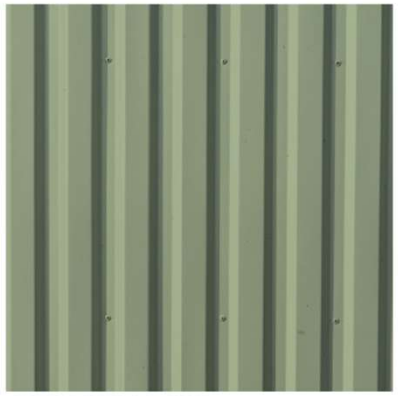


Classroom/Warehouse Design

STONE VENEER
US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

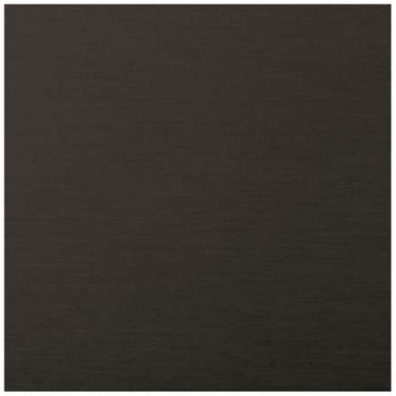
The design materials for the classroom/warehouse building includes a color pallet inspired by the surrounding forest and natural areas. The buildings are meant to blend with the existing surroundings and provide a lodge-like feel for trainees. The materials used for this building are shown here and include full-bed stone veneer, a mix of metals for siding, roofing and accents and long with large aluminum storefront windows to bring the natural light into the building.

METAL WALL PANEL / ROOFING
ASH GRAY



METAL WALL PANEL
COLONY GREEN

ALUMINUM STOREFRONT
ANODIZED DARK BRONZE



MISCELLANEOUS METALS
DOWNSPOUTS, CANOPY, ROOF COPING
ANODIZED DARK BRONZE ALUMINUM

Buildings
Lodge- Building 200

There are four lodge buildings with two types of designs. On the site plan, buildings labeled “Building 200” are smaller and buildings labeled “Building 300” are larger and include some recreational space.

The exterior design of all lodge buildings are consistent and include board and batten siding with full-bed stone veneer and timber to emphasize the natural feel.

As depicted on this page, the two Building 200s total 8,718 square feet and are one story with a max height of 23 feet. They are connected by a breezeway and situated to take advantage of the view of the natural areas.

Buildings
Lodge- Building 300

The second type of lodge building, “Building 300”, is larger and includes the recreational space as shown in the renderings here. The common areas will allow trainees to enjoy camaraderie during off-training hours.

The exterior design of these buildings, like all others are consistent and match the steel panels and stone designs used for the classroom building and other lodges.

As depicted on this page, the two Building 300s total 12,483 square feet and are one story with a max height of 26 feet. They are connected by a breezeway and also situated to take advantage of the view of the natural areas.

Lodge Design

Both lodge building types will include design features and colors that mirror the natural/lodge- inspired design of the classroom building with a few additions. These buildings will include more wood-like features including board and battened, lap siding and stained lumber accents. It will also include a mix of roof materials – metal and shingle. The windows and stone veneer accents will tie the design of these buildings back to the classroom building. All buildings meet the overall intent to blend with the natural surroundings.

BOARD AND BATTEN
JAMES HARDIE, SW6174 ANDIRON

LAP SIDING
JAMES HARDIE 8" EXPOSURE, SW2851 SAGE GREEN LIGHT

WINDOWS
AT LODGE, VINYL WINDOW, BLACK FRAME

ASPHALT SHINGLE ROOFING
AT LODGES

STONE VENEER
US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

STAINED LUMBER
CEDAR

ALUMINUM STOREFRONT
AT REC CENTER, ANODIZED DARK BRONZE

STANDING SEAM METAL ROOFING
AT REC CENTER

Buildings
Ancillary Buildings

In addition to the main classroom building and the lodges, there are ancillary structures including restrooms and mock homes for training which are depicted here. They will be designed to integrate with the colors and general aesthetics of the other buildings. These buildings are intentionally designed to reflect the exact structures and conditions workers will encounter in the field.

The restroom building will total 630 square feet and be one story with a max height of 14 feet.

The mock homes will be one story with a max height of 16 feet.

Restroom

Mock Home

Ancillary Building Design

The design features of the ancillary buildings are intended to complement the main structures and include a natural color pallet intended to blend with the natural surroundings. Variation in siding and roof types will provide visual interest.

FIBERGLASS COLUMN WRAP
AT PORCHES

WINDOWS
AT LODGE, VINYL WINDOW, BLACK FRAME

SHINGLE SIDING
JAMES HARDIE, COLORS VARY

LAP SIDING
JAMES HARDIE 8" EXPOSURE, COLORS VARY

BOARD AND BATTEN
JAMES HARDIE, COLORS VARY

ASPHALT SHINGLE ROOFING
AT LODGES

Existing House

The existing house is just under 1,800 square feet and was built in 1978. It is currently being renovated to modern standards and to mirror the color palette of the new buildings on the site. It will be used as the permanent residence of the onsite manager and his family.

Parking

- The site is designed to accommodate the anticipated trainee capacity, fulltime employees, with some overflow for occasional corporate events.
- There are 67 spaces located at building 100 (the classroom and office space) to allow trainees to park and check-in for the classes and for lodging and to receive a safety briefing. It also provides additional parking for future corporate events like a site tour for Dycom executives.
- After check-in, trainees will move their vehicles to the lodging area which has 60 parking spaces to accommodate trainees with some overflow.
- Also note that the parking area south of Headway Drive denoted as overflow parking is meant for any machinery used for training that would otherwise damage the asphalt due to the outriggers or leveling legs that have heavy point loads.
- For a site standard in general, the parking is based on the average estimated number of people in an area of the site per day of 48 with an overflow margin of 25% in each location (60 spaces at the office/classroom area and 60 spaces at the lodge) plus additional parking for heavy machinery.

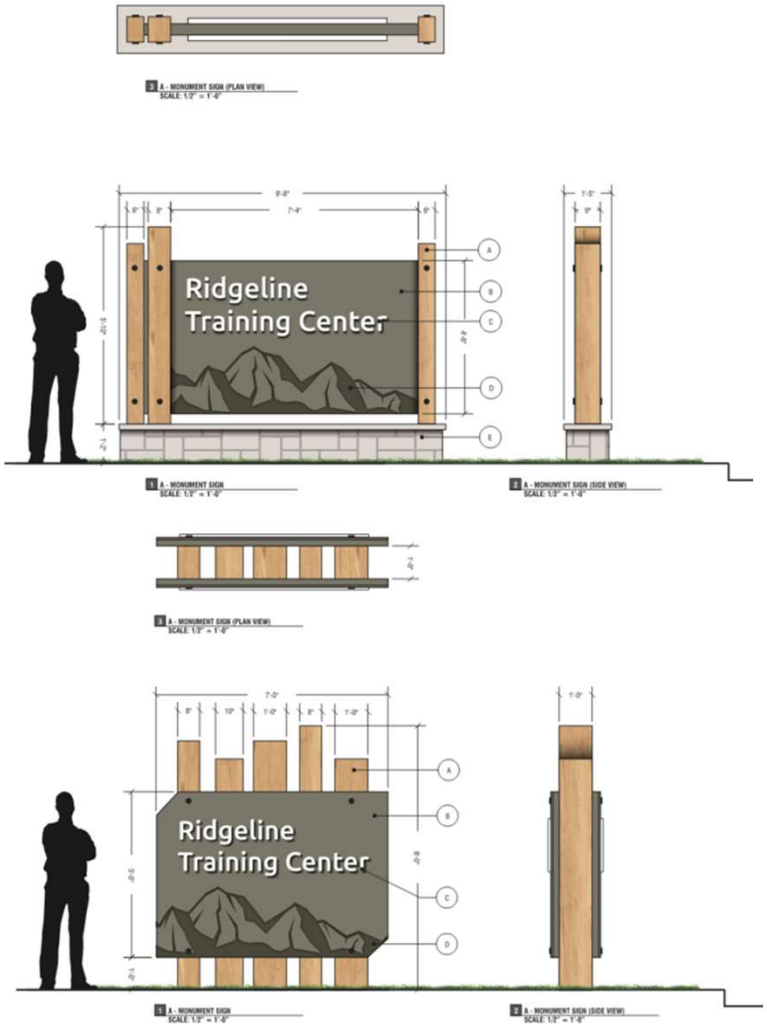
Lighting

All lighting on the property shall be for night-time security purposes as no training will occur at night. The lighting shall be downward and inward facing.

Lighting location and type are denoted on the site plan included in the Appendix. Below is the legend from the site plan listing the types of lighting.

Signage

Signage for the facility will be at the Jim Daws Road entrance and include a monument with attractive landscaping and will meet all city ordinances. The final design is still under review. Potential renderings are included on this page but are subject to changes.



Fencing and Trail

Perimeter fencing will be 6ft, black chain link. Existing trees will be preserved to the extent possible when installing the fence.

A 5-foot wide aggregate trail will start behind the lodge buildings and follow the path of the existing stream to a loop at the northern portion of the property. It will be located outside of the stream buffer, inside of the perimeter fencing and will not be open to the public.

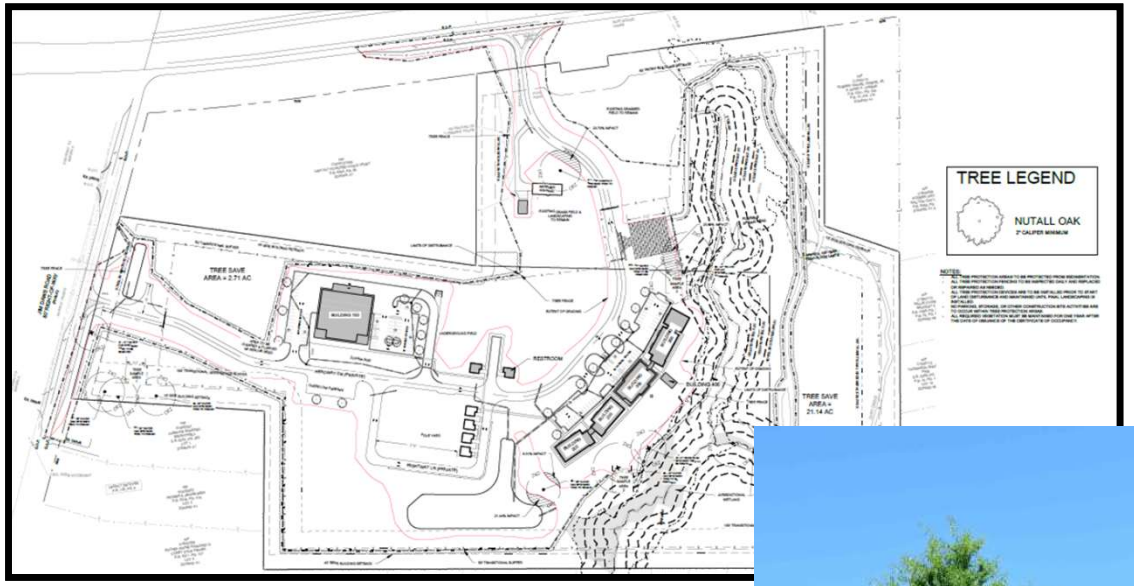
Utilities

The City of Monroe will provide water natural gas, telecommunications, solid waste and sewer services to the property (once annexed). Power will be provided by Walton EMC.

Landscaping

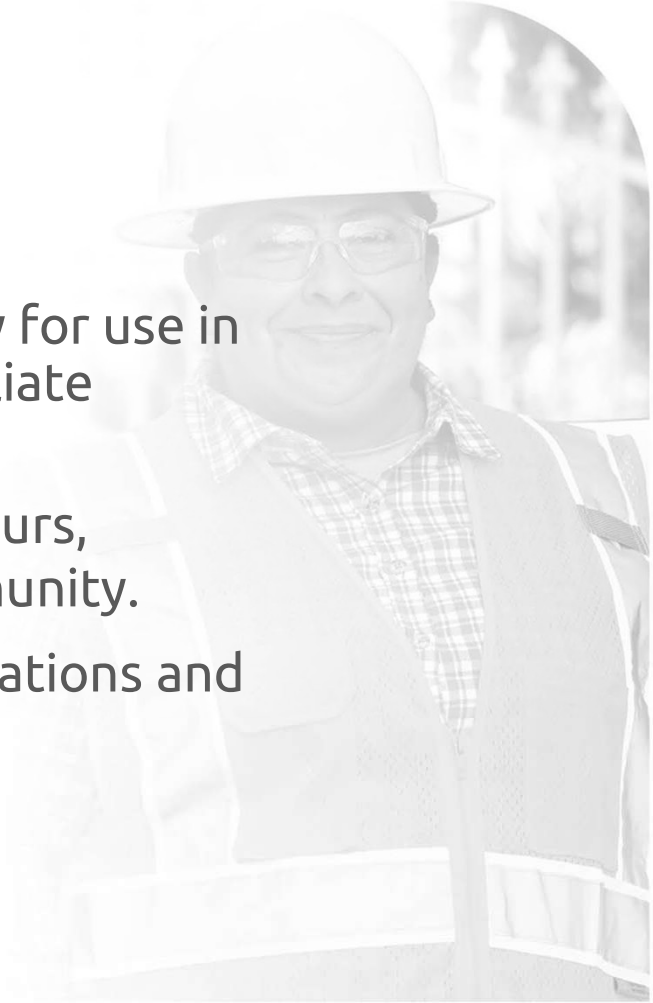
Landscaping Plan

The landscaping plan is included as an appendix. The primary planting will be 2” diameter minimum Nutall Oak trees. These trees are consistent with the existing hardwoods on the site. The planting locations are shown on the plan and are generally located in and around parking areas. Given the abundance of existing vegetation on the site and a 20+ acre tree save area shown on the plan, minimal enhancements are needed.



Ownership and Operations

Company Owned and Operated



Dycom Industries, Inc. will own and operate the facility for use in training its direct employees and employees of its affiliate companies.

All training activities are limited to normal business hours, ensuring minimal disruption to the surrounding community.

The training manager will live onsite and oversee operations and trainees throughout their stay.

Development Standards

Development Standards

The development standards in the Planned Professional Development are shown on the site plan and summarized below:

Building Height:	one-story, max of 32 feet
Minimum Front Setback:	50 feet
Minimum Side Setback:	15 feet
Minimum Rear Setback:	40 feet
Maximum lot coverage:	25%

Future buildings in the expansion areas shown on the site plan must be consistent in design, scale and finishes as those shown in this pattern book.

Allowance for a permanent residence for the onsite manager.

Allowance for overnight lodging for trainees and trainers.

These standards are consistent with the diverse needs of the training facility

Benefits of Planned Professional Development

The Planned Professional District allows for an “orderly, well-designed, office and institutional development in a manner that results in minimum impact upon the surrounding area.” Dycom’s training facility meets this criteria by providing a thoughtfully designed development which will preserve natural areas and buffer adjacent residential uses.

Benefits to Dycom: The flexibility of the Planned Professional District allows Dycom to achieve its vision for having an all-in-one training campus. The variety of land uses required to accommodate indoor training, outdoor training, lodging and a residence is not contemplated by singular zoning districts.

Benefits to community: The Dycom training facility will bring direct jobs and indirect jobs through training regional employees. It will also generate tax revenues and boost the local economy. The PPD zoning designation is key to allowing the combination of uses to accommodate Dycom’s facility. Absent the use flexibility, Dycom would have to have multiple separate campuses or locate in a different jurisdiction.

Project Schedule

Construction is currently ongoing at the property. Dycom intends to open its facility in Spring/Summer of 2027.

Appendix

1. Survey
2. Conceptual Site Plan
3. Site Plan
4. Landscape Plan
5. Renderings of Exterior Elevations and Design Materials

Survey

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TRACT ONE
SPECIAL EXCEPTIONS ADDRESSED PER ALTA COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(A)(R2)

COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY

(8) ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e. ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED" ALTA/NS PS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC., BEARING THE SEAL AND CERTIFICATION OF DONALD E., JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

f. INTENTIONALLY OMITTED

TRACT TWO
SPECIAL EXCEPTIONS ADDRESSED PER ALTA COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(B)(R2)

COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY

(8) ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e.) EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM J. P. BROACH TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 27, 1974, FILED FOR RECORD AUGUST 28, 1974 AT 12:01 P.M., RECORDED IN DEED BOOK 109. PAGE 455, RECORDS OF WALTON COUNTY, GEORGIA. (AFFECTS, EASEMENT IS NOT PLOTTABLE, DUE TO INSUFFICIENT LAND DESCRIPTIONS)

f.) INTENTIONALLY OMITTED

g.) INTENTIONALLY OMITTED

h.) INTENTIONALLY OMITTED

i.) INTENTIONALLY OMITTED

j.) INTENTIONALLY OMITTED

k.) ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED" ALTA/NSPS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC., BEARING THE SEAL AND CERTIFICATION OF DONALD E. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

AREA SUMMARY
TRACT ONE = 29.928 ACRES
TRACT TWO = 18.908 ACRES
TOTAL ACRES = 48.836 ACRES

ALTA/NSPS CERTIFICATION

TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC

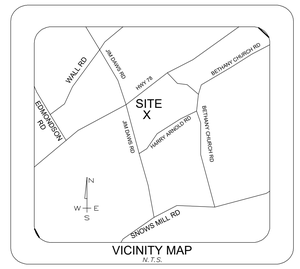
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 11(b) & 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON: 6/18/2025.

GEORGIA SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR No. LS003450 DONALD EDWARD JAMES

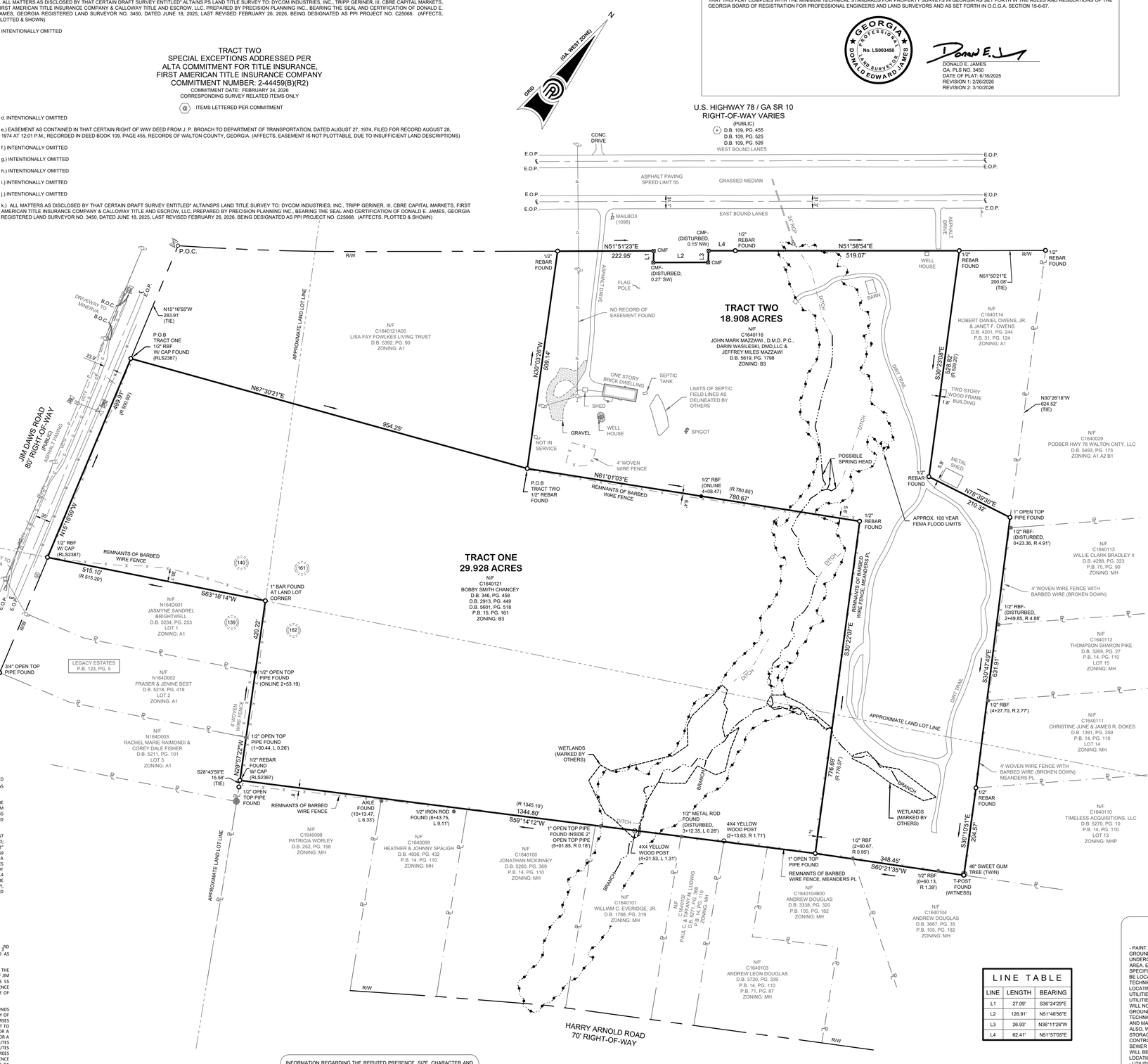
DONALD E. JAMES
GA. PLS NO. 3450
DATE OF PLAT: 6/18/2025
REVISION 1: 2/26/2026
REVISION 2: 3/10/2026



VICINITY MAP
N.T.S.

LEGEND

IPF	IRON PIN FOUND	AC.	ACRES
CMF	CONCRETE MONUMENT FOUND	A.K.A.	ALSO KNOWN AS
"X" SCRIBED IN CONC.		BOC	BACK OF CURB
COMPUTED POINT		BM	BENCHMARK
ROCK FOUND		BSL	BUILDING SETBACK LINE
CONTROL POINT		CHD	CHORD
BENCHMARK		C&G	CURB & GUTTER
SANITARY SEWER MANHOLE		CSP	CORRUGATED PIPE
GREASE TRAP		CMP	CORRUGATED METAL PIPE
		CMF	CONCRETE MONUMENT FOUND
STORM/SANITARY CLEAN OUT		℄	CENTERLINE
JUNCTION BOX		DIP	DUCTILE IRON PIPE
DOUBLE WING CATCH BASIN (DWCB)		D.E.	DRAINAGE EASEMENT
SINGLE WING CATCH BASIN (SWCB)		DB/PG	DEED BOOK / PAGE
CURB INLET		ELEV	ELEVATION
GRATE INLET		EOF	EDGE OF PAVEMENT
HEADWALL		FFE	FINISHED FLOOR ELEVATION
FLARED END STRUCTURE		FKA	FORMERLY KNOWN AS
OUTLET CONTROL STRUCTURE (OCS)		HDPE	HIGH DENSITY POLYETHYLENE PIPE
ROOF DRAIN		HDPE	HIGH DENSITY POLYURETHANE PIPE
AREA DRAIN		I.E.	INVERT ELEVATION
WELL		IPS	IRON PIN SET (1/2" REBAR)
WATER VALVE		IRF	IRON PIN FOUND
WATER METER		LLL	LAND LOT LINE
IRRIGATION CONTROL VALVE		LL	LAND LOT
FIRE HYDRANT		N/A	NAIL SET
FDC FIRE DEPARTMENT CONNECTION		N/F	NAIL FOUND
WATER SPIGOT		NOW	NOW OR FORMERLY
WATER BACKFLOW PREVENTER		OL	ON LINE
WATER MANHOLE		O/P	OPEN TOP PIPE
GV GAS VALVE		PVC	POLYVINYLCHLORIDE PIPE
GP GAS PEDESTAL/BOX		PB/PG	PLAT BOOK / PAGE
GM GAS METER		POB	POINT OF BEGINNING
GMH GAS MANHOLE		P.O.C.	POINT OF COMMENCEMENT
MW MONITOR WELL		℄	PROPERTY LINE
PP/SP POWER POLE/SERVICE POLE		RBF	REBAR FOUND
LP LIGHT POLE		RCP	REINFORCED CONCRETE PIPE
PLP POWER/LIGHT POLE		R/W	RIGHT-OF-WAY
GL GROUND LIGHT		S.S.E.	SANITARY SEWER EASEMENT
GUY WIRE		TPOB	TRUE POINT OF BEGINNING
GUY ANCHOR		TOC	TOP OF CURB
XFMR ELECTRIC TRANSFORMER		TBM	TEMPORARY BENCHMARK
EMH ELECTRIC MANHOLE		+941.2	EXISTING GROUND ELEVATION
EB ELECTRIC PEDESTAL/BOX		942.2	PROPOSED GROUND ELEVATION
EM ELECTRIC METER		~910~	EXISTING CONTOUR ELEVATION
TSP TRAFFIC SIGNAL POLE		910	PROPOSED CONTOUR ELEVATION
CMP CROSS WALK POLE			CENTERLINE
TSB TRAFFIC SIGNAL BOX			ADJOINER PROPERTY LINE
UTP TELEPHONE PEDESTAL			RIGHT OF WAY
			OVERHEAD POWER LINE
UFDP FIBER OPTIC PEDESTAL			UNDERGROUND POWER
CMH COMMUNICATIONS MANHOLE			TELEPHONE LINE
CP COMMUNICATIONS PEDESTAL			UNDERGROUND TELEPHONE LINE
			GAS LINE
CC OVERHEAD CAMERA			CABLE T.V. LINE
AC AIR CONDITIONER			UNDERGROUND CABLE T.V. LINE
MB MAILBOX			SANITARY SEWER LINE
			STORM SEWER PIPE
BOL BOLLARD			GAS PIPE
			FENCE LINE
TRAFFIC ARROWS			BRANCH/CREEK/STREAM CENTERLINE
			DITCH/DRAIN CENTERLINE
HANDICAP PARKING SPACE			FLOOD HAZARD ZONE LIMITS
SIGN			LIMITED ACCESS
BORE HOLE		N/F	NOW OR FORMERLY
TREE			SANITARY SEWER FORCE MAIN
FLAGPOLE			
PAYPHONE			



LAND DESCRIPTION
TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161, 162 & 140 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387), SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 61 DEGREES 01 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 22 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 776.69 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 59 DEGREES 14 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1,344.80 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387); THENCE NORTH 29 DEGREES 57 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 420.22 FEET TO A 1" BAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 139, 140, 161 & 162; THENCE SOUTH 63 DEGREES 16 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 515.10 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387) AT THE AFORESAID RIGHT-OF-WAY OF JIM DAWS ROAD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 15 DEGREES 16 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 499.91 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 29.928 ACRES.

LAND DESCRIPTION
TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161 & 162 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR WITH CAP FOUND (RLS2387); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED, NORTH 30 DEGREES 03 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 509.14 FEET TO A 1/2" REBAR FOUND ON THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY 78; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 51 DEGREES 51 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 222.95 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 36 DEGREES 24 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 27.09 FEET TO A POINT; THENCE NORTH 51 DEGREES 48 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 126.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 36 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 26.93 FEET TO A POINT; THENCE NORTH 51 DEGREES 57 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 62.41 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 58 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 519.07 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 30 DEGREES 23 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 528.82 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 78 DEGREES 39 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 210.32 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 30 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 631.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 204.57 FEET TO A POINT; THENCE SOUTH 60 DEGREES 21 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 348.45 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 30 DEGREES 22 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 776.69 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 61 DEGREES 01 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 18.908 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180.6(.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTSFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.09'	S36°24'29"E
L2	126.91'	N51°48'56"E
L3	26.93'	N36°11'26"W
L4	62.41'	N51°57'05"E

PROPERTY INFORMATION:
TAX PARCEL: C1640121
JIM DAWS ROAD (NO ADDRESS NUMBER LISTED)
MONROE, GEORGIA 30655
ZONED B3

TAX PARCEL: C1640116
1098 HIGHWAY 78
MONROE, GEORGIA 30655
ZONED B3

SUBJECT PARCELS ZONING INFORMATION TAKEN FROM WALTON COUNTY ZONING VERIFICATION LETTER DATED FEBRUARY 27, 2026. REFERENCE REZONING CASE Z25-0311, DATED NOVEMBER 4, 2025.

ADDRESSES LISTED TAKEN FROM OPUBLIC AND OBSERVED ON MAILBOX ONSITE.

PLAT & DEED REFERENCES:
AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

SURVEY NOTES:
1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.

3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

5.) WETLANDS MARKED BY NELSON ENVIRONMENTAL, INC., PREPARED MAY 28, 2025.

6.) SEPTIC SYSTEM WAS MARKED BY RIGHT PRICE PLUMBING & SEPTIC, LLC.

7.) THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS NO. 2-44459(A) AND NO. 2-44459(B), EACH EFFECTIVE AS OF FEBRUARY 24, 2026.

8.) THERE IS NO APPARENT GAPS, GORES OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ITS IMMEDIATE ADJOINING PROPERTIES.

9.) ADJOINING PROPERTY ZONING INFORMATION SHOWN TAKEN FROM WALTON COUNTY ZONING MAPS.

10.) THERE WAS NO OBSERVABLE ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY OR OTHER BURIAL GROUNDS WHILE CONDUCTING FIELDWORK ON THIS PROPERTY.

11.) THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12.) POTENTIAL ENCROACHMENTS:
a. 4' WOVEN WIRE FENCE WITH BARBED WIRE MEANDERS NORTHEASTERN PROPERTY LINE OF TRACT 2.
b. REMNANTS OF BARBED WIRE FENCE MEANDERS SOUTHEASTERN PROPERTY LINE OF TRACTS 1 & 2.
c. REMNANTS OF BARBED WIRE FENCE MEANDERS COMMON PROPERTY LINE OF TRACTS 1 & 2.

13.) TRACT ONE HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF JIM DAWS ROAD & TRACT TWO HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF US HIGHWAY 78/ STATE ROUTE 10.

EQUIPMENT USED:
A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1,L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 62,820 & AN ANGULAR ERROR OF 2.5 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 6/18/2025.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN:
TRACT ONE = 440,970 FEET.
TRACT TWO = 552,881 FEET.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0135E, DATED DECEMBER 15, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

UNDERGROUND UTILITY NOTES:
- PAINT AND/OR FLAGS WERE PLACED ON THE GROUND DIRECTLY ABOVE ALL TRACEABLE UNDERGROUND UTILITIES WITHIN THE SPECIFIED AREA. EACH UTILITY WILL BE MARKED WITH A SPECIFIC COLOR. UNDERGROUND UTILITIES WILL BE LOCATED UTILIZING RADIO FREQUENCY TECHNIQUES. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND OTHER UTILITIES WITH TRACER WIRES. NON-METALLIC UTILITIES AND UTILITIES WITHOUT TRACER WIRES WILL NOT BE PHYSICALLY MARKED ON THE GROUND. UTILITIES NOT LOCATED UTILIZING THIS TECHNIQUE MAY EXIST, BUT NOT BE MARKED, AND MAY BE DISTURBED UPON EXCAVATION. ALSO, WE WILL NOT LOCATE UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, TRAFFIC CONTROL WIRES AND CABLES AS WELL AS SEWER AND STORM DRAIN LINES. EXCAVATION WILL BE REQUIRED TO DETERMINE EXACT LOCATION, SIZE, MATERIAL & DEPTH.
- UTILITIES MARKED BY GROUNDHAWK, PREPARED JUNE 11, 2025.

GEORGIA811 Utility Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY PROVIDERS & CONTACTS
Note: This list is limited to utility companies that have buried facilities in the vicinity of survey area

GAS
CITY OF MONROE
(470) 337-4048

POWER
WALTON EMC
(770) 267-2505
EXT. 7034

WATER
CITY OF MONROE
(470) 337-4048

COMMUNICATION
FIBERLIGHT LLC
(800) 672-0181
EXT. 2

WINDSTREAM
(800) 289-1901

CITY OF MONROE
(470) 337-4048

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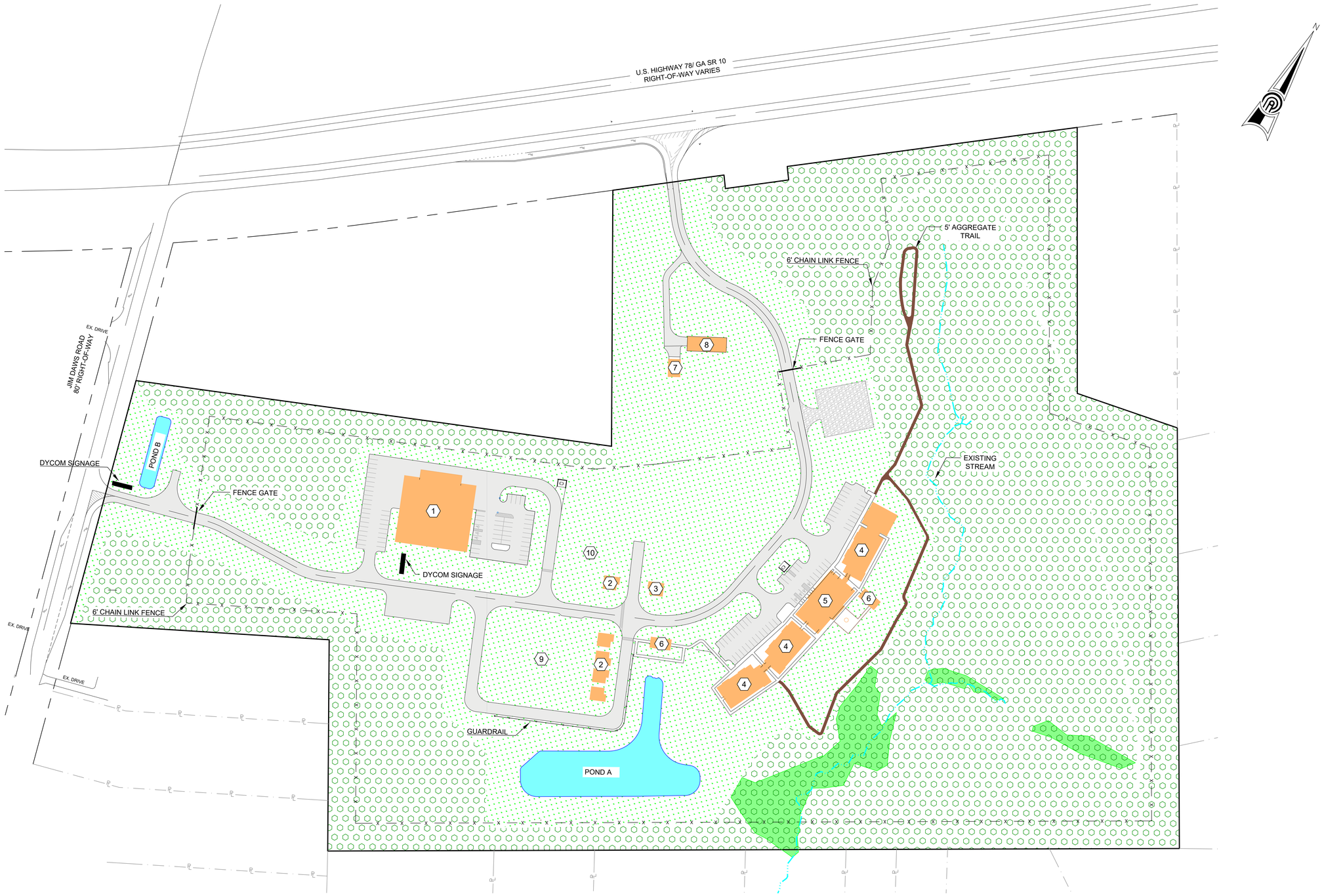
GEORGIA PROFESSIONAL

Conceptual Site Plan



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

HATCH LEGEND

- GRAVEL
- GRASS
- STRUCTURE
- WETLAND
- FOREST
- ASPHALT
- STORMWATER POND

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DYCOM INDUSTRIES TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL: C1640118 & C1640121
MONROE, GA 30655

PROJECT

EXHIBIT A

DESIGN: HSM
DRAWN: HSM
CHECKED: JLP

SHEET TITLE

DATE	NO	DESCRIPTION
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED
4/27/26	5	TRAIL RELOCATION
6/09/26	6	SANITARY SEWER AND FORCE MAIN SUBMITTAL

RELEASE

4/27/2026
DATE

C25-068A
PROJ. NUMBER

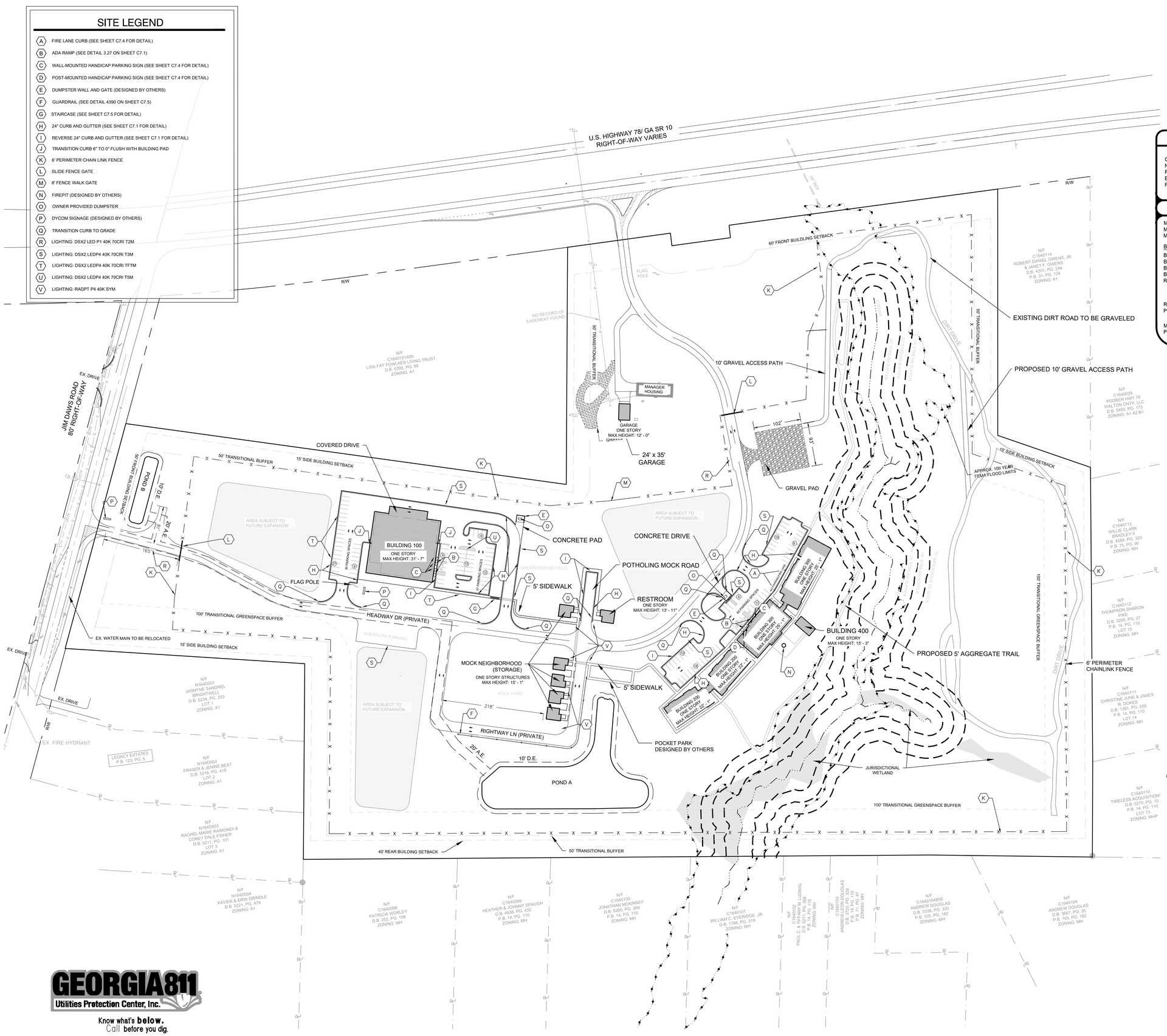
FILE NAME

FILE NUMBER

Site Plan

SITE LEGEND

- (A) FIRE LANE CURB (SEE SHEET C7.4 FOR DETAIL)
- (B) ADA RAMP (SEE DETAIL 3.27 ON SHEET C7.1)
- (C) WALL-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (D) POST-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (E) DUMPSTER WALL AND GATE (DESIGNED BY OTHERS)
- (F) GUARDRAIL (SEE DETAIL 4390 ON SHEET C7.5)
- (G) STAIRCASE (SEE SHEET C7.5 FOR DETAIL)
- (H) 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (I) REVERSE 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (J) TRANSITION CURB 6" TO 0" FLUSH WITH BUILDING PAD
- (K) 6' PERIMETER CHAIN LINK FENCE
- (L) SLIDE FENCE GATE
- (M) 8' FENCE WALK GATE
- (N) FIREPIT (DESIGNED BY OTHERS)
- (O) OWNER PROVIDED DUMPSTER
- (P) DYCOM SIGNAGE (DESIGNED BY OTHERS)
- (Q) TRANSITION CURB TO GRADE
- (R) LIGHTING: DSX2 LED P1 40K 70CRI T2M
- (S) LIGHTING: DSX2 LEDP4 40K 70CRI T3M
- (T) LIGHTING: DSX2 LEDP4 40K 70CRI TFTM
- (U) LIGHTING: DSX2 LEDP4 40K 70CRI T5M
- (V) LIGHTING: RADPT P4 40K SYM



PROJECT SITE DATA:

OVERALL SITE AREA:	48.84 ACRES
NET SITE AREA:	43.97 ACRES
PROPOSED USE:	TECHNICAL TRAINING FACILITY AND RETREAT
EXISTING ZONING:	B3 IN WALTON COUNTY
PROPOSED ZONING:	PPD IN THE CITY OF MONROE

PROJECT STANDARDS:

MINIMUM FRONT SETBACK:	50 FEET (60 ARTERIAL/CONNECTER)
MINIMUM SIDE SETBACK:	15 FEET
MINIMUM REAR SETBACK:	40 FEET

BUILDING NAME	USE	GROSS FLOOR AREA
BUILDING 100	OFFICE/WAREHOUSE	17,291 SQUARE FEET
BUILDING 200	LODGING	8,718 SQUARE FEET
BUILDING 300	LODGING/RECREATION	12,483 SQUARE FEET
BUILDING 400	PAVILION	800 SQUARE FEET
RESTROOM	RESTROOM	630 SQUARE FEET
		TOTAL: 39,922 SQUARE FEET

REQUIRED PARKING = (2.9 SPACES)(39,922 SF)/(1,000 SF) = 116 SPACES
PROPOSED PARKING 127 SPACES

MAXIMUM LOT COVERAGE: 12.2 ACRES (25.0%)
PROPOSED LOT COVERAGE 5.24 ACRES (10.8%)

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

24-HOUR CONTACT

CONTACT: TOM BONES
PHONE: 470-984-4418
EMAIL: TOM.BONES@DYCOMINC.COM

OWNER / DEVELOPER

DYCOM INDUSTRES INC
300 BANYAN BOULEVARD, SUITE 1101
WEST PALM BEACH, FL 33401
CONTACT: MATTHEW LOVATO
PHONE:708-906-8798
EMAIL: MATTHEW.LOVATO@DYCOMINC.COM

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: HARRISON MARTIN
PHONE: 770-338-8107
EMAIL: 944HM@PPI.US

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JIM DAWS ROAD & HIGHWAY 78
PARCEL C1640118 & C1640121
WALTON COUNTY, GA

PROJECT

SITE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

SHEET TITLE

DATE	NO	DESCRIPTION
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
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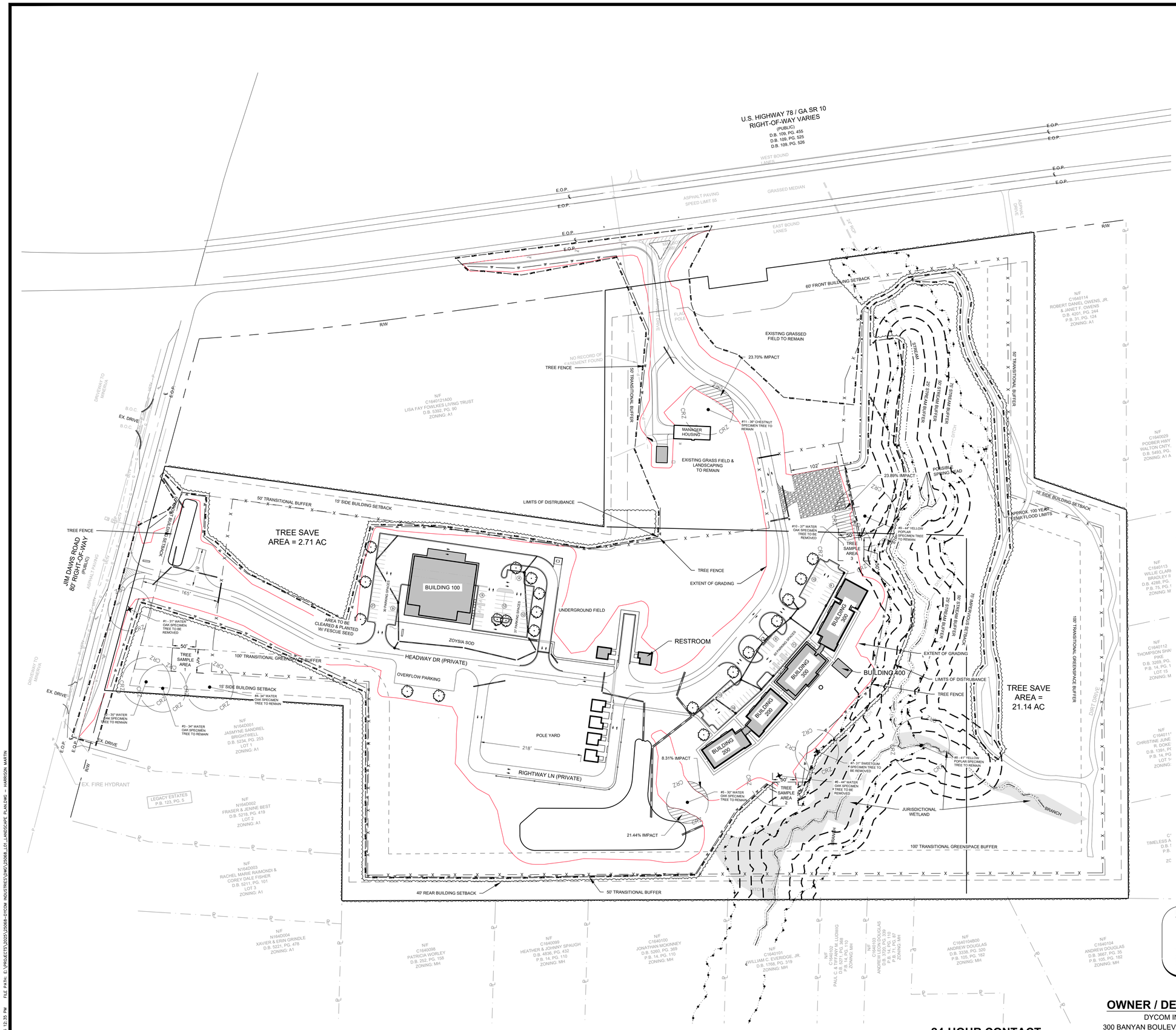
RELEASE

DATE: 4/27/2026
PROJ. NUMBER: C25-068A
FILE NAME:
FILE NUMBER:

C2.1

PLOT DATE: 6/10/2026 8:43 AM FILE PATH: E:\PROJECTS\2025\25068_DYCOM INDUSTRIES\DWG\25068_C201_ANNEXATION EXHIBIT.DWG – HARRISON MARTIN

Landscape Plan



TREE LEGEND

NUTALL OAK
2" CALIPER MINIMUM

NOTES:

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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UTILITY NOTE

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24-HOUR CONTACT

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EMAIL: TOM.BONES@DYCOMINC.COM

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300 BANYAN BOULEVARD, SUITE 1101
WEST PALM BEACH, FL 33401
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ENGINEER

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400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: HARRISON MARTIN
PHONE: 770-338-8107
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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 028652 4/21/26 JAMES LEE PARKER

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770-338-8100 • www.ppi.us

PROJECT

DYCOM INDUSTRIES TRAINING CENTER
JIM DAWS ROAD & HIGHWAY 78
PARCEL: C1640118 & C1640121
WALTON COUNTY, GEORGIA

SHEET TITLE

OVERALL LANDSCAPE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

RELEASE

DATE	NO	DESCRIPTION
2/19/26	1	GDOT COMMENTS ADDRESSED
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED

DATE:	PROJ. NUMBER	FILE NAME	FILE NUMBER
2/11/2026	C25-068A		

L1.1

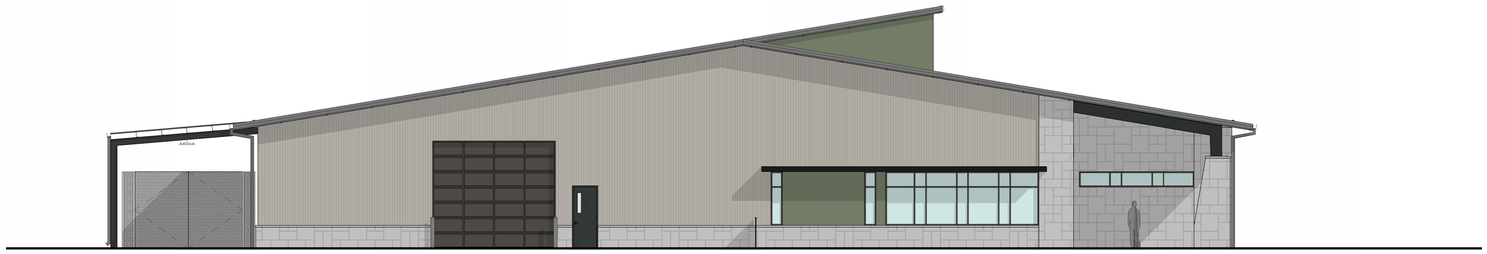
PLOT DATE: 4/21/2026 12:35 PM FILE PATH: E:\PROJECTS\2025\25068-DYCOM INDUSTRIES\DWG\25068_L01_LANDSCAPE PLAN.DWG — HARRISON MARTIN

Renderings of Exterior Elevations and Design Materials

4 A01 Elevation - Building 100 - North
1/8" = 1'-0"

3 A01 Elevation - Building 100 - East
1/8" = 1'-0"

2 A01 Elevation - Building 100 - South
1/8" = 1'-0"



1 A01 Elevation - Building 100 - West
1/8" = 1'-0"

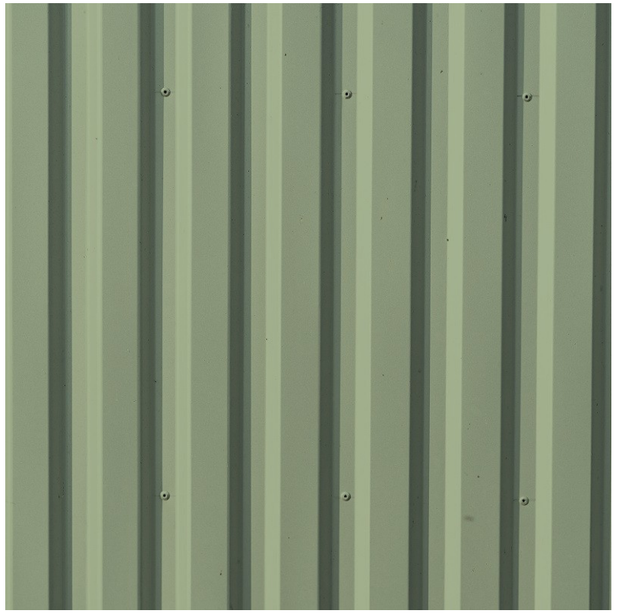
PRAXIS3	Dycom Industries	Dycom Training Facility Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	Exterior Elevations - Building 100	Project No. 25098	06/10/2026	A01

STONE VENEER

US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

METAL WALL PANEL / ROOFING

ASH GRAY

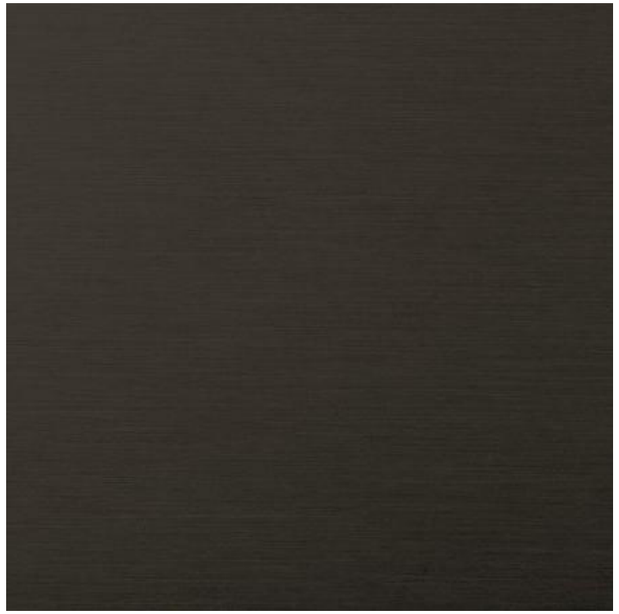


METAL WALL PANEL

COLONY GREEN

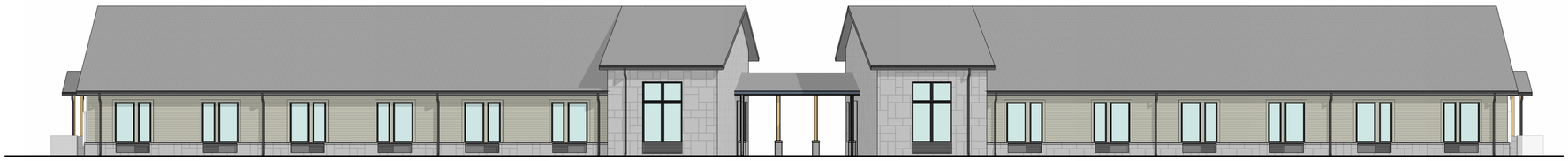
ALUMINUM STOREFRONT

ANODIZED DARK BRONZE



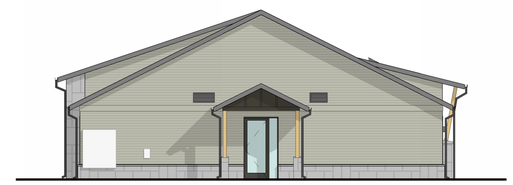
MISCELLANEOUS METALS

DOWNSPOUTS, CANOPY, ROOF COPING
ANODIZED DARK BRONZE ALUMINUM



4 A03 Elevation - Building 200 - East
1/8" = 1'-0"

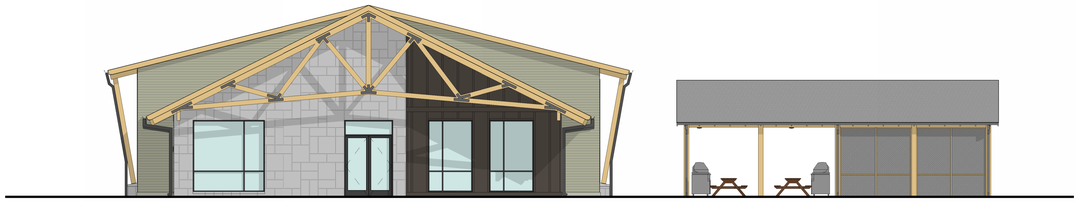
3 A03 Elevation - Building 200 - South
1/8" = 1'-0"



2 A03 Elevation - Building 200 - North
1/8" = 1'-0"

1 A03 Elevation - Building 200 - West
1/8" = 1'-0"

PRAXIS3	Dycom Industries	**Dycom Training Facility** Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	**Exterior Elevations - Building 200**	**Project No. 25098**	**06/10/2026**	**A03**



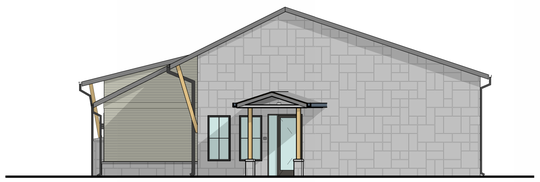
1 A04 Elevation - Rec Center - South
1/8" = 1'-0"

2 A04 Elevation - Rec Center - North
1/8" = 1'-0"

4 A04 Elevation - Building 300 - East
1/8" = 1'-0"

3 A04 Elevation - Building 300 - West
1/8" = 1'-0"

5 A04 Elevation - Trainer Suite Wing - North
1/8" = 1'-0"



6 A04 Elevation - Lodge B - South
1/8" = 1'-0"

PRAXIS3	Dycom Industries	Dycom Training Facility Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	Exterior Elevations - Building 300	Project No. 25098	06/10/2026	A04

BOARD AND BATTEN

JAMES HARDIE, SW6174 ANDIRON

LAP SIDING

JAMES HARDIE 8" EXPOSURE, SW2851 SAGE GREEN LIGHT

WINDOWS

AT LODGE, VINYL WINDOW, BLACK FRAME

ASPHALT SHINGLE ROOFING

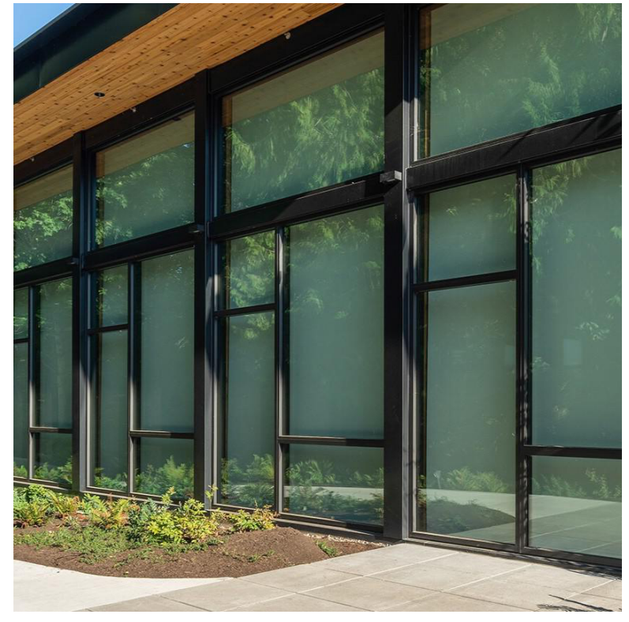
AT LODGES

STONE VENEER

US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

STAINED LUMBER

CEDAR

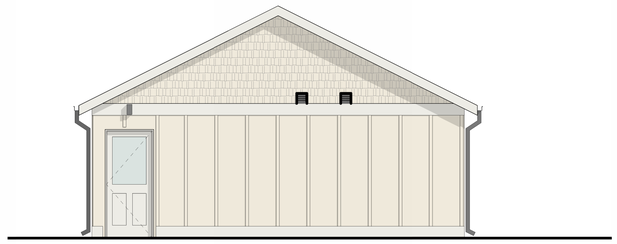


ALUMINUM STOREFRONT

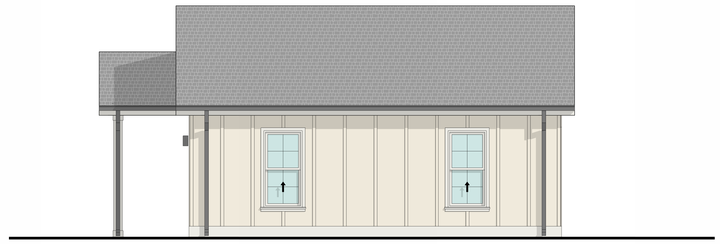
AT REC CENTER, ANODIZED DARK BRONZE

STANDING SEAM METAL ROOFING

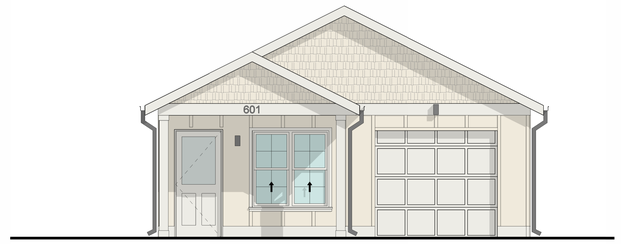
AT REC CENTER



15 A06 Elevation - Restroom Rear
1/4" = 1'-0"

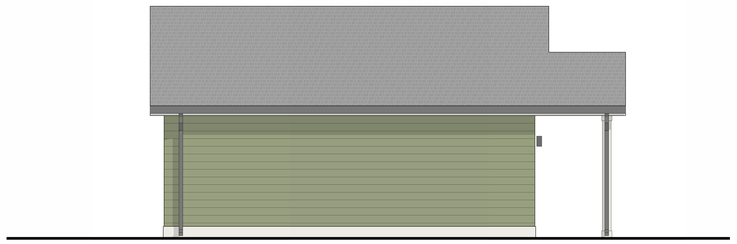


16 A06 Elevation - Restroom Side
1/4" = 1'-0"

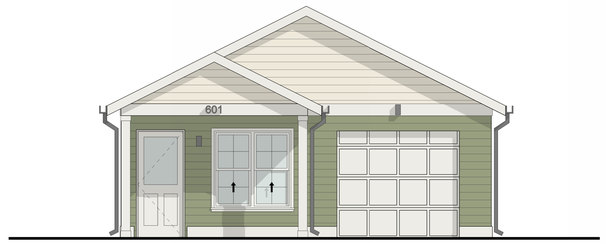


14 A06 Elevation - Restroom Front
1/4" = 1'-0"

6 A06 Elevation - Typ Mock Home Rear
1/4" = 1'-0"



7 A06 Elevation - Typ Mock Home Side
1/4" = 1'-0"



5 A06 Elevation - Typ Mock Home Front
1/4" = 1'-0"

PRAXIS3	Dycom Industries	**Dycom Training Facility** Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	Exterior Elevations - Mock Homes & Restrooms	Project No. 25098	06/10/2026	A06

FIBERGLASS COLUMN WRAP
AT PORCHES

WINDOWS
AT LODGE, VINYL WINDOW, BLACK FRAME

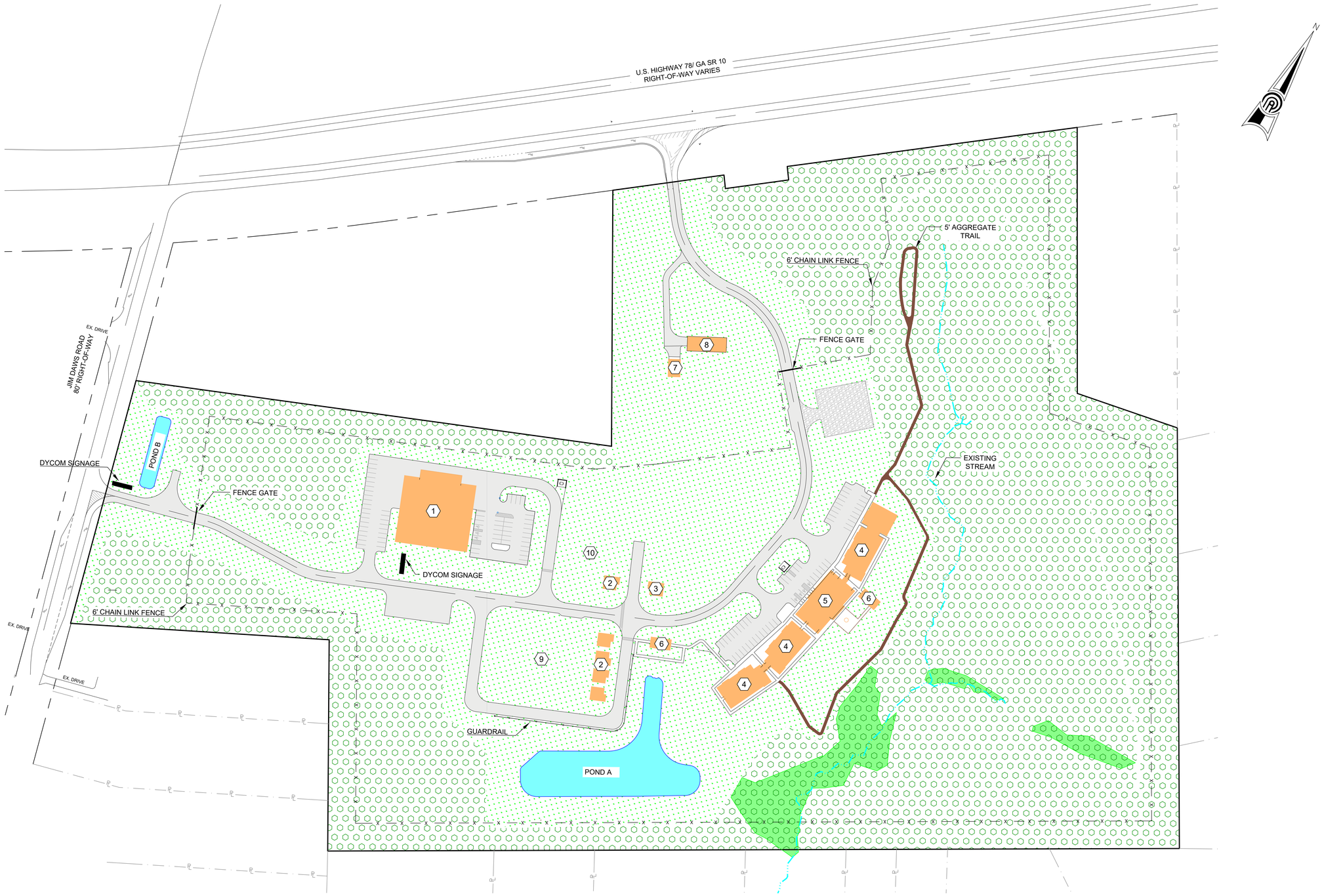
SHINGLE SIDING
JAMES HARDIE, COLORS VARY

LAP SIDING
JAMES HARDIE 8" EXPOSURE, COLORS VARY

BOARD AND BATTEN
JAMES HARDIE, COLORS VARY

ASPHALT SHINGLE ROOFING
AT LODGES

Conceptual Site Plan



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

HATCH LEGEND

- GRAVEL
- GRASS
- STRUCTURE
- WETLAND
- FOREST
- ASPHALT
- STORMWATER POND

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400 Pike Boulevard, Lawrenceville, Ga 30046
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DYCOM INDUSTRIES TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL: C1640118 & C1640121
MONROE, GA 30655

PROJECT

EXHIBIT A

DESIGN: HSM
DRAWN: HSM
CHECKED: JLP

SHEET TITLE

DATE	NO	DESCRIPTION
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED
4/27/26	5	TRAIL RELOCATION
6/09/26	6	SANITARY SEWER AND FORCE MAIN SUBMITTAL

RELEASE

4/27/2026
DATE

C25-068A
PROJ. NUMBER

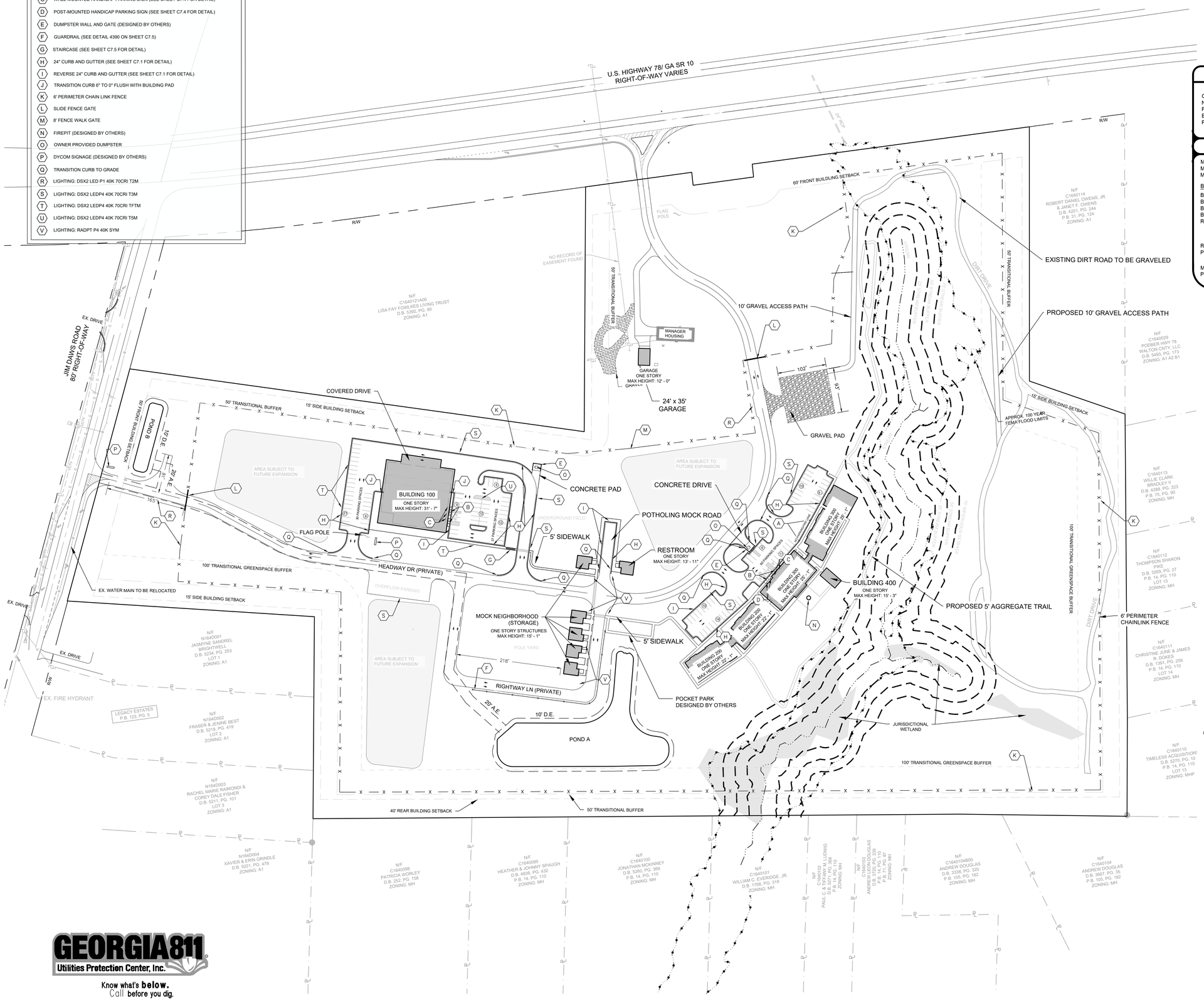
FILE NAME

FILE NUMBER

Site Plan

SITE LEGEND

- (A) FIRE LANE CURB (SEE SHEET C7.4 FOR DETAIL)
- (B) ADA RAMP (SEE DETAIL 3.27 ON SHEET C7.1)
- (C) WALL-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (D) POST-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (E) DUMPSTER WALL AND GATE (DESIGNED BY OTHERS)
- (F) GUARDRAIL (SEE DETAIL 4390 ON SHEET C7.5)
- (G) STAIRCASE (SEE SHEET C7.5 FOR DETAIL)
- (H) 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (I) REVERSE 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (J) TRANSITION CURB 6" TO 0" FLUSH WITH BUILDING PAD
- (K) 6' PERIMETER CHAIN LINK FENCE
- (L) SLIDE FENCE GATE
- (M) 8' FENCE WALK GATE
- (N) FIREPIT (DESIGNED BY OTHERS)
- (O) OWNER PROVIDED DUMPSTER
- (P) DYCOM SIGNAGE (DESIGNED BY OTHERS)
- (Q) TRANSITION CURB TO GRADE
- (R) LIGHTING: DSX2 LED P1 40K 70CRI T2M
- (S) LIGHTING: DSX2 LEDP4 40K 70CRI T3M
- (T) LIGHTING: DSX2 LEDP4 40K 70CRI TFTM
- (U) LIGHTING: DSX2 LEDP4 40K 70CRI T5M
- (V) LIGHTING: RADPT P4 40K SYM



PROJECT SITE DATA:

OVERALL SITE AREA:	48.84 ACRES
NET SITE AREA:	43.97 ACRES
PROPOSED USE:	TECHNICAL TRAINING FACILITY AND RETREAT
EXISTING ZONING:	B3 IN WALTON COUNTY
PROPOSED ZONING:	PPD IN THE CITY OF MONROE

PROJECT STANDARDS:

MINIMUM FRONT SETBACK:	50 FEET (60 ARTERIAL/CONNECTER)
MINIMUM SIDE SETBACK:	15 FEET
MINIMUM REAR SETBACK:	40 FEET

BUILDING NAME	USE	GROSS FLOOR AREA
BUILDING 100	OFFICE/WAREHOUSE	17,291 SQUARE FEET
BUILDING 200	LODGING	8,718 SQUARE FEET
BUILDING 300	LODGING/RECREATION	12,483 SQUARE FEET
BUILDING 400	PAVILION	800 SQUARE FEET
RESTROOM	RESTROOM	630 SQUARE FEET
		TOTAL: 39,922 SQUARE FEET

REQUIRED PARKING = (2.9 SPACES)(39,922 SF)/(1,000 SF) = 116 SPACES
PROPOSED PARKING 127 SPACES

MAXIMUM LOT COVERAGE: 12.2 ACRES (25.0%)
PROPOSED LOT COVERAGE 5.24 ACRES (10.8%)

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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PROJECT

DYCOM INDUSTRIES
TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL C1640118 & C1640121
WALTON COUNTY, GA

SHEET TITLE

SITE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

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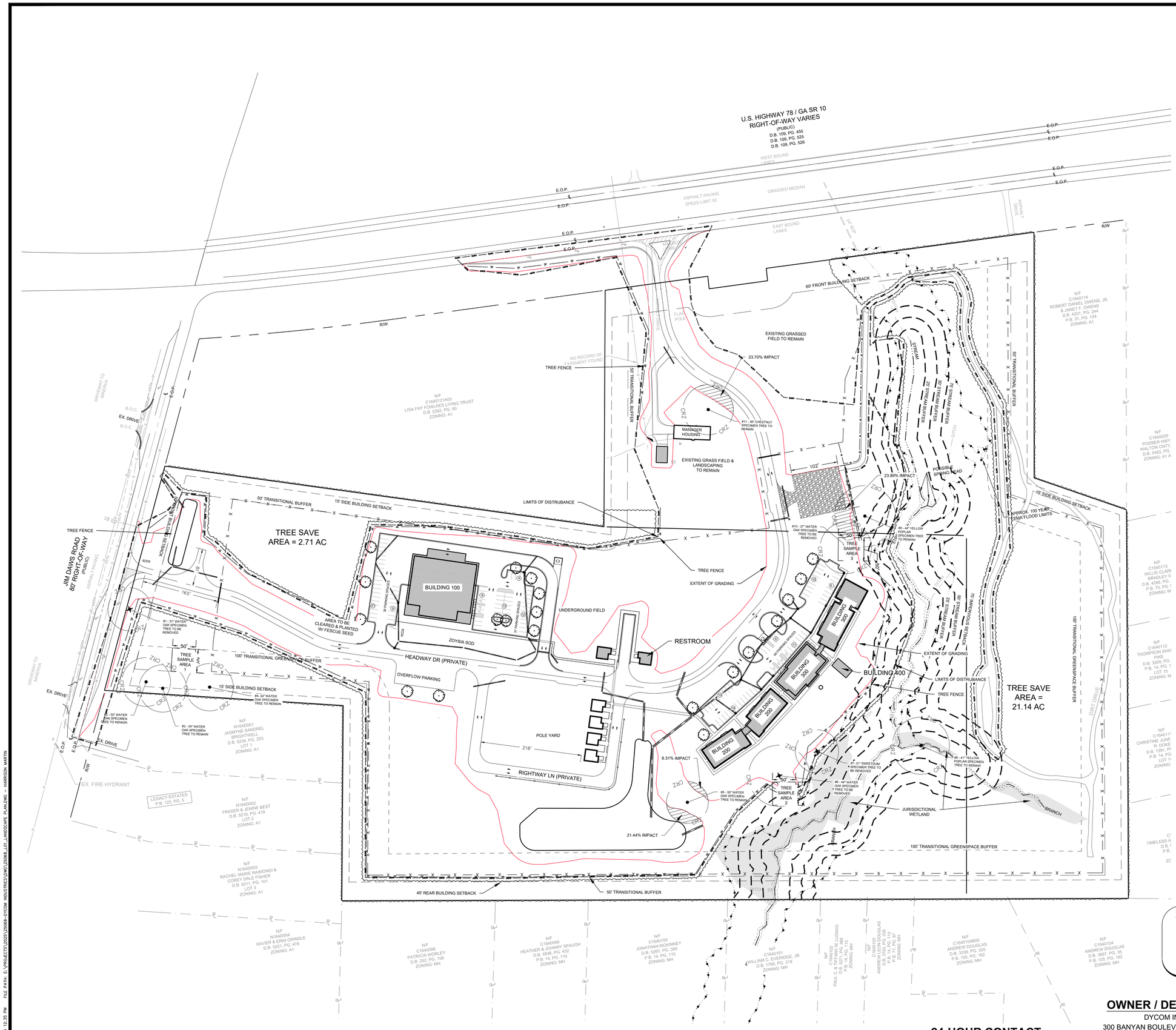
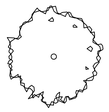
C2.1

PLOT DATE: 6/10/2026 8:43 AM FILE PATH: E:\PROJECTS\2025\25068-DYCOM INDUSTRIES\DWG\25068_C201_ANNEXATION EXHIBIT.DWG – HARRISON MARTIN

Landscape Plan



TREE LEGEND



NUTALL OAK

2" CALIPER MINIMUM

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(IN FEET)
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SHEET TITLE

OVERALL LANDSCAPE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

RELEASE

DATE	NO	DESCRIPTION
2/19/26	1	GDOT COMMENTS ADDRESSED
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED

DATE:	PROJ. NUMBER	FILE NAME	FILE NUMBER
2/11/2026	C25-068A		

L1.1

PLOT DATE: 4/21/2026 12:35 PM FILE PATH: E:\PROJECTS\2025\25068-DYCOM INDUSTRIES\DWG\25068_L01_LANDSCAPE PLANLDWG — HARRISON MARTIN

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/2/26

Subject: REZONE #4742 – 108 – 124 E. Fambrough St. – B-3 & M-1 to R-1A

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The City has initiated a rezoning of certain properties located along E. Fambrough St. to better reflect the existing residential pattern and uses located on those properties. The current zoning of B-3 and M-1 for these properties either limits or prohibits any further ability to pursue any permits for residential purposes. Historically, the properties have always been residential, and the proposed zoning map change is to correct that error and align it with the existing uses.

Background:

Please refer to the attached staff report for complete details regarding this Rezone request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of this Rezone request from B-3 and M-1 to R-1A as presented at the Planning Commission meeting.

Attachment(s):

Staff Report
Application Documents

CITY OF MONROE
PLANNING & ZONING
REZONE STAFF REPORT

APPLICATION SUMMARY

REZONE CASE: 4742

APPLICANT NAME: City of Monroe

PROPERTY OWNERS: John H. Williamson Rentals LLC, Monroe First Congregational Holiness Church Inc., Madelynn Pierce & Kalum D. McDonald, Denise Putnam, Earl & Patricia D. Lashley, Shadrach, Meshach, & Abednego LLC, Christopher & Jessica Crutchfield

LOCATION: North and south sides of E. Fambrough St. – 108, P/O 109, 112, 114, 118, 122, & 124 E. Fambrough St.

COUNCIL DISTRICTS: 6 & 8

ACREAGE: ±3.05

EXISTING ZONING: M-1 (Light-Industrial/Manufacturing District) & B-3 (Highway Business District)

EXISTING LAND USE: Single-family residences and vacant

ACTION REQUESTED: Rezone M-1 & B-3 to R-1A (Medium Lot Residential District)

PROJECT SUMMARY: City-initiated rezone to align zoning map with existing uses

STAFF RECOMMENDATION: Approval

DATES OF SCHEDULED MEETINGS
PLANNING COMMISSION: August 18, 2026
CITY COUNCIL: September 8, 2026

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The City of Monroe has initiated this rezoning of the properties located at 108, 112 114, 118, 122, and 124 E. Fambrough St. to be rezoned from M-1 (Light/Industrial Manufacturing District) to R-1A (Medium Lot Residential District). The City of Monroe has included in this initiated rezoning a ±0.70-acre portion of the property located at 109 E. Fambrough St. to be rezoned from B-3 (Highway Business District) to R-1A (Medium Lot Residential District). This ±0.70-acre portion of 109 E. Fambrough Street is part of a larger ±4.29-acre tract belonging to Monroe First Congregational Holiness Church Inc. The remaining ±3.59 acres of the church will remain zoned B-3.

The purpose of the rezone is to align the zoning map with the current and proposed residential uses of these existing properties and correct a long-standing error reflected on the zoning map.

PROPOSED REZONE SUMMARY:

- 7 Total Properties
  - Total Area – ±3.05 Acres
  - Existing Zoning – 6 Properties M-1 (Light/Industrial Manufacturing District)
    1 Property B-3 (Highway Business District)
  - Existing Land Uses – Single-family residences and vacant

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS" AS SET FORTH IN SECTION 1521.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The subject properties are currently zoned M-1 and B-3. The M-1 District intends to, "Provide appropriately located areas for a range of light industrial uses, and limited commercial uses that are compatible therewith, for the employment of residents of the city and region." The history of the zoning on these parcels dates back to the City's original adoption of zoning in the 1960s. At that time, it was anticipated that this area would eventually develop as an industrial district due to the nearby fertilizer plant and adjacent railroad. However, that anticipated industrial development never occurred, and the existing residences remained. At this time, industrial development is no longer practical or desired on this block, so the existing M-1 zoning has little to no economic viability.

The B-3 property at 109 E. Fambrough St. is the former location of a single-family home, combined with the overall church property located at 1113 S. Broad St. The combined tract is a total of ±4.29 acres. This rezoning would reclassify ±0.70 acres (the approximate area previously used for the residence) to R-1A to give the church the option to subdivide and create two new single-family lots. The B-3 District is intended for larger scale commercial and institutional uses, which would be out of scale with the development pattern of E. Fambrough St.

(2) The proposed use and zoning classification of the subject property: The requested R-1A zone intends, "To provide for areas of medium density, detached, single-family residential uses; to recognize and protect the moderate lot size, street grid based and highly pedestrian character of the city's turn-of-the-century neighborhoods and subdivisions; to reinforce the traditional residential development pattern characteristic of the historic areas of the city; to permit compatible accessory uses which normally complement balanced and attractive residential uses; to stabilize and protect owner-occupied housing and encourage a suitable environment for family life; and, to protect moderate density, single family residential areas from encroachment of higher density residential and incompatible non-residential uses."

The intended use is single-family residential. The ±0.70-acre sub-tract, belonging to the church at 109 E. Fambrough St. anticipates that the church may one day split this sub-tract into a separate parcel for two single-family homes.

The following information compares the difference in development intensity between the existing M-1 (Light Industrial/Manufacturing District) zoning and the requested R-1A (Medium Lot Residential District) zone. Broadly, a comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be

allowed if the request is approved. In terms of building scale, the following chart illustrates the differences in size and scale of buildings that could be constructed:

	CURRENT	REQUESTED
Zoning Standards	**M-1**	**R-1A**
Minimum Lot Size	3 acres	10,000 SF
Max Lot Coverage	60%	40%
Max Building Height	75 FT.	35 FT.
Setbacks	50-100 FT.	10-40 FT.
Parking	1 space per 3 employees + 1 space per company vehicle	2 spaces per dwelling

The City of Monroe's Zoning Ordinance defines a select list of allowable land uses in each district. For this request, the most noticeable difference between the current M-1 and B-3 zoning districts and the proposed R-1A zoning is that M-1 and B-3 allow a wide variety of commercial and industrial uses and R-1A only allows single-family residences, individual manufactured homes, and churches by-right.

(3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property: The properties to the southwest and southeast are zoned M-1 and are used by small-scale logging and aggregate materials companies. The properties to the west are zoned B-3, containing a church and a shop, respectively. The properties to the northeast are zoned R-2 and have residential multi-family uses. Rezoning to R-1A would bring the properties into alignment with the existing residential character of the street, so there would be no adverse impact on nearby property.

(4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel: The requested rezone should not adversely affect existing infrastructure, since most of the lots already have a dwelling on them.

(5) Whether the zoning proposal is consistent with the Comprehensive Plan: The subject property is located in the South Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the South Sub-Area is predominantly residential with limited commercial, industrial, and institutional uses. The Comprehensive Plan does not anticipate additional industrial use in the area, so rezoning these parcels would bring the zoning into greater alignment with the Plan.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal: As stated previously, this area was zoned M-1 in the 1960s in anticipation of industrial expansion that never materialized. Meanwhile, residences remained and the character of the street is residential to this day. Since industrial development is not feasible, or necessarily desired here, the City is initiating this rezone to correct this long-standing mapping discrepancy to align the law with the established residential character of the street. Under the current M-1 zoning designation, single-family dwellings and their accessory

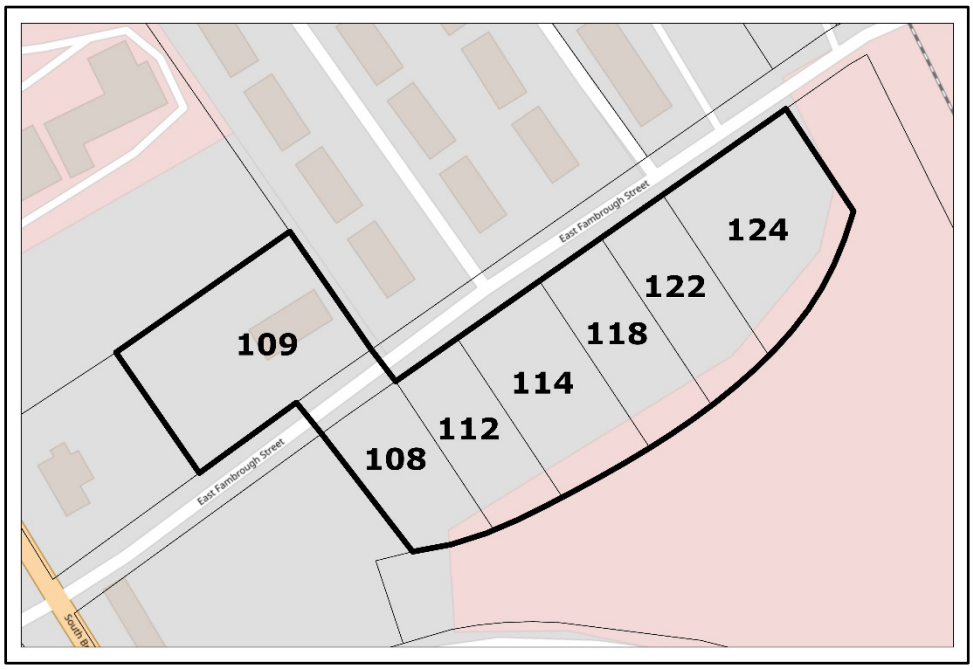
uses are not permitted. The City is proposing this rezoning to correct a long-standing zoning inconsistency by bringing the property's zoning into alignment with its existing residential use. Rezoning the property to R-1A will legally recognize the existing single-family residence and allow future additions, expansions, accessory buildings, and other permitted residential uses by right, in accordance with the City's zoning regulations.

STAFF RECOMMENDATION

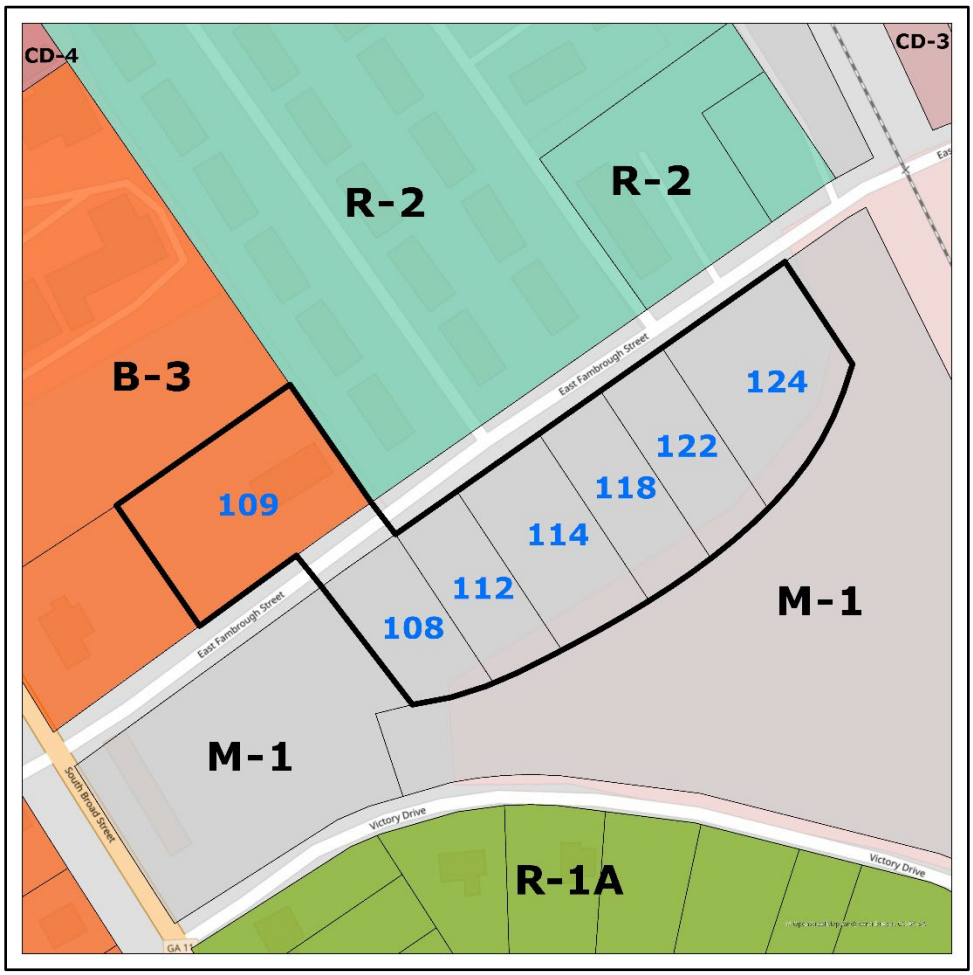
Based upon the City Council's policies, decision-making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as presented.

E. FAMBROUGH ST. – R-1A REZONING

PROPERTY LOCATION OVERVIEW



EXISTING ZONING



E. FAMBROUGH ST. – R-1A REZONING

AERIAL PHOTOGRAPH

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/2/26

Subject: ANNEXATION – 329 Jim Daws Rd. & 1098 US Hwy 78 108 – Parcel Tax Parcel – C1640116

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

A petition has been submitted requesting a property located northeast of the city at 329 Jim Daws Road and 1098 U.S. Hwy 78 be annexed into the territory of the City of Monroe. The property borders the city limits across the Jim Daws Road right-of-way at 390 Jim Daws Road. The property is approximately ±48.84 in size and currently has a technical training facility under construction on the site. The annexation is accompanied by a rezone for PPD (Planned Professional District).

Background:

Please refer to the attached staff report for complete details regarding this Annexation request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of this annexation request as presented at the Planning Commission meeting.

Attachment(s):

Staff Report
Application Documents

CITY OF MONROE
PLANNING & ZONING
ANNEXATION STAFF REPORT

APPLICATION SUMMARY

DATE: August 10, 2026

APPLICANT NAME: Andrea P. Gray LLC

PROPERTY OWNER: Dycom Industries, Inc.

LOCATION: South side of U.S. Hwy 78 and the east side of Jim Daws Road – 329 Jim Daws Rd. & 1098 U.S. Hwy 78

COUNCIL DISTRICTS: 5 & 8 (Upon approval of Annexation Request)

ACREAGE: ±48.84

EXISTING ZONING: B-3 (General Business – Walton County)

EXISTING LAND USE: Single-family residence and technical training campus (under construction)

ACTION REQUESTED: Annexation into the City of Monroe (This petition is submitted in conjunction with Rezone #4763)

STAFF RECOMMENDATION: Approval

DATES OF SCHEDULED MEETINGS
PLANNING COMMISSION: August 18, 2026
CITY COUNCIL: September 8, 2026

ANNEXATION SUMMARY

The applicant is requesting annexation of the ±48.84 acres located at 329 Jim Daws Road and 1098 U.S. Hwy 78 into the territory of the municipal limits of the City of Monroe. The property borders the city limits across the Jim Daws Road right-of-way at 390 Jim Daws Road, meeting minimum adjacency requirements for annexation by the rules promulgated for the 100% method under O.C.G.A. § 36-36-20. Therefore, the applicant is requesting to be annexed into the City.

ANNEXATION SUMMARY:

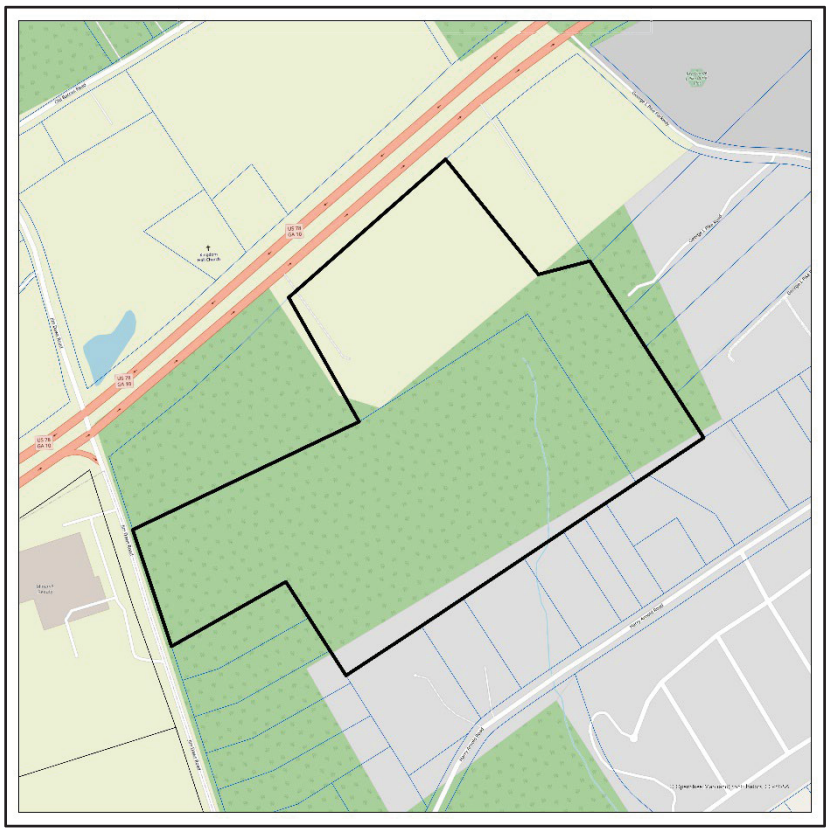
- Total Land Area – ±48.84 Acres
- Tax Parcel(s) – C1640116

STAFF RECOMMENDATION

Based upon the City Council's policies, decision-making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the request to grant the petition for annexation into the territory of the City of Monroe, as presented without conditions.

329 JIM DAWS RD.

PROPERTY BOUNDARY



AERIAL PHOTO

CITY OF MONROE
PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, THE UNDERSIGNED, AS OWNER OF ALL REAL PROPERTY OF THE DESCRIBED HEREIN, RESPECTFULLY REQUEST THAT THE CITY COUNCIL ANNEX THIS TERRITORY INTO THE CITY OF MONROE, GEORGIA, AND EXTEND THE CITY BOUNDARIES TO INCLUDE THE SAME.

TERRITORY TO BE ANNEXED; IDENTIFICATION & DESCRIPTION

Property Address (or physical location): 1098 Hwy 78 and 329,331,335 and 333 Jim Daws Road, Monroe GA

Parcel #(s): C1640116

Acreage/Square Feet: 48.84 Affected Council Districts: 5 /

PROPERTY OWNER INFORMATION

Property Owner: Dycom Industries, Inc. Phone #: 561-627-7171

Address: 300 Banyon Blvd, Suite 1101 City: West Palm Beach State: FL Zip: 33401

REQUIRED SUBMITTAL ITEMS

- [x] Completed Petition for Annexation
- [x] Typed Legal Description
- [x] Survey Plat
- [x] Deed
- [x] Proof of all property taxes paid in full
- [x] Rezoning Application (complete in all respects)

WHEREFORE, THE PETITIONERS PRAY THAT MAYOR AND THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, PURSUANT TO THE PROVISIONS OF THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, GEORGIA LAWS, DO BY PROPER ORDINANCE ANNEX SAID PROPERTY ABOVE TO THE CITY LIMITS OF THE CITY OF MONROE, GEORGIA.

SIGNATURE: [signature] DATE: 6/11/2026

NOTARY PUBLIC: Kerry Hyde

SWORN TO AND SUBSCRIBED BEFORE THIS 11th DAY OF June, 20 26

NOTARY SIGNATURE: Kerry Hyde

DATE: 1/11/2027

SEAL: Notary Public State of Florida Kerry Hyde My Commission HH 329915 Expires 1/11/2027

LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Land Lots 161, 162 & 140 of the 3rd District, G.M.D. 454, Walton County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Southerly Right-of-Way of U.S. Highway 78 (R/W Varies) and the Easterly Right-of-Way of Jim Daws Road (80' R/W); THENCE leaving said Intersection, South 15 degrees 16 minutes 55 seconds East for a distance of 283.91 feet to a 1/2" Rebar Found with cap (RLS2387), said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way, North 67 degrees 30 minutes 21 seconds East for a distance of 954.25 feet to a 1/2" Rebar Found; THENCE North 30 degrees 03 minutes 26 seconds West for a distance of 509.14 feet to a 1/2" Rebar Found on the aforesaid Right-of-Way of U.S. Highway 78; THENCE continuing along said Right-of-Way the following six (6) courses and distances, North 51 degrees 51 minutes 23 seconds East for a distance of 222.95 feet to a Concrete Monument Found; THENCE South 36 degrees 24 minutes 29 seconds East for a distance of 27.09 feet to a Point; THENCE North 51 degrees 48 minutes 56 seconds East for a distance of 126.91 feet to a Concrete Monument Found; THENCE North 36 degrees 11 minutes 26 seconds West for a distance of 26.93 feet to a Point; THENCE North 51 degrees 57 minutes 05 seconds East for a distance of 62.41 feet to a 1/2" Rebar Found; THENCE North 51 degrees 58 minutes 54 seconds East for a distance of 519.07 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, South 30 degrees 23 minutes 08 seconds East for a distance of 528.82 feet to a 1/2" Rebar Found; THENCE North 78 degrees 39 minutes 30 seconds East for a distance of 210.32 feet to a 1" Open Top Pipe Found; THENCE South 30 degrees 47 minutes 49 seconds East for a distance of 631.91 feet to a 1/2" Rebar Found; THENCE South 30 degrees 10 minutes 51 seconds East for a distance of 204.57 feet to a Point; THENCE South 60 degrees 21 minutes 35 seconds West for a distance of 348.45 feet to a 1" Open Top Pipe Found; THENCE South 59 degrees 14 minutes 12 seconds West for a distance of 1,344.80 feet to a 1/2" Rebar Found with cap (RLS2387); THENCE North 29 degrees 57 minutes 22 seconds West for a distance of 420.22 feet to a 1" Bar Found at the Land Lot Corner common to Land Lots 139, 140, 161 & 162; THENCE South 63 degrees 16 minutes 14 seconds West for a distance of 515.10 feet to a 1/2" Rebar Found with cap (RLS2387) at the aforesaid Right-of-Way of Jim Daws Road; THENCE continuing along said Right-of-Way, North 15 degrees 16 minutes 59 seconds West for a distance of 499.91 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 48.836 Acres.

g:\legals\2025\25068 - dycom\overall.docx

THIS BLOCK RESERVED FOR THE CLERK OF PROBATE/RECORDS

TRACT ONE
SPECIAL EXCEPTIONS ADDRESSED PER
ALTA COMMITMENT FOR TITLE INSURANCE,
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(A)(R2)
COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY
(B) ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e. ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED' ALTA/NS PS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC., BEARING THE SEAL AND CERTIFICATION OF DONALD E. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

f. INTENTIONALLY OMITTED

TRACT TWO
SPECIAL EXCEPTIONS ADDRESSED PER
ALTA COMMITMENT FOR TITLE INSURANCE,
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(B)(R2)
COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY
(B) ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e.) EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM J. P. BROACH TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 27, 1974, FILED FOR RECORD AUGUST 28, 1974 AT 12:01 P.M., RECORDED IN DEED BOOK 109. PAGE 455, RECORDS OF WALTON COUNTY, GEORGIA. (AFFECTS, EASEMENT IS NOT PLOTTABLE, DUE TO INSUFFICIENT LAND DESCRIPTIONS)

f.) INTENTIONALLY OMITTED

g.) INTENTIONALLY OMITTED

h.) INTENTIONALLY OMITTED

i.) INTENTIONALLY OMITTED

j.) INTENTIONALLY OMITTED

k.) ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED' ALTA/NSPS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC., BEARING THE SEAL AND CERTIFICATION OF DONALD E. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

AREA SUMMARY
TRACT ONE = 29.928 ACRES
TRACT TWO = 18.908 ACRES
TOTAL ACRES = 48.836 ACRES

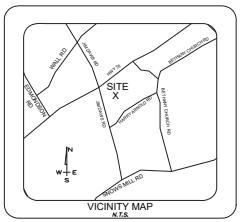
ALTA/NSPS CERTIFICATION
TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 11(b) & 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON: 6/18/2025.

GEORGIA SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA No. LS003450 DONALD E. JAMES

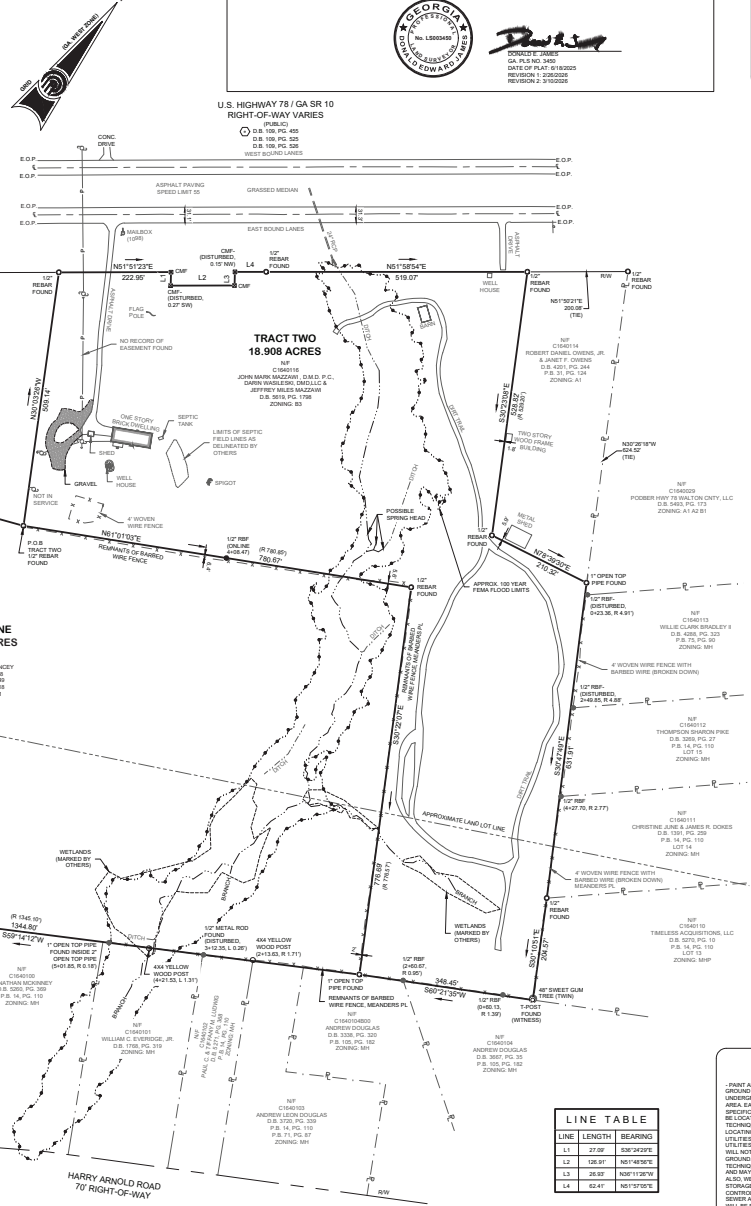
DONALD E. JAMES
GA. PLS NO. 3450
DATE OF PLAT: 6/18/2025
REVISION 1: 2/26/2026
REVISION 2: 3/10/2026



VICINITY MAP
N.T.S.

LEGEND

IRF	IRON PIN FOUND	A.L.	ACRES
RM	CONCRETE MONUMENT FOUND	A.K.A.	AKA KNOWN AS
	CONCRETE IN CONC.	BW	BACK OF CURB
	CONCRETE	BM	BENCHMARK
	ROCK FOUND	BL	BUILDING SETBACK LINE
	CONTROL POINT	CB	CHORD BEARING
SSI/SV	SANITARY SEWER MANHOLE	CMP	CORR. METAL PIPE
CO	SANITARY SEWER MANHOLE	CMP	CORRUGATED METAL PIPE
GT	GREASE TRAP	CPP	CORRUGATED PERFORATED PIPE
CO/DCO	STORM/SANITARY CLEAN OUT	CL	CENTERLINE
	JUNCTION BOX	DIP	DUCTILE IRON PIPE
DI/CB	DRAINAGE INLET/CATCH BASIN (SINGLE)	DE	DRAINAGE EASEMENT
DI/CB	DRAINAGE INLET/CATCH BASIN (DOUBLE)	DCP/PVC	DROP INLET / PVC
	SIGNAL BOX	ELEV	ELEVATION
TS	TRAFFIC SIGNAL	EOP	EDGE OF PAVEMENT
	GRATE INLET	FF	FINISHED FLOOR ELEVATION
FH	HYDRANT	F.F.A.	FINISHED FLOOR AREA
FC (CI)	FLARED END STRUCTURE	HDR	HANDICAP RAMP
CO/CI/DI	OUTLET CONTROL STRUCTURE (OCS)	HDPE	HIGH DENSITY POLYPROPYLENE PIPE
GI	AREA DRAIN	IPF	IRON PIN FOUND
	WELL	IPS	IRON PIN SET
WV	WATER VALVE	LF	LAND LOT LINE
BM	WATER METER	LL	LAND LOT
CV	IRRIGATION CONTROL VALVE	MH	MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	NO	NO PLAT
	FIRE DEPARTMENT CONNECTION	OT	ON LINE TO PERIMETER
	WATER SPIGOT	OL	ON LINE
	WATER SHOCKLOW PREVENTER	OTP	OPEN TOP PIPE
WM	WATER MANHOLE	PP	PLAT/PROPERTY LINE
LP	LIGHT POLE	PO/PO	POINT OF ORIGIN
GV	GAS VALVE/PLUG/ BOX	POB	POINT OF BEGINNING
GM	GAS METER	P.O.C.	POINT OF COMMENCEMENT
GMH	GAS MANHOLE	PP	PROPERTY LINE
	MONITOR WELL	R	RADIUS
TV/TV VP	TELEVISION/CATVPICE POLE	RCP	REINFORCED CONCRETE PIPE
	LIGHT POLE	R/W	RIGHT-OF-WAY
PLP	POWER/LIGHT POLE	S.E.D.	SANITARY SEWER EASEMENT
	GROUND LIGHT	S.S.E.	SANITARY SEWER EASEMENT
	GUY WIRE	TOB	TOP OF BANK
	GUY POLE	TOC	STORMWATER BOND/ESCROW
UPM	ELECTRIC TRANSFORMER	UMH	UNDERGROUND MANHOLE/VAULT
EMH	ELECTRIC MANHOLE	EBBE/EE	PROPOSED GROUND ELEVATION
EM	ELECTRIC METER/BOX	---EG---	EXISTING CONTOUR ELEVATION
	ELECTRIC METER	---PG---	PROPOSED CONTOUR ELEVATION
TSP	TRAFFIC SIGNAL POLE		CENTERLINE
TSB	TRAFFIC SIGNAL BOX		LAND LOT/PROPERTY LINE
TSB	TRAFFIC SIGNAL BOX		RIGHT OF WAY
UTP	TELEPHONE PEDESTAL		OVERHEAD POWER LINE
UFDP	FIBER OPTIC PEDESTAL		UNDERGROUND POWER
CMH	COMMUNICATIONS MANHOLE		SILTATION FENCE
CP	COMMUNICATIONS PEDESTAL		OVERHEAD TELEPHONE LINE
			GAS LINE
OC	OVERHEAD CAMERA		CABLE TV LINE
AC	AIR CONDITIONER		UNDERGROUND CABLE TV LINE
MB	MAILBOX		SANITARY SEWER LINE
			STORM SEWER PIPE
BOL	BOLLARD		CULVERT PIPE
			FENCE LINE
	TRAFFIC ARROWS		BRANCH/CREEK/STREAM CENTERLINE
	HANDICAP PARKING SPACE		FLOOD HAZARD ZONE LINE
	SIGN		FLOOD HAZARD ZONE LIMITS
	BORE HOLE		LIMITED ACCESS
	TREE		NEW OR FORMERLY
			SANITARY SEWER FORCE MAIN
	FLAGPOLE		
	PAVEMENT		



LAND DESCRIPTION
TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161, 162 & 140 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR FOUND WITH CAP (RL5238?), SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 45 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 23 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 776.68 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 59 DEGREES 14 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1,344.80 FEET TO A 1/2" REBAR FOUND WITH CAP (RL5238?); THENCE NORTH 29 DEGREES 57 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 430.22 FEET TO A 1" BAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 139, 140, 161 & 162; THENCE SOUTH 63 DEGREES 16 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 515.10 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY AFORESAID RIGHT-OF-WAY OF JIM DAWS ROAD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 15 DEGREES 16 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 499.91 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 29.928 ACRES.

LAND DESCRIPTION
TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161 & 162 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR WITH CAP FOUND (RL5238?); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED, NORTH 30 DEGREES 03 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 520.14 FEET TO A 1/2" REBAR FOUND ON THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY 78; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 51 DEGREES 51 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 222.95 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 36 DEGREES 24 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 27.09 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 48 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 519.84 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 36 DEGREES 11 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 27.09 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 05 SECONDS EAST FOR A DISTANCE OF 62.41 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 58 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 519.07 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 30 DEGREES 28 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 528.62 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 76 DEGREES 39 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 210.32 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 30 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 631.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 206.37 FEET TO A 1" PINCH TOP PIPE FOUND; THENCE SOUTH 30 DEGREES 21 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 348.45 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 30 DEGREES 22 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 776.68 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 61 DEGREES 05 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 18.908 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMED SAID PERSON, PURSUANT TO RULE 180-6-.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.09'	S36°24'29"E
L2	126.91'	N51°48'36"E
L3	26.93'	N36°11'26"W
L4	62.41'	N51°57'55"E

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

PROPERTY INFORMATION:
TAX PARCEL: C1640121
JIM DAWS ROAD (NO ADDRESS NUMBER LISTED)
MONROE, GEORGIA 30655
ZONED B3

TAX PARCEL: C1640116
1058 HIGHWAY 78
MONROE, GEORGIA 30655
ZONED B3

SUBJECT PARCELS ZONING INFORMATION TAKEN FROM WALTON COUNTY ZONING VERIFICATION LETTER DATED FEBRUARY 27, 2026. REFERENCE REZONING CASE CZ-0311, DATED NOVEMBER 4, 2025.

ADDRESSES LISTED TAKEN FROM GPUBLIC AND OBSERVED ON MAILBOX ONSITE.

PLAT & DEED REFERENCES:
AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

SURVEY NOTES:
1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.

3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1504 (2016). IN THAT THERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

5.) WETLANDS MARKED BY NELSON ENVIRONMENTAL, INC., PREPARED MAY 28, 2025.

6.) SEPTIC SYSTEM WAS MARKED BY RIGHT PRICE PLUMBING & SEPTIC, LLC.

7.) THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS NO. 2-44459(A) AND NO. 2-44459(B), EACH EFFECTIVE AS OF FEBRUARY 24, 2026.

8.) THERE IS NO APPARENT GAPS, GORES OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ITS IMMEDIATE ADJOINING PROPERTIES.

9.) ADJOINING PROPERTY ZONING INFORMATION SHOWN TAKEN FROM WALTON COUNTY ZONING MAPS.

10.) THERE WAS NO OBSERVABLE ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY OR OTHER BURIAL GROUNDS WHILE CONDUCTING FIELDWORK ON THIS PROPERTY.

11.) THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12.) POTENTIAL ENCROACHMENTS:
a. 4' WOVEN WIRE FENCE WITH BARBED WIRE MEANDERS NORTHEASTERN PROPERTY LINE OF TRACT 2.
b. REMNANTS OF BARBED WIRE FENCE MEANDERS SOUTHEASTERN PROPERTY LINE OF TRACTS 1 & 2.
c. REMNANTS OF BARBED WIRE FENCE MEANDERS COMMON PROPERTY LINE OF TRACTS 1 & 2.

13.) TRACT ONE HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF JIM DAWS ROAD & TRACT TWO HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF US HIGHWAY 78/ STATE ROUTE 10.

EQUIPMENT USED:
A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1,L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 82,820 & AN ANGULAR ERROR OF 2.5 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 6/18/2025.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN:
TRACT ONE = 440,970 FEET.
TRACT TWO = 552,881 FEET.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0135E, DATED DECEMBER 15, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

UNDERGROUND UTILITY NOTES:
- PAINT AND/OR FLAGS WERE PLACED ON THE GROUND DIRECTLY ABOVE ALL TRACEABLE UNDERGROUND UTILITIES WITHIN THE SPECIFIED AREA. EACH UTILITY WILL BE MARKED WITH A SPECIFIC COLOR. UNDERGROUND UTILITIES WILL BE LOCATED WITHIN TOLERANCES OF 2 FEET LEGOLAND TRACEABLE CAPABLE LOCATING METALLIC UTILITIES AND OTHER UTILITIES WITH TRACER WIRES. NON-METALLIC UTILITIES AND UTILITIES WITHOUT TRACER WIRES WILL NOT BE PHYSICALLY MARKED ON THE GROUND. UTILITIES NOT LOCATED UTILIZING THIS TECHNIQUE MAY EXIST, BUT NOT BE MARKED AND MAY BE DISTURBED UPON EXCAVATION. ALSO, WE WILL NOT LOCATE UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, TRAFFIC CONTROL WIRES AND CABLES AS WELL AS SEWER AND STORM DRAIN LINES. EXCAVATION WILL BE REQUIRED TO DETERMINE EXACT LOCATION, SIZE, MATERIAL & DEPTH.
- UTILITIES MARKED BY GROUNDHAWK, PREPARED JUNE 11, 2025.

GEORGIAUP
Dial 811
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Call before you dig.

UTILITY PROVIDERS & CONTACTS
Note: This list is limited to utility companies that have buried facilities in the vicinity of survey area.

GAS
CITY OF MONROE
(470) 337-4546

POWER
WALTON EMC
(770) 267-2505
EXT. 7034

WATER
CITY OF MONROE
(470) 337-4048

COMMUNICATION
FIBERLIGHT LLC
(800) 572-0181
EXT. 2

WINDSTREAM
(800) 289-1901

CITY OF MONROE
(470) 337-4048

PRECISION planning inc.
planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA #: LSF000313
401 Pine Boulevard, Lawrenceville, Ga.30046
770.339.8000 • www.ppi.us • info@ppi.us

THESE DOCUMENTS AND FORMATS PROVIDED HEREUNDER ARE INSTRUMENTS OF SERVICE PRODUCED BY PRECISION PLANNING INC. (PPI) FOR THE USE AND BENEFIT OF THE CLIENT NAMED HEREON. ALL REPORTS, PLANS, SPECIFICATIONS, PLATS, DATA, OR DOCUMENTS PROVIDED BY PPI PURSUANT TO THIS AGREEMENT ARE INSTRUMENTS OF SERVICE IN THE PERFORMANCE OF THE PROFESSIONAL SERVICES PROVIDED BY PPI. UNAUTHORIZED REUSE OF

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/2/26

Subject: REZONE #4763 – 329 Jim Daws Rd. & 1098 US Hwy 78 108 – Rezone Walton County B-3 (Conditional Use) to PPD

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of 329 Jim Daws Road and 1098 US Hwy 78 is petitioning for a Rezone from Walton County B-3 (General Business – Conditional Use) to PPD (Planned Professional District). This rezone request is submitted in conjunction with the annexation for this ±48.84 acre property.

Background:

Please refer to the attached staff report for complete details regarding this Rezone request.

Recommendation:

The Planning Commission voted 2 to 1 to recommend approval of this Rezone request from Walton County B-3 (General Business – Conditional Use) to PPD (Planned Professional District) as presented at the Planning Commission meeting. Note: One member recused themselves from the public hearing on this application.

Attachment(s):

Staff Report

Application Documents

CITY OF MONROE
PLANNING & ZONING
REZONE STAFF REPORT

APPLICATION SUMMARY

REZONE CASE: 4763

DATE: August 10, 2026

APPLICANT NAME: Andrea P. Gray LLC

PROPERTY OWNER: Dycom Industries, Inc.

LOCATION: South side of U.S. Hwy 78 and the east side of Jim Daws Road – 329 Jim Daws Rd. & 1098 U.S. Hwy 78

COUNCIL DISTRICTS: 5 & 8 (Upon approval of Annexation Request)

ACREAGE: ±48.84

EXISTING ZONING: B-3 (General Business – Walton County)

EXISTING LAND USE: Single-family residence and technical training campus (under construction)

ACTION REQUESTED: Rezone B-3 to PPD (Planned Professional District)

PROJECT SUMMARY: Construction of a 39,922 sq. ft. technical training campus

STAFF RECOMMENDATION: Approval

DATES OF SCHEDULED MEETINGS
PLANNING COMMISSION: August 18, 2026
CITY COUNCIL: September 8, 2026

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to PPD (Planned Professional District) to allow for the construction of technical training campus for employees of Dycom Industries Inc., a telecom and utility contractor. The campus includes approximately 40,000 sq. ft. of training space, including temporary lodging for 43 trainees and a manager. 127 parking spaces are also included with the proposed training site. The property, currently zoned B-3 in Walton County, is near the corner of Jim Daws Rd and U.S. Hwy 78. The project initially planned to use a septic system for wastewater treatment. After construction began, the developer realized that a septic system was not feasible. Therefore, they are requesting extension of the City's sewer service to the site. Per City of Monroe current sanitary sewer connection policy, any property that wants access to City sewer service must be located inside the City Limits. Therefore, the applicant is requesting to be annexed into the City and to be rezoned to an appropriate zoning category to meet the City's zoning laws.

PROPOSED PROJECT SUMMARY:

- Technical Training Facility – Telecommunications Infrastructure & Utilities
    - With lodging, classrooms, and mock buildings for training
    - Total Area – ±48.84
    - Buildings:
        - Classroom/Warehouse – 17,291 Sf.
            - Exterior facades of stone veneer and architectural metals
        - Four Lodging Buildings – 8,718 Sf. Max each bldg./one-story height
            - Exterior facades of stone veneer, board and batten, lap siding and timber trim
        - Ancillary & Mock Training Buildings – 630 Sf. and max heights of 16 ft.
        - Manager Dwelling – converted existing single-family dwelling on property, 1,800 Sf
    - Parking: 127 spaces

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS" AS SET FORTH IN SECTION 1521.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The subject property is currently zoned B-3 (General Business) on the Walton County Official Zoning Map. The B-3 District, "is primarily composed of heavy commercial and light industrial uses" that will not generate substantial dust, odor, bright lights, noise, or vibration. The property was rezoned to B-3 by Walton County in October of 2025, at the request of the applicant, to facilitate the construction of this campus. B-3 remains a viable district for the project, but the lack of sanitary sewer is now the primary constraint for the proposed training facility under construction.

(2) The proposed use and zoning classification of the subject property: The applicant is requesting the rezone to PPD (Planned Professional District) to allow the campus, as proposed in the application documents. A technical training campus is not a standard use in any of the City's zoning districts and it is not a classic industrial use. Therefore, Staff recommended the use of the Planned Professional District zoning as the proper means of regulating this unique request. A Planned Professional District allows the applicant to customize the zoning to fit their exact project in exchange for binding the site plan and architecture. This ensures that only what is proposed can be built. Any changes to the plan would need to be approved by the Mayor and Council.

The Planned Professional District is intended for orderly office and institutional development that minimizes impact on the surrounding areas. The site plans and building designs must maximize efficient utilization of space, maintain a low-intensity office character, be protected from more intensive commercial and industrial development, and buffer any nearby residential uses. Per the site plan, the property would have at least a 100 ft. vegetated buffer – with many areas having an even greater buffer. It is a low-intensity use, with only 43 trainees and up to five employees stationed there at any time, per the applicant. However, there is room for future expansion of the campus. On the other hand, the project does not maximize the efficient use of its 43 acres. Staff is concerned that the project may be too small and inefficient to generate the tax revenue that would be necessary to justify the requested

infrastructure extension. One example of this inefficiency is providing 127 parking spaces for less than 50 staff.

(3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property: The subject property borders the Piedmont Industrial Park, zoned M-1, to the southwest. Specifically, a manufacturer sits across Jim Daws Road from the subject property. U.S. Hwy 78, and unincorporated Walton County beyond, borders the property to the north. An unincorporated and undeveloped tract at the corner of U.S. Hwy 78 and Jim Daws Rd borders the property. Low density-residential properties border the site to the northeast and southeast, but they are buffered to a degree by wooded areas. This facility will not have many people or noxious activities onsite, so it is unlikely to create adverse impacts on nearby property.

(4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel: The requested rezone to develop the property requires a sewer extension with a pump station, since the property is downhill of the City's nearest manhole and gravity sanitary sewer line in this area. Publicly maintained pump stations are significantly more expensive than gravity-based sewer lines because of the need for mechanical pumping of the wastewater. The pump station could be privately maintained by the property owner, although private owners sometimes ask municipalities to take over the piece of infrastructure right as the major maintenance bills come due. Extending sewer service requires the property to be annexed into the City Limits. All other municipal services and infrastructure are already adequate to serve the training center.

(5) Whether the zoning proposal is consistent with the Comprehensive Plan: The subject property would join the Northeast Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Northeast Sub-Area is predominantly industrial and is proposed to remain that way into the future. The proposed training center, a low-noise and low-pollution use, would be consistent with that character.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal: As stated previously, this request was initiated because the developer belatedly realized that sewer service would be necessary after beginning construction. Staff is concerned that the project may not create the tax value per acre necessary to support the needed infrastructure expansion, but otherwise finds the project to be compatible with the area. Staff recommends the fiscal impact of incorporation be given due consideration prior to rendering a decision on the request.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision-making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as presented.

1. Letter of Intent

Andrea P. Gray LLC
Attorney at Law

June 26, 2026

Brad Callendar
Director of Planning and Zoning
City of Monroe, Georgia
Monroe, Georgia 30655

Re: Development Name: Dycom Technical Training Facility and Retreat
Applicant: Dycom Industries, Inc.
Owners: Dycom Industries, Inc.
Property: 1098 Highway 78 and 329,331,335, and 333 Jim Daws Road
Monroe, Georgia 30655
Tax Parcels: C1640116
Request to annex and zone 48.84 acres to a Planned Professional District for a technical training campus and retreat

Dear Mr. Callendar:

Dycom Industries, Inc. ("Applicant"), a recognized leader in providing specialty contracting services to the telecommunications and utilities industries across the United States, seeks to annex into the City of Monroe to establish a technical training facility and retreat in Walton County. The project site totals 48.84 acres and is located at 1098 Highway 78 and 329, 331, 335, and 333 Jim Daws Road, Monroe, Georgia 30655 (the "Subject Property"). After conducting a nationwide search for the ideal location, Dycom selected Monroe, Georgia for its unique combination of scenic countryside, small-town character, and convenient access to metropolitan amenities. The facility is designed to advance the professional development of Dycom employees by strengthening their practical skills and fostering collaboration and team-building. To provide the best experience to trainees and plan for future expansion, the Subject Property requires annexing into the City of Monroe to have access to sewer and a zoning designation of a Planned Professional District.

1. *History*

Applicant purchased the Subject Property on March 11, 2026 after successfully rezoning the property to B3 through Walton County. The project was initially designed to utilize a septic system

300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

but through the detailed design process, the project grew to necessitate either connecting to sewer or obtaining a septic permit from the State. Dycom held a groundbreaking ceremony on April 2, 2026 and secured a land disturbance permit through Walton County which allowed it to commence construction. So as not to delay construction, the City and County agreed to enter an intergovernmental agreement allowing Walton County to complete the permitting of the project through issuance of a certificate of occupancy and then to turn over jurisdiction to the city. This structure allows the Applicant to proceed with this annexation and rezoning request while construction continues. Applicant greatly appreciates this mutually beneficial accommodation to meet its goal of being operational in the spring of 2027. The intergovernmental agreement will be processed alongside this application.

2. *Facility Components*

The Dycom technical training facility and retreat will function as a comprehensive campus, combining classroom instruction with hands-on training facilities nestled into the natural landscape for a retreat-like feel. The campus will include classroom and office space for indoor training and administrative operations. The existing home on the property will be updated and used as the onsite manager's residence. For hands-on outdoor training, the facility will include a pole yard, underground utility field, driving course, and a mock residential neighborhood. These outdoor facilities will provide trainees the opportunity to practice installing and maintaining multiple types of utilities. The campus will also include a warehouse to store the necessary supplies and equipment to facilitate use of the hands-on training areas.

At the end of a long day, trainees will relax in the lodges which will accommodate approximately 43 people and will include recreational spaces and a walking trail. There will not be a cafeteria onsite as Applicant intends to use catering from local restaurants to feed its trainees or to allow trainees to leave campus to eat.

The project standards for the development including setbacks, height restrictions and square footages are shown on the site plan and discussed in detail in the Pattern Book. Overall, there are 39,922 square feet of new structures—all to be one-story with varying heights. All structures will have a similar color palette and design features to include colors and materials which blend with the surrounding natural area.

The main entrance will be on Jim Daws Road, and a secondary entrance will be at the existing driveway on Highway 78. With lodging limited to approximately 43 trainees, there will not be significant traffic coming in and out of the facility. Passenger vehicles will be the primary users of the driveways with limited use by trucks/utility vehicles directly associated with training operations.

Utility use will be consistent with typical training facilities. Local utilities will provide the needed services including Walton EMC who will provide electricity, and the City of Monroe who will provide water and sewer.

3. *Facility Operations*

Facility operations will have minimal impact on the surrounding area given the low-intensity nature of the use. Training sessions will range from single-day programs to multi-week courses, combining classroom instruction with outdoor practical training led by visiting industry experts. All activities will be limited to normal business hours.

The facility will employ several full-time staff members, including a site manager responsible for overseeing daily operations and enforcing rules for trainees, such as curfew requirements for those staying in on-site lodging. The campus will maintain a professional environment consistent with Dycom's reputation as a large, well-established, and highly respected company.

Importantly, operations will not involve manufacturing or the storage of materials or equipment unrelated to training activities.

4. *Considerations made for Adjoining Property Owners*

The Applicant has been intentional in designing the site to shield campus operations from adjoining properties—both to protect neighboring landowners and to create a retreat-like setting for its facility. This approach provides a clear benefit to both Dycom and the surrounding community. The Subject Property was intentionally sized to accommodate the campus with minimal impact: approximately 50% of the site will remain undeveloped. In anticipation of potential future expansions as shown on the site plan, Applicant is including an allowance for up to 25% impervious surfaces.

Natural forested areas along the property boundaries will be preserved, including a 20+ acre tree save area, and in areas adjoining residential properties, the Applicant has established an additional 100-foot buffer where adjoining residential properties. Other measures to minimize impacts include downward- and inward-facing lighting, a perimeter fence with gated entry, and the concentration of developed areas toward the center of the site.

In addition, the Applicant has proactively reached out to adjoining property owners to provide information about the proposed campus and looks forward to maintaining open communication as the project moves forward.

5. *Consistency with Future Land Use Plans and Benefits to the Community*

The proposed facility is well-aligned with the long-term vision for the Highway 78 corridor. The Subject Property lies within the Highway Corridor area identified on the County's Future

Land Use Map, making the proposed PPD zoning both appropriate and consistent. Among the uses contemplated for this corridor, a technical training facility and retreat represents a low-intensity option with minimal impacts on traffic and schools. Because the site will have only a limited number of permanent employees, it is unlikely to drive new residential growth. At the same time, the project will strengthen the City's tax base, create several direct jobs, and generate economic benefits for local businesses through catering and other support services. Further, the facility provides direct world-class training and career opportunities available to residents. Dycom is committed to being a responsible neighbor and an engaged community partner in Monroe and Walton County.

6. *Facility Design*

The inspiration for project design is rooted in creating a retreat-like environment where employees can focus on professional development. The design will emphasize natural materials such as wood and masonry in neutral colors, with the intent of establishing an attractive, professional setting consistent with a corporate training campus. The design approach is to have the buildings mesh with the existing landscape, utilizing the property's existing tree cover as screening. Elevation renderings and design elements are discussed in more detail on the Pattern Book. The entry sign on Jim Daws Road will meet ordinance requirements and incorporate the Dycom logo. Representative renderings are shown in the Pattern Book which is a part of this application.

7. *Proposed standards for development, including restrictions on use of the property, density, setback requirements and any proposed restrictive covenants*

The development standards are shown in detail on the Site Plan which is an attachment to and discussed in the Pattern Book (See Section 8) which are incorporated herein by reference. The proposed development standards are necessary to accommodate the proposed education spaces for classroom and hands-on learning and to accommodate trainee and management lodging.

8. *An analysis under the Standards for Review of a Planned Development shows that the proposed development is consistent with the intent of the ordinance and will be a benefit to the community.*

   a. The zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards

The PPD zoning will allow for a unique development that will bring jobs and tax revenues to the Monroe community. Dycom's desire to have an all-in-one training campus necessitates zoning flexibility given the variety of uses incorporated into the campus from lodging to mock neighborhoods, to a permanent residence for the manager. While outside the typical one-use

project, this facility is both a benefit to Dycom and the community. It is a low intensity use when compared to the potential for future industrial development in the area.

b. The zoning proposal will results in a higher overall quality of community development than if developed utilizing the existing zoning classification

The Subject Property must receive a new zoning designation under the City of Monroe's Ordinances once annexed. The existing B3 County zoning is adequate for constructing the project. The City's PPD designation allows for all of the proposed uses to be located on one property versus requiring Dycom to have multiple campuses separated by use type. The zoning flexibility allows for the entirety of Dycom's training facility to be in the City.

c. The applicant proposes a compatible mixture of uses on the same property and even in the same buildings; and

The technical training campus is fully integrated to include all-in-one training and lodging facilities. The buildings will have similar designs, color pallets and exterior materials which are inspired by the surrounding natural environment.

d. Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities

The technical training campus poses a unique mix of uses, all of which complement and contribute to the other to create a comprehensive training experience for Dycom employees. This concentrated training campus and the jobs it brings is more than a fair compromise to utilizing the PPD zoning designation.

e. Design Standards for Planned Development District

The detailed design features are shown in the Site Plan (included in the Pattern Book) and detailed in the Pattern Book (Section 8 hereof) which are incorporated herein by reference.

Applicant respectfully requests that the Subject Property be annexed into the city and zoned PPD to allow for construction of its technical training facility and retreat. Dycom is eager to become part of the City of Monroe community and asks for favorable consideration of this rezoning.

Please let me know if you have any questions.

Sincerely,

Andrea Gray
Applicant's Representative

300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

2. Application Forms

CITY OF MONROE

REZONE

APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or street location): 1098 Hwy 78 and 329, 331, 335,333 Jim Daws Road, Monroe GA

Parcel Acreage/Square Feet: 48.84 acres

Parcel #(s): C1640116 Council Districts: (1 – 6) _____ & (7 or 8) _____

Existing Zoning: B3 in Walton County Proposed Zoning: Planned Professional District

Existing Use: technical training campus under construction

Proposed Use: technical training campus and retreat

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Dycom Industries, Inc. Phone #: 561 627 7171

Address: 300 Banyon Blvd, Suite 1101 City: West Palm Beach State: FL Zip: 33401

Applicant (if not Property Owner): same Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1521.4.b.3): The subject property is currently zoned B3 in Walton County. It is adjacent to properties zoned A1 and MH in Walton County but is directly across the street from Minerva Beauty and property owned by the Development Authority of Walton County which properties are zoned M1 in the City.

Provide a statement explaining the intent for the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1521.4.b.4): Applicant seeks to annex into the City of Monroe and zone the property to PPD for a technical training facility and retreat with both classroom and hands on training spaces along with lodging for trainees and management. The facility will facilitate training for Dycom and its affiliate company employees.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1521.4.b.5): The development is allowable under the current B3 zoning through Walton County but must be zoned to a City designation. The property is under construction now, but previously, only one home was on the property which home is being converted to office/lodging space.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1521.4.b.6): The property is under construction.

Select all existing utilities available and/or describe proposed utilities (1521.4.b.11):

Water ☑ Sewer ☑ Electric ☑ Gas ☐ Telecom ☑ Private Well ☐ Septic Tank ☐

REQUIRED SUBMITTAL ITEMS

THE FOLLOWING ARE REQUIRED SUBMITTAL ITEMS:

- ☐ Completed Application
- ☐ Fee (see Fee Schedule)
- ☐ Typed Legal Description
- ☐ Deed
- ☐ Survey Plat
- ☐ Typed Detailed Description of the Request
- ☐ Proof of all property taxes paid in full
- ☐ Site Plan

SITE PLANS SHALL BE DRAWN TO SCALE AND INCLUDE THE FOLLOWING ITEMS (1521.4.b.7):

- ☐ Proposed Uses/Buildings
- ☐ Proposed Improvement Data
- ☐ Parking
- ☐ Traffic Circulation
- ☐ Landscaping/Buffers
- ☐ Stormwater/Detention Structures
- ☐ Amenities

FOR COMMERCIAL & INDUSTRIAL REZONING SITE PLANS, THE FOLLOWING SHALL ALSO BE INCLUDED WITH THE SITE PLAN ITEMS LISTED (1521.4.b.8):

- ☐ Max. Gross Sq. Footage of Structures
- ☐ Min. Sq. Footage of Landscaped Areas
- ☐ Max. Structure Height
- ☐ Min. Sq. Footage of Parking & Drives
- ☐ Proposed Number of Parking Spaces
- ☐ Required Buffers

FOR RESIDENTIAL REZONING SITE PLANS, THE FOLLOWING SHALL ALSO BE INCLUDED WITH THE SITE PLAN ITEMS LISTED (1521.4.b.9):

- ☐ Max. Number of Dwelling Units/Lots
- ☐ Maximum Structure Height
- ☐ Minimum Square Footage of Dwellings
- ☐ Minimum Lot Size
- ☐ Maximum Lot Coverage
- ☐ Maximum Structure Height
- ☐ Location of Amenities
- ☐ Required Buffers

PLANNED DISTRICT REZONES SHALL INCLUDE THE FOLLOWING IN ADDITION TO THE APPLICAPLE REQUIRED APPLICATION DOCUMENTS (650.5):

- ☐ Pattern Book (Written Report) (650.5.a)
  - ☐ Pre-Application Review of Pattern Book by staff mandatory required to submit rezoning application
- ☐ Detailed Site Plans (650.5.b)
- ☐ Development Agreement (650.5.c)

OTHER ITEMS IDENTIFIED BY THE CODE ENFORCEMENT OFFICER DURING PRE-APPLICATION CONFERENCE (1521.4.b.11p):

- ☐ Other Items Required by Code Enforcement Officer

APPLICANT SIGNATURE & AFFADAVIT

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: _____ **DATE:** 6/11/2026

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER. THE CODE DEPARTMENT WILL REMOVE THE SIGN AFTER THE PUBLIC HEARING.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT

SIGNATURE: _____ **DATE:** _____

NOTARY PUBLIC: Kerry Hyde SWORN TO AND SUBSCRIBED BEFORE THIS 11th DAY OF June, 20 26 NOTARY SIGNATURE: Kerry Hyde

DATE: 1/11/2027 SEAL:

Notary Public State of Florida
Kerry Hyde
My Commission HH 329915
Expires 1/11/2027

Note: It is the responsibility of the applicant and not the staff to ensure a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1550 of the Zoning Ordinance.

AGENT AUTHORIZATION

Date: 6/22/26 Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS:	1098 Highway 78 and 329,331,335, and 333 Jim Daws Road Monroe, Georgia 30655
PROPERTY OWNER:	Dycom Industries, Inc. 300 Banyon Blvd, Suite 1101 West Palm Beach, Florida 33401
APPLICANT:	Dycom Industries, Inc. 300 Banyon Blvd, Suite 1101 West Palm Beach, Florida 33401
ATTORNEY/AGENT:	Andrea P. Gray, LLC 300 E Church Street Monroe, GA 30655 (678) 364-2384
ACTION:	Annex and zone 48.84 acres for a technical training campus and retreat as a Planned Professional District

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a annexation and zoning of the property referenced herein.

ATTORNEY/AGENT

BY: Andrea P. Gray

Sworn to and subscribed before me this 22 Day of June 20 26

NOTARY PUBLIC

KAYE PICKENS
MY COMMISSION EXPIRES
September 6, 2029
WALTON COUNTY, GEORGIA
NOTARY PUBLIC

{signatures for Agent Authorization continue on following page}

APPLICANT/Owner: Dycom Industries, Inc.

BY:

Sworn to and subscribed before me this 11th Day of June 2026

NOTARY PUBLIC

Notary Public State of Florida
Kerry Hyde
My Commission HH 329915
Expires 1/11/2027

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date:_____ Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS: 1098 Highway 78 and 329,331,335, and 333 Jim Daws Road
Monroe, Georgia 30655

PROPERTY OWNER: Dycom Industries, Inc.
300 Banyon Blvd, Suite 1101
West Palm Beach, Florida 33401

Check one of the following:

✓ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of $250.00 or more to any local government official of the City of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of $250.00 or more to a local government official of the City of Monroe, Georgia as defined by 0.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

_____

_____

Describe in detail any gifts listed above (example: quantity and nature, etc.):

_____

_____

Dycom Industries, Inc.

_____

Sworn to and subscribed before me this 11th Day of June 2026

_____
NOTARY PUBLIC

Notary Public State of Florida
Kerry Hyde
My Commission HH 329915
Expires 1/11/2027

3. Supplemental Zoning Standards Analysis

3. Supplemental Zoning Standards Analysis

1. ***A description of all existing uses and zoning of nearby property:*** The Subject Property totals 48.84 acres and has road frontage on Hwy 78 and Jim Daws Road. The Property is bordered to its north by Hwy 78 in part and property owned by Lisa F. Fowlkes Living Trust which is zoned A1. To its west, the property is bordered by Jim Daws Road and three single family homes on 2-acre lots zoned A1. Across Jim Daws Road is Minerva owned by JFR, LLC which property is zoned through the City of Monroe as M1 (industrial). To its south, the Subject Property is bordered by nine lots zoned for mobile homes. The 2022 Walton County Future Land Use map shows the Subject Property and Ms. Lisa F. Fowlkes Living Trust's property as Highway Corridor which is consistent with the proposed commercial use and the existing and planned industrial uses of property west of Jim Daws Road. The Property was zoned to B3 in Walton County in November of 2025.
2. ***Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification:*** The current B3 zoning allows for the proposed use as a technical training facility and retreat, but Applicant seeks to annex the property into the City of Monroe which requires it obtain a new zoning designation. The property cannot be utilized at all absent a zoning designation. Applicant seeks a Planned Professional Development zoning which best first the diverse mix of uses required for Dycom to achieve its full-service training facility including hands-on training, classroom training, and lodging.

3. ***The existing value of the property contained in the petition for rezoning under the existing zoning classification:*** As assessed by the Walton County Board of Tax Assessors, the 2026 value of the Subject Property is approximately $1.4 million which is based on the most recent purchase price. This value reflects the B3 zoning designation through Walton County.
4. ***The value of the property contained in the application for rezoning under the proposed zoning classification:*** The PPD zoning will allow Dycom to construct its campus which will add tens of millions of dollars of value to the property which will result in additional tax base for the City without adding a burden to the school system.
5. ***A description of the suitability of the subject property under the existing zoning classification:*** Under the existing zoning classification through Walton County, B3, Dycom's training facility is permissible. However, Dycom desires to annex the Property into the City for access to sewer which requires the City establish a zoning designation for the Property. Absent a zoning designation, the facility cannot be built.
6. ***A description of the suitability of the subject property under the proposed zoning classification of the property:*** This Subject Property is suitable for a Planned Professional Development and is currently zoned B3 in Walton County. It is also located nearby to other industrial uses including Minerva and potential industrial uses on land owned by the Development Authority of Walton County. The Subject Property is suitable for a retreat-like setting and is large enough to shelter the training areas from adjoining properties.

7. ***A description of any existing use of property including a description of all structures presently occupying the property:*** The property has one 1,800 sf home built in 1978 with a driveway entering off of Hwy 78.
8. ***The length of time the property has been vacant or unused as currently zoned:*** The home on the property has been vacant for over a year.
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:*** The Property is zoned B3 under Walton County's Ordinances which allows for the proposed technical training facility and retreat. Applicant seeks to annex the property into the City to connect to sewer which requires a new zoning designation.
10. ***Whether the zoning proposal is consistent with the Comprehensive Plan.*** Yes, the Subject Property is in the Highway Business Character Area in the 2022 Walton County Comprehensive Plan which allows for commercial/professional developments including the current B3 zoning and the proposed PPD zoning.
11. ***Whether the zoning proposal will result in a use which could adversely affect existing infrastructure (streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel).*** The proposed project is a low intensity use of the property and will generate minimal traffic from trainees coming to the campus. The lodging will house approx. 40 people who will not likely be coming and going at the same time. There are only a handful of fulltime staff (less than 5 people) who will be commuting daily. The project will not increase school enrollment or cause unusual safety issues requiring police or fire. The project will not place a significant demand

on utilities. There will be no manufacturing or distribution operations on the property which limit its daily impacts to the community and infrastructure.

12. ***Whether there are other factors or existing or changing conditions regarding the use of development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*** The Dycom project will bring job opportunities to the region and its multi-million-dollar investment in the facility will generate property tax revenue for the City and County. The Subject Property is adjacent to land already designated for industrial use and is located on a state highway. The low intensity use is a good fit for the area and will provide significant benefits to the community.

4. Deed

LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Land Lots 161, 162 & 140 of the 3rd District, G.M.D. 454, Walton County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Southerly Right-of-Way of U.S. Highway 78 (R/W Varies) and the Easterly Right-of-Way of Jim Daws Road (80' R/W); THENCE leaving said Intersection, South 15 degrees 16 minutes 55 seconds East for a distance of 283.91 feet to a 1/2" Rebar Found with cap (RLS2387), said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way, North 67 degrees 30 minutes 21 seconds East for a distance of 954.25 feet to a 1/2" Rebar Found; THENCE North 30 degrees 03 minutes 26 seconds West for a distance of 509.14 feet to a 1/2" Rebar Found on the aforesaid Right-of-Way of U.S. Highway 78; THENCE continuing along said Right-of-Way the following six (6) courses and distances, North 51 degrees 51 minutes 23 seconds East for a distance of 222.95 feet to a Concrete Monument Found; THENCE South 36 degrees 24 minutes 29 seconds East for a distance of 27.09 feet to a Point; THENCE North 51 degrees 48 minutes 56 seconds East for a distance of 126.91 feet to a Concrete Monument Found; THENCE North 36 degrees 11 minutes 26 seconds West for a distance of 26.93 feet to a Point; THENCE North 51 degrees 57 minutes 05 seconds East for a distance of 62.41 feet to a 1/2" Rebar Found; THENCE North 51 degrees 58 minutes 54 seconds East for a distance of 519.07 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, South 30 degrees 23 minutes 08 seconds East for a distance of 528.82 feet to a 1/2" Rebar Found; THENCE North 78 degrees 39 minutes 30 seconds East for a distance of 210.32 feet to a 1" Open Top Pipe Found; THENCE South 30 degrees 47 minutes 49 seconds East for a distance of 631.91 feet to a 1/2" Rebar Found; THENCE South 30 degrees 10 minutes 51 seconds East for a distance of 204.57 feet to a Point; THENCE South 60 degrees 21 minutes 35 seconds West for a distance of 348.45 feet to a 1" Open Top Pipe Found; THENCE South 59 degrees 14 minutes 12 seconds West for a distance of 1,344.80 feet to a 1/2" Rebar Found with cap (RLS2387); THENCE North 29 degrees 57 minutes 22 seconds West for a distance of 420.22 feet to a 1" Bar Found at the Land Lot Corner common to Land Lots 139, 140, 161 & 162; THENCE South 63 degrees 16 minutes 14 seconds West for a distance of 515.10 feet to a 1/2" Rebar Found with cap (RLS2387) at the aforesaid Right-of-Way of Jim Daws Road; THENCE continuing along said Right-of-Way, North 15 degrees 16 minutes 59 seconds West for a distance of 499.91 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 48.836 Acres.

g:\legals\2025\25068 - dycom\overall.docx

BK: 5624 PG: 673-678
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002586
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 1276.50
PT-61 147-2026-000758

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44459

Tax Parcel ID: C1640116

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of this 11 day of March, 2026, by and among **DARIN WASILESKI DMD, LLC**, a Georgia limited liability company, **JOHN MARK MAZZAWI, D.M.D., P.C.**, a Georgia professional corporation, and **JEFFREY MILES MAZZAWI**, an individual (each a "Grantor" and together, collectively, "Grantors"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property:

> ALL THAT TRACT or parcel of land lying and being in the GMD 454, Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

AND EACH GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under each Grantor and not otherwise, subject only to those Permitted Exceptions listed on Exhibit "B" attached hereto and incorporated herein by reference.

[Signature pages follow.]

IN WITNESS WHEREOF, each Grantor has hereunto set or caused its duly authorized officer to set his hand and seal, the day and year first above written.

GRANTORS:

DARIN WASILESKI DMD, LLC,
a Georgia limited liability company

By: _____(SEAL)
Name: Darin Wasileski
Its: President/Managing Member

Signed, sealed and delivered
in the presence of:

Rachel Zapata
Unofficial Witness

Alicia Mote
Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

[Signature page to Limited Warranty Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

JOHN MARK MAZZAWI, D.M.D., P.C.,
a Georgia professional corporation

By: _____
John Mark Mazzawi, President
(CORPORATE SEAL)

[Signature page to Limited Warranty Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires:

[NOTARY SEAL]

CHAD HENDERSON
My Commission Expires
NOTARY PUBLIC
05-22-2029
DEKALB COUNTY, GEORGIA

Jeffrey Miles Mazzawi (SEAL)

[Signature page to Limited Warranty Deed]

EXHIBIT "A"

Legal Description of Property

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND lying and being in GMD 454, Walton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point of intersection of centerline of US Highway 78 (280 feet right-of-way) with the centerline of Baccus Road; run thence South 45 degrees 54 minutes 52 seconds West, 638.7 feet to an iron pin found on the Southeast right-of-way of US Highway 78 at THE TRUE POINT OF BEGINNING; running thence South 28 degrees 22 minutes 00 seconds East, 529.02 feet to an iron pin found; running thence North 80 degrees 41 minutes 35 seconds East, 210.37 feet to an iron pin found; running thence South 28 degrees 45 minutes 34 seconds East, 631.98 feet to an iron pin found; running thence South 28 degrees 09 minutes 17 seconds East, 204.45 feet to an iron pin found; running thence South 62 degrees 23 minutes 32 seconds West, 348.45 feet to an iron pin found; running thence North 28 degrees 20 minutes 10 seconds West, 776.72 feet to a point; running thence South 63 degrees 02 minutes 41 seconds West, 372.35 feet to a point; running thence North 28 degrees 01 minutes 50 seconds West, 574.5 feet to a point located on the Southeast right-of-way of US Highway 78; running thence North 53 degrees 58 minutes 46 seconds East along the Southeast right-of-way of US Highway 78, 519.08 feet to the point of beginning; containing 13.907 acres and as more particularly shown on survey prepared by Ben McLeroy, Registered Land Surveyor, dated December 30, 1993.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in GMD 454, Walton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point of intersection of centerline of US Highway 78 (280 feet right-of-way) with the centerline of Baccus Road; run thence South 45 degrees 54 minutes 52 seconds West, 638.7 feet to an iron pin found on the Southeast right-of-way of US Highway 78 (having a 20 ft. right-of-way); run thence South 53 degrees 58 minutes 46 seconds West along the Southeast right-of-way of US Highway 78, 519.08 feet to THE TRUE POINT OF BEGINNING; running thence South 28 degrees 01 minutes 50 seconds East, 574.5 feet to a point; running thence South 63 degrees 02 minutes 41 seconds West, 408.29 feet to an iron pin found; running thence North 28 degrees 01 minutes 50 seconds West, 509.23 feet to a point located on the Southeast right-of-way of US Highway 78; running thence North 53 degrees 53 minutes 56 seconds East along the right-of-way of US Highway 78, 222.89 feet to a right-of-way post found; running thence South 34 degrees 23 minutes 48 seconds East, 27.09 feet to a right-of-way post found; running thence North 53 degrees 53 minutes 56 seconds East, 126.91 feet to a right-of-way post found; running thence North 34 degrees 17 minutes 06 seconds West, 26.91 feet to a right-of-way post found; running thence North 53 degrees 58 minutes 46 seconds East along the Southeast right-of-way of US Highway 78, 62.41 feet to the point of beginning; containing 5.0 acres and as more particularly shown on survey prepared by Ben McLeroy, Registered Land Surveyor, dated December 30, 1993.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2026 and subsequent years, not due and payable.

2. Easement as contained in that certain Right of Way Deed from J.P. Broach to Department of Transportation, dated August 27, 1974, filed for record August 28, 1974, at 12:01 p.m., recorded in Deed Book 109, Page 455, Records of Walton County, Georgia.

BK: 5624 PG: 684-687
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002588
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 2244.60
PT-61 147-2026-000760

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44459

Tax Parcel ID: C1640121

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of this 11 day of March, 2026, by and between **BOBBY SMITH CHANCEY**, an individual ("Grantor"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property:

> ALL THAT TRACT or parcel of land lying and being in Land Lots 161, 162 and 140 of the 3rd District, G.M.D. 454 of Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under Grantor and not otherwise, subject only to those Permitted Exceptions listed on Exhibit "B" attached hereto and incorporated herein by reference.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Limited Warranty Deed to be effective as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

_____(SEAL)
Bobby Smith Chancey

_____
Unofficial Witness

_____
Notary Public

My commission expires: _____

[NOTARY SEAL]

JOHN E STELL JR
NOTARY
EXPIRES
GEORGIA
DECEMBER 20, 2028
PUBLIC
BARROW COUNTY

[Signature page to Limited Warranty Deed]

EXHIBIT "A" TO LIMITED WARRANTY DEED

Legal Description of Property

All that lot, tract or parcel of land lying and being in the 3rd District of Walton County, Georgia (454th GMD) having a total of 29.93 acres and being more particularly described as follows:

Beginning at a concrete monument found on the southerly right-of-way line of US Hwy 78 (having a 200-foot right-of-way) at its intersection with the easterly right-of-way line of Jim Daws Road (having an 80-foot right-of-way), running thence South 15 degrees 36 minutes 16 seconds East a distance of 283.91 feet along the easterly right-of-way line of Jim Daws Road to an iron pin set and the true POINT OF BEGINNING; from the POINT OF BEGINNING thus established, thence leaving the easterly right-of-way line of Jim Daws Road and running North 67 degrees 11 minutes 00 seconds East a distance of 954.25 feet to an iron pin set; thence running North 60 degrees 41 minutes 56 seconds East a distance of 780.85 to a ½" rebar found; thence running South 30 degrees 42 minutes 00 seconds East a distance of 776.57 feet to a 1" open top pipe found; thence running South 58 degrees 54 minutes 37 seconds West a distance of 1345.10 feet to an iron pin set; thence running North 30 degrees 16 minutes 04 seconds West a distance of 420.23 feet to a 1" rod found; thence running South 62 degrees 56 minutes 22 seconds West a distance of 515.20 feet to an iron pin set on the easterly right-of-way line of Jim Daws Road; thence running North 15 degrees 36 minutes 16 West a distance of 500.00 feet along the easterly right-of-way line of Jim Daws Road to an iron pin set and the true POINT OF BEGINNING.

B.C.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2026 and subsequent years, not due and payable.

BK: 5624 PG: 679-683
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002587
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 0.00
PT-61 147-2026-000759

Tax Parcel ID: C1640116

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of the 11 day of March, 2026, by and among **DARIN WASILESKI DMD, LLC**, a Georgia limited liability company, **JOHN MARK MAZZAWI, D.M.D., P.C.**, a Georgia professional corporation, and **JEFFREY MILES MAZZAWI**, an individual (each a "Grantor" and together, collectively, "Grantors"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, do hereby bargain, sell, remise, convey, release and forever quitclaim to Grantee all the right, title, interest, claim or demand which each Grantor has or may have had in and to the following described real property (the "Property"):

> ALL THAT TRACT or parcel of land lying and being in the GMD 454, Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),
>
> TOGETHER WITH all the right, title or interest to the Property or its appurtenances.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantors, nor any person or persons claiming under Grantors, shall at any time, by any means or ways, have, claim or demand any right, title or interest to the Property or its appurtenances, or any rights thereof.

[Signature pages follow.]

IN WITNESS WHEREOF, each Grantor has hereunto set or caused its duly authorized officer to set his hand and seal, the day and year first above written.

GRANTORS:

Signed, sealed and delivered
in the presence of:

Rachel Zapata
Unofficial Witness

Alicia Mote
Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

DARIN WASILESKI DMD, LLC,
a Georgia limited liability company

By: _____(SEAL)
Name: Darin Wasileski
Its: President/Managing Member

[Signature page to Quitclaim Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: 09/30/29

[NOTARY SEAL]

ALICIA MOTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 30, 2029
WALTON COUNTY, GEORGIA

JOHN MARK MAZZAWI, D.M.D., P.C.,
a Georgia professional corporation

By: _____
John Mark Mazzawi, President
(CORPORATE SEAL)

[Signature page to Quitclaim Deed]

[Signatures continue on next page.]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: _____

[NOTARY SEAL]

CHAD HENDERSON
My Commission Expires
NOTARY PUBLIC
05-22-2029
DEKALB COUNTY, GEORGIA

_____ (SEAL)
Jeffrey Miles Mazzawi

[Signature page to Quitclaim Deed]

EXHIBIT A

Legal Description of Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161 & 162 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR WITH CAP FOUND (RLS2387); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING.**

THENCE FROM SAID POINT AS THUS ESTABLISHED, NORTH 30 DEGREES 03 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 509.14 FEET TO A 1/2" REBAR FOUND ON THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY 78; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 51 DEGREES 51 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 222.95 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 36 DEGREES 24 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 27.09 FEET TO A POINT; THENCE NORTH 51 DEGREES 48 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 126.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 36 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 26.93 FEET TO A POINT; THENCE NORTH 51 DEGREES 57 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 62.41 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 58 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 519.07 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 30 DEGREES 23 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 528.82 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 78 DEGREES 39 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 210.32 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 30 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 631.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 204.57 FEET TO A POINT; THENCE SOUTH 60 DEGREES 21 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 348.45 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 30 DEGREES 22 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 776.69 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 61 DEGREES 01 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING.**

SAID PROPERTY CONTAINS 18.908 ACRES .

BK: 5624 PG: 688-690
Filed and Recorded
03-12-2026 01:57 PM
DOC# D2026-002589
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : $ 0.00
PT-61 147-2026-000761

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44459

Tax Parcel ID: C1640121

After Recording, Return To:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
ATTN: Claude Czaja, Esq.
3414 Peachtree Road, NE, Suite 1500
Atlanta, Georgia 30326

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made as of the 11 day of March, 2026, by and between **BOBBY SMITH CHANCEY**, an individual ("Grantor"), and **DYCOM INDUSTRIES, INC.**, a Florida corporation ("Grantee"), whose address is 300 Banyan Blvd., Suite 1101, West Palm Beach, Florida 33401 (the words "Grantor", "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, do hereby bargain, sell, remise, convey, release and forever quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to the following described real property (the "Property"):

> ALL THAT TRACT or parcel of land lying and being in Land Lots 161, 162 and 140 of the 3rd District, G.M.D. 454 of Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),

TOGETHER WITH all the right, title or interest to the Property or its appurtenances.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor, nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim or demand any right, title or interest to the Property or its appurtenances, or any rights thereof.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Quitclaim Deed to be effective as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

_____(SEAL)
Bobby Smith Chancey

_____
Unofficial Witness

_____
Notary Public

My commission expires: _____

[NOTARY SEAL]

JOHN E STELL JR
NOTARY
EXPIRES
GEORGIA
DECEMBER 20, 2028
PUBLIC
BARROW COUNTY

[Signature page to Quitclaim Deed]

EXHIBIT A TO QUITCLAIM DEED

Legal Description of Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161, 162 & 140 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387), SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 61 DEGREES 01 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 22 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 776.69 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 59 DEGREES 14 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1,344.80 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387); THENCE NORTH 29 DEGREES 57 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 420.22 FEET TO A 1" BAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 139, 140, 161 & 162; THENCE SOUTH 63 DEGREES 16 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 515.10 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387) AT THE AFORESAID RIGHT-OF-WAY OF JIM DAWS ROAD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 15 DEGREES 16 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 499.91 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 29.928 ACRES.

B. C.

5. Utility Letter

215 N Broad Street
Monroe, GA 30655
(770) 267-3429
lpropes@monroega.gov

June 22, 2026

RE: Utility Will-Serve Letter for Parcels C1640121 and C1640116

To Whom It May Concern:

The City of Monroe is able to provide utility services to the proposed Dycom Industries Inc. Planned Professional Development located on parcels C1640121 and C1640116, at or near Jim Daws Road, Monroe, Georgia, contingent upon the successful annexation and rezoning of the property into the incorporated limits of the City of Monroe.

The following utility services will be available:

- Water service
- Natural gas service
- Telecommunications services
- Solid waste collection services
- Sanitary sewer service, upon completion of the annexation and rezoning process for both parcels and payment of all applicable meter, tap, and connection fees

All utility infrastructure and service connections must be designed and installed in accordance with City of Monroe specifications and are subject to review and approval by the appropriate City Utilities Departments. Any required utility relocations must be coordinated with and approved by the Director of the Water, Sewer, Gas, and Electric Departments, or their designee. The cost and responsibility for such relocations may fall upon the property owner or developer.

Please note that the City of Monroe will not assume ownership, operation, or maintenance responsibility for any sewer pumping facilities or force mains located outside existing public rights-of-way and the designated sewer connection point.

This Will-Serve Letter shall remain valid for a period of one (1) year from the date of issuance. In addition, all required utility and civil engineering plans must be submitted to and approved by the City of Monroe Utilities Departments through the standard development review process.

Sincerely,

Logan Propes
City Administrator

8. Pattern Book

The people connecting America®

Technical Training Facility and Retreat

Pattern Book for Planned Professional Development

June 26, 2026

Pattern Book Contents

- Company Profile
- Project Description and Vision
- Property overview
- Master Plan
  - Site Plan
  - Buildings
  - Lighting
  - Signage
  - Fencing
  - Utilities
- Landscaping
- Ownership/Operations
- PPD Standards
- Appendix

Company Profile

Dycom Industries, Inc.

Dycom is the leading provider of specialty contracting services to the telecommunications infrastructure and utility industries throughout the United States.

It has a nationwide footprint with 15,900+ employees across 560+ field offices throughout all 50 states.

It achieved $5.5 Billion of contract revenues & $738 Million of Adjusted EBITDA in fiscal 2026.

Project Description and Vision

Training Center Vision

Connect, Learn, Enjoy

Dycom's vision for the training facility is to increase the overall quality and consistency of its training programs and allow learners to build a personal connection with the company and brand.

It will accomplish this by creating an all-in-one campus-classroom training, hands-on experience, lodging, and fun with a goal of providing a true work retreat experience that learners enjoy.

Dycom also looks forward to becoming part of a great community, bringing business and career opportunities for the surrounding areas

Facility Components

The facility will include the following components:

Classroom Training:

- A dedicated classroom building provides modern learning spaces.

Hands-On Training: For practical skill development, the facility features:

- pole yard,
- driving course,
- realistic underground utility field, and a
- mock residential neighborhood for real-world scenario practice. Materials for these specialized trainings are securely stored in an onsite warehouse.

Facility Components

In addition to training facilities, the campus will also include the following:

Trainee Accommodations:

- Retreat-styled lodges are designed to house up to forty three guests and include recreational spaces to promote relaxation and camaraderie.

Onsite Management:

- An onsite manager will oversee trainees at all hours.
- The existing house will be utilized for administrative services and the onsite manager.

Retreat-like setting

Dycom is intentional with its site design to incorporate preservation of the existing wooded areas.

Natural Preservation: A key objective of the project is to preserve the site's natural character.

- Impervious surfaces for the current site plan are less than 20% and the design standards for this planned development are proposed at 25% max.

Enhanced Privacy:

- A 100-foot buffer is adjacent to the surrounding residential properties.
- The perimeter will be fenced and a gated entry will provide added security.

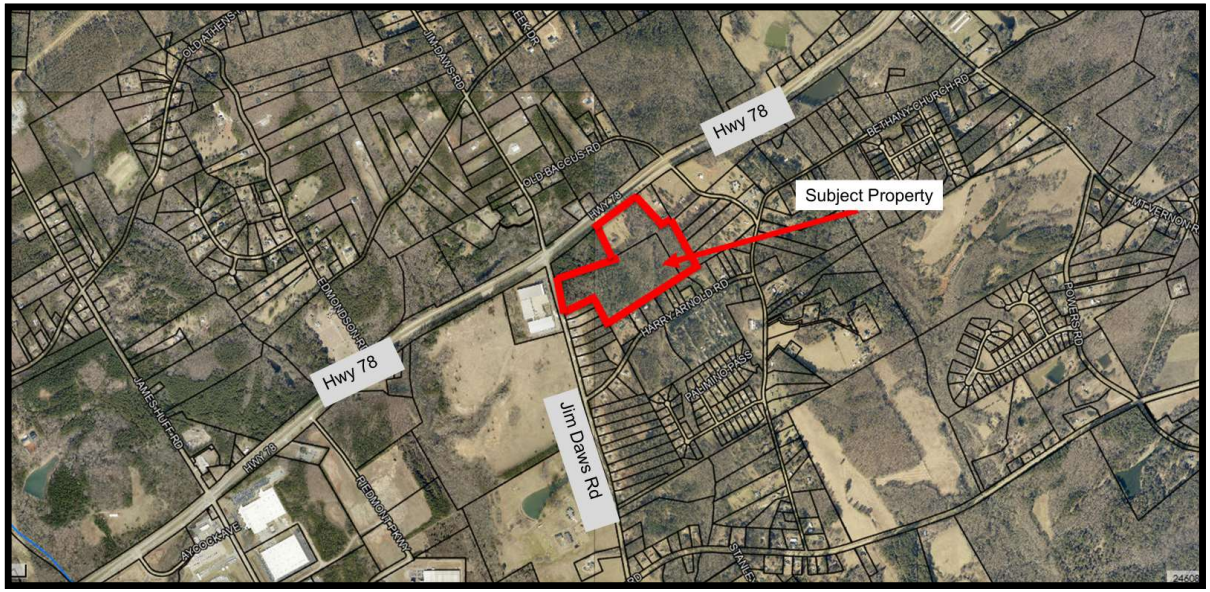
Property Overview

Property Description

The property consists of 48.84 acres located on Hwy 78 and Jim Daws Road. It is directly across Jim Daws Road from Minerva Beauty and property owned by the Development Authority of Walton County for future industrial development.

The property is primarily wooded with evidence of some past farming terraces. An existing house, built in 1978 and totaling under 1,800 sf, fronts on Hwy 78 and is surrounded by a small pasture area. There are no other structures on the property.

The property was originally two parcels which have now been combined into one tax parcel within Walton County C1640116.



Photographs of existing site conditions

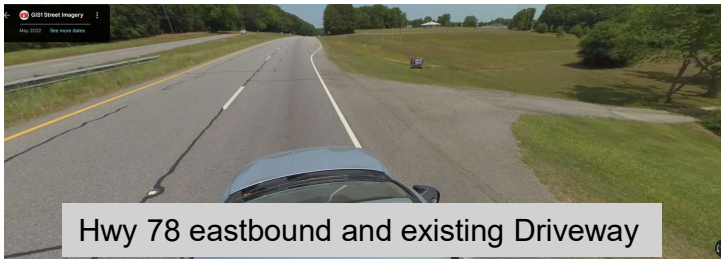
The property is primarily wooded with some pasture areas near the Hwy 78 frontage and around the existing house. The wooded areas are primarily hardwoods.

Photographs of Existing Conditions

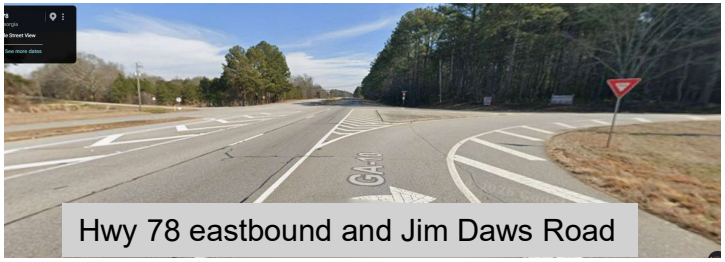
The existing home has a driveway entrance off of Hwy 78 which is shown in these photographs. There is a pasture area along the driveway and around the house. The house is brick and includes small front and back porches and a two-car garage. The house will be renovated to modern standards to accommodate a fulltime residence for the onsite manager.

Roads- Existing Conditions

The training facility will have an entrance at the existing driveway on Hwy 78 for limited use by the onsite manager and periodic truck access. The main entrance will be on Jim Daws Road between the two Minerva driveways. Minimal traffic will be generated from the facility given that there is no public access to the site and a limited number of trainees per session.

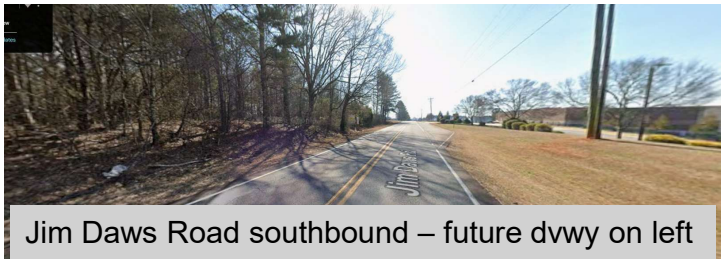


Hwy 78 eastbound and existing Driveway



Hwy 78 eastbound and Jim Daws Road

Jim Daws Road southbound- site on left

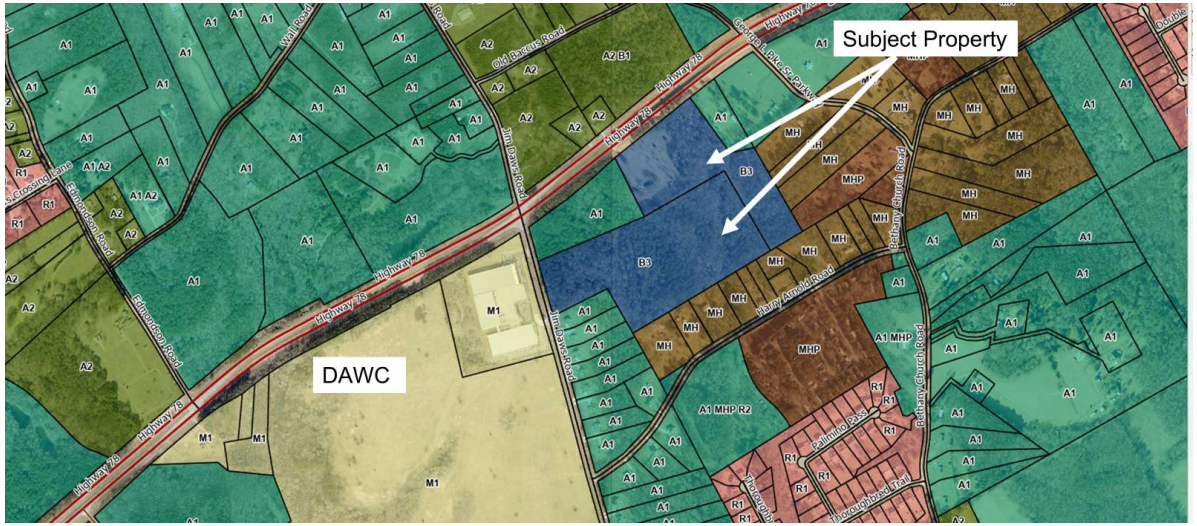


Jim Daws Road southbound – future dvwy on left

Zoning Designation

The property was rezoned for a technical training facility and retreat through Walton County in November 2025 under a B3 designation which is for commercial developments. The commercial designation was suitable under Walton County's Ordinances because the facility will not be manufacturing any goods or operating as an industrial use.

The property is adjacent to property in the City of Monroe zoned M1 which use designation is complementary but not identical to Dycom's intended use. Dycom's training campus is unique as it includes indoor training, outdoor training, lodges, and an onsite manager. This unique pairing of uses fits best under a planned professional district.



Master Plan

Site Plan - Uses

The facility will include ten buildings/areas as shown below. These buildings/areas will provide the spaces needed for Dycom's training programs and to lodge trainees and the onsite manager.

Parking for trainees will be concentrated at the lodge area with additional parking for instructors and daytime staff around the classroom building. Approximately 127 spaces are planned.

BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

Site Plan - Buildings

The primary new buildings on the campus include the classroom/warehouse building, the lodges and recreational hall. The following pages will describe the elevations and dimensions of each.

All new buildings collectively total 39,922 square feet.

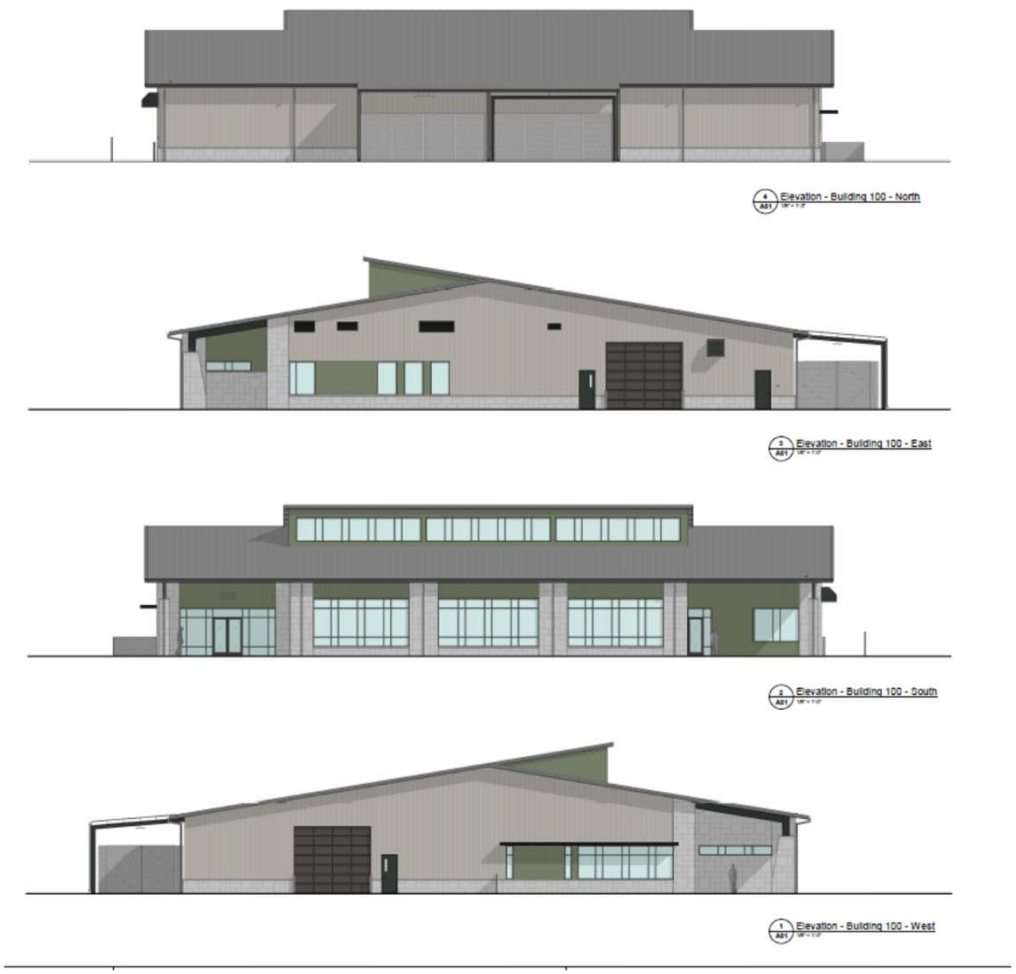
BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

Buildings
Classroom/Warehouse

The classroom/warehouse building elevations show the attractive design of the building to include a variation in roof pitch, exterior materials (steel panels and stone), and attractive windows.

The building is 17,291 square feet and is one story with a max height of 32 feet.

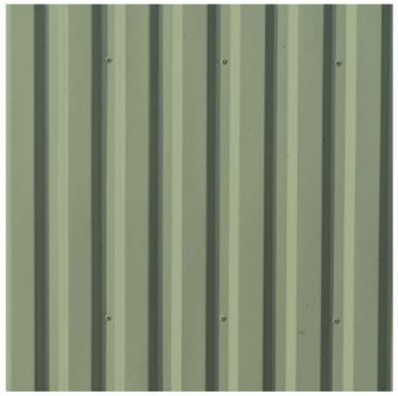


Classroom/Warehouse Design

STONE VENEER
US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

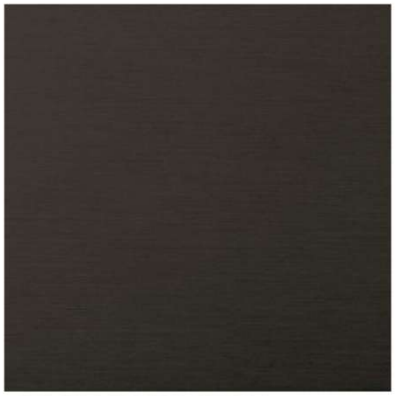
The design materials for the classroom/warehouse building includes a color pallet inspired by the surrounding forest and natural areas. The buildings are meant to blend with the existing surroundings and provide a lodge-like feel for trainees. The materials used for this building are shown here and include full-bed stone veneer, a mix of metals for siding, roofing and accents and long with large aluminum storefront windows to bring the natural light into the building.

METAL WALL PANEL / ROOFING
ASH GRAY



METAL WALL PANEL
COLONY GREEN

ALUMINUM STOREFRONT
ANODIZED DARK BRONZE



MISCELLANEOUS METALS
DOWNSPOUTS, CANOPY, ROOF COPING
ANODIZED DARK BRONZE ALUMINUM

Buildings
Lodge- Building 200

There are four lodge buildings with two types of designs. On the site plan, buildings labeled “Building 200” are smaller and buildings labeled “Building 300” are larger and include some recreational space.

The exterior design of all lodge buildings are consistent and include board and batten siding with full-bed stone veneer and timber to emphasize the natural feel.

As depicted on this page, the two Building 200s total 8,718 square feet and are one story with a max height of 23 feet. They are connected by a breezeway and situated to take advantage of the view of the natural areas.

Buildings
Lodge- Building 300

The second type of lodge building, “Building 300”, is larger and includes the recreational space as shown in the renderings here. The common areas will allow trainees to enjoy camaraderie during off-training hours.

The exterior design of these buildings, like all others are consistent and match the steel panels and stone designs used for the classroom building and other lodges.

As depicted on this page, the two Building 300s total 12,483 square feet and are one story with a max height of 26 feet. They are connected by a breezeway and also situated to take advantage of the view of the natural areas.

Lodge Design

Both lodge building types will include design features and colors that mirror the natural/lodge- inspired design of the classroom building with a few additions. These buildings will include more wood-like features including board and battened, lap siding and stained lumber accents. It will also include a mix of roof materials – metal and shingle. The windows and stone veneer accents will tie the design of these buildings back to the classroom building. All buildings meet the overall intent to blend with the natural surroundings.

BOARD AND BATTEN
JAMES HARDIE, SW6174 ANDIRON

LAP SIDING
JAMES HARDIE 8" EXPOSURE, SW2851 SAGE GREEN LIGHT

WINDOWS
AT LODGE, VINYL WINDOW, BLACK FRAME

ASPHALT SHINGLE ROOFING
AT LODGES

STONE VENEER
US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

STAINED LUMBER
CEDAR

ALUMINUM STOREFRONT
AT REC CENTER, ANODIZED DARK BRONZE

STANDING SEAM METAL ROOFING
AT REC CENTER

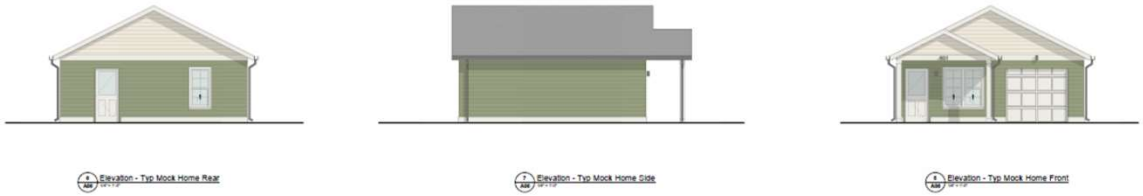
Buildings
Ancillary Buildings

In addition to the main classroom building and the lodges, there are ancillary structures including restrooms and mock homes for training which are depicted here. They will be designed to integrate with the colors and general aesthetics of the other buildings. These buildings are intentionally designed to reflect the exact structures and conditions workers will encounter in the field.

The restroom building will total 630 square feet and be one story with a max height of 14 feet.

The mock homes will be one story with a max height of 16 feet.

Restroom



Mock Home

Ancillary Building Design

The design features of the ancillary buildings are intended to complement the main structures and include a natural color pallet intended to blend with the natural surroundings. Variation in siding and roof types will provide visual interest.

FIBERGLASS COLUMN WRAP
AT PORCHES

WINDOWS
AT LODGE, VINYL WINDOW, BLACK FRAME

SHINGLE SIDING
JAMES HARDIE, COLORS VARY

LAP SIDING
JAMES HARDIE 8" EXPOSURE, COLORS VARY

BOARD AND BATTEN
JAMES HARDIE, COLORS VARY

ASPHALT SHINGLE ROOFING
AT LODGES

Existing House

The existing house is just under 1,800 square feet and was built in 1978. It is currently being renovated to modern standards and to mirror the color palette of the new buildings on the site. It will be used as the permanent residence of the onsite manager and his family.

Parking

- The site is designed to accommodate the anticipated trainee capacity, fulltime employees, with some overflow for occasional corporate events.
- There are 67 spaces located at building 100 (the classroom and office space) to allow trainees to park and check-in for the classes and for lodging and to receive a safety briefing. It also provides additional parking for future corporate events like a site tour for Dycom executives.
- After check-in, trainees will move their vehicles to the lodging area which has 60 parking spaces to accommodate trainees with some overflow.
- Also note that the parking area south of Headway Drive denoted as overflow parking is meant for any machinery used for training that would otherwise damage the asphalt due to the outriggers or leveling legs that have heavy point loads.
- For a site standard in general, the parking is based on the average estimated number of people in an area of the site per day of 48 with an overflow margin of 25% in each location (60 spaces at the office/classroom area and 60 spaces at the lodge) plus additional parking for heavy machinery.

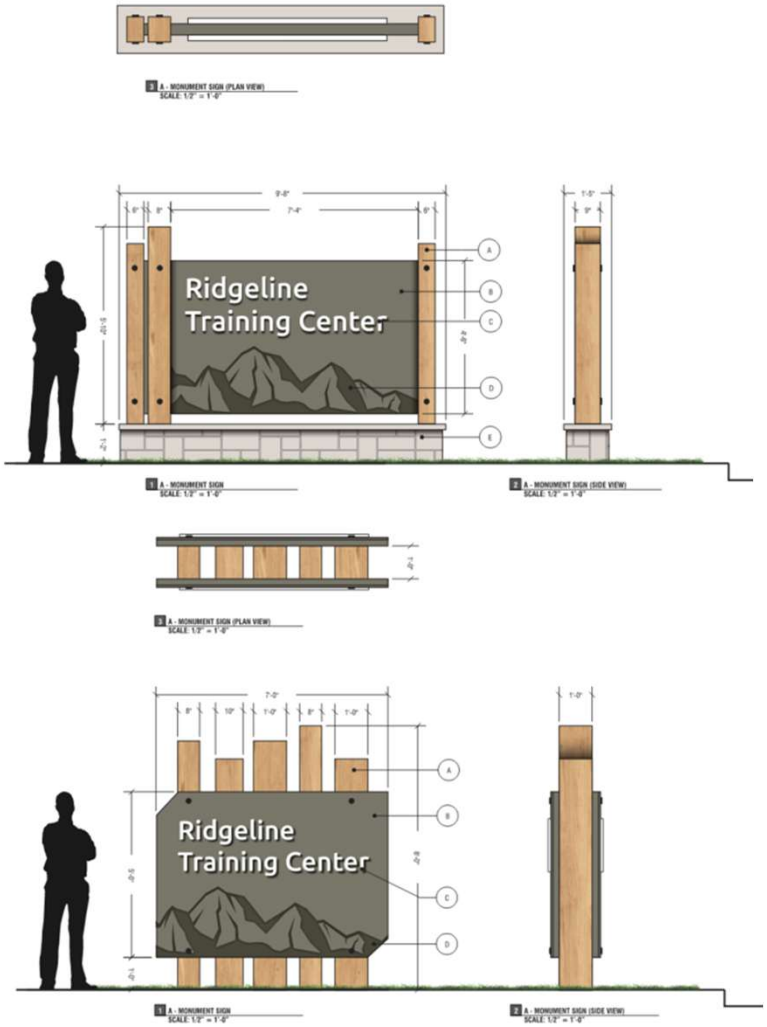
Lighting

All lighting on the property shall be for night-time security purposes as no training will occur at night. The lighting shall be downward and inward facing.

Lighting location and type are denoted on the site plan included in the Appendix. Below is the legend from the site plan listing the types of lighting.

Signage

Signage for the facility will be at the Jim Daws Road entrance and include a monument with attractive landscaping and will meet all city ordinances. The final design is still under review. Potential renderings are included on this page but are subject to changes.



Fencing and Trail

Perimeter fencing will be 6ft, black chain link. Existing trees will be preserved to the extent possible when installing the fence.

A 5-foot wide aggregate trail will start behind the lodge buildings and follow the path of the existing stream to a loop at the northern portion of the property. It will be located outside of the stream buffer, inside of the perimeter fencing and will not be open to the public.

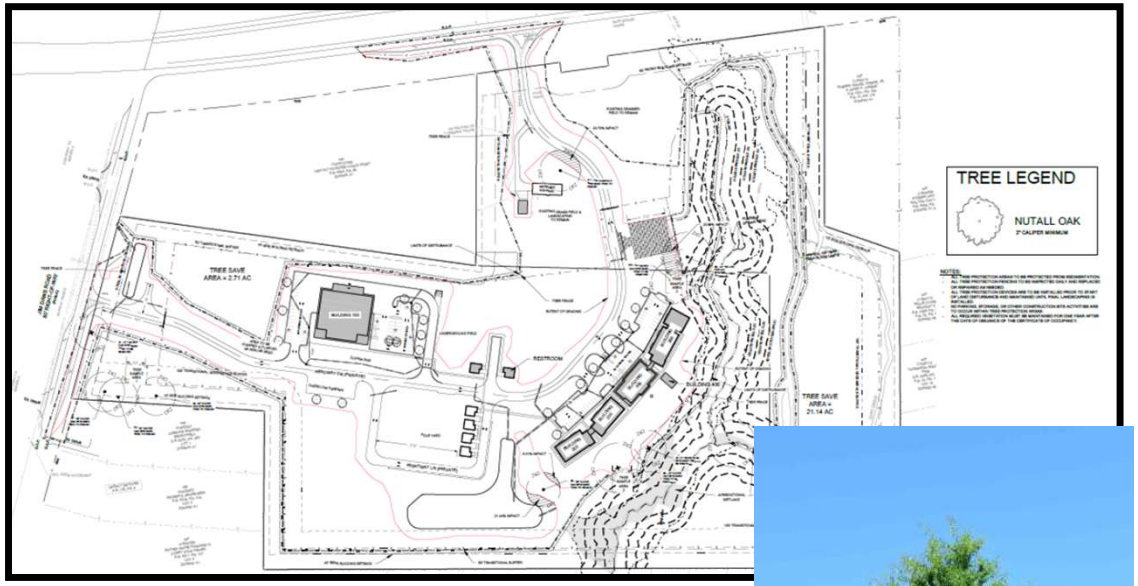
Utilities

The City of Monroe will provide water natural gas, telecommunications, solid waste and sewer services to the property (once annexed). Power will be provided by Walton EMC.

Landscaping

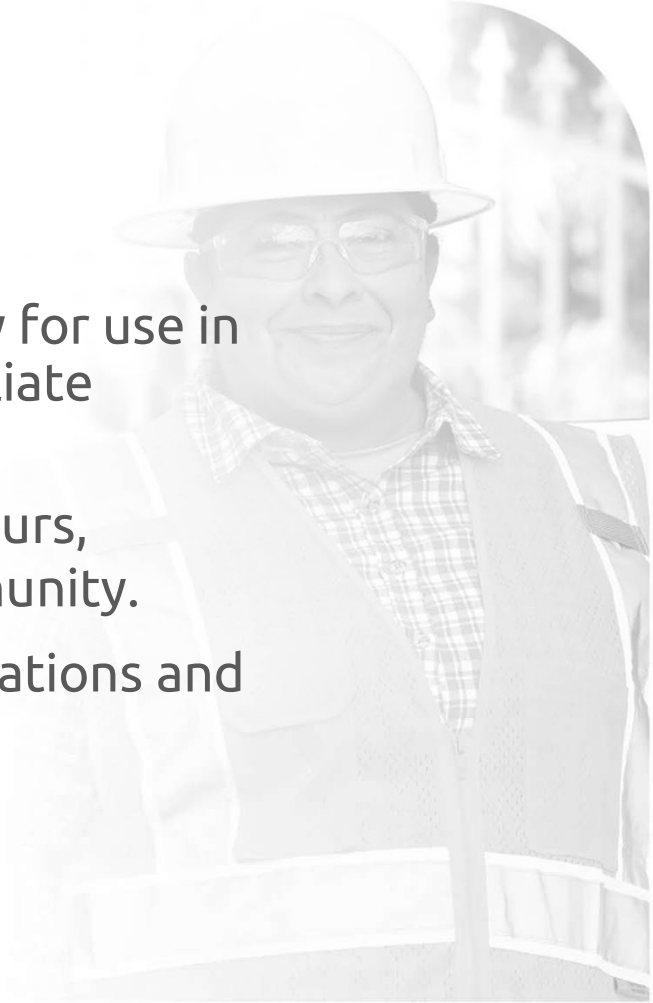
Landscaping Plan

The landscaping plan is included as an appendix. The primary planting will be 2” diameter minimum Nutall Oak trees. These trees are consistent with the existing hardwoods on the site. The planting locations are shown on the plan and are generally located in and around parking areas. Given the abundance of existing vegetation on the site and a 20+ acre tree save area shown on the plan, minimal enhancements are needed.



Ownership and Operations

Company Owned and Operated



Dycom Industries, Inc. will own and operate the facility for use in training its direct employees and employees of its affiliate companies.

All training activities are limited to normal business hours, ensuring minimal disruption to the surrounding community.

The training manager will live onsite and oversee operations and trainees throughout their stay.

Development Standards

Development Standards

The development standards in the Planned Professional Development are shown on the site plan and summarized below:

Building Height:	one-story, max of 32 feet
Minimum Front Setback:	50 feet
Minimum Side Setback:	15 feet
Minimum Rear Setback:	40 feet
Maximum lot coverage:	25%

Future buildings in the expansion areas shown on the site plan must be consistent in design, scale and finishes as those shown in this pattern book.

Allowance for a permanent residence for the onsite manager.

Allowance for overnight lodging for trainees and trainers.

These standards are consistent with the diverse needs of the training facility

Benefits of Planned Professional Development

The Planned Professional District allows for an "orderly, well-designed, office and institutional development in a manner that results in minimum impact upon the surrounding area." Dycom's training facility meets this criteria by providing a thoughtfully designed development which will preserve natural areas and buffer adjacent residential uses.

Benefits to Dycom: The flexibility of the Planned Professional District allows Dycom to achieve its vision for having an all-in-one training campus. The variety of land uses required to accommodate indoor training, outdoor training, lodging and a residence is not contemplated by singular zoning districts.

Benefits to community: The Dycom training facility will bring direct jobs and indirect jobs through training regional employees. It will also generate tax revenues and boost the local economy. The PPD zoning designation is key to allowing the combination of uses to accommodate Dycom's facility. Absent the use flexibility, Dycom would have to have multiple separate campuses or locate in a different jurisdiction.

Project Schedule

Construction is currently ongoing at the property. Dycom intends to open its facility in Spring/Summer of 2027.

Appendix

1. Survey
2. Conceptual Site Plan
3. Site Plan
4. Landscape Plan
5. Renderings of Exterior Elevations and Design Materials

Survey

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TRACT ONE
SPECIAL EXCEPTIONS ADDRESSED PER ALTA COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(A)(R2)
COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY

ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e. ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED" ALTA/NS PS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC., BEARING THE SEAL AND CERTIFICATION OF DONALD E., JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

f. INTENTIONALLY OMITTED

TRACT TWO
SPECIAL EXCEPTIONS ADDRESSED PER ALTA COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2-44459(B)(R2)
COMMITMENT DATE: FEBRUARY 24, 2026
CORRESPONDING SURVEY RELATED ITEMS ONLY

ITEMS LETTERED PER COMMITMENT

d. INTENTIONALLY OMITTED

e.) EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM J. P. BROACH TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 27, 1974, FILED FOR RECORD AUGUST 28, 1974 AT 12:01 P.M., RECORDED IN DEED BOOK 109. PAGE 455, RECORDS OF WALTON COUNTY, GEORGIA. (AFFECTS, EASEMENT IS NOT PLOTTABLE, DUE TO INSUFFICIENT LAND DESCRIPTIONS)

f.) INTENTIONALLY OMITTED

g.) INTENTIONALLY OMITTED

h.) INTENTIONALLY OMITTED

i.) INTENTIONALLY OMITTED

j.) INTENTIONALLY OMITTED

k.) ALL MATTERS AS DISCLOSED BY THAT CERTAIN DRAFT SURVEY ENTITLED" ALTA/NSPS LAND TITLE SURVEY TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC, PREPARED BY PRECISION PLANNING INC., BEARING THE SEAL AND CERTIFICATION OF DONALD E. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 3450, DATED JUNE 18, 2025, LAST REVISED FEBRUARY 26, 2026, BEING DESIGNATED AS PPI PROJECT NO. C25068. (AFFECTS, PLOTTED & SHOWN)

AREA SUMMARY
TRACT ONE = 29.928 ACRES
TRACT TWO = 18.908 ACRES
TOTAL ACRES = 48.836 ACRES

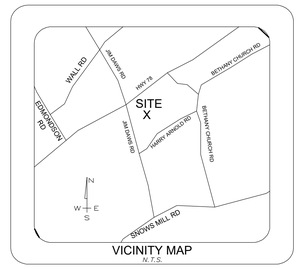
ALTA/NSPS CERTIFICATION
TO: DYCOM INDUSTRIES, INC., TRIPP GERINER, III, CBRE CAPITAL MARKETS, FIRST AMERICAN TITLE INSURANCE COMPANY & CALLOWAY TITLE AND ESCROW, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 11(b) & 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON: 6/18/2025.

GEORGIA SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR No. LS003450 DONALD EDWARD JAMES

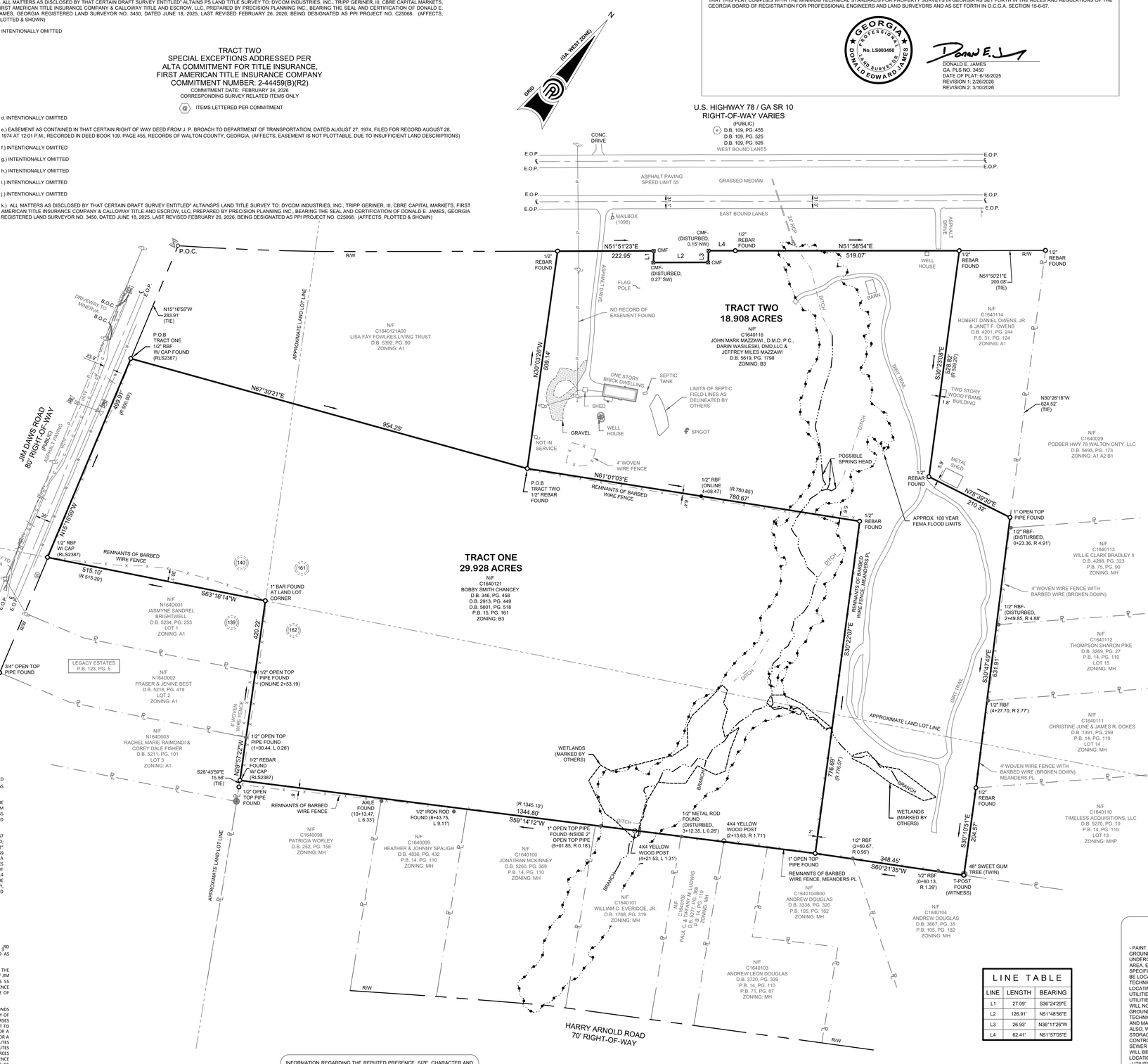
DONALD E. JAMES
GA. PLS NO. 3450
DATE OF PLAT: 6/18/2025
REVISION 1: 2/26/2026
REVISION 2: 3/10/2026



VICINITY MAP
N.T.S.

LEGEND

IPF	IRON PIN FOUND	AC.	ACRES
CMF	CONCRETE MONUMENT FOUND	A.K.A.	ALSO KNOWN AS
"X" SCRIBED IN CONC.		BOC	BACK OF CURB
COMPUTED POINT		BM	BENCHMARK
ROCK FOUND		BSL	BUILDING SETBACK LINE
CONTROL POINT		CHD	CHORD
BENCHMARK		C&G	CURB & GUTTER
SANITARY SEWER MANHOLE		CSP	CORRUGATED PIPE
GREASE TRAP		CMP	CORRUGATED METAL PIPE
CO/SSCO	STORM/SANITARY CLEAN OUT	CMF	CONCRETE MONUMENT FOUND
JB	JUNCTION BOX	℄	CENTERLINE
DWCB	DOUBLE WING CATCH BASIN (DWCB)	DIP	DUCTILE IRON PIPE
SWCB	SINGLE WING CATCH BASIN (SWCB)	D.E.	DRAINAGE EASEMENT
	CURB INLET	DB/PG	DEED BOOK / PAGE
GI	GRATE INLET	ELEV	ELEVATION
CGI	COMBO CURB INLET & GRATE INLET	EOF	EDGE OF PAVEMENT
HW	HEADWALL	FFE	FINISHED FLOOR ELEVATION
FES	FLARED END STRUCTURE	f/k/a	FORMERLY KNOWN AS
OCS	OUTLET CONTROL STRUCTURE (OCS)	HDPE	HIGH DENSITY POLYETHYLENE PIPE
RD	ROOF DRAIN	IE	INVERT ELEVATION
AD	AREA DRAIN	IPS	IRON PIN SET (1/2" REBAR)
WL	WELL	IRF	IRON PIN FOUND
WV	WATER VALVE	LLL	LAND LOT LINE
WM	WATER METER	LL	LAND LOT
FCV	FIRE CONTROL VALVE	LP	LIGHT POLE
FH	FIRE HYDRANT	NL	NAIL FOUND
FDC	FIRE DEPARTMENT CONNECTION	N/F	NOW OR FORMERLY
	WATER SPIGOT	OL	ON LINE
	WATER BACKFLOW PREVENTER	O.P.	OPEN TOP PIPE
WMH	WATER MANHOLE	PVC	POLYVINYLCHLORIDE PIPE
GV	GAS VALVE	PB/PG	PLAT BOOK / PAGE
GT	GAS PEDESTAL/BOX	POB	POINT OF BEGINNING
GM	GAS METER	P.O.C.	POINT OF COMMENCEMENT
GMH	GAS MANHOLE	℄	PROPERTY LINE
MW	MONITOR WELL	RBF	REBAR FOUND
PP/SP	POWER POLE/SERVICE POLE	RCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	R/W	RIGHT-OF-WAY
PLP	POWER/LIGHT POLE	S.S.E.	SANITARY SEWER EASEMENT
GL	GROUND LIGHT	TPOB	TRUE POINT OF BEGINNING
GV	GUY WIRE	TOC	TOP OF CURB
GW	GUY WIRE	TBM	TEMPORARY BENCHMARK
XFMR	ELECTRIC TRANSFORMER	+941.2	EXISTING GROUND ELEVATION
EMH	ELECTRIC MANHOLE	941.2	PROPOSED GROUND ELEVATION
EB	ELECTRIC PEDESTAL/BOX	~910~	EXISTING CONTOUR ELEVATION
EM	ELECTRIC METER	910	PROPOSED CONTOUR ELEVATION
TSP	TRAFFIC SIGNAL POLE		CENTERLINE
CMP	CROSS WALK POLE		ADJOINER PROPERTY LINE
TSB	TRAFFIC SIGNAL BOX		RIGHT OF WAY
UTP	TELEPHONE PEDESTAL		OVERHEAD POWER LINE
			UNDERGROUND POWER
UFOP	FIBER OPTIC PEDESTAL		TELEPHONE LINE
CMH	COMMUNICATIONS MANHOLE		UNDERGROUND TELEPHONE LINE
CP	COMMUNICATIONS PEDESTAL		GAS LINE
			CABLE T.V. LINE
CC	OVERHEAD CAMERA		UNDERGROUND CABLE T.V. LINE
AC	AIR CONDITIONER		SANITARY SEWER LINE
MB	MAILBOX		STORM SEWER PIPE
BOL	BOLLARD		WATER LINE / PIPE
			FENCE LINE
	TRAFFIC ARROWS		BRANCH/CREEK/STREAM CENTERLINE
			DITCH/DRAIN CENTERLINE
	HANDICAP PARKING SPACE		FLOOD HAZARD ZONE LIMITS
	SIGN		LIMITED ACCESS
	BORE HOLE	N/F	NOW OR FORMERLY
	TREE		SANITARY SEWER FORCE MAIN
	FLAGPOLE		
	PAYPHONE		



PROPERTY INFORMATION:
TAX PARCEL: C1640121
JIM DAWS ROAD (NO ADDRESS NUMBER LISTED)
MONROE, GEORGIA 30655
ZONED B3

TAX PARCEL: C1640116
1098 HIGHWAY 78
MONROE, GEORGIA 30655
ZONED B3

SUBJECT PARCELS ZONING INFORMATION TAKEN FROM WALTON COUNTY ZONING VERIFICATION LETTER DATED FEBRUARY 27, 2026. REFERENCE REZONING CASE Z25-0311, DATED NOVEMBER 4, 2025.

ADDRESSES LISTED TAKEN FROM OPUBLIC AND OBSERVED ON MAILBOX ONSITE.

PLAT & DEED REFERENCES:
AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

SURVEY NOTES:
1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.

3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

5.) WETLANDS MARKED BY NELSON ENVIRONMENTAL, INC., PREPARED MAY 28, 2025.

6.) SEPTIC SYSTEM WAS MARKED BY RIGHT PRICE PLUMBING & SEPTIC, LLC.

7.) THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS NO. 2-44459(A) AND NO. 2-44459(B), EACH EFFECTIVE AS OF FEBRUARY 24, 2026.

8.) THERE IS NO APPARENT GAPS, GORES OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ITS IMMEDIATE ADJOINING PROPERTIES.

9.) ADJOINING PROPERTY ZONING INFORMATION SHOWN TAKEN FROM WALTON COUNTY ZONING MAPS.

10.) THERE WAS NO OBSERVABLE ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY OR OTHER BURIAL GROUNDS WHILE CONDUCTING FIELDWORK ON THIS PROPERTY.

11.) THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12.) POTENTIAL ENCROACHMENTS:
a. 4' WOVEN WIRE FENCE WITH BARBED WIRE MEANDERS NORTHEASTERN PROPERTY LINE OF TRACT 2.
b. REMNANTS OF BARBED WIRE FENCE MEANDERS SOUTHEASTERN PROPERTY LINE OF TRACTS 1 & 2.
c. REMNANTS OF BARBED WIRE FENCE MEANDERS COMMON PROPERTY LINE OF TRACTS 1 & 2.

13.) TRACT ONE HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF JIM DAWS ROAD & TRACT TWO HAS ACCESS TO THE PUBLIC RIGHT-OF-WAY OF US HIGHWAY 78/ STATE ROUTE 10.

EQUIPMENT USED:
A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1,L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 62,820 & AN ANGULAR ERROR OF 2.5 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 6/18/2025.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN:
TRACT ONE = 440,970 FEET.
TRACT TWO = 552,881 FEET.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0135E, DATED DECEMBER 15, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

LAND DESCRIPTION
TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161, 162 & 140 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387), SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 61 DEGREES 01 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 22 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 776.69 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 59 DEGREES 14 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1,344.80 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387); THENCE NORTH 29 DEGREES 57 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 420.22 FEET TO A 1" BAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 139, 140, 161 & 162; THENCE SOUTH 63 DEGREES 16 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 515.10 FEET TO A 1/2" REBAR FOUND WITH CAP (RLS2387) AT THE AFORESAID RIGHT-OF-WAY OF JIM DAWS ROAD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 15 DEGREES 16 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 499.91 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 29.928 ACRES.

LAND DESCRIPTION
TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161 & 162 OF THE 3RD DISTRICT, G.M.D. 454, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF JIM DAWS ROAD (80' R/W); THENCE LEAVING SAID INTERSECTION, SOUTH 15 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 283.91 FEET TO A 1/2" REBAR WITH CAP FOUND (RLS2387); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 67 DEGREES 30 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 954.25 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED, NORTH 30 DEGREES 03 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 509.14 FEET TO A 1/2" REBAR FOUND ON THE AFORESAID RIGHT-OF-WAY OF U.S. HIGHWAY 78; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 51 DEGREES 51 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 222.95 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 38 DEGREES 24 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 27.09 FEET TO A POINT; THENCE NORTH 51 DEGREES 48 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 126.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 36 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 26.93 FEET TO A POINT; THENCE NORTH 51 DEGREES 57 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 62.41 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 51 DEGREES 58 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 519.07 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 30 DEGREES 23 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 528.82 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 78 DEGREES 39 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 210.32 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 30 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 631.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 204.57 FEET TO A POINT; THENCE SOUTH 60 DEGREES 21 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 348.45 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 30 DEGREES 22 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 776.69 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 61 DEGREES 01 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 780.67 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 18.908 ACRES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.09'	S36°24'29"E
L2	126.91'	N51°48'56"E
L3	26.93'	N36°11'26"W
L4	62.41'	N51°57'05"E

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180.6(.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTSFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

UNDERGROUND UTILITY NOTES:
- PAINT AND/OR FLAGS WERE PLACED ON THE GROUND DIRECTLY ABOVE ALL TRACEABLE UNDERGROUND UTILITIES WITHIN THE SPECIFIED AREA. EACH UTILITY WILL BE MARKED WITH A SPECIFIC COLOR. UNDERGROUND UTILITIES WILL BE LOCATED UTILIZING RADIO FREQUENCY TECHNIQUES. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND OTHER UTILITIES WITH TRACER WIRES. NON-METALLIC UTILITIES AND UTILITIES WITHOUT TRACER WIRES WILL NOT BE PHYSICALLY MARKED ON THE GROUND. UTILITIES NOT LOCATED UTILIZING THIS TECHNIQUE MAY EXIST, BUT NOT BE MARKED, AND MAY BE DISTURBED UPON EXCAVATION. ALSO, WE WILL NOT LOCATE UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, TRAFFIC CONTROL WIRES AND CABLES AS WELL AS SEWER AND STORM DRAIN LINES. EXCAVATION WILL BE REQUIRED TO DETERMINE EXACT LOCATION, SIZE, MATERIAL & DEPTH.
- UTILITIES MARKED BY GROUNDHAWK, PREPARED JUNE 11, 2025.

GEORGIA811 Utility Protection Center, Inc. Know what's below. Call before you dig.

UTILITY PROVIDERS & CONTACTS
Note: This list is limited to utility companies that have buried facilities in the vicinity of survey area

GAS
CITY OF MONROE
(470) 337-4048

POWER
WALTON EMC
(770) 267-2505
EXT. 7034

WATER
CITY OF MONROE
(470) 337-4048

COMMUNICATION
FIBERLIGHT LLC
(800) 672-0181
EXT. 2

WINDSTREAM
(800) 289-1901

CITY OF MONROE
(470) 337-4048

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

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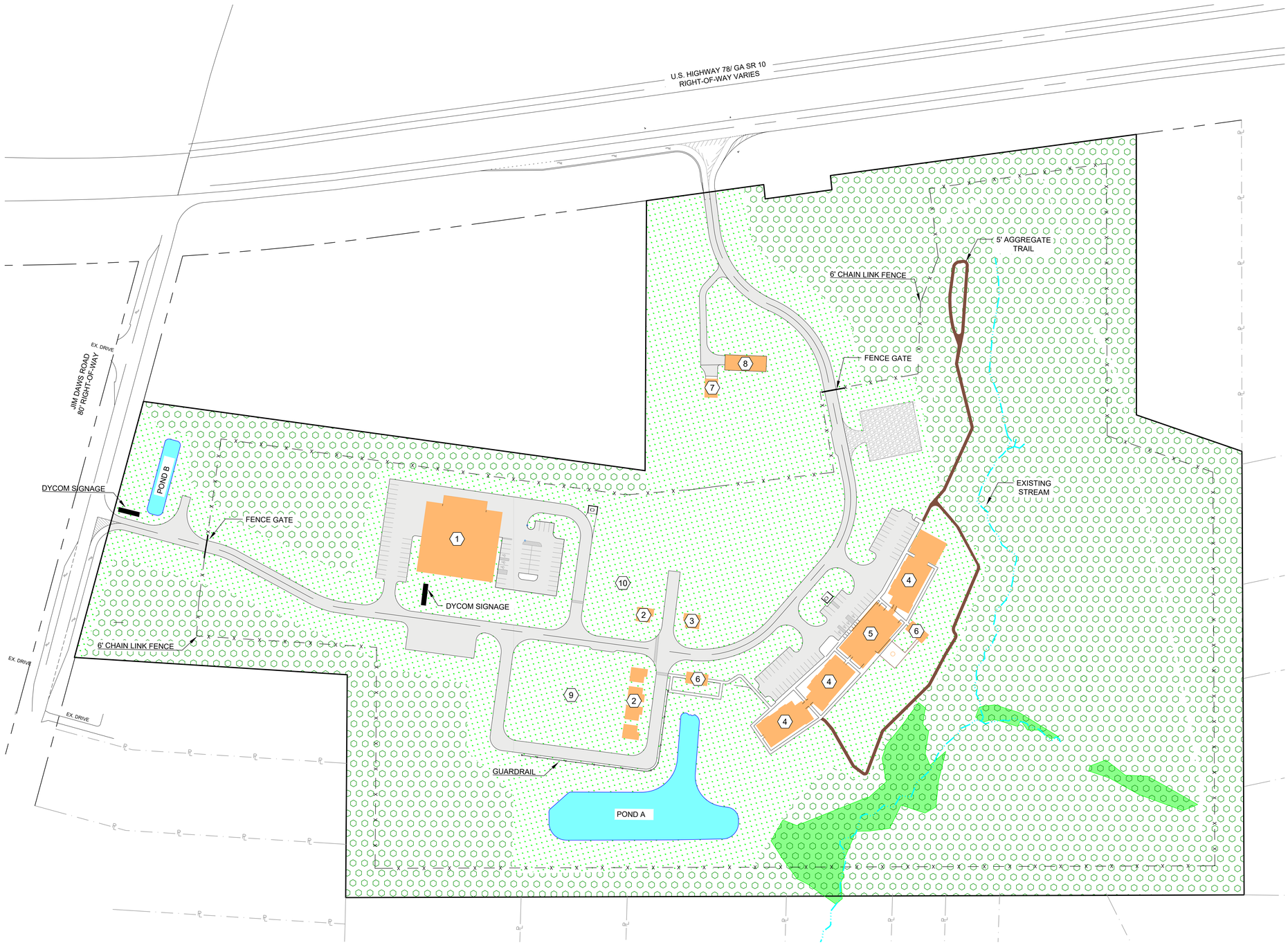
Conceptual Site Plan



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

HATCH LEGEND

- GRAVEL
- GRASS
- STRUCTURE
- WETLAND
- FOREST
- ASPHALT
- STORMWATER POND

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DYCOM INDUSTRIES TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL: C1640118 & C1640121
MONROE, GA 30655

PROJECT

EXHIBIT A

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

SHEET TITLE

DATE	NO	DESCRIPTION
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED
4/27/26	5	TRAIL RELOCATION
6/09/26	6	SANITARY SEWER AND FORCE MAIN SUBMITTAL

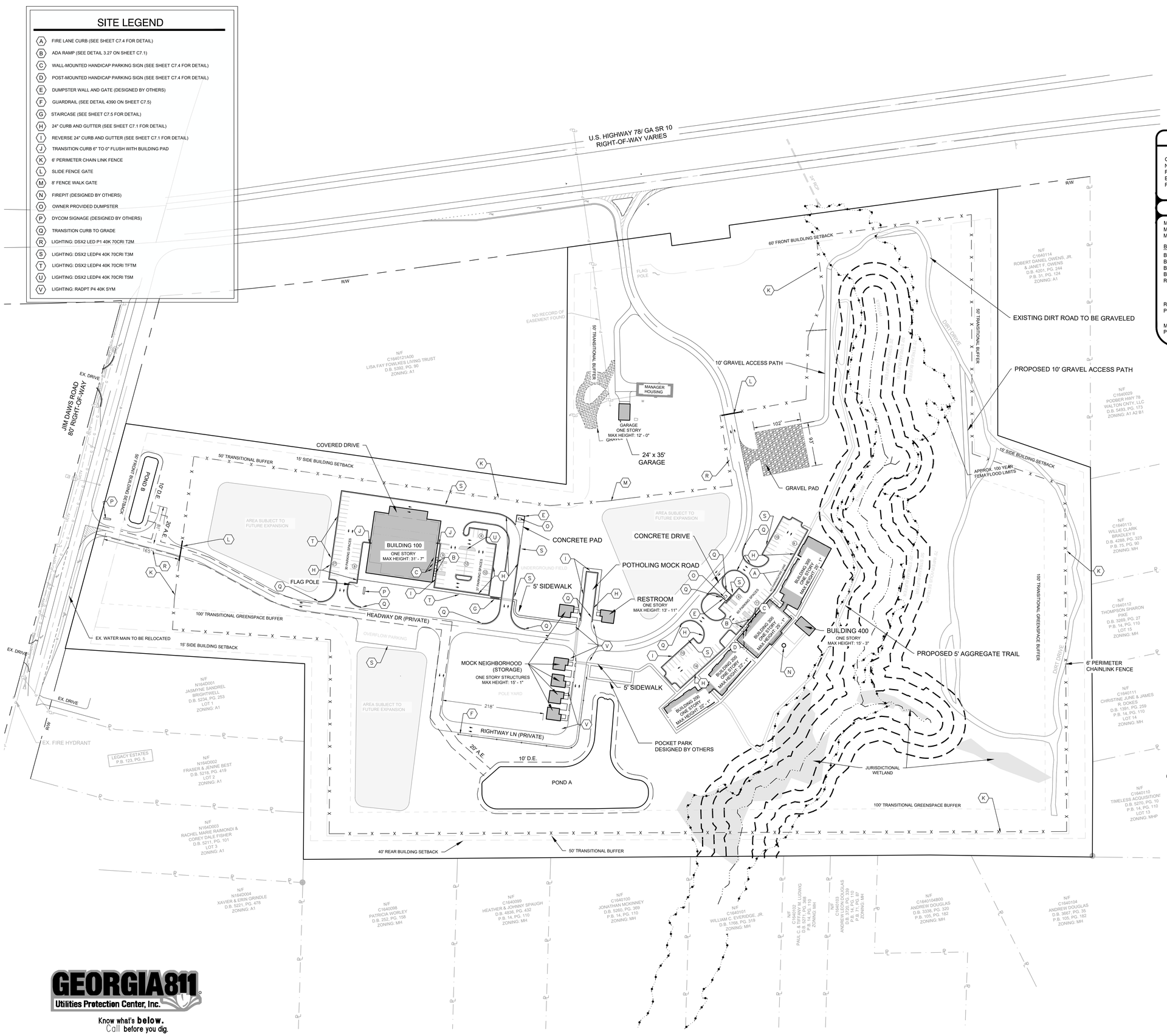
RELEASE

DATE	4/27/2026
PROJ. NUMBER	C25-068A
FILE NAME	
FILE NUMBER	

Site Plan

SITE LEGEND

- (A) FIRE LANE CURB (SEE SHEET C7.4 FOR DETAIL)
- (B) ADA RAMP (SEE DETAIL 3.27 ON SHEET C7.1)
- (C) WALL-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (D) POST-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (E) DUMPSTER WALL AND GATE (DESIGNED BY OTHERS)
- (F) GUARDRAIL (SEE DETAIL 4390 ON SHEET C7.5)
- (G) STAIRCASE (SEE SHEET C7.5 FOR DETAIL)
- (H) 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (I) REVERSE 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (J) TRANSITION CURB 6" TO 0" FLUSH WITH BUILDING PAD
- (K) 6' PERIMETER CHAIN LINK FENCE
- (L) SLIDE FENCE GATE
- (M) 8' FENCE WALK GATE
- (N) FIREPIT (DESIGNED BY OTHERS)
- (O) OWNER PROVIDED DUMPSTER
- (P) DYCOM SIGNAGE (DESIGNED BY OTHERS)
- (Q) TRANSITION CURB TO GRADE
- (R) LIGHTING: DSX2 LED P1 40K 70CRI T2M
- (S) LIGHTING: DSX2 LEDP4 40K 70CRI T3M
- (T) LIGHTING: DSX2 LEDP4 40K 70CRI TFTM
- (U) LIGHTING: DSX2 LEDP4 40K 70CRI T5M
- (V) LIGHTING: RADPT P4 40K SYM



PROJECT SITE DATA:

OVERALL SITE AREA:	48.84 ACRES
NET SITE AREA:	43.97 ACRES
PROPOSED USE:	TECHNICAL TRAINING FACILITY AND RETREAT
EXISTING ZONING:	B3 IN WALTON COUNTY
PROPOSED ZONING:	PPD IN THE CITY OF MONROE

PROJECT STANDARDS:

MINIMUM FRONT SETBACK:	50 FEET (60 ARTERIAL/CONNECTER)
MINIMUM SIDE SETBACK:	15 FEET
MINIMUM REAR SETBACK:	40 FEET

BUILDING NAME	USE	GROSS FLOOR AREA
BUILDING 100	OFFICE/WAREHOUSE	17,291 SQUARE FEET
BUILDING 200	LODGING	8,718 SQUARE FEET
BUILDING 300	LODGING/RECREATION	12,483 SQUARE FEET
BUILDING 400	PAVILION	800 SQUARE FEET
RESTROOM	RESTROOM	630 SQUARE FEET
		TOTAL: 39,922 SQUARE FEET

REQUIRED PARKING = (2.9 SPACES)(39,922 SF)/(1,000 SF) = 116 SPACES
PROPOSED PARKING 127 SPACES

MAXIMUM LOT COVERAGE: 12.2 ACRES (25.0%)
PROPOSED LOT COVERAGE 5.24 ACRES (10.8%)

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

24-HOUR CONTACT

CONTACT: TOM BONES
PHONE: 470-984-4418
EMAIL: TOM.BONES@DYCOMINC.COM

OWNER / DEVELOPER

DYCOM INDUSTRES INC
300 BANYAN BOULEVARD, SUITE 1101
WEST PALM BEACH, FL 33401
CONTACT: MATTHEW LOVATO
PHONE:708-906-8798
EMAIL: MATTHEW.LOVATO@DYCOMINC.COM

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CONTACT: HARRISON MARTIN
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DYCOM INDUSTRIES
TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL C1640118 & C1640121
WALTON COUNTY, GA

PROJECT

SITE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

SHEET TITLE

DATE	NO	DESCRIPTION
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED
4/27/26	5	TRAIL RELOCATION
6/09/26	6	SANITARY SEWER AND FORCE MAIN SUBMITTAL

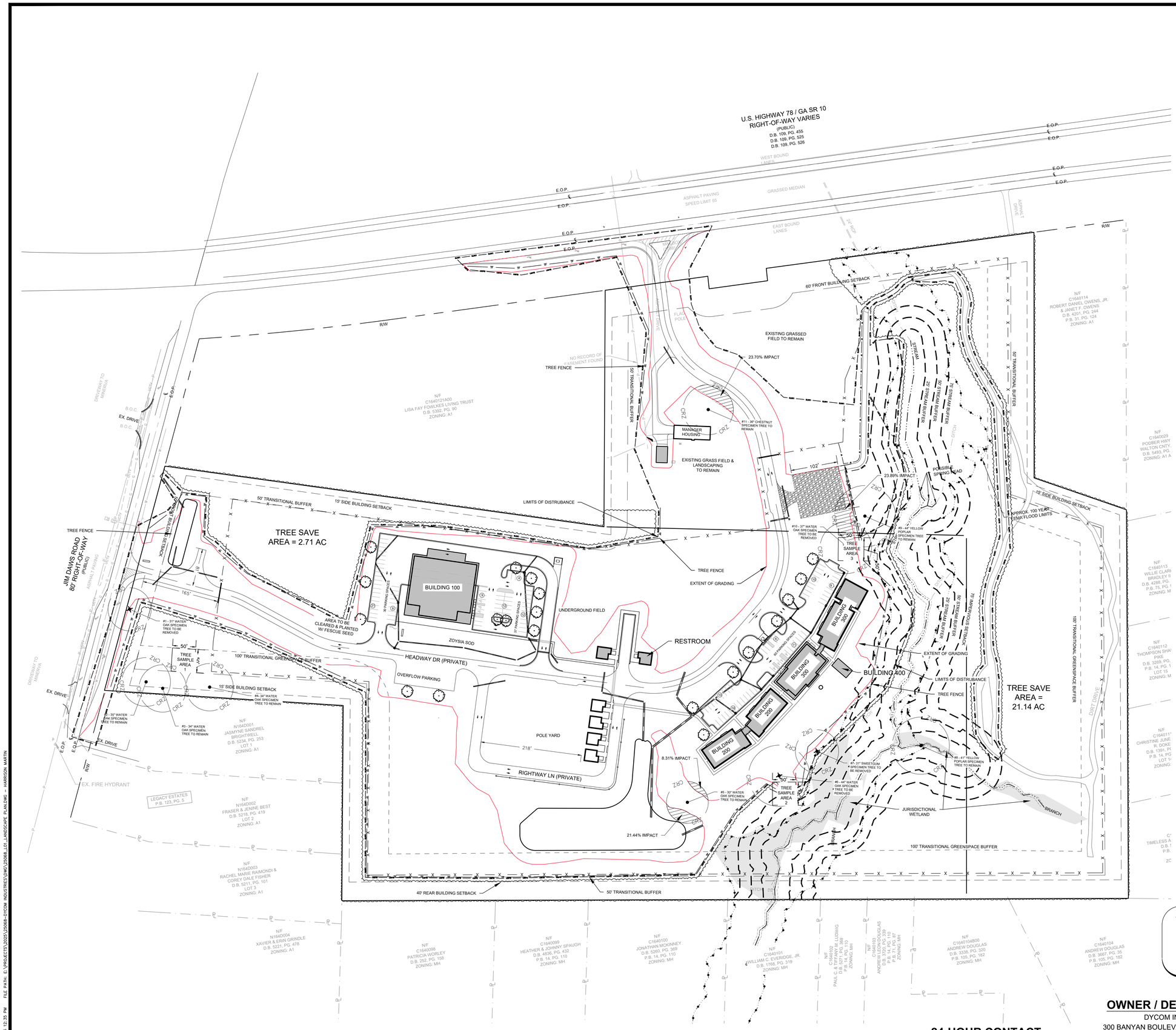
RELEASE

DATE: 4/27/2026
PROJ. NUMBER: C25-068A
FILE NAME:
FILE NUMBER:

C2.1

PLOT DATE: 6/10/2026 8:43 AM FILE PATH: E:\PROJECTS\2025\25068_DYCOM INDUSTRIES\DWG\25068_C201_ANNEXATION EXHIBIT.DWG – HARRISON MARTIN

Landscape Plan



TREE LEGEND

NUTALL OAK

2" CALIPER MINIMUM

NOTES:

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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UTILITY NOTE

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WEST PALM BEACH, FL 33401
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PHONE:708-906-8798
EMAIL: MATTHEW.LOVATO@DYCOMINC.COM

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PROJECT

DYCOM INDUSTRIES TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL: C1640118 & C1640121
WALTON COUNTY, GEORGIA

SHEET TITLE

OVERALL LANDSCAPE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

RELEASE

NO	DATE	DESCRIPTION
1	2/19/26	GDOT COMMENTS ADDRESSED
2	3/25/26	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
3	4/14/26	WALTON COUNTY COMMENTS ADDRESSED
4	4/21/26	WALTON COUNTY COMMENTS ADDRESSED

DATE:	2/11/2026
PROJ. NUMBER	C25-068A
FILE NAME	
FILE NUMBER	

L1.1

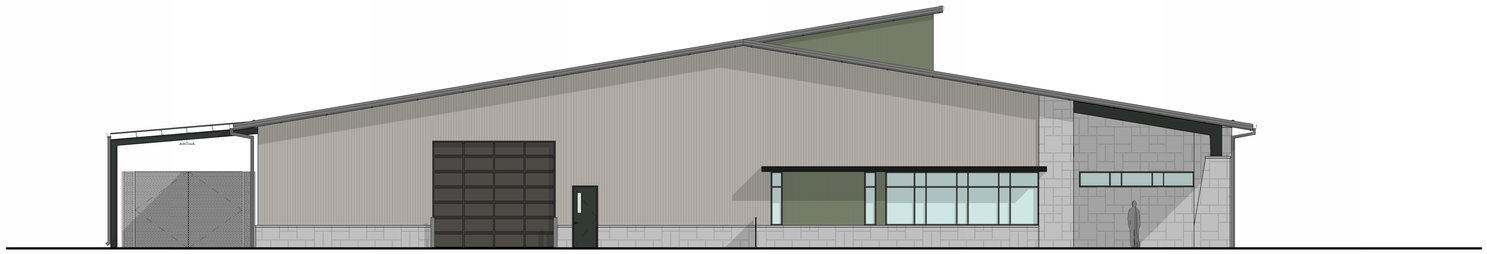
PLOT DATE: 4/21/2026 12:35 PM FILE PATH: E:\PROJECTS\2025\25068-DYCOM INDUSTRIES\DWG\25068_L01_LANDSCAPE PLAN.DWG — HARRISON MARTIN

Renderings of Exterior Elevations and Design Materials

4 A01 Elevation - Building 100 - North
1/8" = 1'-0"

3 A01 Elevation - Building 100 - East
1/8" = 1'-0"

2 A01 Elevation - Building 100 - South
1/8" = 1'-0"



1 A01 Elevation - Building 100 - West
1/8" = 1'-0"

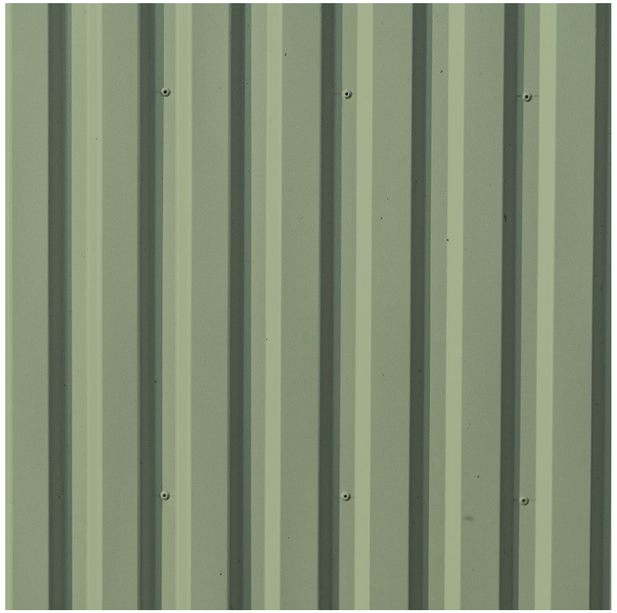
PRAXIS3	Dycom Industries	Dycom Training Facility Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	Exterior Elevations - Building 100	Project No. 25098	06/10/2026	A01

STONE VENEER

US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

METAL WALL PANEL / ROOFING

ASH GRAY

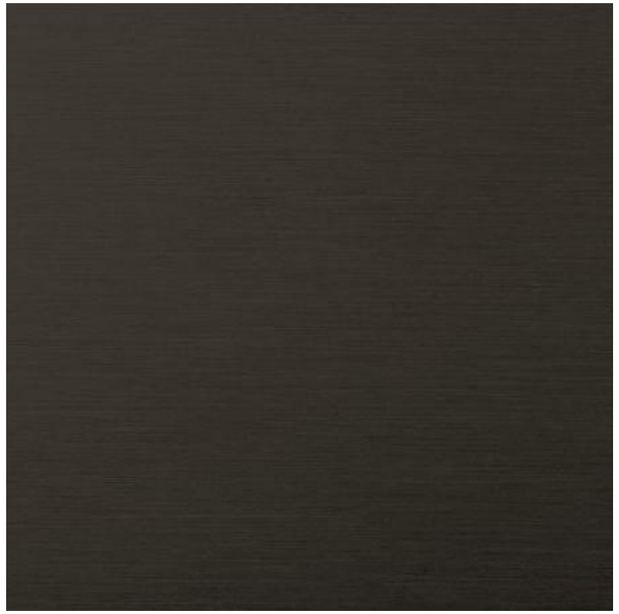


METAL WALL PANEL

COLONY GREEN

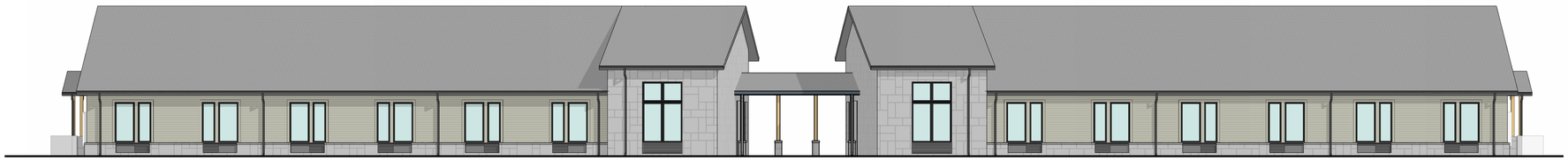
ALUMINUM STOREFRONT

ANODIZED DARK BRONZE



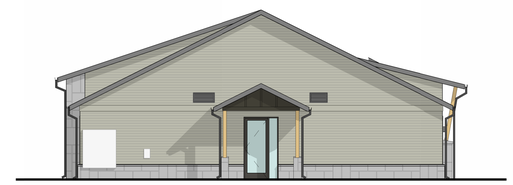
MISCELLANEOUS METALS

DOWNSPOUTS, CANOPY, ROOF COPING
ANODIZED DARK BRONZE ALUMINUM



4 A03 Elevation - Building 200 - East
1/8" = 1'-0"

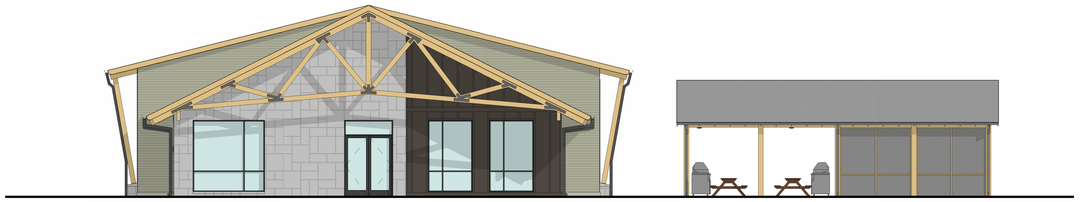
3 A03 Elevation - Building 200 - South
1/8" = 1'-0"



2 A03 Elevation - Building 200 - North
1/8" = 1'-0"

1 A03 Elevation - Building 200 - West
1/8" = 1'-0"

PRAXIS3	Dycom Industries	**Dycom Training Facility** Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	**Exterior Elevations - Building 200**	**Project No. 25098**	**06/10/2026**	**A03**



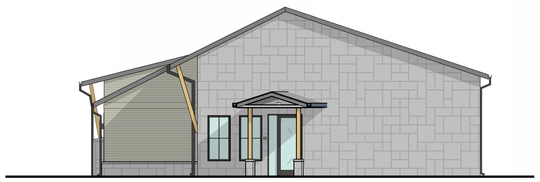
1 A04 Elevation - Rec Center - South
1/8" = 1'-0"

2 A04 Elevation - Rec Center - North
1/8" = 1'-0"

4 A04 Elevation - Building 300 - East
1/8" = 1'-0"

3 A04 Elevation - Building 300 - West
1/8" = 1'-0"

5 A04 Elevation - Trainer Suite Wing - North
1/8" = 1'-0"



6 A04 Elevation - Lodge B - South
1/8" = 1'-0"

PRAXIS3	Dycom Industries	Dycom Training Facility Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	Exterior Elevations - Building 300	Project No. 25098	06/10/2026	A04

BOARD AND BATTEN

JAMES HARDIE, SW6174 ANDIRON

LAP SIDING

JAMES HARDIE 8" EXPOSURE, SW2851 SAGE GREEN LIGHT

WINDOWS

AT LODGE, VINYL WINDOW, BLACK FRAME

ASPHALT SHINGLE ROOFING

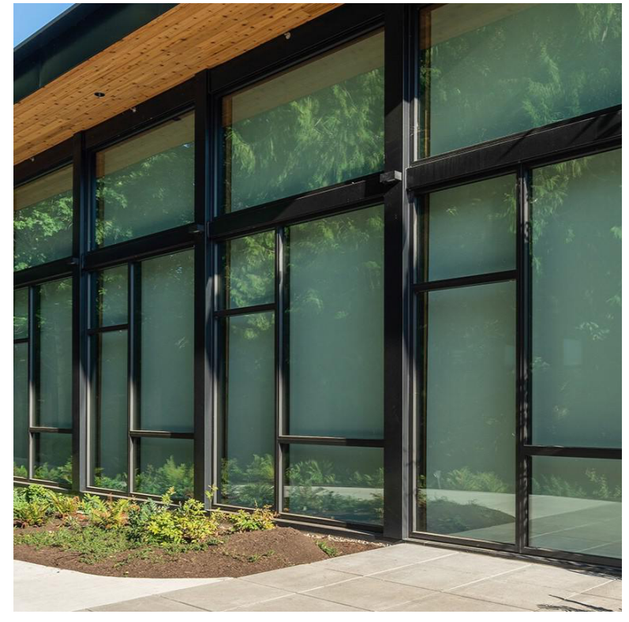
AT LODGES

STONE VENEER

US STONE, COLOR: 'PLAZA GRAY'
PATTERN: 'SAINT CLERE'

STAINED LUMBER

CEDAR

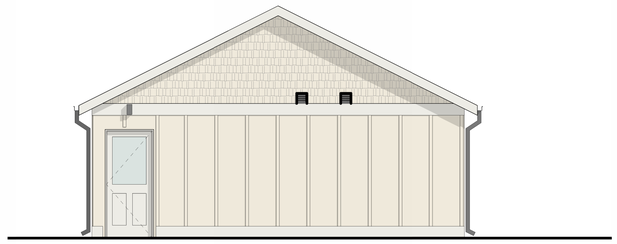


ALUMINUM STOREFRONT

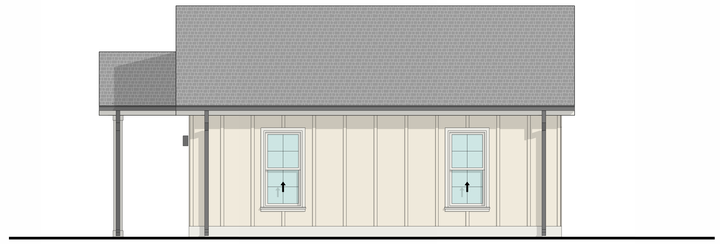
AT REC CENTER, ANODIZED DARK BRONZE

STANDING SEAM METAL ROOFING

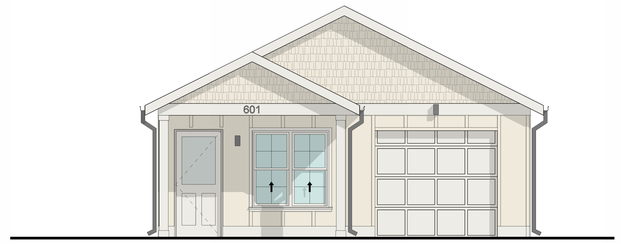
AT REC CENTER



15 A06 Elevation - Restroom Rear
1/4" = 1'-0"

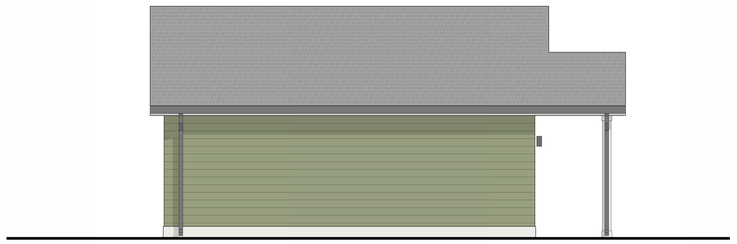


16 A06 Elevation - Restroom Side
1/4" = 1'-0"

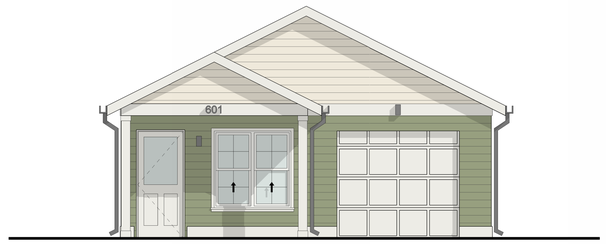


14 A06 Elevation - Restroom Front
1/4" = 1'-0"

6 A06 Elevation - Typ Mock Home Rear
1/4" = 1'-0"



7 A06 Elevation - Typ Mock Home Side
1/4" = 1'-0"



5 A06 Elevation - Typ Mock Home Front
1/4" = 1'-0"

PRAXIS3	Dycom Industries	**Dycom Training Facility** Jim Daws RD & Highway 78, Parcel C1640118 & C1640121, Monroe, GA 30655	Exterior Elevations - Mock Homes & Restrooms	Project No. 25098	06/10/2026	A06

FIBERGLASS COLUMN WRAP
AT PORCHES

WINDOWS
AT LODGE, VINYL WINDOW, BLACK FRAME

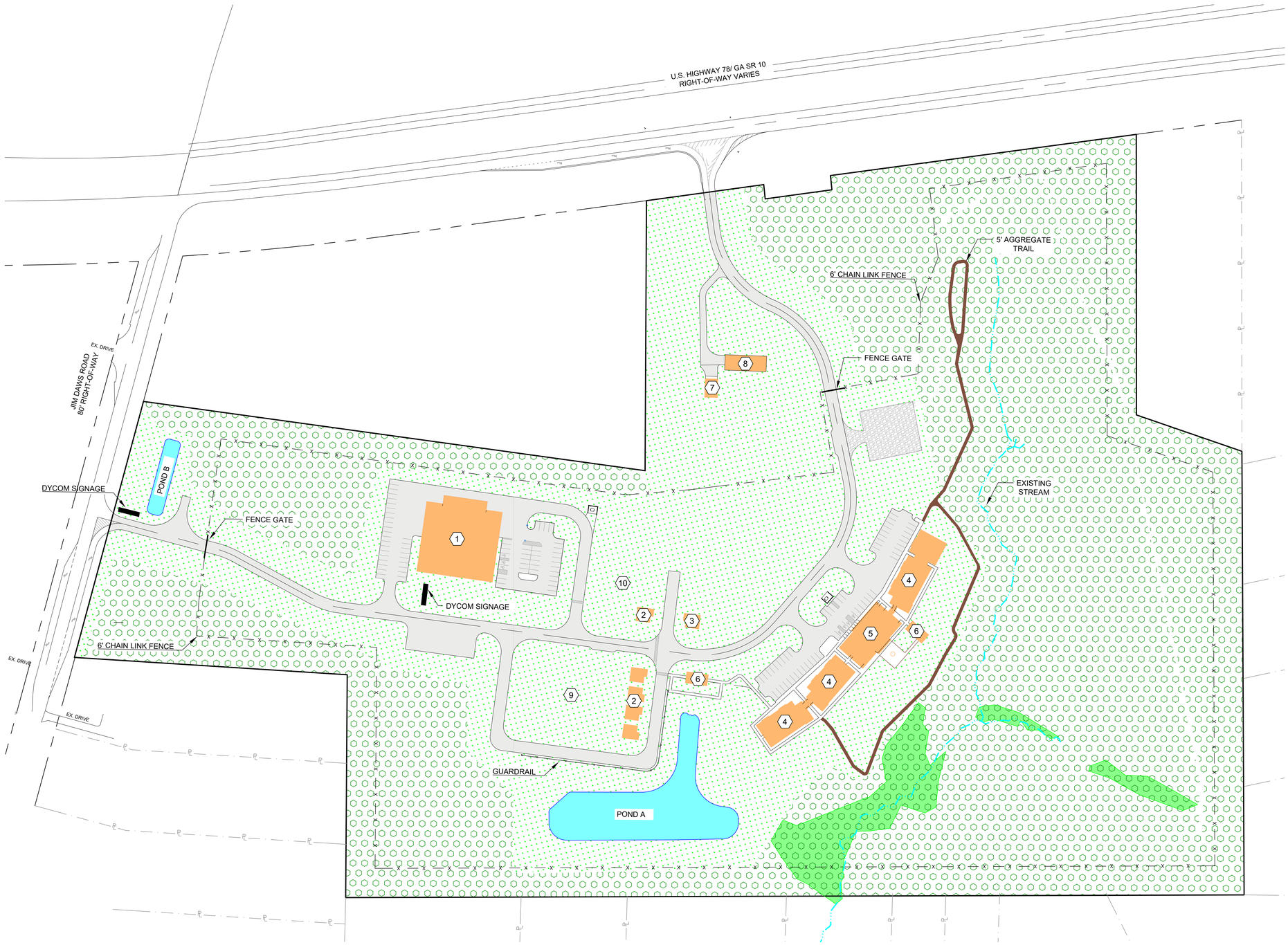
SHINGLE SIDING
JAMES HARDIE, COLORS VARY

LAP SIDING
JAMES HARDIE 8" EXPOSURE, COLORS VARY

BOARD AND BATTEN
JAMES HARDIE, COLORS VARY

ASPHALT SHINGLE ROOFING
AT LODGES

Conceptual Site Plan



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

BUILDING LEGEND

1. CLASSROOM/WAREHOUSE
2. MOCK NEIGHBORHOOD HOMES
3. RESTROOM
4. LODGES
5. RECREATIONAL HALL
6. PAVILION
7. GARAGE
8. MANAGER'S HOUSE
9. POLE YARD
10. UNDERGROUND FIELD

HATCH LEGEND

- GRAVEL
- GRASS
- STRUCTURE
- WETLAND
- FOREST
- ASPHALT
- STORMWATER POND

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STAMP

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planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DYCOM INDUSTRIES TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL: C1640118 & C1640121
MONROE, GA 30655

PROJECT

EXHIBIT A

DESIGN: HSM
DRAWN: HSM
CHECKED: JLP

SHEET TITLE

DATE	NO	DESCRIPTION
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED
4/27/26	5	TRAIL RELOCATION
6/09/26	6	SANITARY SEWER AND FORCE MAIN SUBMITTAL

RELEASE

4/27/2026
DATE

C25-068A
PROJ. NUMBER

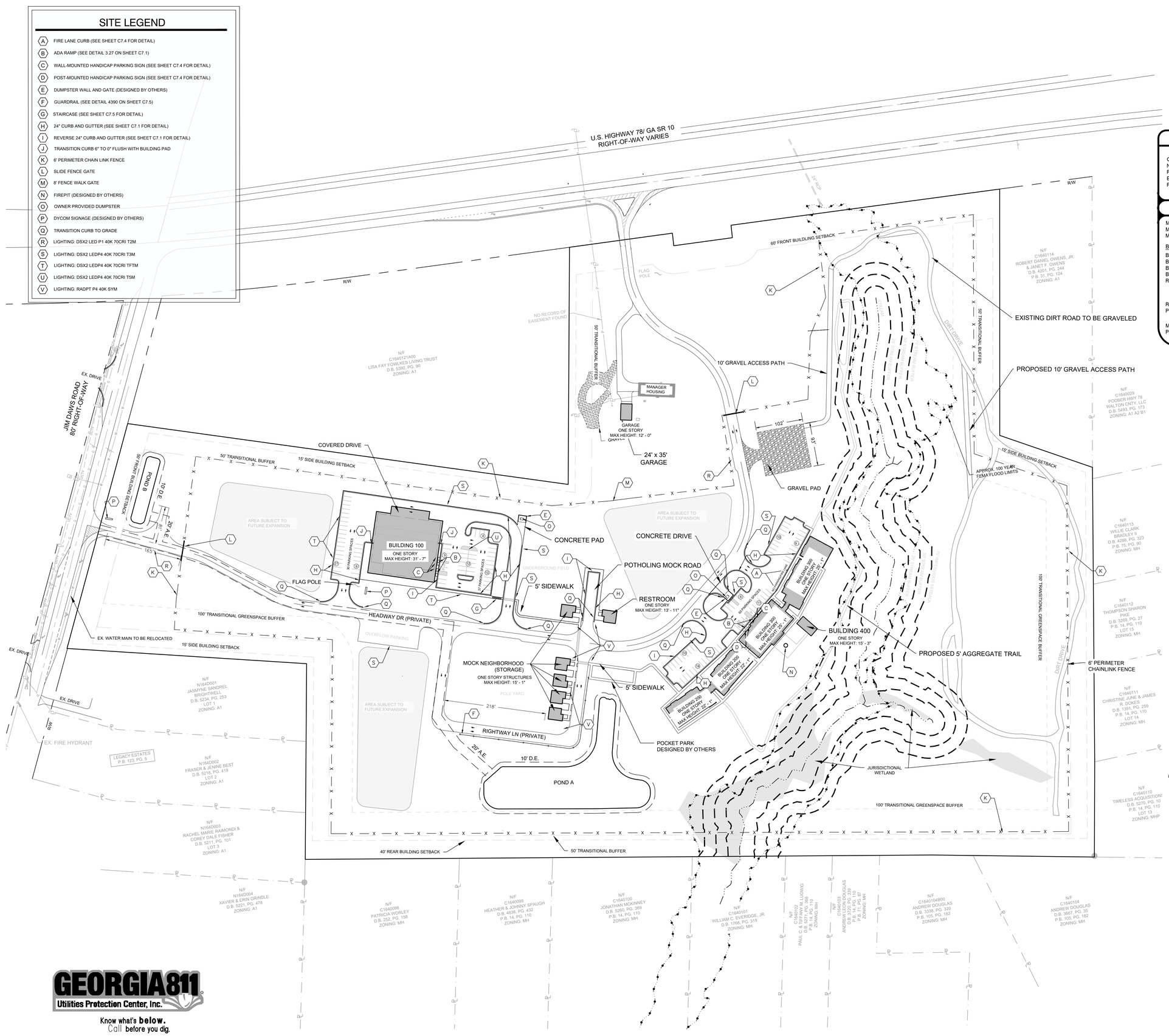
FILE NAME

FILE NUMBER

Site Plan

SITE LEGEND

- (A) FIRE LANE CURB (SEE SHEET C7.4 FOR DETAIL)
- (B) ADA RAMP (SEE DETAIL 3.27 ON SHEET C7.1)
- (C) WALL-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (D) POST-MOUNTED HANDICAP PARKING SIGN (SEE SHEET C7.4 FOR DETAIL)
- (E) DUMPSTER WALL AND GATE (DESIGNED BY OTHERS)
- (F) GUARDRAIL (SEE DETAIL 4390 ON SHEET C7.5)
- (G) STAIRCASE (SEE SHEET C7.5 FOR DETAIL)
- (H) 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (I) REVERSE 24" CURB AND GUTTER (SEE SHEET C7.1 FOR DETAIL)
- (J) TRANSITION CURB 6" TO 0" FLUSH WITH BUILDING PAD
- (K) 6' PERIMETER CHAIN LINK FENCE
- (L) SLIDE FENCE GATE
- (M) 8' FENCE WALK GATE
- (N) FIREPIT (DESIGNED BY OTHERS)
- (O) OWNER PROVIDED DUMPSTER
- (P) DYCOM SIGNAGE (DESIGNED BY OTHERS)
- (Q) TRANSITION CURB TO GRADE
- (R) LIGHTING: DSX2 LED P1 40K 70CRI T2M
- (S) LIGHTING: DSX2 LEDP4 40K 70CRI T3M
- (T) LIGHTING: DSX2 LEDP4 40K 70CRI TFTM
- (U) LIGHTING: DSX2 LEDP4 40K 70CRI T5M
- (V) LIGHTING: RADPT P4 40K SYM



PROJECT SITE DATA:

OVERALL SITE AREA:	48.84 ACRES
NET SITE AREA:	43.97 ACRES
PROPOSED USE:	TECHNICAL TRAINING FACILITY AND RETREAT
EXISTING ZONING:	B3 IN WALTON COUNTY
PROPOSED ZONING:	PPD IN THE CITY OF MONROE

PROJECT STANDARDS:

MINIMUM FRONT SETBACK:	50 FEET (60 ARTERIAL/CONNECTER)
MINIMUM SIDE SETBACK:	15 FEET
MINIMUM REAR SETBACK:	40 FEET

BUILDING NAME	USE	GROSS FLOOR AREA
BUILDING 100	OFFICE/WAREHOUSE	17,291 SQUARE FEET
BUILDING 200	LODGING	8,718 SQUARE FEET
BUILDING 300	LODGING/RECREATION	12,483 SQUARE FEET
BUILDING 400	PAVILION	800 SQUARE FEET
RESTROOM	RESTROOM	630 SQUARE FEET
		TOTAL: 39,922 SQUARE FEET

REQUIRED PARKING = (2.9 SPACES)(39,922 SF)/(1,000 SF) = 116 SPACES
PROPOSED PARKING 127 SPACES

MAXIMUM LOT COVERAGE: 12.2 ACRES (25.0%)
PROPOSED LOT COVERAGE 5.24 ACRES (10.8%)

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

24-HOUR CONTACT

CONTACT: TOM BONES
PHONE: 470-984-4418
EMAIL: TOM.BONES@DYCOMINC.COM

OWNER / DEVELOPER

DYCOM INDUSTRES INC
300 BANYAN BOULEVARD, SUITE 1101
WEST PALM BEACH, FL 33401
CONTACT: MATTHEW LOVATO
PHONE:708-906-8798
EMAIL: MATTHEW.LOVATO@DYCOMINC.COM

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: HARRISON MARTIN
PHONE: 770-338-8107
EMAIL: 944HM@PPI.US

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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 029652 6/09/26 JAMES LEE PARKER

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DYCOM INDUSTRIES TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL C1640118 & C1640121
WALTON COUNTY, GA

PROJECT

SITE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

SHEET TITLE

DATE	NO	DESCRIPTION
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED
4/27/26	5	TRAIL RELOCATION
6/09/26	6	SANITARY SEWER AND FORCE MAIN SUBMITTAL

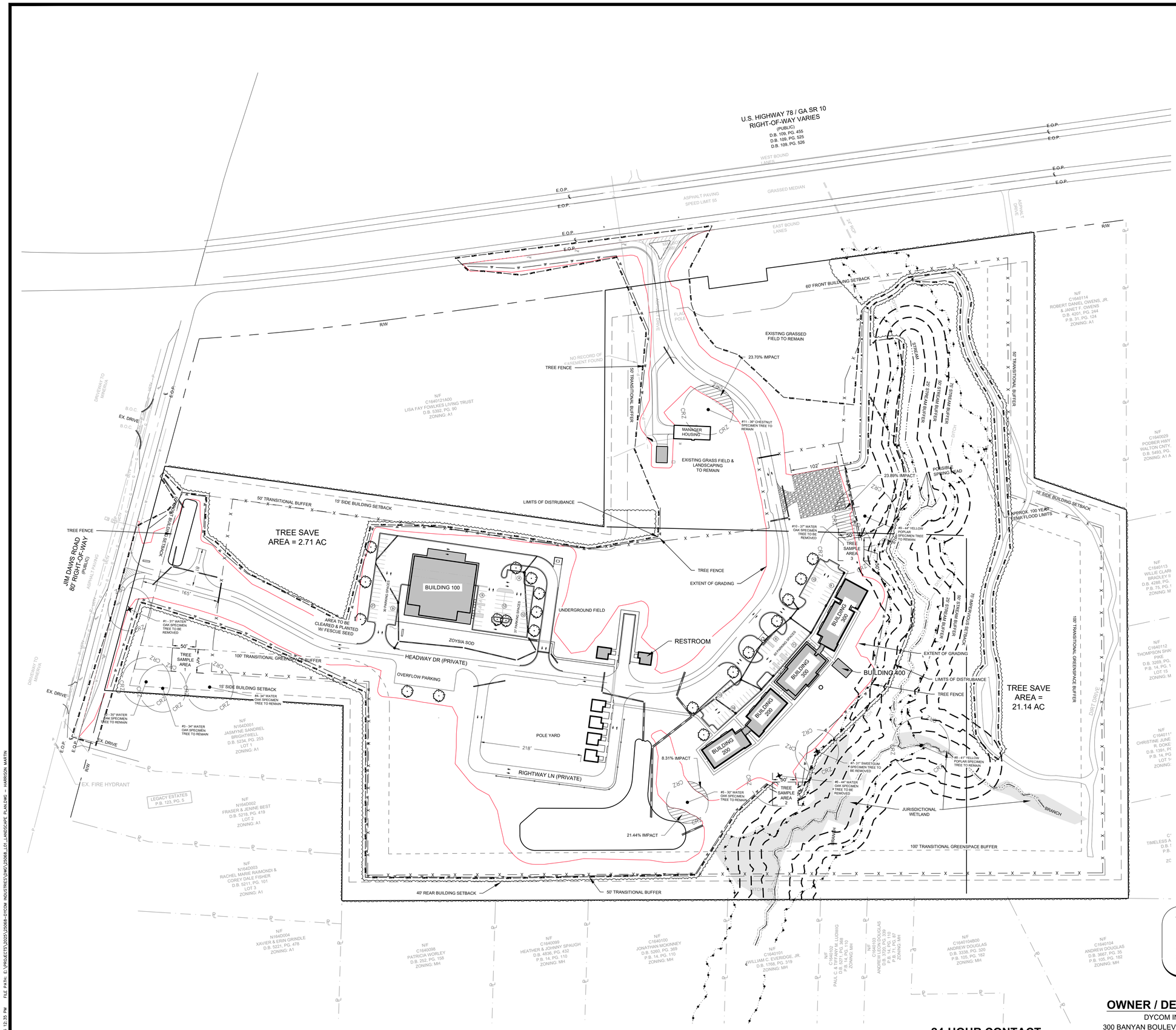
RELEASE

DATE: 4/27/2026
PROJ. NUMBER: C25-068A
FILE NAME:
FILE NUMBER:

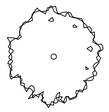
C2.1

PLOT DATE: 6/10/2026 8:43 AM FILE PATH: E:\PROJECTS\2025\25068-DYCOM INDUSTRIES\DWG\25068_C201_ANNEXATION EXHIBIT.DWG – HARRISON MARTIN

Landscape Plan



TREE LEGEND



NUTALL OAK

2" CALIPER MINIMUM

NOTES:

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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UTILITY NOTE

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

24-HOUR CONTACT

CONTACT: TOM BONES
PHONE: 470-984-4418
EMAIL: TOM.BONES@DYCOMINC.COM

OWNER / DEVELOPER

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CONTACT: MATTHEW LOVATO
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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 026624 4/21/26 JAMES LEE PARKER

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PROJECT

DYCOM INDUSTRIES TRAINING CENTER

JIM DAWS ROAD & HIGHWAY 78
PARCEL: C1640118 & C1640121
WALTON COUNTY, GEORGIA

SHEET TITLE

OVERALL LANDSCAPE PLAN

DESIGN	DRAWN	CHECKED
HSM	HSM	JLP

RELEASE

DATE	NO	DESCRIPTION
2/19/26	1	GDOT COMMENTS ADDRESSED
3/25/26	2	SUBMITTAL 1 COMMENTS ADDRESSED (NOT ISSUED FOR CONSTRUCTION)
4/14/26	3	WALTON COUNTY COMMENTS ADDRESSED
4/21/26	4	WALTON COUNTY COMMENTS ADDRESSED

DATE:	PROJ. NUMBER	FILE NAME	FILE NUMBER
2/11/2026	C25-068A		

L1.1

PLOT DATE: 4/21/2026 12:35 PM FILE PATH: E:\PROJECTS\2025\25068-DYCOM INDUSTRIES\DWG\25068_L01_LANDSCAPE PLANLDWG -- HARRISON MARTIN

To: City Council

From: Danielle Dills, Solid Waste

Department: Solid Waste

Date: September 8, 2026

Subject: 2026 John Deere Loader Purchase

Budget Account/Project Name: 540-4530-542500

Funding Source: Solid Waste Disposal Capital/Equipment

Budged Allocation: $0.00

Budged Available: $667,737.00

Requested Expense: $398,457.16

Company of Record: Dobbs Equipment (Sourcewell)

Description:
Staff recommends to approve the request to purchase a 2026 John Deer 644P Loader for the Transfer Station in the amount of $398,457.16 through Sourcewell, contract #78902. The purchase includes a Waste Handler package with four solid tires from Setco.

Background:
The new loader will replace the current loader as the primary service unit. The current loader has developed several maintenance issues, with high repair cost due to high volume usage. A backup unit is not available if the current loader fails or breaks down, resulting in lost revenue.

It is the policy of the City of Monroe to continually provide for proper maintenance and upkeep of all assets all facilities and provide for a safe and well-kept workplace environment.

Attachment(s):
City of Monroe - 644p Waste Handler Loader Quote.pdf

DOBBS EQUIPMENT

Prepared For

CITY OF MONROE
PO BOX 1249
MONROE, GA 30655

Prepared By

Colin Conway
Dobbs Equipment LLC
5333 BBS Drive
Braselton, GA 30517
Colin.Conway@dobbsequipment.com

Quote Id GA6625-000177
Creation Date 12/16/2025
Expiration Date 12/31/2026

Quote Summary

Equipment Summary	Selling Price	QTY	Extended
2026 JOHN DEERE 644 P ZBAR, 2 FUNCT, 20.5R25 L3, JOYSTICK, RC, REV FAN, CPLR	**$321,843.12**	**1**	**$321,843.12**
New 2024 JRB 106" FRAME X 72" TINES, 418 INTERCHANGE, 644-724 454688	$0.00	1	$0.00
New JOHN DEERE 4.00 YD 3.10 CM Enhanced Performance 472180	$0.00	1	$0.00
N/A JOHN DEERE BYT11790 - Waste Handler Package N/A	$31,721.74	1	$31,721.74
John Deere PowerGard 4yr/10000hr PTH // Current Hours: 24	$17,613.00	1	$17,613.00
PM Parts Only 270.03 4yr/10000hr Parts PM (500hr intervals) // Current Hours: 24	$27,279.30	1	$27,279.30
Equipment Total			**$398,457.16**

Quote Summary	
Equipment Total	$ 321,843.12
Attachments	$ 31,721.74
Service Agreements	$ 44,892.30
Total Selling Price	**$ 398,457.16**
Balance Due	**$ 398,457.16**

Additional Comments

Sourcewell Account #78902. Price includes 4yr/10k hr extended PTH Warranty and all Parts Preventive Maintenance for same terms (500hr service intervals). Price also includes solid tires and full waste handler package.

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote # GA6625-000177
Customer CITY OF MONROE

2026 JOHN DEERE 644 P ZBAR, 2 FUNCT, 20.5R25 L3, JOYSTICK, RC, REV FAN, CPLR

QTY In Group : 1

Hours 24
Serial Number 1DW644PATTLX28669
Stock Number 468106

Selling Price
$ 398,457.16

Equipment Summary

Code	Description	Qty	Adjusted Selling Price
	2026 JOHN DEERE 644 P ZBAR, 2 FUNCT, 20.5R25 L3, JOYSTICK, RC, REV FAN, CPLR	1	$398,457.16

Base / Options

Code	Description	Qty	Adjusted Selling Price
0351	Translated Text Labels	1	-
0202	United States	1	-
0259	English	1	-
0400	Standard Loader	1	-
0951	Rear Camera Primary Display	1	-
0658	Level 3 Performance	1	-
1301	Left Side Steps	1	-
0451	Standard ZBAR	1	-
1602	Steering Wheel	1	-
0614	Level 1 Trim	1	-
1100	Less Detection System	1	-
183E	JDLink	1	-
4069	John Deere 6.8L FT4SV	1	-
5128	Solid Tires	1	-
2201	Less Payload Scale w Cycle Counter	1	-
5552	Standard Front Fenders	1	-
7402	Hydraulic Coupler JRB 418 Pattern	1	-
7026	Joystick Controls	1	-
7053	Two Function Hydraulics	1	-
6522	Rear Counterweight Rear Hitch w Pin	1	-
7500	Less Fork Frame	1	-
7700	Less Tines	1	-
8502	Maintenance and Service Package	1	-
8501	Debris Package	1	-
8213	Chrome Curved Stack	1	-
8017	23.5R25 L3 1Star Radial Tires w 3 PC Rims No Brand Preference	1	-
8508	Auxiliary Equipment Package	1	-

Dealer Attachments

Code	Description	Qty	Adjusted Selling Price
	New 2024 JRB 106" FRAME X 72" TINES, 418 INTERCHANGE, 644-724 454688	1	
	New JOHN DEERE 4.00 YD 3.10 CM Enhanced Performance 472180	1	-

Dealer Attachments

Code	Description	Qty	Adjusted Selling Price
	N/A JOHN DEERE BYT11790 - Waste Handler Package N/A	1	$31,721.74

Value Added Services

Description	Qty	Agreed Price
John Deere PowerGard 4yr/10000hr PTH // Current Hours: 24	1	$17,613.00
PM Parts Only 270.03 4yr/10000hr Parts PM (500hr intervals) // Current Hours: 24	1	$27,279.30

Total Base / Options	$ 321,843.12
Total Attachments	$ 31,721.74
Total Service Agreements	$ 44,892.30
Total Selling Price	**$ 398,457.16**

OCCUPATIONAL TAX APPLICATION
CITY OF MONROE

PO Box 725 - Monroe, GA 30655
770-207-4674 – hbrookshire@monroega.gov

Business Contact Information

Business Name: Arcane Table, LLC
DBA: Arcane Table
Physical Location: 137 S Broad St
Inside DDA (Downtown Development Authority) Boundary? Y or N
Mailing Address: 137 S Broad St
Business Email: sales@arcanetable.com
Business Phone: (770) 727-2263

Ownership Type (select one)

- ☐ Corporation
- ☑ LLC
- ☐ Sole Proprietor
- ☐ Partnership
- ☐ Non-profit

Business Owner Contact Information

Owner(s) Name: John Hawkins
Owner's Email: jhawkins@arcanetable.com Owner's Phone: (678) 421-4295
Local / Emergency Contact: Audrey Hawkins Phone: (404) 932-3467
Property Owner's Name: Abhiram Garapati Phone: (512) 912-6129

Business Information

Business Description: Full-Service Restaurant
Residential or Commercial? Commercial
NAICS Code (https://www.census.gov/naics): 722511
Start Date: January 1, 2026
Federal Tax ID (EIN): 41-3541451
GA State & Use Tax: 309-152293
GA Professional State License Number(s): _____
Exempt from E-Verify?: _____
If no, list E-Verify Number _____

Number of Employees

Full Time (Includes Owner): 2
Part-Time: 6
Total Weekly Part-Time Hours: 80

Gross Receipts: _____

OR **Number of Practitioners***: _____

*Under O.C.G.A. 48-13-9(c)1-18 Practitioners have the right to pay $400 per practitioner and practitioners are defined as Lawyers; Physicians; Osteopaths; Podiatrists; Dentists; Optometrists; Psychologists; Veterinarians; Landscape Architects; Land Surveyors; Practitioners of Physiotherapy; Public Accountants; Embalmers; Funeral Directors; Civil, Mechanical, Hydraulic, or Electrical Engineers; Architects; Marriage and Family Counselors; Social Works, and Professional Counselors.

If applying as a Non-Profit: Under O.C.G.A. § 48-13-13, nonprofit organizations are exempt from any occupation tax, regulatory fee, or administrative fee. If applying for an occupation tax certificate as a nonprofit, please provide proof of nonprofit status.

Questions

1. In the past five years have you been convicted of, or pled guilty or nolo contendere to any sexual offense as set out in O.C.G.A. § 16-6-1 et seq., or to any offense involving the lottery, illegal possession or sale of narcotics or alcoholic beverages or possession or receiving of stolen property? No.
2. For new Commercial Businesses, will a sign be installed on the building or property? (permit required) Yes.

I, John Hawkins, do solemnly swear that the information on this application is true, correct to the best of my knowledge, training, and ability, and that no false or misleading statement is made herein to obtain a business occupational tax certificate. I understand that if I provide false or misleading information in this application, I may be subject to criminal prosecution and/or immediate revocation of my business occupational tax certificate issued as a result of this application. I understand that I must comply with any and all ordinances of the City of Monroe.

Signature	Print Name	Date
	John Hawkins	06/30/26

Subscribed and sworn before me this 30 day of June, 20 June

Notary Public Signature and Seal: Heather Brookshire

Any false statement, misrepresentation of fact(s) or omission may be cause for criminal prosecution.
O.C.G.A. § 16-10-20

HEATHER BROOKSHIRE
MY COMMISSION EXPIRES
NOVEMBER 04 2027
WALTON COUNTY, GA
NOTARY PUBLIC

GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME (/)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**Arcane Table, LLC**	Control Number:	**25244187**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
NAICS Code:	**Any legal purpose**	NAICS Sub Code:	
Principal Office Address:	**158 Lakeside Drive, Waleska, GA, 30183, USA**	Date of Formation / Registration Date:	**12/19/2025**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2026**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Compliance Solutions, Inc.**

Physical Address: **158 Lakeside Drive, Waleska, GA, 30183, USA**

County: **Cherokee**

Back Filing History Name History Return to Business Search

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City of Monroe—Alcoholic Beverage License Application

Please print or type application and answer all questions!
Do not leave any sections blank. If it does not apply mark sections N/A

ALCOHOLIC BEVERAGE LICENSE TYPES & FEES—CHECK ALL LICENSE TYPES YOU ARE APPLYING FOR

Consumption On Premise Licenses

- Beer & Wine:

  ✔ Restaurant Beer & Wine: Fee $1,000.00

  _____ Non-profit Private Club Beer & Wine: Fee $1,000.00

  _____ Special Event Facility Beer & Wine: Fee $1,000.00

- Distilled Spirits:

  ✔ Restaurant Distilled Spirits: Fee $3,000.00

  _____ Non-profit Private Club Distilled Spirits: Fee $3,000.00

  _____ Special Event Facility Distilled Spirits: Fee $3,000.00

- _____ Sunday Sales: NO FEE

Package Licenses

_____ Beer / Wine: Fee $2,000.00

_____ Hotel / Motel In-Room Service: Fee $250.00

_____ Growlers: Fee $2,000.00

_____ Brew-Pub: Fee $750.00

_____ Wine Shop: Fee $750.00

Manufacturer Licenses

_____ Distilleries or Micro-Distilleries: Fee $3,000.00

_____ Brewery or Micro-Breweries: Fee $1,000.00

Alcohol Beverage Caterer

_____ Alcohol Beverage Caterer Beer / Wine: Fee $1,000.00

_____ Alcohol Beverage Caterer Distilled Spirits: Fee $1,000.00

Wholesale Dealers

_____ Principal Place of Business in City Beer / Wine: Fee $1,500.00

_____ Principal Place of Business in City Distilled Spirits: Fee $2,000.00

Other Fees

_____ Annual registration for Special Event Facility: Fee $300.00

✔ First-time Application Administrative: Fee $250.00 *NON-REFUNDABLE*

Total Fees Submitted: $4250.00

Application Information:

1. Full Name of Business: Arcane Table, LLC

DBA: Arcane Table

Is the business is a proprietorship, partnership, or corporation? Domestic or Foreign? N/A - LLC

2. Address: A) Physical: 137 S Broad St, Monroe, GA 30655

B) Mailing: 137 S Broad St, Monroe, GA 30655

3. Phone: (770) 727-2263 Beginning Date of Business in City of Monroe 01/01/2026

4. ✔ New Business _____ Existing Business Purchase

***IF change in ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 41-3541451 GA Sales Tax Number 309-152293

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

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

Beer and Wine 100 Yards Yes _____ No _____

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No _____

7. Full name of Applicant John M. Hawkins

Full Name of Spouse, if Married Audrey C. Hawkins

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

Birthplace _____

Current Address 3435 Timberland Rd City Covington St GA Zip 30655

Home Telephone _____

Number of Years at present address 6 years

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

_____

Number of years at previous address _____

8. If new business, date business will begin in Monroe 01/01/2026

If transfer or change of ownership, effective date of this change _____

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

Previous applicant & D/B/A _____

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer John Hawkins, 3435 Timberland Rd, Monroe, GA 30655, CEO,

678-421-4295, Hawkins Consulting, LLC

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo

contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

No.

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? No.

12. Do you own the land and building on which this business is to be operated? No.

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

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

Single Member LLC Information: Arcane Table, LLC

Incorporated in Georgia, 12/19/2025.

John Hawkins, 3435 Timberland Road, CEO

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

Single Member LLC. John Hawkins, 100%.

NA - LLC

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. John Hawkins 100%

John Hawkins 3435 Timberland Road Monroe, GA 30655 470-968-6373

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

John Hawkins 3435 Timberland Road Monroe, GA 30655 470-968-6373

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. No.

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

No.

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) No.

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

No. (And that should say "Do you...")

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

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

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

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars ($3000.00) per month average for six (6) successive months from its inception; and within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

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

24. Character References: (For the applicant)

1. Kris Lawler
Name
3890 Quail Manor Drive
Address
Conyers | GA | 30094 | (678) 429-2431
City | State | Zip | Telephone

2. Bryan Busch
Name
5054 Dinant Dr
Address
Covington | GA | 30022 | 770-265-6245
City | State | Zip | Telephone

3. Joel Kirk
Name
547 Youth Jersey Road
Address
Covington | GA | 30014 | 678-683-2856
City | State | Zip | Telephone

This the _____ day of June 2026.

_____ (Signature Applicant)

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

John Hawkins (Print Name)

Or: _____ (Signature of Corporate Officer)

_____ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Heather Brookshire

Notary Public: Heather Brookshire

Executed: _____

HEATHER BROOKSHIRE
MY COMMISSION EXPIRES
NOVEMBER 04 2027
WALTON COUNTY, GA
NOTARY PUBLIC

Response Key: 07GW00

BHU.MONX-00001234 GA-CCH 20260702 12:12:06 20260702 12:12:06 07GW00YBJ8

FR.GASIR0000.GA1470101.*07GW00YBHT.TXT
ATN/JOHN HAWKINS/SBF

Monroe Police Department
140 Blaine Street
Monroe, GA 30655

Georgia Crime Information Center
3121 Panthersville Road
Decatur, GA 30037
(404) 244-2639

********** CRIMINAL HISTORY RECORD **********

Produced on 2026-07-02

********** Introduction **********

This rap sheet was produced in response to the following request:

State Id Number	GA2238990H (GA)
ARN	258218434
Purpose Code	E
Attention	JOHN HAWKINS/SBF

The information in this rap sheet is subject to the following caveats:

**THIS RESPONSE IS BEING PRODUCED FOR YOUR REQUEST SENT: 2026-07-02 (GA; 2007-08-11)

Important! Criminal history record information is obtained one of two ways: 1) by conducting an inquiry using personal identifiers such as name and date of birth (name search), or 2) by submitting fingerprint cards to the Georgia Crime Information Center (GCIC). When conducting a name search for criminal history record information, there is a possibility that the information returned belongs to a different person with the same, or similar, identifiers. In this case, a positive match of the person whose criminal history record is sought requires submission of fingerprint cards to GCIC. When conducting a fingerprint search for criminal history record information, the information returned does, in fact, belong to the individual. In this case, conducting a name search using the individual's personal identifiers would be the same information. (GA; 2007-08-11)

When the information contained in a criminal history report causes an adverse employment or licensing decision the individual, business or agency making the decision must inform the applicant of all information pertinent to the decision. The disclosure must include information that a criminal history record check was conducted, the specific contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision is a misdemeanor offense under Georgia law. Additionally, any unauthorized dissemination of this record or information herein also violates Georgia law. The plea of nolo contendere may be considered a conviction for some purposes: however, except as otherwise provided by law, it shall not be used against the defendant in any other court as a conviction or admission of guilt or for the purpose of effecting any civil disqualification of the defendant to hold public office, to vote, to serve upon any jury, or any other civil disqualification imposed upon a person convicted of any offense under the laws of this state. (GA; 2007-08-11)

In the event that identifiers are not clearly associated to a specific cycle, the information is most likely non-fingerprint based information received from the Department of Corrections at the time of release from incarceration. (GA; 2007-08-11)

********** IDENTIFICATION **********

Subject Name(s)

HAWKINS, JOHN MICHAEL (2007-08-08)

Subject Description

State Id Number
GA2238990H

Social Security Number
258218434 (2007-08-08)

Sex	Race	
Male (1995-10-17)	White (1995-10-17)	
Height	Weight	Date of Birth
5'09" (1995-10-17)	160 (1995-10-17)	1975-08-11 (2007-08-08)
Hair Color	Eye Color	
Brown (1995-10-17)	Brown (1995-10-17)	

Place of Birth
GEORGIA (1995-10-17)

********** CRIMINAL HISTORY **********

========== OTN 00053118170 (Cycle 001 of 001) ==========

Offender Tracking Number (OTN)	00053118170
Earliest Event Date	1995-10-17
Offense Date	1995-10-17
Arrest SRF	55461840
Judicial SRF	58200939

Arrest	(Cycle 001)
Arrest Date	1995-10-17
Arresting Agency	GA1220100 CONYERS POLICE DEPARTMENT
Subject's Name	HAWKINS, JOHN MICHAEL
Arrest Type	Adult
Charge	1
Charge Tracking Number	00053118170-001
Charge Literal	FORGERY - 1ST DEGREE
Statute	16-9-1(b); GA
NCIC Offense Code	2589
State Offense Code	2532
Severity	Felony

Court Disposition	(Cycle 001)
Case Number	M95412415
Court Agency	GA122015J ROCKDALE COUNTY SUPERIOR COURT
Subject's Name	HAWKINS, JOHN MICHAEL

Charge	1
Charge Tracking Number	00053118170-001
Charge Literal	FORGERY - 1ST DEGREE
Statute	16-9-1(b); GA
NCIC Offense Code	2589
State Offense Code	2532
Severity	Felony
Disposition	NOT PRESENTED TO GRAND JURY (1996-06-17; Not Prosecuted)

Sentencing	(Cycle 001)
Sentence Date	1996-06-17
Sentencing Agency	GA122015J ROCKDALE COUNTY SUPERIOR COURT
Charge	1
Charge Tracking Number	00053118170-001
Charge Literal	FORGERY - 1ST DEGREE
Sentence	OTHER SENTENCE TYPE

********** INDEX OF AGENCIES **********

Agency	CONYERS POLICE DEPARTMENT; GA1220100; CHIEF
Agency Telephone	(770) 483-6600
Address	1194 SCOTT STREET CONYERS, GA 300120000

Agency	ROCKDALE COUNTY SUPERIOR COURT; GA122015J; JUDGE
Agency Telephone	(770) 278-7900
Address	PO BOX 937 CONYERS, GA 300120000

* * * END OF RECORD * * *
Uª

CITY OF MONROE

REGISTERED AGENT INFORMATION FORM

I, John Hawkins do hereby consent to serve as the Registered Agent for the licensee, owners, officers, and/or directors of and to perform all obligations of such agency under the Alcoholic Beverage Ordinance of the City of Monroe, Georgia. I understand the basic purpose is to have and continuously maintain a Registered Agent upon, which any process, notice, or demand required or permitted by law or under said ordinance to be served upon the licensee or owner may be served upon the licensee or owner. I understand that the Registered Agent must be a citizen of the United States of at least 21 years of age and a resident of the City of Monroe. I further certify that I will notify the City of Monroe of any changes affecting my status and/or position with this company.

Registered Agent MUST live within Walton County, GA.

Name of Business/Company Arcane Table, LLC

Signature of Agent

Print Name of Agent John Hawkins

Print Agent's Home Address 3435 Timberland Rd

Print City, State, and Zip Code Monroe, GA 30655

Print Area Code and Telephone Number (404) 932-6141

Print Date Moved into the Above Address 08/11/2020

Print Driver's License Number 054921233

Print Date of Birth 08/11/1975

Subscribed and sworn to me

This 30 day of June 20 26

Heather Brookshire
(Clerk/Notary Public)

Heather Brookshire
(Signature of Named Individual)

My Commission expires: 11-4-27

HEATHER BROOKSHIRE
MY COMMISSION EXPIRES
NOVEMBER 04 2027
WALTON COUNTY, GA
NOTARY PUBLIC

S.A.V.E.
Affidavit Verifying Status for
City of Monroe
Public Benefit Application
Pursuant to O.C.G.A. §S0-361(e)(2)

By executing this affidavit under oath, as an applicant for a(n) _____ (business license, occupational tax certificate), as referenced in O.C.G.A. § 50-36-1, the undersigned applicant verifies one of the following with respect to my application:
Choose One:

1. ✔ I am a United States citizen.
2. I am a legal permanent resident of the United States
3. _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36- l(e)(l), with this affidavit. The secure and verifiable document provided with this affidavit can best be classified as:
Georgia Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statue.

Executed in Monroe (city), Georgia (state).

Signature of Applicant

John Hawkins
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME
ON THIS 30 DAY OF June, 2026.

NOTARY PUBLIC Heather Brookshire
My Commission Expires: 11-4-27

HEATHER BROOKSHIRE
MY COMMISSION EXPIRES
NOVEMBER 04 2027
WALTON COUNTY, GA
NOTARY PUBLIC

(IMPORTANT: Front and back copy of ID used must be enclosed!)

Private Employer
E-Verify Affidavit for
City of Monroe
Pursuant to O.C.G.A § 36-60-6(d)

By executing this affidavit under oath, as an applicant for a(n) Alcohol license (business license, occupational tax certificate) as referenced in O.C.G.A § 36- 60-6(d), the undersigned applicant representing the private employer known as _____(printed name) verifies one of the following with respect to my application for the above- mentioned document:

a) _____The individual, firm, or corporation employs more than (10) employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A § 13-10-90. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

_____
Federal Work Authorization User Identification Number (Company ID Number)

_____
Date of Authorization

OR

b) ✓ The individual, firm, or corporation employs ten (10) or less employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A § 19-10-90.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A § 16-10-20, and face criminal penalties allowed by such statute.

Executed on the 30th day of June, 20 ____ in Monroe (city), Georgia (state)

_____
Signature of Authorized Officer or Agent

John Hawkins
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 30 DAY OF June, 20 26.

NOTARY PUBLIC Heather Brookshire
My Commission Expires: 11-4-27

HEATHER BROOKSHIRE
MY COMMISSION EXPIRES
NOVEMBER 04 2027
WALTON COUNTY, GA
NOTARY PUBLIC

(IMPORTANT: Front and back copy of ID used must be enclosed!)

ATT-59 (REV. 03/03)

RETAILERS AND CONSUMPTION ON PREMISES LIQUOR LICENSE

PERFORMANCE AND TAX LIABILITY BOND

GEORGIA DEPARTMENT OF REVENUE
ALCOHOL AND TOBACCO DIVISION
P.O. Box 49512
ATLANTA, GA 30359-1512

STATE OF GEORGIA

BOND NO. 67954962

CALENDAR YEAR _____

COUNTY OF Walton

KNOW ALL MEN BY THESE PRESENTS, That, we _____
(NAME OF LICENSEE AS SHOWN ON APPLICATION)

and Arcane Table LLC John Hawkins, AS PRINCIPAL
(NAME OF CORPORATION OR PARTNER(S) AND / OR OWNERS AND D/B/A)

and Western Surety Company
(NAME OF SURETY COMPANY EXECUTING BOND)

a surety company incorporated and existing under the laws of the State of South Dakota, and licensed and authorized to execute bonds and undertakings as a surety in the State of Georgia, AS SURETY, are held and firmly bound unto the State Revenue Commissioner of the State of Georgia, and his successor in office, for the use and benefit of said State, AS OBLIGEE, in the sum of TWO THOUSAND and FIVE HUNDRED ($2,500.00) DOLLARS, for the payment of which, we bind ourselves, our heirs, executors, administrators and successors, as the case may be, jointly, severally and firmly by these presents.

Signed with our hands and sealed with our seals, this 20 day of July, 2026

WHEREAS, the above-named Principal has applied to the State Revenue Commissioner of the State of Georgia for a license to engage in business at 137 S Broad Street Monroe GA as a retailer or consumption on premise of distilled
(LOCATION OF BUSINESS)
spirits under the provisions of the Georgia Alcoholic Beverage Code, (Section 3-4-22 O.C.G.A. and as hereafter amended), for a period beginning 20 day of July, 2026 and ending December 31, 2026, inclusive.

NOW, THEREFORE, the conditions of this bond are such that if the Principal shall promptly pay to the Obligee all sums which may be due by said Principal as taxes, license fees, rental charges, or otherwise, including penalties and interest, by reason of the operation of said business, together with expenses incurred by the State in the collection of amounts due the State, the nature and amount of such expenses to be determined by the Obligee but not to exceed ONE HUNDRED ($100.00) DOLLARS for the period covered by this bond, and shall, in the operation of said business, faithfully comply with all provisions of said Act, as amended, and with all rules and regulations now, or hereafter, promulgated by the State Revenue Commissioner under the authority of said Act, as amended, for the enforcement and administration of said Act, and with such other conditions as the State Revenue Commissioner may require in rules and regulations, then this bond shall be void, otherwise, it shall remain of full force and effect and shall be construed as a bond of forfeiture.

This bond may be cancelled by the Principal, the Surety or the Obligee by giving sixty (60) days' notice in writing to each of the other parties hereto at their last known address, but no such cancellation shall affect the liability of either the Principal or the Surety occurring before the expiration date of such notice.

This bond shall be in force for the period beginning on the 20 day of July, 2026, through the 20 day of Dec 31, 2026, inclusive, and shall not be construed as a renewal or continuation of any other bond executed by said Principal and Surety to Obligee for any other period.

IN WITNESS WHEREOF, the said Principal has hereunto set his hand and affixed his seal, and the said Surety has caused these presents to be duly executed by its duly authorized officials, or its duly authorized attorney in fact, and its corporate seal to be hereunto affixed, the day and year first above written.

COUNTERSIGNED:

C Purmer
(LOCAL AGENT)

202 West Spring Street
(ADDRESS)

Approved this 7 day of July 2026

_____
(STATE REVENUE COMMISSIONER)

PRINCIPAL [signature] (L.S.)
(SIGNATURE OF LICENSEE)

PRINCIPAL _____ (L.S.)
(PARTNER(S))

PRINCIPAL [signature]
(OWNERS)

SURETY _____
(ATTORNEY IN FACT)

NOTE: The official or attorney in fact signing for Surety shall attach to the original bond a certified copy of authority or power to bind the Surety. It shall show that the power is in force and effect at the time of the execution of the bond.

FOR LIQUOR LICENSE ONLY

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Retailers and Consumption On Premises

bond with bond number 67954962

for Arcane Table LLC
as Principal in the penalty amount not to exceed: $ 2,500.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 20th day of July, 2026.

ATTEST

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

By Larry Kasten, Vice President

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

STATE OF SOUTH DAKOTA
COUNTY OF MINNEHAHA } ss

On this 20th day of July, 2026, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.

P. DAHL
NOTARY PUBLIC
SOUTH DAKOTA
SEAL

My Commission Expires June 18, 2031

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

Form F9701-1-2026

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, TO EXTEND THE TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR PRELIMINARY PLAT APPROVAL FOR RESIDENTIAL DEVELOPMENTS OUTSIDE THE CITY CORE AND THE ACCEPTANCE OF SITE DEVELOPMENT PLANS FOR MULTI-FAMILY AND TOWNHOME PROJECTS

WHEREAS, the City of Monroe, Georgia (the "City") has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, pursuant to O.C.G.A. § 36-35-3, the City has the legislative power to adopt reasonable resolutions, ordinances, or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, local governments may impose temporary moratoria on zoning decisions, building permits, and other development approvals for the purpose of city planning and implementation of new city regulations and ordinances (See City of Roswell v. Outdoor Sys., Inc., 274 Ga. 130 (2001)); and,

WHEREAS, on March 2, 2021, after review of the 2020 Municipal Water Systems Annual Report, the City passed a resolution to preserve the City's sewer system capacity and limit future connection to the City's sanitary sewer wastewater system to only those users located within the City's limits; and,

WHEREAS, on December 7, 2021, the City imposed a temporary moratorium on the acceptance of preliminary plat applications for residential property until the City could review and approve an updated comprehensive plan for the City (the "2021 Moratorium"); and,

WHEREAS, on June 14, 2022, the City adopted the 2022 Comprehensive Plan Update; and,

WHEREAS, also on June 14, 2022, after the adoption of the 2022 Comprehensive Plan Update, the City extended the 2021 Moratorium until December 31, 2022, to permit the City additional time to implement certain aspects of the 2022 Comprehensive Plan, and to avoid and prevent negative impacts on the City's finite resources, including but not limited to the City's water delivery infrastructure system and the City's sanitary sewer infrastructure system; and,

WHEREAS, on December 13, 2022, the City extended the 2021 Moratorium again until June 30, 2023, due to certain water and sewer capacity concerns; and,

WHEREAS, on April 11, 2023, the City rescinded the 2021 Moratorium and any extension thereof; and,

WHEREAS, since the City rescinded the 2021 Moratorium, numerous residential and commercial developments have been approved by the City; and,

WHEREAS, since the rescission of the 2021 Moratorium, the number of residential and commercial developments approved by the City has been more than anticipated; and,

WHEREAS, the 2022 Comprehensive Plan estimates that the City's population will increase from 14,925 (population size as of April 2022) to 21,688 by the year 2030; and,

WHEREAS, said population increase will increase the sanitary sewer flow demand by an estimated Six Hundred Seventy-Nine Thousand gallons per day (679,000.00 GPD); and,

WHEREAS, the Mayor and City Council have employed consultants for the purpose of reviewing the City's current wastewater treatment capacity; and,

WHEREAS, initial reports from the City's consultants state that additional wastewater treatment capacity is needed at this time to permit continued broad residential and commercial development; and,

WHEREAS, the Mayor and City Council, together with the City's consultants and City staff, are working on a plan to increase the City's wastewater treatment capacity; and,

WHEREAS, the continued development of residential and commercial real estate in the City since the rescission of the 2021 Moratorium has placed a strain on the City's finite resources, including, most notably, its sanitary sewer wastewater infrastructure system; and,

WHEREAS, the City processes its sanitary sewer waste product at the Jack's Creek Waste Water Treatment Plant ("JCWWTP"); and,

WHEREAS, JCWWTP has a permitted maximum capacity of 3.4 million gallons per day of wastewater treatment at its current permit level with the Georgia Environmental Protection Division ("GAEPD"); and,

WHEREAS, GAEPD requires the City to submit annual Municipal Water Systems Delegation of Review Reports each year; and,

WHEREAS, the 2024, 2025, and 2026 reports are attached hereto as Exhibits "A", "B", and "C", respectively (the "Annual Reports"); and,

WHEREAS, the Annual Reports show that the City's sanitary sewer wastewater treatment capacity is deficient for the City's needs; and,

WHEREAS, as shown by the Annual Reports, the City's need for additional sanitary sewer wastewater treatment capacity increases each year; and,

WHEREAS, as of January 29, 2026, if all projects shown by the Annual Reports and prior reports were completed and connected to the City's sanitary sewer system, the City would currently need an additional One Million Seven Hundred Sixty-Seven Thousand Nine Hundred Thirty-One gallons per day (1,767,931 GPD) of sanitary sewer wastewater treatment capacity over and above its current 3.4 million gallons per day capacity to meet the peak demand requirements; and,

WHEREAS, the City is aware that certain other additional projects not shown on the Annual Reports are currently under construction and are expected to come online in the coming months and those projects will increase the deficit shown by the Annual Reports even further; and,

WHEREAS, once JCWWTP reaches or exceeds daily flow of seventy-five percent (75%) of its permitted capacity, GAEPD guidelines require the City to submit plans to increase sanitary sewer capacity including but not limited to a (a) Design Average Daily Flow Plan, (b) Design Maximum Daily Flow Plan, (c) Design Peak Hourly Flow Plan, and (d) Design Peak Instantaneous Flow Plan; and,

WHEREAS, from March 2023 to January 2024, an 11-month period, JCWWTP exceeded its daily seventy-five percent (75%) capacity limit on eighty-four (84) different days; and,

WHEREAS, the City has already begun the process of submitting these necessary plans to GAEPD through its wastewater consultants; and,

WHEREAS, the City recently completed certain needed improvements to JCWWTP to improve its reliability, though these improvements did not increase daily capacity in any way; and,

WHEREAS, the improvements to the JCWWTP began in 2022 and were finalized on or about December 2023; and,

WHEREAS, the City is currently working to redesign and reengineer JCWWTP to increase the wastewater treatment capacity of JCWWTP; and,

WHEREAS, the City is currently receiving bids from contractors for the construction of the expansion of JCWWTP; and,

WHEREAS, the City has already pre-qualified bidders for the construction of the expansion of JCWWTP; and,

WHEREAS, the City will open the bids on October 1, 2026; and,

WHEREAS, the City will issue the construction award prior to the end of the 2026 calendar year; and,

WHEREAS, in light of the most recent residential and commercial developments approved by the City, the City's wastewater treatment capacity is unable to keep up with continued unfettered real estate development within the City; and,

WHEREAS, the Mayor and City Council, as a part of its planning, building, zoning and growth management efforts have been in review of the City's 2022 Comprehensive Plan Update and zoning ordinances, and have studied the City's estimates and projections regarding the anticipated type of residential development and growth patterns both inside and outside the Central Business District, the Downtown Development boundaries, the LCI Study Area boundaries, and the Urban Redevelopment Agency boundaries, said areas being more particularly shown on Exhibit "D" attached hereto (collectively, hereinafter referred to as the "City Core"); and,

WHEREAS, the Central Business District of the City provides for economic growth and well-being for the City and the City Core; and,

WHEREAS, the Downtown Development Authority boundaries of the City provide for commercial and residential infill growth for the City and the City Core; and,

WHEREAS, the LCI Study Area of the City provides for infill, walkability, and sustainability for the City and the City Core; and,

WHEREAS, the Urban Redevelopment Agency boundaries of the City provide for redevelopment, mixed housing, and revitalization for the City and the City Core; and,

WHEREAS, the Mayor and City Council understand that continued residential development outside the City Core without additional wastewater treatment capacity will cause further resource strain on the City and may affect the general well-being and health of the citizens of the City; and,

WHEREAS, continued residential development outside the City Core will likely require more of the City's finite resources than would similarly situated residential developments located within the City Core; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have already been established with property owners and applicants as a result of pending applications for preliminary plat approval, site development plans approval, or final plat approval of residential developments outside the City Core as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council believe that additional preliminary plat approvals of currently non-existing applications for residential developments located outside the City Core involving the addition of ten (10) or more residential units connected to the JCWWTP at this time (hereinafter being referred to as "Residential Major Projects") will create additional and excessive resource strain on the City's sanitary sewer system; and,

WHEREAS, Residential Major Projects outside the City Core will impact the City's resources and the City's services, such as water, sewer, and public safety at a disproportionate level as compared to other forms and zonings of residential development located within the City Core; and,

WHEREAS, certain multifamily residential developments inside the City will also likely require more of the City's finite resources than would similarly situated single-family residential developments located within the City; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have already been established with property owners and applicants as a result of pending applications for site development plans and approval of certain multifamily residential developments inside the City as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council also believe that additional site development plans of currently non-existing applications for residential developments involving Multi-Family (as defined under Article II, Section 210, of the City's Zoning Ordinance) and Townhouse or Townhome (as defined under Article II, Section 210, of the City's Zoning Ordinance) projects (collectively, hereinafter referred to as "Multi-Family and Townhouse Projects") will further create additional and excessive resource strain on the City's sanitary sewer system; and,

WHEREAS, Multi-Family and Townhouse Projects in the City impact the City's resources and the City's services, such as water, sewer, and public safety at a disproportionate level as compared to other forms and zonings of residential development located within the City; and,

WHEREAS, the Mayor and City Council are concerned about the health and well-being of the citizens of the City that could be negatively impacted by continued uncontrolled residential development inside and outside the City Core; and,

WHEREAS, the Mayor and City Council, together with City Staff, continue to implement changes consistent with the 2022 Comprehensive Plan Update; and,

WHEREAS, on December 10, 2024, in light of the 2022 Comprehensive Plan Update, the Mayor and City Council adopted the City's new Zoning Ordinance to promote the best interests of the City and its citizens; and,

WHEREAS, the Mayor and City Council hold a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City, and in particular the promotion of health and general welfare of the City's citizens; and,

WHEREAS, the Mayor and City Council hold a strong belief in maintaining the public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of land and other resources, enhancing and protecting the

economic well-being of the community, facilitating adequate provisions of public services, and preserving resources of the City; and,

WHEREAS, the Mayor and City Council hold a strong belief in developing a cohesive, coherent policy regarding residential land use in the City, and intend to promote community development through stable, balanced growth for the prosperity of the City as a whole; and,

WHEREAS, on March 12, 2024, the Mayor and City Council passed an Ordinance that imposed a temporary moratorium until September 30, 2024, on the acceptance of applications for preliminary plat approval for residential developments outside the City Core (the "2024 Moratorium"); and,

WHEREAS, on September 10, 2024, the Mayor and City Council passed an Ordinance to extend the 2024 Moratorium until February 28, 2025, and to further include a moratorium on the acceptance of site development plans for multi-family and townhome projects (the "First Extension"); and,

WHEREAS, on March 11, 2025, the Mayor and City Council passed another Ordinance to extend the 2024 Moratorium together with the First Extension until September 30, 2025 (the "Second Extension"); and,

WHEREAS, on September 9, 2025, the Mayor and City Council passed another Ordinance to extend the 2024 Moratorium together with the First Extension and Second Extension until March 31, 2026 (the "Third Extension"); and,

WHEREAS, on March 10, 2026, the Mayor and City Council passed another Ordinance to extend the 2024 Moratorium together with the First, Second, and Third Extensions until September 30, 2026 (the "Fourth Extension"); and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City for the protection of the health and public safety that the 2024 Moratorium, together with the First, Second, Third and Fourth Extensions, on the submission and acceptance of applications for preliminary plat approval for any Residential Major Projects located outside the City Core, as well as any applications for site development plans for Multi-Family and Townhouse Projects located inside the City, be extended for a sufficient and reasonable time to allow for the continued in-depth review, redesign and reengineering of the City's wastewater management treatment capacity at JCWWTP to allow for overall capacity expansion and continued implementation of the 2022 Comprehensive Plan Update; and,

WHEREAS, a temporary moratorium on the acceptance of applications for preliminary plat approval for Residential Major Projects located outside the City Core, as well as applications for site development plans for any Multi-Family and Townhouse Projects located inside the City

is a proper police power while the above-referenced studies and plan updates by the City and City staff are performed.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and City Council of Monroe do hereby declare and adopt a moratorium on the submission and acceptance of applications for preliminary plat approval for Residential Major Projects located outside the City Core, as well as applications for site development plans for any Multi-Family and Townhouse projects located inside the City as follows:

1. The preamble of this Ordinance shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. No applications for preliminary plat approval shall be accepted by City staff for Residential Major Projects located outside the City Core from this date forward through and including March 31, 2027; and,
3. No applications for site development plans shall be accepted by City staff for Multi-Family or Townhouse Projects from this date forward through and including March 31, 2027; and,
4. No applications for preliminary plat approval shall be accepted by City staff for multiple residential projects containing nine (9) or fewer dwelling units, located outside the City Core, which in the opinion of City staff based on the congruency, proximity, the intended development of the property, and other determining factors reasonably resembles collectively a Residential Major Project in form; and,
5. This moratorium shall have no impact on applications for preliminary plat approval, site development plans approval or final plat approval for Residential Major Projects located outside the City Core that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
6. This moratorium shall have no impact on applications for site development plan approval for Multi-Family or Townhouse Projects that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
7. During the term of this moratorium, the City staff shall work with the City's wastewater management consultants to present a plan to increase the City's wastewater treatment capacity consistent with the 2022 Comprehensive Plan Update including details about the funding mechanism for said capacity expansion, and shall study the current mix of housing and commercial uses, make projections on the future mix of housing and proper growth patterns, and impacts of the same on the City's resources, and make recommendations so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,
8. This moratorium shall become effective upon its adoption.

SO ORDAINED. This 8th day of September, 2026.

CITY OF MONROE, GEORGIA

Approved: _____
John Howard, Mayor

Attest: _____
Laura Powell, City Clerk

Z:\City of Monroe\2024 - Current Preliminary Plat Moratorium\Drafts\2026.07.23. 5th Extension to Preliminary Plat Moratorium FINAL.docx

EXHIBIT "A"

WIEDEMAN AND SINGLETON, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS

3091 GOVERNORS LAKE DRIVE
SUITE 430
NORCROSS, GEORGIA 30071

131 EAST MAIN STREET
SUITE 300
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

PETER SNYDER
HAROLD WIEDEMAN

January 29, 2024

Mr. Duplex Tchinda,
Water Resources Branch-Drinking Water Program Permitting and Engineering
Georgia Department of Natural Resources
Environmental Protection Division Water Resources Branch
2 Martin Luther King Jr. Dr.
Suite 1470, East Tower
Atlanta, GA 30334

Re: Municipal Water Systems Delegation of Review
Annual Report (2023)
City of Monroe Utilities Department
Monroe, Georgia
W&S Project # 052-23-700

Dear Mr. Duplex Tchinda:

On behalf of the City of Monroe Utilities Department, we are submitting the 2023 annual report listing details concerning each addition approved during the previous year as required by the Delegation of Review and Approval for Limited Water System Additions. Items "I" and "J" of the delegation agreement stipulate the following:

I. The system owner's engineer must evaluate and determine the capacity of the system's wastewater treatment facilities to support each water-using facility that is added to the water system.

J. The system owner or the engineer must submit a yearly report to EPD each January, listing each addition approved during the previous year and the number of service connections within each.

The table below lists all approved additions to the City of Monroe's Water system during the years 2019 with appropriate details as required in items "I" and "J" above. This is in accordance with our files as submitted to us by the City of Monroe. We have also attached a copy of EPD's standard form outlining the number of service connections added to the City of Monroe's water system in 2023.

Project Name	Date Approved	No. of Services/Connections or Equiv. Family Units	Estimated Wastewater Flow, GPD	Remaining Capacity @ WPCP (GPD)
Base Capacity on January 1, 2023				-1,395,681
Monroe Detail[1]	10/31/2022	1	8,500	-1,404,181
Will Henry Tavern	3/28/2023	1	4620	-1,408,801
MTOH (Whataburger) – Monroe Pavilion[2]	4/23/2023	0	0	-1,408,801
Walton YMCA	4/24/2023	1	18,675	-1,427,476
Browns Oil Distributors	4/24/2023	1	250	-1,427,726
Down to Earth Properties	4/24/2023	1	250	-1,427,976
Huey Magoos[3]	4/24/2023	0	0	-1,427,976
Graceful Manor Addition	5/22/2023	1	4600	-1,432,576
The Landing at Jacks Creek[4]	5/26/2023	1	5920	-1,438,496
JKEY storage facility	8/24/2023	1	300	-1,438,796
Walton County Jail	8/29/2023	1	138,595	-1,577,391
RR ATL office	10/13/2023	1	225	-1,577,616
River Pointe Subdivision	11/13/2023	310	83,700	-1,661,316
Panda Express – Pavilion Pkwy[5]	12/5/2023	0	0	-1,661,316
Leroy Anderson Lot 1	12/31/2023	1	130	-1,661,446
Base on January 1, 2024		**321**	**265,765**	**-1,661,446**

1 – This project was meant to be added to the 2022 EPD report.
2 – Flows from this project were part of previously approved larger development.
3 – Flows from this project were part of previously approved larger development.
4 – Flows for this project were part of a previously approved development. The development has now increased in size from its original design. The flow shown is the additional required flows above the previously approved plans.
5 – Flows from this project were part of previously approved larger development.

If you have any questions or need any additional information, please feel free to call. Thank you for your assistance and review of this document.

Sincerely,

WIEDEMAN AND SINGLETON, INC.

Ahmed An-naim, P.E.

cc: Mr. Tommy McClellan – City of Monroe

2023 Delegation of Authority Annual Report			
System Name	Monroe Water System		
County	Walton		
WSID#	GA2970001		
Professional Engineer	Wiedeman and Singleton, Inc.		
Project Name		**Project Type (apartment, subdivision, etc.)**	**# Service Connects**
Monroe Detail		Medical Office	1
Will Henry Tavern		Resturant	1
MTOH (Whataburger) - Monroe Pavilion		Resturant	0
Walton YMCA		Recreational	1
Browns Oil Distributors		Commerical Development	1
Down to Earth Properties		Commerical Development	1
Huey Magoos		Resturant	0
Graceful Manor Addition		Subdivision	1
The Landing at Jacks Creek		Apartment Complex	1
JKEY Storage Facility		Commerical Development	1
Walton County Jail		Government Building	1
RR ATL Office		Commerical Development	1
River Pointe Subdivision		Subdivision	310
Panda Express - Pavilion Pkwy		Resturant	0
Leroy Anderson Lot 1		Commerical Development	1
Total number of Projects	15	**Total number of Connects**	321

EXHIBIT "B"

WIEDEMAN AND SINGLETON, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS
AHMED AN-NAIM

2566 SHALLOWFORD ROAD
SUITE 104-372
ATLANTA, GEORGIA 30345

131 EAST MAIN STREET
SUITE 300
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

PETER SNYDER
HAROLD WIEDEMAN
MARK SCHERGER

January 22, 2025

Mr. Duplex Tchinda,
Drinking Water Program Permitting and Engineering
Water Resources Branch
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Jr. Dr.
Suite 1470, East Tower
Atlanta, GA 30334

Re: Municipal Water Systems Delegation of Review
Annual Report (2024)
City of Monroe Utilities Department
Monroe, Georgia
W&S Project # 052-24-700

Dear Mr. Duplex Tchinda:

On behalf of the City of Monroe Utilities Department, we are submitting the 2024 annual report listing details concerning each addition approved during the previous year as required by the Delegation of Review and Approval for Limited Water System Additions. Items "I" and "J" of the delegation agreement stipulate the following:

I. The system owner's engineer must evaluate and determine the capacity of the system's wastewater treatment facilities to support each water-using facility that is added to the water system.

J. The system owner or the engineer must submit a yearly report to EPD each January, listing each addition approved during the previous year and the number of service connections within each.

The table below lists all approved additions to the City of Monroe's Water system during the year 2024 with appropriate details as required in items "I" and "J" above. This is in accordance with our files as submitted to us by the City of Monroe. We have also attached a copy of EPD's standard form outlining the number of service connections added to the City of Monroe's water system in 2024.

Project Name	**Date Approved**	**No. of Services/Connections or Equiv. Family Units**	**Estimated Wastewater Flow, GPD**	**Remaining Capacity @ WPCP (GPD)**
Base Capacity on January 1, 2024				-1,395,681
Oak Meadows Subdivision	4/5/2024	62	27,900	-1,689,346
Bankers Blvd Car Wash	6/20/2024	1	2,125	-1,691,471
Reliant Corporate Office	6/20/2024	1	1,560	-1,693,031
Carson Pointe	6/21/2024	4	1,200	-1,694,231
FY 2021 GEFA Water System Improvements - Division II Water Transmission Main[1]	11/26/2024	0	0	-1,694,231
208 S Broad Street	10/10/204	1	4,500	-1,698,731
Lee Rowell Sewer[2]	10/22/2024	0	0	-1,698,731
511 N Broad St - Pleasant Paws	10/22/2024	1	800	-1,699,531
Base on January 1, 2025		**70**	**38,085**	**-1,699,531**

1 – 16" Water Line from the water plant to a new water tank
2 – Existing sewer line extension for future development.

If you have any questions or need any additional information, please feel free to call. Thank you for your assistance and review of this document.

Sincerely,

WIEDEMAN AND SINGLETON, INC.

Ahmed An-naim, P.E.

cc:
Mr. Rodney Middlebrooks – City of Monroe
Mr. Tommy McClellan – City of Monroe

20243 Delegation of Authority Annual Report			
System Name	Monroe Water System		
County	Walton		
WSID#	GA2970001		
Professional Engineer	Wiedeman and Singleton, Inc.		
Project Name		**Project Type (apartment, subdivision, etc.)**	**# Service Connects**
Oak Meadows		Subdivision	62
Bankers Blvd Car Wash		Carwash	1
Reliant Corporate Office		Office Building	1
Carson Pointe		Subdivision	4
208 S Broad Street		Commercial Development	1
FY 2021 GEFA Water System Improvements - Division II Water Transmission Main		16" Water Line from Water Plant to new water tank	0
Lee Rowell Sewer		Sewer line extension	0
511 N Broad St - Pleasant Paws		Commercial Development	1
Total number of Projects	8	**Total number of Connects**	70

EXHIBIT "C"

WIEDEMAN AND SINGLETON, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS
AHMED AN-NAIM

2566 SHALLOWFORD ROAD
SUITE 104-372
ATLANTA, GEORGIA 30345

131 EAST MAIN STREET
SUITE 300
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

PETER SNYDER
HAROLD WIEDEMAN
MARK SCHERGER

January 29, 2026

Ms. Disha Thakkar,
Drinking Water Program Permitting and Engineering
Water Resources Branch
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Jr. Dr.
Suite 1470A East
Atlanta, GA 30334

Re: Municipal Water Systems Delegation of Review
Annual Report (2025)
City of Monroe Utilities Department
Monroe, Georgia
W&S Project # 052-25-700

Dear Ms. Disha Thakkar:

On behalf of the City of Monroe Utilities Department, we are submitting the 2025 annual report, which lists details of each addition approved during the previous year, as required by the Delegation of Review and Approval for Limited Water System Additions. Items "I" and "J" of the delegation agreement stipulate the following:

I. The system owner's engineer must evaluate and determine the capacity of the system's wastewater treatment facilities to support each water-using facility that is added to the water system.

J. The system owner or the engineer must submit a yearly report to EPD each January, listing each addition approved during the previous year and the number of service connections within each.

The table below lists all approved additions to the City of Monroe's Water system in 2025, with the appropriate details required under items "I" and "J" above. This is in accordance with our files, as submitted by the City of Monroe. We have also attached a copy of EPD's standard form, which outlines the number of service connections added to the City of Monroe's water system in 2025.

Project Name	Date Approved	No. of Services/Connections or Equiv. Family Units	Estimated Wastewater Flow, GPD	Remaining Capacity @ WPCP (GPD)
Base Capacity on January 1, 2025				-1,699,531
Springs at Walton	2/21/2025	25	11,250	-1,710,781
Madison Ridge	5/1/2025	128	57,150	-1,767,931
Broadmoor	12/23/2025	0	0	-1,767,931
Base on January 1, 2026	**-**	**153**	**68,400**	**-1,767,931**

If you have any questions or need any additional information, please feel free to call. Thank you for your assistance and review of this document.

Sincerely,

WIEDEMAN AND SINGLETON, INC.

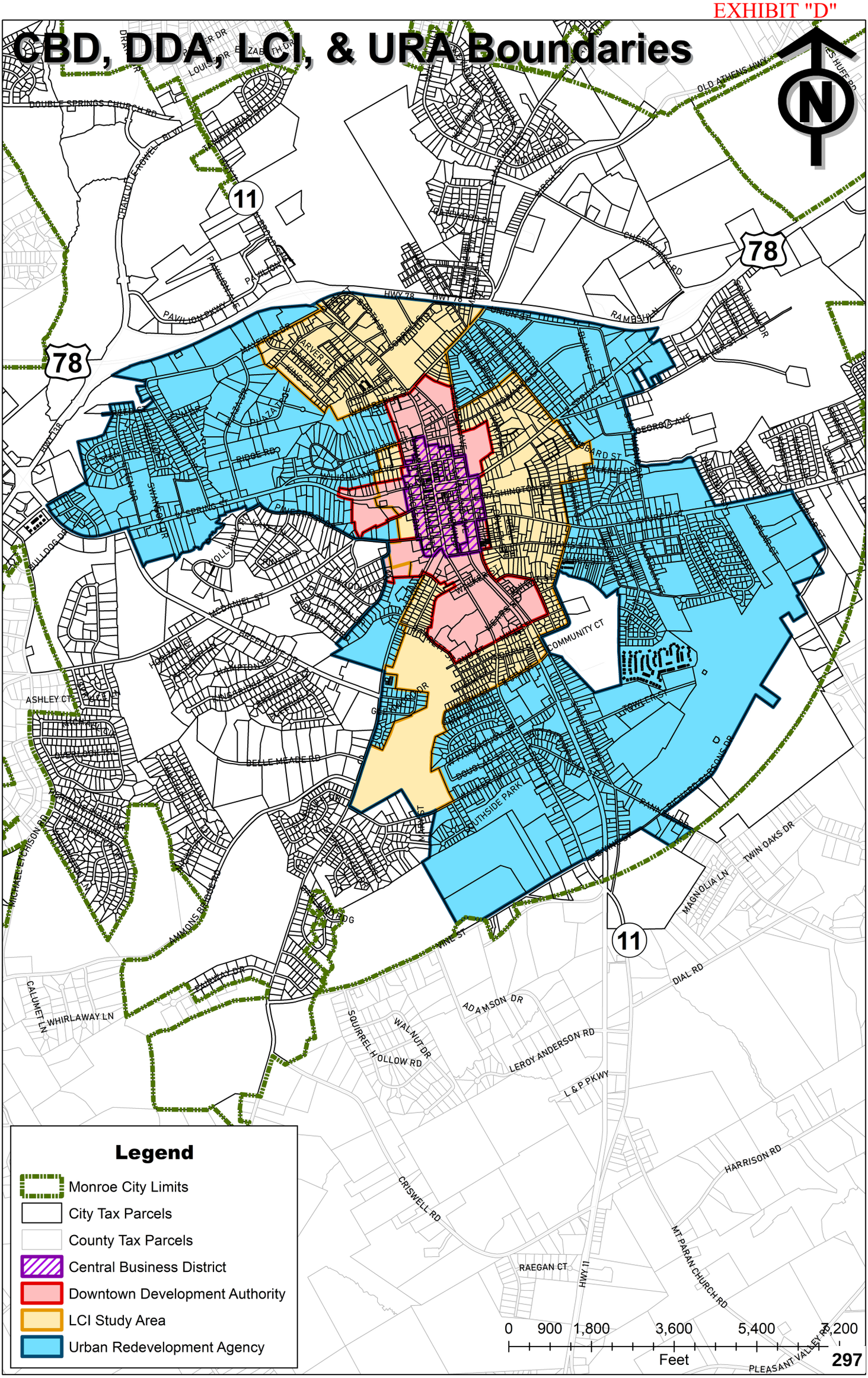
Ahmed An-naim, P.E.

cc:
Mr. Rodney Middlebrooks – City of Monroe

2025 Delegation of Authority Annual Report			
System Name	Monroe Water System		
County	Walton		
WSID#	GA2970001		
Professional Engineer	Wiedeman and Singleton, Inc.		
Project Name		**Project Type (apartment, subdivision, etc.)**	**# Service Connects**
Springs at Walton		Subdivision	25
Madison Ridge		Subdivision	128
Broadmoor		Subdivision	26
Total number of Projects	3	**Total number of Connects**	179

EXHIBIT "D"

CBD, DDA, LCI, & URA Boundaries



To: City Council

From: Rodney Middlebrooks

Department: Water, Sewer, Gas & Electric Department

Date: 09//8/2026

Subject: Approval to award 2025 CDBG construction bid to KDUG Corporation

---

Budget Account/Project Name: W Marable/Nowell Street CDBG

Funding Source: CDBG Grant/CIP

Budget Allocation: $0.00

Budget Available: $1,632,909.75

Requested Expense: $1,632,909.75 **Company of Record:** KDUG Corporation

---

Description:
Staff recommends approval to award the 2025 CDBG to the low bidder KDUG Corporation.

Background: The City of Monroe was awarded $1,000,000 in CDBG funds for street, drainage, and sewer improvements in the West Marable/Nowell Street Target Area. The project will benefit 101 persons, of whom 72 (71.29%) are low-to-moderate-income persons.

Attachment(s):
Hofstadter & Associates Letter of Recommendation
Bid Tab

August 17, 2026

Logan Propes, City Administrator
City of Monroe
215 N Broad Street
Monroe, Georgia 30655

RE: 2025 CDBG
Monroe, Georgia
H&A No. 5035-250

Dear Logan:

By this letter, Hofstadter and Associates, Inc. recommends award to KDUG Corporation in the amount of $ 1,632,909.75 . Hofstadter and Associates, Inc. will prepare contracts upon notice that the project has been awarded and will recommend proceeding with the project upon receipt of the executed contracts containing Payment Bond, Performance Bond and Proof of Insurance.

If you should have any questions or need additional information, please don't hesitate to call.

Sincerely,

HOFSTADTER AND ASSOCIATES, INC.

Chad Hofstadter, P.E., LEED AP, APM
Project Engineer

CH/jlh

CONSULTING ENGINEERS | WWW.HOFSTADTER.COM
4571 ARKWRIGHT RD, MACON GA 31210
27 TIPPINS ST BAXLEY, GA 31513

BID TABULATION SUMMARY

PROJECT: 2025 CDBG
Monroe, Georgia
H&A File No. Job #5035-250

ENGINEER: Hofstadter and Associates, Inc.
4571 Arkwright Road
Macon, GA 31210

BID OPENING: August 14, 2026 @ 11:00AM

Contractor	Bid Bond	Bid Amount
Dale Construction Company		
Fowler Site Work, Inc.		
FS Scarbrough	X	$ 2,538,578,87
Georgia Sewer & Storm, LLC		
HD Excavations & Utilities		
Helix Grading & Utility, LLC		
JDS, Inc.	X	$ 2,818,082.00
KDUG Corporation	X	$ 1,632,909.75
Ohmshiv Construction, LLC		
Puris		
RDJE, Inc.	X	$ 1,996,043.70
Shockley Plumbing, Inc.	X	$ 1,637,184.00
Site Engineering	X	$ 2,156,987.00
Southeast Pipe Survey		
W.L. Griffin Company, LLC	X	$ 1,665,725.34

I hereby certify the foregoing as a true and accurate tabulation of bids received for the 2025 CDBG, Monroe, Georgia, on August 14, 2026 at 11:00 A.M.

Chad Hofstadter, P.E., LEED AP, APM– Project Engineer

Item	Qty.	Unit	GDOT	Description	KDUG Unit Price	KDUG Total Price	Shockley Unit Price	Shockley Total Price	WL Griffin Unit Price	WL Griffin Total Price	RDJE Unit Price	RDJE Total Price	Site Engineering Unit Price	Site Engineering Total Price	FS Scarbrough Unit Price	FS Scarbrough Total Price	JDS Unit Price	JDS Total Price
1005	2584	LF		ccTV and Clean Gravity Sewer Main	$ 4.00	$ 10,336.00	$ 6.00	$ 15,504.00	$ 8.00	$ 20,672.00	$ 7.00	$ 18,088.00	$ 10.00	$ 25,840.00	$ 24.58	$ 63,514.72	$ 12.00	$ 31,008.00
1010	9	EA		Adjust Ext. Manhole Ring & Cover (In Asphalt)	$ 1,200.00	$ 10,800.00	$ 1,000.00	$ 9,000.00	$ 2,512.50	$ 22,612.50	$ 110.00	$ 990.00	$ 2,000.00	$ 18,000.00	$ 1,721.63	$ 15,494.67	$ 1,500.00	$ 13,500.00
1015	11	EA		Reconstruct Ext. Manhole Invert	$ 777.00	$ 8,547.00	$ 600.00	$ 6,600.00	$ 985.00	$ 10,835.00	$ 620.00	$ 6,820.00	$ 2,000.00	$ 22,000.00	$ 860.82	$ 9,469.02	$ 7,000.00	$ 77,000.00
1020	11	EA		Manhole Ring & Cover	$ 675.00	$ 7,425.00	$ 1,200.00	$ 13,200.00	$ 1,382.90	$ 15,211.90	$ 730.00	$ 8,030.00	$ 2,000.00	$ 22,000.00	$ 1,721.63	$ 18,937.93	$ 1,000.00	$ 11,000.00
1025	85	VF		Rehab Ext Manhole with approved Coating	$ 290.00	$ 24,650.00	$ 300.00	$ 25,500.00	$ 337.50	$ 28,687.50	$ 345.00	$ 29,325.00	$ 400.00	$ 34,000.00	$ 754.00	$ 64,090.00	$ 875.00	$ 74,375.00
1030	2091	LF		Pipebursting, 6" to 8" ID DR 17 HDPE	$ 86.00	$ 179,826.00	$ 120.00	$ 250,920.00	$ 117.63	$ 245,964.33	$ 125.00	$ 261,375.00	$ 180.00	$ 376,380.00	$ 156.75	$ 327,764.25	$ 288.00	$ 602,208.00
1035	34	EA		Sanitary Sewer Service Connection	$ 3,500.00	$ 119,000.00	$ 1,500.00	$ 51,000.00	$ 6,744.90	$ 229,326.60	$ 3,970.00	$ 134,980.00	$ 4,000.00	$ 136,000.00	$ 7,852.48	$ 266,984.32	$ 2,500.00	$ 85,000.00
1040	2550	LF		4" PVC Sewer Service Lateral	$ 19.00	$ 48,450.00	$ 125.00	$ 318,750.00	$ 28.51	$ 72,700.50	$ 60.00	$ 153,000.00	$ 60.00	$ 153,000.00	$ 160.21	$ 408,535.50	$ 60.00	$ 153,000.00
1045	2	EA		Sanitary Sewer Point Repair	$ 5,350.00	$ 10,700.00	$ 5,000.00	$ 10,000.00	$ 5,200.00	$ 10,400.00	$ 7,200.00	$ 14,400.00	$ 15,000.00	$ 30,000.00	$ 7,189.39	$ 14,378.78	$ 4,500.00	$ 9,000.00
1050	100	CY		Gravel for Trench Stabilization (Only as Engineer Directed for Unsuitable)	$ 250.00	$ 25,000.00	$ 100.00	$ 10,000.00	$ 85.75	$ 8,575.00	$ 230.00	$ 23,000.00	$ 80.00	$ 8,000.00	$ 184.68	$ 18,468.00	$ 85.00	$ 8,500.00
1055	100	SY		Class A Pavement Removal and Replacement (Only as Engineer Directed outside of excavated areas)	$ 110.00	$ 11,000.00	$ 50.00	$ 5,000.00	$ 201.25	$ 20,125.00	$ 170.00	$ 17,000.00	$ 170.00	$ 17,000.00	$ 124.55	$ 12,455.00	$ 200.00	$ 20,000.00
1060	340	SY	441-0016	Concrete Driveway, 6 IN TK	$ 415.00	$ 141,100.00	$ 120.00	$ 40,800.00	$ 146.25	$ 49,725.00	$ 180.00	$ 61,200.00	$ 85.00	$ 28,900.00	$ 134.52	$ 45,736.80	$ 125.00	$ 42,500.00
				Total Section 1000		$ 596,834.00		$ 756,274.00		$ 734,835.33		$ 728,208.00		$ 871,120.00		$ 1,265,828.99		$ 1,127,091.00

Section 2000 - Storm Drainage Improvements

Item	Qty.	Unit	GDOT	Description	KDUG Unit Price	KDUG Total Price	Shockley Unit Price	Shockley Total Price	WL Griffin Unit Price	WL Griffin Total Price	RDJE Unit Price	RDJE Total Price	Site Engineering Unit Price	Site Engineering Total Price	FS Scarbrough Unit Price	FS Scarbrough Total Price	JDS Unit Price	JDS Total Price
2005	1	LS	150-1000	Traffic Control	$ 8,000.00	$ 8,000.00	$ 12,000.00	$ 12,000.00	$ 6,500.00	$ 6,500.00	$ 45,160.00	$ 45,160.00	$ 75,000.00	$ 75,000.00	$ 75,400.00	$ 75,400.00	$ 85,000.00	$ 85,000.00
2010	3500	SY	161-0200	Temp Grass	$ 1.00	$ 3,500.00	$ 0.50	$ 1,750.00	$ 1.25	$ 4,375.00	$ 0.50	$ 1,750.00	$ 0.01	$ 35.00	$ 1.16	$ 4,060.00	$ 1.00	$ 3,500.00
2015	1	EA	163-0300	Construction Exits	$ 4,675.00	$ 4,675.00	$ 3,000.00	$ 3,000.00	$ 500.00	$ 500.00	$ 3,900.00	$ 3,900.00	$ 2,500.00	$ 2,500.00	$ 3,032.76	$ 3,032.76	$ 3,100.00	$ 3,100.00
2020	10	EA	163-0528	Construct and Remove Fabric Check Dams, Type C Silt Fence	$ 560.00	$ 5,600.00	$ 150.00	$ 1,500.00	$ 350.00	$ 3,500.00	$ 780.00	$ 7,800.00	$ 500.00	$ 5,000.00	$ 174.00	$ 1,740.00	$ 250.00	$ 2,500.00
2025	2850	LF	171-0020	Silt Fence	$ 5.75	$ 16,387.50	$ 2.00	$ 5,700.00	$ 3.00	$ 8,550.00	$ 3.00	$ 8,550.00	$ 5.00	$ 14,250.00	$ 3.48	$ 9,918.00	$ 5.00	$ 14,250.00
2030	5386	LF	441-4124	Concrete Curb and Gutter, Rollover	$ 45.00	$ 242,370.00	$ 30.00	$ 161,580.00	$ 26.00	$ 140,036.00	$ 26.00	$ 140,036.00	$ 50.00	$ 269,300.00	$ 48.35	$ 260,413.10	$ 50.00	$ 269,300.00
2035	1	EA	500-	GDOT 1001b Concrete Headwall Incl Wingwalls, for 18" Pipe	$ 7,000.00	$ 7,000.00	$ 4,000.00	$ 4,000.00	$ 3,800.00	$ 3,800.00	$ 3,200.00	$ 3,200.00	$ 3,000.00	$ 3,000.00	$ 4,303.58	$ 4,303.58	$ 4,000.00	$ 4,000.00
2040	160	CY	500-9999	Class "B" Pavement Widening	$ 162.00	$ 25,920.00	$ 200.00	$ 32,000.00	$ 355.00	$ 56,800.00	$ 380.00	$ 60,800.00	$ 400.00	$ 64,000.00	$ 522.00	$ 83,520.00	$ 500.00	$ 80,000.00
2045	2188	LF	550-1180	Storm Drain Pipe, 18", H=1-10	$ 144.00	$ 315,072.00	$ 100.00	$ 218,800.00	$ 106.86	$ 233,809.68	$ 200.00	$ 437,600.00	$ 138.00	$ 301,944.00	$ 194.21	$ 424,931.48	$ 310.00	$ 678,280.00
2046	28	LF	550-1240	Storm Drain Pipe, 24", H=1-10	$ 162.00	$ 4,536.00	$ 150.00	$ 4,200.00	$ 112.37	$ 3,146.36	$ 225.00	$ 6,300.00	$ 180.00	$ 5,040.00	$ 170.24	$ 4,766.72	$ 342.00	$ 9,576.00
2050	6	EA	668-	Yard Inlet	$ 5,425.00	$ 32,550.00	$ 6,000.00	$ 36,000.00	$ 5,800.00	$ 34,800.00	$ 10,030.00	$ 60,180.00	$ 4,500.00	$ 27,000.00	$ 6,343.27	$ 38,059.62	$ 4,500.00	$ 27,000.00
2055	14	EA	668-2100	Drop Inlet, GP1, 1019a, Type E with Hood	$ 6,100.00	$ 85,400.00	$ 7,000.00	$ 98,000.00	$ 6,200.00	$ 86,800.00	$ 10,300.00	$ 144,200.00	$ 4,500.00	$ 63,000.00	$ 7,528.65	$ 105,401.10	$ 4,500.00	$ 63,000.00
2060	2	EA	668-4300	Storm Sewer Manhole, TP 1	$ 6,100.00	$ 12,200.00	$ 4,500.00	$ 9,000.00	$ 5,000.00	$ 10,000.00	$ 8,200.00	$ 16,400.00	$ 4,500.00	$ 9,000.00	$ 6,585.99	$ 13,171.98	$ 4,000.00	$ 8,000.00
2065	0.95	AC	706-1003	Turf Establishment	$ 4,675.00	$ 4,441.25	$ 3,000.00	$ 2,850.00	$ 4,500.00	$ 4,275.00	$ 3,360.00	$ 3,192.00	$ 15,000.00	$ 14,250.00	$ 9,280.00	$ 8,816.00	$ 38,000.00	$ 36,100.00
				Total Section 2000		$ 767,651.75		$ 590,380.00		$ 596,892.04		$ 939,068.00		$ 853,319.00		$ 1,037,534.34		$ 1,283,606.00

Section 3000 - Street Improvements

Item	Qty.	Unit	GDOT	Description	KDUG Unit Price	KDUG Total Price	Shockley Unit Price	Shockley Total Price	WL Griffin Unit Price	WL Griffin Total Price	RDJE Unit Price	RDJE Total Price	Site Engineering Unit Price	Site Engineering Total Price	FS Scarbrough Unit Price	FS Scarbrough Total Price	JDS Unit Price	JDS Total Price
3005	1	LS	210-0100	Grading Complete, Incl Haul	$ 15,000.00	$ 15,000.00	$ 50,000.00	$ 50,000.00	$ 36,616.63	$ 36,616.63	$ 66,900.00	$ 66,900.00	$ 150,000.00	$ 150,000.00	$ 19,286.84	$ 19,286.84	$ 125,000.00	$ 125,000.00
3010	256	TNS	402-1812	Recycled Asphalt Concrete Leveling Incl Bitum Matl & H-Lime OGI	$ 201.00	$ 51,456.00	$ 175.00	$ 44,800.00	$ 270.00	$ 69,120.00	$ 218.00	$ 55,808.00	$ 230.00	$ 58,880.00	$ 162.14	$ 41,507.84	$ 240.00	$ 61,440.00
3015	406	TN	402-3103	Recycled Asphalt Concrete 9.5 mm Superpave, GP 2 Only, Incl Bitum Matl & H Lime	$ 201.00	$ 81,606.00	$ 200.00	$ 81,200.00	$ 236.25	$ 95,917.50	$ 204.00	$ 82,824.00	$ 230.00	$ 93,380.00	$ 167.89	$ 68,163.34	$ 220.00	$ 89,320.00
3020	96	TNS	402-1802	Recycled Asphalt Concrete Patching, Incl Bitum Matl & H Lime, Engineer Directed	$ 201.00	$ 19,296.00	$ 200.00	$ 19,200.00	$ 506.25	$ 48,600.00	$ 210.00	$ 20,160.00	$ 275.00	$ 26,400.00	$ 163.63	$ 15,708.48	$ 400.00	$ 38,400.00
3025	421	GAL	413-1000	Bitum. Tack Coat	$ 10.00	$ 4,210.00	$ 10.00	$ 4,210.00	$ 4.73	$ 1,991.33	$ 6.50	$ 2,736.50	$ 8.00	$ 3,368.00	$ 6.96	$ 2,930.16	$ 5.00	$ 2,105.00
3030	1.04	LM	652-2501	Solid Traffic Stripe, 5" White	$ 3,050.00	$ 3,172.00	$ 5,000.00	$ 5,200.00	$ 1.40	$ 1.46	$ 7,840.00	$ 8,153.60	$ 9,000.00	$ 9,360.00	$ 3,422.00	$ 3,558.88	$ 5,000.00	$ 5,200.00
3035	1.04	LM	652-2502	Solid Traffic Stripe, 5" Yellow	$ 3,050.00	$ 3,172.00	$ 5,000.00	$ 5,200.00	$ 1.40	$ 1.46	$ 7,840.00	$ 8,153.60	$ 9,000.00	$ 9,360.00	$ 3,422.00	$ 3,558.88	$ 5,000.00	$ 5,200.00
3040	36	LF	653-7501	Thermo Traffic Stripe, 24" White	$ 292.00	$ 10,512.00	$ 20.00	$ 720.00	$ 48.60	$ 1,749.60	$ 112.00	$ 4,032.00	$ 50.00	$ 1,800.00	$ 13.92	$ 501.12	$ 20.00	$ 720.00
3045	1	LS		Engineering Contingencies	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00
				Total Section 3000		$ 268,424.00		$ 290,530.00		$ 333,997.97		$ 328,767.70		$ 432,548.00		$ 235,215.54		$ 407,385.00
				Total Base Bid		$ 1,632,909.75		$ 1,637,184.00		$ 1,665,725.34		$ 1,996,043.70		$ 2,156,987.00		$ 2,538,578.87		$ 2,818,082.00
TOTAL AMOUNT OF BID SECTION - BASE BID (SECTION 1000-3000)																		
Alternative Bid Items																		
4005	1	LS		Pipebursting, 6" to 8" ID DR 17 HDPE from 137 STR to STR 136	$ 18,663.81	$ 18,663.81	$ 30,600.00	$ 30,600.00	$ 34,559.32	$ 34,559.32	$ 36,400.00	$ 36,400.00	$ 40,000.00	$ 40,000.00	$ 42,923.53	$ 42,923.53	$ 70,503.00	$ 70,503.00
4010	1	LS		Pipebursting, 6" to 8" ID DR 17 HDPE from 151 STR to STR 152	$ 28,025.71	$ 28,025.71	$ 50,000.00	$ 50,000.00	$ 48,168.87	$ 48,168.87	$ 51,450.00	$ 51,450.00	$ 55,000.00	$ 55,000.00	$ 57,549.53	$ 57,549.53	$ 101,952.00	$ 101,952.00

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To: City Council

From: Chris Bailey, Administration

Department: Administration

Date: September 8, 2026

Subject: Department of Natural Resources
Alcovy River Park Project Agreement

Budget Account/Project Name: Alcovy River Park Project - 2026/27/28 Capital Project

Funding Source: GOSP Trust Fund Grant / SPLOST / WCHF Grant

Budged Allocation: N/A

Budged Available: N/A

Requested Expense: $4,447,500

Company of Record: Georgia Department of Natural Resources

Description:
This agreement will allow the City of Monroe to utilize funding awarded through the GOSP grant application by way of the DNR earlier in 2026. The agreement outlines the required project scope, overall project cost, and subsequent terms of the process to completion. The agreement provides for the awarded GOSP amount of $3,000,000 with a local match of $1,447,500 by way of cash, in-kind goods and services or volunteer labor. The project timeline is 24 months.

Background:
In March of 2026, the City was provided with notice of the award of Phase I of the recent GOSP application in the fall of 2025. A required Phase II submission was provided by May 2026 with subsequent approval being given for the proposed Alcovy River Project. Upon the completion of Phase I, Phase II, financial workshop webinars, and submission of budgetary documents for the project the agreement is now eligible for acceptance by both the City of Monroe and DNR.

Attachment(s):
GOSP Project Agreement
GOSP Rule
2025/2026 Manual

DEPARTMENT OF NATURAL RESOURCES

GEORGIA OUTDOOR STEWARDSHIP TRUST FUND

PROJECT AGREEMENT

Applicant:
City of Monroe

Project Number:
46218 464 226

Project Title:
Alcovy River Park

Project Period:
Date of Approval (defined as the date of signatures on the following page) and ***not to exceed 24 months from the date of approval***.

Project Stage Covered by this Agreement:
Entire Project

Project Scope:

This project consists of development/improvement at the property known as ***Alcovy River Park*** located in the City of Monroe, Walton County, Georgia by ***City of Monroe*** to include the following scope:

- Site preparation, including clearing, grubbing, and grading
- Erosion and sedimentation control measures
- Construction of approximately 8,039 linear feet of ADA-accessible paved trails
- Construction of approximately 12,165 linear feet of mountain bike trails
- Construction of approximately 8,780 linear feet of natural surface hiking trails
- Construction of approximately 2,885 linear feet of boardwalk crossings
- Construction of a kayak launch
- Construction of wildlife viewing areas
- Development of a playground area
- Development of campsite areas
- Installation of campsite amenities, including water access, waste receptacles, safety features, and signage
- Construction of seven (7) picnic shelters
- Preservation and restoration of sensitive habitats, including invasive species removal, and planting native species
- Construction of three (3) restroom buildings
- Construction of paved parking areas

- Construction of approximately 995 linear feet of concrete sidewalk, including curb and gutter
- Construction of asphalt access roadways
- Installation of striping and associated signage on roadways and parking
- Installation of stormwater management improvements, including swales and culverts
- Installation of water main infrastructure
- Installation of sewer main infrastructure
- Installation of site landscaping, plantings, and irrigation systems
- Installation of interpretive signage

By execution of this Project Agreement, the Applicant agrees to comply with the following regulations, policies, guidelines, and requirements, as applicable to this project:

1. Georgia Outdoor Stewardship Program (GOSP) Rule (attached)
2. Georgia Outdoor Stewardship Program (GOSP) 2025-2026 Manual
3. Project Application and Attachments

[ ] (Initial) I have read and understand the Georgia Outdoor Stewardship Program Rule and the 2025-2026 Georgia Outdoor Stewardship Program Manual in their entirety.

Project Cost

Total Cost:	***$4,447,500.00***
GOSP Fund Amount:	***$3,000,000.00***

(The GOSP Fund amount shall be limited to the amount defined in the approved project proposal and shall not exceed 73.17% of the total project cost.)

The Department of Natural Resources, represented by the Commissioner of the Department of Natural Resources or his lawfully designated representative, and the Applicant named above hereinafter referred to as the Applicant, mutually agree to perform this Agreement in accordance with the Georgia Outdoor Stewardship Act, the 2025-2026 GOSP Manual, and the terms, conditions, promises, plans, specifications, estimates, procedures, project proposals, maps, assurances, and certifications attached hereto or retained by the Applicant and hereby made a part hereof.

The Department of Natural Resources, in consideration of the promises made by the Applicant herein, agrees to obligate to the Applicant the amount of money referred to above, and to tender to the Applicant that portion of the obligation which is required to pay the Department's share of the

costs of the above project stage, based upon the above percentage of assistance. The Applicant hereby promises, in consideration of the promises made by the Department herein, to execute the project described above in accordance with the terms of this Agreement.

The following special project terms and conditions were added to this Agreement before it was signed by the parties hereto:

In planning and executing the project, the Applicant agrees to consider and, where feasible, address the comments provided by the Environmental Protection Division, Wildlife Resources Division, and Historic Preservation Division, in response to the environmental review process, in order to avoid or minimize potential environmental impacts.

In witness whereof, the parties have executed this Agreement as of the date entered below.

Georgia Department of Natural Resources	***City of Monroe***
By _____	By _____
(Signature)	(Signature)
Trevor W. Santos	_____
Deputy Commissioner	(Name)
Date _____	_____
	(Title)

Rule 391-5-13-.11. GEORGIA OUTDOOR STEWARDSHIP PROGRAM

Department 391. RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES

Chapter 391-5. HISTORIC PRESERVATION
Subject 391-5-13. STATE AND FEDERAL GRANTS PROGRAMS

Rule 391-5-13-.11. GEORGIA OUTDOOR STEWARDSHIP PROGRAM

(1) Definitions. As used in this Rule, the term:

- "Qualified Local Government" means any county or municipality meeting the definition found in paragraph 18 of subsection (a) of Code Section 50-8-2.
- "Constituted Recreation Authority" means any recreation authority registered with the Georgia Department of Community Affairs.
- "Nongovernmental Entity" means nonprofit organization primarily concerned with the protection and conservation of land and natural resources, as evidenced by its organizational documents.
- "Natural-resource recreation" means recreation in the form of boating, hiking, camping, fishing, hunting, jogging, biking, walking or similar outdoor activities.
- "GADNR" is the Georgia Department of Natural Resources.
- "GEFA" is the Georgia Environmental Finance Authority.

(2) Key Provisions. The intent of this chapter is to provide stewardship for state parks, state lands, and wildlife management

areas; support local parks and trails; and protect critical conservation land.

Georgia Outdoor Stewardship Trust Fund. O.C.G.A. 12-6A-2 authorizes up to 80 percent of all moneys received by the state from the sales and use tax collected by outdoor recreation equipment establishments classified under the 2007 North American Industry Classification Code 451110, sporting goods stores in the immediate preceding fiscal year to be dedicated to the Georgia Outdoor Stewardship Trust Fund for the purpose of funding the protection of conservation land.

Board of Trustees of the Georgia Outdoor Stewardship Trust Fund. O.C.G.A. 12-6A-7 establishes the Board of Trustees of the Georgia Outdoor Stewardship Trust Fund. The Board of Trustees shall accept applications for project proposals for eligible funding and shall evaluate and approve these proposals pursuant to the priorities established in this 12-6A-10(d) and any other priorities established by the Board of Trustees.

Administrative Authority. O.C.G.A. Chapter 6A of Title 12 provides the statutory basis for GADNR to administer this grant program. This chapter is enacted pursuant to Article III, Section IX, Paragraph VI(p) of the Constitution.

(3) Eligible Applicants. All qualified local governments, constituted recreation authorities, state agencies and nongovernmental entities may apply for grant funds under this program.

(4) Use of Funds. From within the Georgia Outdoor Stewardship Trust Fund, moneys shall be made available each fiscal year for:

- Grants to any qualified local governments, constituted recreation authorities, state agencies and nongovernmental entities of this state having a project proposal with a primary purpose of one of the conservation objectives listed in O.C.G.A. 12-6A-6;
- Grants as authorized in O.C.G.A. 12-6A-12;
- Costs incurred by the State in administering the program.

Moneys may be available each fiscal year for loans to any city, county or nongovernmental entity to defray the cost of conservation land or of conservation easements placed upon property to ensure its permanent protection as conservation land.

Before funds from the Georgia Outdoor Stewardship Trust Fund can be disbursed for grants for project proposals for conservation objectives, applications for project proposals must be approved by the Board of Trustees, the Board of Natural Resources, and the appropriations subcommittees of the House of Representatives and Senate maintaining oversight authority over GADNR and GEFA. As set forth in O.C.G.A. § 12-6A-8(f), GEFA is responsible for the disbursement of funds following final approval of project proposals.

(5) Eligible Projects. All eligible projects must take place in the state of Georgia. Eligible project activities fall into three categories:

- Local Parks and Trails of Regional Significance, for local governments, constituted recreation authorities

and nongovernmental entities to acquire and/or improve parks, trails and conservation lands.

- State Stewardship, for state agencies and nongovernmental entities for maintenance, restoration or improvement projects to enhance public access, use, or safe enjoyment of permanently protected conservation land and currently owned state parks.
- State Land Acquisition, for state agencies and nongovernmental entities to acquire critical areas for the provision or protection of clean water, wildlife, hunting, fishing, for military installation buffering, or for natural-resource based outdoor recreation.

(6) General Terms and Conditions. Each funding cycle will begin with a funding cycle announcement. The funding cycle announcement will be posted at https://gadnr.org/grants. Each funding cycle announcement will include deadlines, specific requirements, and procedures for submission of the pre-application.

Funding opportunities involve a competitive pre-application process followed by an invitation only second-level application process. The detailed pre-application process and second-level application forms, instructions, deadlines, format, required forms/documents, required drawings/maps, and project ranking criteria are available at https://gadnr.org/grants.

Grant Cycle. Funds will only be made available for grants or loans to eligible recipients during the grant cycle. The grant cycle timeline will be included in the funding cycle announcement each year. To receive funding, applicants must submit an application before the pre-application deadline.

Project Timeline. All selected applicants will have 24 months to complete the project from the date of the signed Project Agreement.

Match Requirements. Applicants must provide at least 25 percent of the total project cost as match. Match may include cash, in-kind goods and services or volunteer labor. Applicant must document availability of the required 25 percent match for each application. State agencies will be required to provide a 25 percent match, pending appropriations. Exceptions can be made at the discretion of the Board of Trustees.

Funding Amounts. Projects for Local Parks and Trails of Regional Significance must have a grant or loan request between $500,000 and $3,000,000. There are no minimum or maximum grant amounts for State Stewardship or State Acquisition projects. Exceptions can be made at the discretion of the Board of Trustees.

Financial Workshop. All selected applicants are required to attend a financial workshop prior to executing the Project Agreement.

Project Agreement. Grant and loan recipients must execute a Project Agreement with GADNR and comply with all its provisions, including maintaining complete financial records for all activities and submitting quarterly progress reports.

Inspections. GADNR Staff will conduct site inspections for all awarded projects before the project begins and after the project's completion. GADNR Staff may conduct site inspections during the project timeline.

Acquisition Projects. All projects involving acquisition or conservation easements shall place protective language provided by GADNR on the deed for the property.

(7) Application Timeline. The calendar for an annual funding cycle:

May – Funding cycle announcement of the upcoming grant cycle

September 1 – Pre-application period opens

October 31 – Pre-applications due (specific deadline assigned each year in the funding cycle announcement)

November - December – Staff reviews, evaluates and ranks pre-applications

January – Board of Trustees prepare and approve proposal of projects; Board of Natural Resources approves proposal of projects; Appropriations subcommittees of the House of Representatives and Senate maintaining oversight authority over the GADNR and GEFA approve proposal of projects

February – All pre-applicants are notified and selected pre-applicants are invited to submit second-level applications

May 30 – Second-level applications due

June - July – Selected applicants attend required financial workshop and sign Project Agreements

(8) Pre-Application Process: The pre-application can be found online at https://gadnr.org/grants. All aspects of the pre-application must be completed online.

All eligible pre-applications shall include:

- Responses to each of the evaluation criteria
- Cover letter on official letterhead signed by the chief elected official/executive director/president/agency official
- A resolution adopted by the governing entity of the applicant authorizing the application and committing or verifying all matching funds required to complete the proposed project
- A narrative description of the proposed project
- Estimate of cost
- Preliminary site plan
- Plat and/or legal description of the property proposed for purchase and/or development
- Location map

Pre-applications must be submitted by the deadline stated on the funding cycle announcement or the application will not be eligible for review.

(9) Review of Grant Applications. All pre-applications received from eligible applicants are reviewed by GADNR Staff. Specific criteria are used to evaluate projects.

Upon completion of the review and ranking process, GADNR Staff will present pre-applications to the Board of Trustees at the first calendar meeting of each year. The Board of Trustees shall prepare and approve a proposal containing approved projects. Upon approval of the proposal, the Board of the of Natural

Resources shall review and approve the proposal of the Board of Trustees.

Each year's initial proposal shall be submitted by January 31 to the chairpersons of the appropriations subcommittees of the House of Representatives and Senate maintaining oversight authority over GADNR and GEFA. Upon approval by the appropriations subcommittees, the proposal of projects shall be deemed approved.

(10) Second-Level Application Process. Approved pre-applicants will be invited to submit a second-level application.

Second-level applications shall contain the following:

- Signed application cover sheet
- Detailed project budget
- Environmental Assessment Package
- Property Deed Copy
- Signed statement from landowner expressing support (this is applicable if the applicant are not the same)
- Approvals to cross a public highway or a public utility right-of-way (if applicable)
- Maps: Property Boundary Area Map, Preliminary Site map, site location map
- Detailed Project Development Budget
- Local Program Implementation Schedule

The second-level application can be found at https://gadnr.org/grants. Second-level applicants who are unable to meet all requirements for a complete application by the deadline may be granted an extension by GADNR Staff.

(11) Awarded Projects. Funds will be available to successful applicants following the financial workshop with GADNR Staff and the execution of a Project Agreement between GADNR and the grantee. The date the Project Agreement is signed is "Day 1" of the project timeline. The grantee will have 24 months to complete the project from "Day 1."

Land Acquisition Projects. For projects involving the acquisition of real property or conservation easements, grantees must submit the following to GADNR no later than seven days before the scheduled date of closing:

- the final closing statement, which shall reflect the sources and amounts of matching funds and the proper commitment of the grant or loan proceeds to the acquisition of the project; and
- the final draft conveyance instrument and all exhibits thereto that will be used to convey the project to the Grantee.

If the closing statement is satisfactory to GADNR and if all terms and conditions are met, GEFA shall wire the grant or loan proceeds to the Grantee.

Reimbursement Requests. For non-acquisition projects, all grant funds will be made via reimbursements. Grantees cannot be reimbursed for work that is done prior to the Project Agreement. Grantees may make reimbursement requests at any time for costs incurred after "Day 1." Reimbursement requests will be submitted at https://gadnr.org/grants. All reimbursement requests will be reviewed and approved by GADNR Staff and forward to GEFA for payment.

Quarterly Reports. Grantees are required to submit quarterly progress reports throughout the project's timeline. Quarterly

reports will be submitted at https://gadnr.org/grants. Quarterly reports should include any progress made during the quarter and a detailed description of all funds spent.

Extension Requests. Grantees may request timeline extensions if the project is expected to exceed the 24-month deadline. All extension requests will be submitted at https://gadnr.org/grants. All formal requests will be reviewed by GADNR Staff and approved by the Chairman of the Board of Trustees. Written notice of the project extension shall be immediately provided to the chairperson of the appropriations subcommittees of the House and Senate maintaining oversight of GADNR and GEFA. Extension requests shall be made at least 90-days prior to the project's completion date. If the extension request is granted, the grantee must sign an Amended Project Agreement.

Change of Scope. Grantees may request to change the scope of the original project. All formal requests will be approved by the Board of Trustees. Change of Scope requests must be made prior to the project's completion date. If the Change of Scope request is granted, the grantee must sign an Amended Project Agreement.

Project Completion Audit. A percentage equivalent to the grantee's match, as identified in the application and grant agreement, will be held in retainage by GADNR. Upon completion of the project, the grantee shall submit a final reimbursement request and identify it as such. Upon receipt of this request, GADNR shall conduct a final project completion audit.

This audit shall include, but may not be limited to:

- Audit of all paperwork submitted by the grantee for accuracy and completion
- Audit of all expenditures against the total project budget
- Audit of all previous reimbursements and requests
- Verification of a total match submitted by the grantee
- Final site inspection conducted by GADNR Staff

Once GADNR deems that all requirements of the project agreement have been satisfied, retainage will be dispersed to the grantee per the project agreement and final total expenditures. If total expenditures are less than anticipated, GADNR will adjust the payable retainage amount accordingly. In any instance where an overpayment of either reimbursement or retainage is realized, the grantee is required to refund an amount back to GEFA equivalent to the overage.

(12) Criteria. Specific criteria will be used to review applications. The criteria are designed to measure the overall concept of the proposed project. Because not all criteria are equally important, the criteria are weighted.

Administrative Criteria – Evaluation criteria in this section are required by all applicants.

- Matching Funds: Can the applicant provide matching funds greater than 25 percent?
- Project Need: Does this project satisfy priority needs as identified in a formalized planning document?
- Pre-Project Planning: Has the pre-project planning occurred and is the project ready to proceed?
- Leveraging Funds: Will these funds be used as leverage when applying for an external grant?

- Recreational Opportunity: Will this project provide nature-based recreational opportunities?
- Water Quality and Quantity Protection- Location: Is this project located in an area identified as high-priority by the Environmental Protection Division?
- Water Quality and Quantity Protection – Best Management Practices: Will this project protect or restore lands that will improve the quality and quantity of surface water, groundwater, or the flow of springs using best management practices?
- Historical and Cultural Value: Does this project include the acquisition or development of land with cultural or historical value?
- Ecological Value: Does this project include the acquisition or development of land with a significant ecological value?
- Maintenance and Management Plan: Can the applicant provide a plan or budget to maintain and manage this property after the project is complete?

Additional Criteria for Local Parks and Trails of Regional Significance – Evaluation criteria in this section are only required for applicants seeking a grant under the Local Parks and Trails for Regional Significance Category.

- Project Completion: Will this project be completed within a two-year timeline?
- Americans with Disabilities (ADA): Project must adhere to all required ADA guidelines.
- Project Impact: Is this project regionally significant?
- Economic Development: Will this project create opportunities to expand or enhance the local economy?

- Recreational Connectivity: Will this project provide access or connections to other outdoor recreation facilities?
- Stewardship: Will this project promote the stewardship of natural resources?
- Water Access: Will this project improve or expand water access?
- Outdoor Recreation Demand: Will this project fill a void for a specific nature-based recreation opportunity in the area?
- Interagency Cooperation: Was this project developed by two or more governmental entities or in conjunction with a nongovernmental entity?
- Partnerships: Will this project receive support from sponsors?
- Public Support: Can the applicant provide documented public support for the project?
- Security: Can the applicant provide a security plan to keep this area protected and secured following the completion of the project?
- State Goals: Does this project overlap with the goals and plans included in Georgia's current State Wildlife Action Plan (SWAP) or State Comprehensive Outdoor Recreation Plan (SCORP)?

Additional Criteria for State Stewardship – Evaluation criteria in this section are only required for applicants seeking a grant under the State Stewardship Category.

- Project Completion: Will this project be completed within a two-year timeline?
- Stewardship: Will this project significantly improve access, use or safety on an existing state-owned property?

Additional Criteria for State Acquisition – Evaluation criteria in this section are only required for applicants seeking a grant under the State Acquisition Category.

- U.S. Military Protection: Will the acquisition of this property help to protect lands, water and habitat as to ensure the sustainability of U.S. Military missions?

(13) Program Oversight. Following the close of each state fiscal year, GADNR shall submit an annual report of its activities and program administration expenditures for the preceding year, pursuant to this chapter, to the Governor, the Lieutenant Governor, the Speaker of the House, the chairperson of the Ways and Means Committee of the House of Representatives, the chairperson of the Senate Finance Committee, the chairpersons of the Appropriations Committee of the House of Representatives and the Appropriations Committee of the Senate, and the chairpersons of the Natural Resources and Environment Committee of the House of Representatives and the Natural Resources and the Environment Committee of the Senate, and make such report available to the General Assembly.

(14) Program Information. Complete information on the, Georgia Outdoor Stewardship Program including links to guidelines and complete application instructions, guidance, and required forms are available at: https://gadnr.org/grants

Authority *O.C.G.A. 12-6A-11*

Georgia Outdoor Stewardship Program

2025 - 2026

Conserve Georgia

Georgia Department of Natural Resources
Georgia Outdoor Stewardship Program

2 Martin Luther King, Jr. Drive, SE
Suite 1370 East Tower
Atlanta, Georgia 30334

Updated 4/15/2025

Preface: 2025-2026 Grant Cycle

Georgia voters made evident their desire for a funding mechanism dedicated to securing the future of our critical natural resources. In 2018, 83% of voters authorized the Georgia Outdoor Stewardship Act. Following that, numerous partners, organizations, contributors, and citizens collaborated with the Georgia Department of Natural Resources (GADNR) to offer the inaugural funding cycle of the Georgia Outdoor Stewardship Program (GOSP) during the 2019-2020 fiscal year. This program consists of grants, known as Conserve Georgia Grants, and loans made available to local governments, certain nongovernmental organizations, and state government agencies.

Prospective projects will undergo a web-based, multi-phase, competitive application process submitted to GADNR, which opens August 1, 2025.

The purpose of this manual is to serve as a source of information and guidance for prospective applicants in securing program funding. It details important program fundamentals and goals, while also providing instruction on how to apply for the various project types authorized under Georgia Outdoor Stewardship Act.

***Note: This booklet does not contain all materials and forms needed to apply for GOSP assistance. Applicants should visit the GOSP Homepage to access all current application materials and forms. These can be accessed at* www.gadnr.org/gosp**

Funding

The Georgia Outdoor Stewardship Act dedicates 40% of existing State sales and use taxes on outdoor sporting goods to fund stewardship projects for existing state and local parks, acquire and develop new state and local parks, and acquire and protect new lands critical to the protection of our wildlife and clean water supplies. Each year's official funding amount will be announced shortly before the funding cycle begins. These funds are available without raising or enacting any new taxes.

Support

GA DNR staff is available to help guide applicants through the process associated with successfully submitting a complete grant or loan application. The best source of information in preparing an application is this manual used in conjunction with the resources found at www.gadnr.org/gosp. You may also contact the GOSP Grant Specialist who can explain the program in detail, help determine eligibility, and provide assistance to make an application as competitive as possible.

Quick Facts

Program Name	Georgia Outdoor Stewardship Program
Funding Allocation	Dependent on State sales and use tax collected by sporting goods stores
Eligible Applicants	Qualified local governments; Constituted recreation authorities; State agencies; and certain nongovernmental entities
Permissible Uses	- Stewardship and acquisition projects that support local parks and trails - Stewardship projects that improve and maintain state owned land and facilities - Acquisition projects that protect critical conservation areas
Minimum Conserve Georgia Grant Amount	Local Parks & Trails Projects: $500,000 State Projects: No min. amount
Maximum Conserve Georgia Grant Amount	Local Parks & Trails Projects: $3,000,000 State Projects: No max. amount
Match Requirements	25% Match Required (Minimum)
Retainage	25% held
Grant Term	2 years

Funding Cycle 2025-2026 Timeline

The application process consists of two phases. The Pre-application is an initial submission of projects plans and funding needs. After the project evaluation process, successful Pre-applicants will be invited to a Second-level application which primarily consists of higher level, greater detailed information requirements. All invitees will receive funding pending a fully completed Second-level Application. The application deadline schedule for this cycle is as follows:

Pre-application deadline: Midnight, October 17, 2025
Second-level Application deadline (if invited): Midnight, May 29, 2026

The 2025-2026 funding cycle timeline is as follows:

- August 1, 2025: Pre-application period opens
- October 17, 2025: Pre-applications due
- October 18 - December 2025: GADNR staff reviews, evaluates, and ranks Pre-applications
- January - spring 2026: Proposal of Conservation Projects approved by the GOSP Board of Trustees, Board of Natural Resources and the Appropriations Subcommittees of the House and Senate over GADNR and GEFA
  Note: Meeting dates for the January Board of Trustees and Board of Natural Resources meetings will be publicly noticed at www.gadnr.org/gosp.
- Spring 2026: All Pre-applicants are notified of results, and selected Pre-applicants are invited to Second-level application
- May 29, 2026: Second-level applications due
- Summer 2026: Financial workshops conducted for successful applicants
- Summer 2026: Project Agreements anticipated to be signed

Contact Information

To better assist Georgia residents in attaining their recreation and conservation goals, the GOSP team is available through the following contact information during normal business hours. All general information or procedural inquiries should be sent to the GOSP Grant Specialist.

Soheila Naji
Program Coordinator
(404) 463 - 8570
Soheila.naji@dnr.ga.gov

Trevor Brownlee
Grants Specialist
(404) 463 - 0288
miltontrevor.brownlee@dnr.ga.gov

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Section 1: Overview and Process

1.1 Program Overview

The purpose of the Georgia Outdoor Stewardship Program is to provide support to state parks and trails; to support local parks and trails of state and regional significance; to provide stewardship of conservation land; and to acquire critical areas for the provision or protection of clean water, wildlife, hunting, or fishing, for military installation buffering or for natural resource-based outdoor recreation. This mission is accomplished through the distribution of funds through the Conserve Georgia Grant and low interest loans.

1.2 Board of Trustees

The Board of Trustees of the Georgia Outdoor Stewardship Trust Fund is the body statutorily charged with evaluating and awarding funding for eligible project applications. The Board of Trustees, in coordination with the Board of Natural Resources, shall evaluate the proposals in accordance with priorities established by the Board of Trustees. There shall be 11 Trustees as follows:

(1) The Commissioner of the Georgia Department of Natural Resources, who shall also serve as Chairperson of the Board;
(2) The Director of the State Forestry Commission;
(3) The Director of the Environmental Protection Division (EPD) of the Department of Natural Resources;
(4) The Commissioner of the Department of Transportation;
(5) The Director of the Coastal Resources Division of the Department of Natural Resources, as an ex officio, nonvoting member;
(6) The Director of the Wildlife Resources Division of the Department of Natural Resources, as an ex officio, nonvoting member;
(7) The Director of State Parks & Historic Sites Division of the Department of Natural Resources, as an ex officio, nonvoting member;
(8) (A) Two members appointed by the Speaker of the House of Representatives; and
(B) Two members appointed by the President of the Senate.

2025-2026 Georgia Outdoor Stewardship Trust Fund Board of Trustees

Walter Rabon, Chairman
Commissioner of the Georgia Department of Natural Resources

Jeff Cown
Director of the Environmental Protection Division

Russell McMurry
Commissioner of the Department of Transportation

Johnny Sabo
Director of the State Forestry Commission

Bo Butler
Lt. Governor Appointee
(Term expires on 06/30/2025)

Eddie Canon
Speaker of the House Appointee
(Term expires on 06/30/2025)

Aaron McWhorter
Lt. Governor Appointee
(Term expires on 06/30/2025)

Truitt Eavenson
Speaker of the House Appointee
(Current term expires on 07/20/2027)

Ex-Officio Nonvoting Members

Angie Johnson
Director of the State Parks & Historic Sites Division

Chris Harper
Director of the Wildlife Resources Division

Doug Haymans
Director of the Coastal Resources Division

Section 2: Policies

2.1 Conserve Georgia Grant Funding Basics

Funding Amount

Conserve Georgia grant and loan requests have a $500,000 minimum and are limited to a maximum award of $3,000,000.
There is no minimum or maximum grant request amounts for the projects submitted by State agencies.

Reimbursement Payments

GOSP functions primarily as a reimbursement program for Conserve Georgia grant recipients. Grantees must have the financial capacity to pay for project expenses prior to being reimbursed by grant funds. Once project expenses have been incurred and paid for by the Grantee, payment documentation can then be submitted to GOSP for reimbursement, up to the amount of the grant award. Where required by law, intergovernmental agreement, or budget policy, etc., state agencies may be allowed funding draws, requiring approval of GADNR. All reporting responsibilities must still be adhered to throughout the entirety of the project.

Expenses directly related to the project scope but incurred prior to the Project Agreement effective date are not reimbursable. Appraisals, project design, environmental compliance reviews, and grant writing expenses may be counted **as match only** if incurred within 18 months of the close of the second level application. Furthermore, the aggregate of these match items may not to exceed 15% of the total project cost. These expenses are subject to GADNR approval on a case-by-case basis. See Section 2.3A for eligible expenses that may be reimbursed.

Matching Requirements

Conserve Georgia grant funds can reimburse up to 75% of a project's total cost. Grantees must provide at least 25% of the total project cost as match, either in the form of cash or in-kind match. The exact match requirement for individual projects will be determined by an approved Project Budget and identified in the Project Agreement (see section 2.3B for eligibility of match and grant expenses).

Retainage

GOSP will retain 25% of each reimbursement request. Once the project is complete and all required documentation is submitted and approved, the retainage will be released to the grantee following a final audit and inspection by GADNR.

Property Appraisals

Property appraisals are required for all acquisition projects and must be based on current fair market value of the land. Appraisal requirements also apply to any property proposed as match for acquisition or stewardship projects. Where an appraisal is necessary, one current full narrative appraisal report produced by a licensed appraiser, which meets current State guidelines, is required for the Pre-application phase.
The Applicants will be required to submit second full narrative appraisal during the Second-level Application if invited.

Current GADNR Appraisal Guidelines are outlined below and should be consulted before initiating the appraisal process:

1) The Applicant will complete one appraisal during the Pre-application phase for all acquisitions and donated real property if used as match (either fee-simple, or the acquisition of a conservation easement). The appraisal must be performed by a Member Appraisal Institute (MAI) certified appraiser.
2) The Applicant will be required to submit second full narrative appraisal during the Second-level Application if invited.
3) At least one of the two appraisals will be reviewed by an outside review appraiser assigned by GADNR.
4) Costs incurred by the independent appraiser are eligible for GOSP reimbursement, and subject to all GOSP reimbursement policies if awarded.
5) All appraisals must be completed to the Uniform Standards of Professional Appraisal Practice (USPAP) standards.
6) All appraisals must be in narrative format.
7) For a **donation** of fee-simple property, the Applicant may complete an appraisal, accept an appraisal prepared by the donor, or accept a signed letter of value from the County Tax Assessor.
8) For a **donation** of a conservation easement, the Applicant may either complete an appraisal or accept an appraisal prepared by the donor.
9) The Applicant and the seller will agree on a sales price within twelve months of the effective date of the appraisal. The Applicant will work to assure the option is signed within twelve months of the effective date of the appraisal acceptance by GADNR.

All appraisals are subject to an independent appraisal review **for Applicants who are invited to the Second-level Application stage only**. This is required by GADNR to ensure compliance with appraisal standards and consistency with current fair market value. GADNR will assign the independent reviewer and forward the appraisals to the reviewer on behalf of the Applicant.

This service incurs a cost, however, independent appraisal reviews are eligible for reimbursement under GOSP. Applicants should expect an invoice directly from the independent reviewer, and must make payment directly to the reviewer.

Once this review has been concluded, GADNR will update the Applicant on whether each appraisal is accepted or rejected. In the occurrence of a rejected appraisal, the Applicant will receive the reviewer's recommendations on how to bring the appraisal into acceptance. Acceptance of appraisals will be entered into the application by the GOSP Grant Specialist when requirements are met. Notification will be sent to Applicants in the occurrence of a rejected appraisal, including an explanation of the items which must be addressed in order to achieve acceptance.

Note that appraisals and the independent GADNR review can be quite time consuming. **Ordering your appraisals as early as possible is strongly encouraged.**

2.2 Applicant Eligibility

The following summarizes the eligibility requirements for entities and organizations to be eligible for GOSP assistance. Entities that are not eligible are encouraged to consider partnering with eligible entities.

Eligible Project Applicants include:

- Qualified local governments as defined in paragraph 18 of subsection (a) of O.C.G.A. 50-8-2:

  A county or municipality which:
  - (A) Has a comprehensive plan in conformity with the minimum standards and procedures;
  - (B) Has made its local plan implementation mechanisms consistent with those established in its comprehensive plan and with the minimum standards and procedures;
  - (C) Has not failed to participate in the department's mediation or other means of resolving conflicts in a manner which, in the judgment of the department, reflects a good faith effort to resolve any conflict; and
  - Must be in good standing with the Department of Community Affairs (DCA)

  Note: Applicants may contact DCA to verify if they have met these criteria and are thus currently in good standing. The current DCA compliance report can be found at https://apps.dca.ga.gov/LocalGovStatus/planning.asp.

- Any constituted recreation authority registered with DCA

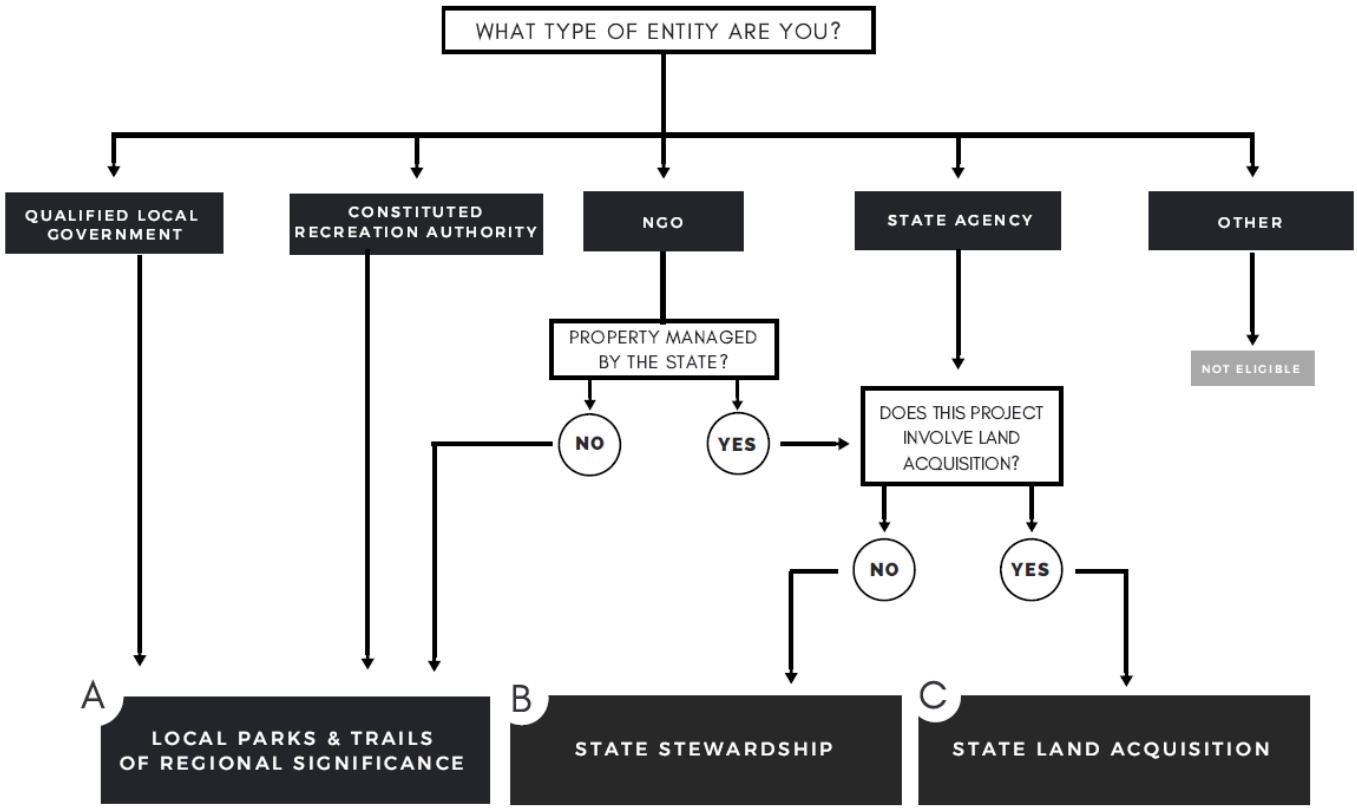
- State agencies

- Nongovernmental entities, defined as any nonprofit organization **on file with the Secretary of State Office** primarily concerned with the protection and conservation of land and natural resources, as evidenced by its organizational documents.

2.3 Project Eligibility

Since no two projects are exactly alike, GOSP projects will be funneled into one of three distinct project types. This ensures that each project can compete fairly with other closely related projects, while allowing the Board of Trustees to address the wide array of priorities for any given funding cycle.

The flow chart below is provided to further explain the three GOSP application paths and assist applicants in identifying the proper application to complete:



The three GOSP project types are:

A. Local Parks and Trails of State and Regional Significance

These funding opportunities are specially reserved for **local governments, constituted recreation authorities, and nongovernmental entities** to acquire and/or improve ***local*** parks, trails, and conservation lands. The Local Parks and Trails of State and Regional Significance Application shall be used to apply for any of the three distinct projects below:

- Acquisitions of property, to include conservation easements
- **Local** stewardship funding for maintenance, restoration, or improvement projects
- **Combination projects** that involve both the acquisition of land, either through fee-simple or conservation easement purchase **AND** for maintenance, restoration or improvement for the land or conservation easement acquired

Note: Local governments and constituted recreation authorities MAY NOT apply for state stewardship or state acquisition grants.

B. State Stewardship

State stewardship funding opportunities are available for **State agencies and nongovernmental entities only**. These entities may apply for maintenance, restoration, or improvement projects to enhance public access, use or safe enjoyment of permanently protected conservation land and current state-owned parks.

Local governments and constituted recreation authorities MAY NOT apply for state stewardship grants.

C. State Land Acquisition

State Land Acquisitions funding opportunities are available for **State agencies and nongovernmental entities only**. These agencies may apply to acquire critical areas for the provision or protection of clean water, wildlife, hunting, for military installation buffering or for natural resource based outdoor recreation. The State Land Acquisition Application shall be used to apply for either of the two distinct projects below:

- Acquisitions of property, to include conservation easements.
- **Combination projects** that involve both the acquisition of land, either through fee-simple or conservation easement purchases, **AND** for the maintenance, restoration or improvement of the lands or conservation easements acquired.

Local governments and constituted recreation authorities MAY NOT apply for state acquisition grants.

Note: All aspects of prospective projects and acquisitions must completely reside within Georgia's borders. Applications for projects in which any part of it resides in another state other than Georgia, either in part or in whole, will not be considered for funding.

2.3A Items Eligible for Reimbursement

Below are the most typical items which may be submitted for reimbursement. To qualify for reimbursement, an expenditure must be directly related to the project and have occurred after the signed Project Agreement date, but before the maximum 24-month project completion period. All costs must be reasonable and support responsible financial stewardship principles. The Board of Trustees and GADNR may evaluate budget items for exorbitance and require costs to be adjusted where prudent. Final Reimbursement Requests must be made within 45 days of the project completion date.

Typical reimbursable items:

- Capital expenditures for acquisition (indirect costs not allowed). For example:
    - Purchase Cost (must not exceed highest appraised fair market value)
    - Independent appraisal reviews as required by GADNR
    - Legal fees directly associated with the conveyance of real property or conservation easements
    - Expenses directly related to the acquisition of real property or conservation easements
    - Environmental reviews conducted after signing the project agreement with DNR
- Permits
- Small equipment cost in the form of small hand tools and material directly related to construction/development
- Direct materials
- Contractual services such as:
    - Surveys
    - Architectural and Engineering **limited to no more than 15% of the grant value** *
    - Environmental reviews, planning and consulting conducted after signing the project agreement with DNR (**Most other consulting services are not eligible. Contact the GOSP Grant Specialist for guidance.**)
    - Contractors and subcontractors directly related to the project scope
- Contingency - Limited to 15% of the grant value **

* Applicants may include Design & Architectural (D&A) costs on the budget _reimbursable and match_ limited to 15% of the total project cost. **Reimbursable portion of D&A must not exceed 15% of the requested grant amount.**

Applicants may include contingency on the budget _reimbursable and match_ limited to 15% of the total project cost. **Reimbursable portion of contingency must not exceed 15% of the requested grant amount.

If unsure whether an expenditure is eligible for reimbursement, contact the GOSP Grant Specialist for verification prior to submission.

2.3B Items Eligible for Match

Applicants are required to provide matching funds equal to at least 25% of the total project cost, although Applicants are encouraged to provide more. Higher levels of match commitment will yield higher point awards on the Pre-application. All sources of match must be identified in the grant application. To qualify for match, an item must be directly related to the project and have occurred after the agreement effective date, but before the maximum 24-month project completion period expiration. The only exceptions to this are appraisals, project planning and engineering, grant writing, and environmental compliance reviews, not to exceed 15% of the total project cost, and within 18 months of the close of the second level, which may be counted **as match only.** The following are common sources of matching funds:

- Cash expenses from the Applicant
- Funds secured via external grant
- Financial donations from private organizations and individuals
- In-kind labor, equipment, and materials provided by the Applicant
- In-kind donations of labor, services, materials, and equipment from private organizations and individuals. Professional service donations (e.g. engineering services, landscape design, etc.) are valued at an hourly rate consistent with similar professionals in the same part of the state. **In-kind or Donations of unskilled labor are calculated at an hourly rate of $11.40 /hour.** Applicants must use the Georgia **Median Hourly Wage** standards for the most comparable occupation identified on the U.S. Bureau of Labor Statistics site, found at https://www.bls.gov/oes/current/oes_ga.htm.
- Donation of real property or conservation easements from a third party. Donating property is an excellent way for private organizations and individuals to support public outdoor recreation. The following are several key considerations regarding donated property used as match:
    - To be considered as match, the Applicant must provide official appraisals, per section 2.1, prepared by a licensed appraiser and deemed acceptable for grant purposes by an independent GADNR appraisal review. This process does not apply to other sources of matching funds.
    - Upon completion of the project, the donated property becomes subject to terms of the Project Agreement.
    - Donated property is subject to the same appraisal requirements as property acquired with grant funds.

Note: Material donations must be entered at fair market value. These items shall not be valued based on donor or applicant opinion nor original purchase price by the donor.
The agreement retainage amount will be withheld by GADNR until the Grantee's total match commitment is reconciled per the Agreement. Shortfalls in match will be reconciled by means of the project retainage.

2.3C Items Ineligible for Reimbursement or Match

Items that are not directly associated and essential for the completion and execution of a project are generally ineligible for reimbursement or match. Since the number of potentially ineligible items is space-prohibitive to list in this manual, it is recommended to contact the GOSP Grant Specialist for verification prior to incurring such costs. Examples of ineligible costs may include:

- Indirect costs
- Heavy Equipment and large tools
- Travel
- Incidental costs
- Ribbon-cutting/inaugurating ceremony costs
- Meals
- Expenditures prior to or after the approved Project Agreement start and end dates, except for those items outlined in Section 2.1
- Administrative labor costs of internal staff
- Maintenance of equipment

Note: Most consulting services are not eligible. Contact the GOSP Grant Specialist for guidance.

2.3D Extensions and Scope Revisions

Extensions
Grantees may request project term extensions if the project is expected to exceed the 24-month deadline. Extensions will be limited to an additional 90 days and approved or disapproved by GADNR staff. Subsequent extensions or extensions in excess of 90 days shall be reviewed by the GADNR staff and a recommendation of action will be forwarded to the Chairperson of the GOSA Board of Trustees. The Chairperson and/or the Board may either approve or disapprove the extension. If the request is granted, the Grantee must sign a Project Agreement Amendment.
If disapproved and the original grant term cannot be fulfilled, funding may be deobligated in part or in whole. All extension requests will be submitted via the GOSP online portal.

Change of Scope
Grantees may request to change the scope of the original project. Requests will be reviewed by the GADNR staff, and a recommendation of action will be forwarded to the Chairperson of the

GOSA Board of Trustees. The Chairperson and/or the Board may either approve or disapprove the request. If the request is granted, the Grantee must sign a Project Agreement Amendment. If disapproval of the request will prevent the project from being completed as originally awarded, funding may be deobligated in part or in whole. All changes of scope requests will be submitted via the GOSP online portal.

Should projects included in a proposal be subject to time constraints for completion as determined by the Board of Trustees of the Georgia Outdoor Stewardship Trust Fund, the Board shall immediately provide written notice of same to the Chairpersons of the Appropriations subcommittees of the House of Representatives and Senate maintaining oversight authority over the Department of Natural Resources and the Georgia Environmental Finance Authority.

GADNR will make every attempt to submit requests to the Chairperson and the Board of Trustees at the next meeting, although the timing of submitted requests and Board schedules may not allow review until subsequent meetings. For this reason, Grantees should heavily consider the need for such requests in order to minimize project delays.

Note: It is critical that Grantees understand that expenses, donations, or in-kind materials or services may be ineligible for consideration after the original agreement date and before an approved Project Agreement Amendment is mutually signed and tendered by GADNR. Incurring these costs prior to an approved Project Agreement Amendment will be done at the Grantee's own risk.

2.3E Project Types

Loans

From within the Georgia Outdoor Stewardship Trust Fund, moneys may also be made available in each fiscal year for loans to any qualified applicant to defray the costs of conservation land or of conservation easements placed upon property that ensure its permanent protection as conservation land. Any such loan shall bear interest at a rate established by the Georgia Environmental Finance Authority. Contact the GOSP Grant Specialist for more information concerning loans.

Acquisition Projects

The acquisition of property may be in the form of either fee-simple, donation, lease (of 25 years or more beyond the Project Agreement date), or through conservation easement.

Land acquisitions for local assistance must occur in accordance with state and Federal guidelines for preparation of appraisals and eligible transaction costs (see section 2.1). The following are several highlights regarding grant-funded land acquisition.

• Condemnation/Eminent Domain: Acquisitions must be on a willing-seller willing-buyer basis. State law prohibits the expenditure funds for acquisition of property acquired via condemnation.

• Property Value: Awards for land acquisition (and property used as match) are based on the appraised value or the purchase price and must not exceed fair market value as authenticated by the independent appraisal reviewer.

• Eligible Costs: Eligible acquisition costs include the fair market value of the property/actual purchase price and real estate transaction costs (e.g. appraisal costs, land surveys, legal fees, etc.).

• Pre-Award Acquisition: No land can be acquired prior to funding unless the Applicant receives a letter of retroactivity from GADNR. This letter is subject to Board of Trustee approval, and schedule. Any Applicants who anticipate acquiring property prior to award should contact the GOSP Grant Specialist in order to request a letter of retroactivity. These shall be reviewed and approved on a case by case basis.

NOTES:
Retroactivity requests for Local Parks and Trails of Regional Significance projects are not permitted before the Pre-application period opens.
For Local Parks and Trails of Regional Significance projects, applicants may request retroactivity only if they are invited to submit a second-level application.

Conservation Easements

Conservation easements qualify for GOSP funding. Within the application narrative, the following elements should be addressed:

- Accreditation of application and/or easement manager.
- Clear identification of each **specific** conservation need and value.
    - Specific species or attribute to be protected (habitat, species, clean air, water quality/quantity, prevention of sprawl, etc.)
    - Conservation priority (Species or habitat endangered, threatened, or recommended for listing, nationally or local listed, etc.)
    - Amount and frequency of attribute, species, or Specific Conservation Areas (SCAs) within the protected property. For example: “100 acres of longleaf pine and gopher tortoise habitat in the eastern portion of the total 150-acre property, 25 acres of red cockaded woodpecker habitat on the west end of the property, separated by 25 acres of land with no conservation value.”
- A detailed and measurable management plan for each specific conservation need, to include Best Management Practices to be employed. There should be a direct and conspicuous relationship between each conservation need and the associated management plan item.

- How the management plan will maintain its goals into the future.
- Consistency with the Georgia State Wildlife Action Plan (SWAP), Georgia Environmental Protection Division (EPD) priorities, State Parks & Historic Resources Division (SPHRD) priorities, and/or Statewide Comprehensive Outdoor Recreation Plan (SCORP).
- Statewide significance and public benefit of the easement.
- Non-conservation development restrictions.
- How and by whom mineral rights will be held.

Required Uploads in the Pre-application for Conservation Easement Purchase or Donation:

- A copy of the proposed easement agreement must be uploaded where noted in the Pre-application.

- Proof of accreditation of application and/or easement manager

Certain elements are not allowed in a conservation easement under GOSP. Those are:

- Subdividing without GADNR or Board of Trustees approval
- Conversion of any part of the easement out of conservation as written in the original easement language
- Amendments to the easement unless it is to expand, protect, or improve the conservation value of the property

Note: In the occurrence of dissolution of the conservation easement trust, manager, or holder, it is important for all parties to understand that the conservation easement shall remain protected in perpetuity.

Stewardship Projects

Funding for stewardship projects is based on costs associated with the activities outlined in the application. For stewardship projects supported by GOSP funding, Applicants must own the property, have secured a conservation easement that provides legal access for the purposes of the project, or have documented landowner authority allowing the development to occur.

Note: All leases and use agreements must have at least 25 years remaining, measured from the mutually signed Project Agreement date, to qualify for GOSP funding.

Combination Projects

A Combination Project includes both the acquisition of a property, and a stewardship component for the property once acquired. Both aspects should be clearly described in the application narrative criteria.

2.3F Regional Significance

GOSP aims to prioritize projects in such a way as to satisfy the public's desire for conservation lands, improve the outdoor recreation experience, and promote the sustainability of Georgia's natural resources. One of the methods used to achieve this is to evaluate the *regional significance* of each project. This can be satisfied in many ways, although in simple terms, regional significance can be achieved by enhancing the natural-resourced based outdoor experience and quality of Georgia's natural resources, while providing value to a greater community beyond the local area.

2.4 Control

Grantees must maintain adequate control over any land acquired or developed with GOSP funds. Adequate control may be defined as ownership, conservation easement, use agreement, or lease. Leases must have at least 25 years remaining at the time of a mutually signed Project Agreement.

Applications submitted by an entity other than the property owner must include a signed Statement of Landowner Support in the Pre-Application phase. This document is to be procured by the applicant.

The applicant must identify all outstanding rights or interests held by others on subject properties. A signed letter explaining control and tenure or an affidavit proving ownership (this document is to be procured by the applicant) will suffice.

2.5 Long-term Obligations for Grant Recipients

It is important for potential Grantees to understand long-term obligations that are associated with this program. The following are several key requirements.

- Ownership: Grantees must retain legal control and oversight of the property (via ownership or lease) and maintain facilities on property acquired or developed with a GOSP funding.

- Income: Grantees may charge reasonable user fees. All income received from these user fees must be used towards management and maintenance of the subject property. GOSP funds shall not be awarded to projects aimed at generating general revenue.

- Perpetuity language for acquisitions – Real property or conservation easements acquired with GOSP funds shall remain protected as conservation lands into *perpetuity*. Grantees are required to record a final deed with the local government having jurisdiction containing the GADNR required Protective Language:

Note: This Protective Language is also available at www.gadnr.org/gosp*.*

"The Property was acquired in part using grant funds provided to "the Grantee" by the Georgia Department of Natural Resources pursuant to the Georgia Outdoor Stewardship Act, specifically Conserve Georgia Grant Number ____. The Property shall, from this date forward, be managed for conservation purposes in accordance with the conservation objective of the Grant and in compliance with the Georgia Outdoor Stewardship Act. The property shall not be used for purposes inconsistent with the conservation objective of the Grant without the approval and conditions set by Georgia Outdoor Stewardship Trust Fund Board of Trustees."

Section 3: Application Process

3.1 Grant Application Process

GOSP annual Conserve Georgia grant and loan opportunities involve a competitive application process by means of three distinct funding pools via a 100% online application. **No paper application submissions will be considered for funding.** The funding levels and priorities of each pool is set by the Board of Trustees and may change year to year. The three funding pools are: Local Parks and Trails of State and Regional Significance, State Stewardship, and State Land Acquisition.

The road to securing GOSP funding begins with the completion of the Pre-application, available at www.gadnr.org/gosp. It is in this initial phase that the Applicant inputs their demographic data, contact information, project scope, answers administrative and qualitative criteria questions, and supplies required project documentation needed by GADNR to rank each project. After GADNR staff ranks all completed Pre-applications, The Board of Trustees will review the Pre-applications and select projects to move forward to an invitation only **Second-level Application**, also available at www.gadnr.org/gosp. All Applicants receiving this invitation will receive funding, pending a completed and approved Second-level Application. It is in this stage that the Applicants supply more detailed information than what was submitted in the Pre-application. They also submit required environmental reviews, as well as various legal documents required by GADNR.

Second-level Applications must be submitted by midnight on the prescribed deadline date. All Second-level Applications are reviewed by GADNR staff to verify application completeness. Applicants who are unable to meet all requirements for a complete application by the deadline may be granted an extension by GADNR.

Upon completion of the Second-level Application, GADNR will schedule mandatory Financial Workshop with grantees.

After attending a Financial Workshop, Grantees will mutually sign a Project Agreement with GADNR signifying the completion of the application process and may move forward with their project.

3.2 Pre-application

The Pre-Application is the initial stage of the funding application process. Since GOSP is a competitive program, the Pre-application serves as the basis for selecting which projects advance towards approval. It is fundamentally comprised of weighted grading criteria, which shall accumulate a total score reviewable by GADNR and the Board of Trustees. Successful Pre-applications advance to the Second-level Application.

Pre-applications must be submitted by midnight on the prescribed deadline date. All Pre-applications are reviewed by GADNR staff to verify applicant eligibility, application completeness, and are priority ranked based on the project evaluation criteria and funding cycle priorities.

Specific direction on how to satisfy these requirements are contained within the Pre-application itself. The Pre-application can be completed online at www.gadnr.org/gosp. All eligible Pre-applications must include:

- **Responses to each of the Pre-application evaluation criteria**

- **Pre-application Cover Letter** – This official letter is the instrument demonstrating support and authority to submit a Pre-application, signed by a ranking authorizing representative of the entity (Board Chairperson, Commissioner, Mayor, etc.). It must be on official letterhead.

- **Preliminary Site Plan and/or Conceptual Plan** – This may be an artist's or engineer's rendering and visual representation of the proposed project. All elements receiving GOSP funding **MUST** be conspicuously identifiable on the plan. Any prominent features, such as rivers, streams, roads, densely forested areas, etc., should also be represented.

  (*This is a document of the Applicant's own creation and uploaded into the application portal*)

- **Property Boundary Map** – This map shall depict the official boundary, as committed to by the Applicant, which shall be considered the Project Site. All GOSP funded elements must reside within the Property Boundary Map. For acquisitions, the Property Boundary must be the entire parcel(s) receiving GOSP funding. For stewardship projects, it may be only that portion of an existing parcel(s) affected by GOSP funding.

  (*This is a document of the Applicant's own creation and uploaded into the application portal*)

- **Project Location Map** – An unofficial map depicting the relative location of the Project Site to local towns and cities. GADNR staff will utilize this map in order to visit the Project Site for GADNR required inspections. Websites such as Google Maps, Rand McNally, etc. will suffice in being the basis for this map.

  (*This is a document of the Applicant's own creation and uploaded into the application portal*)

  The following are minimal criteria for an acceptable Project Location Map:
  - Project and Applicant names
  - Project Site address (GPS coordinates may be used if no address is assigned)
  - At least one significant town must be depicted
  - Major highway designations and the street names immediately surrounding/leading to the Project Site.
  - North Arrow

- **Photos of the site with photo key (optional) –** Optional photos may be taken of areas receiving GOSP funding. If submitted, an unofficial map of the Project Site must be included showing the relative location of each photograph taken, each location to be numbered corresponding to the photograph's number, and an arrow pointing in the direction of viewing from the photographer's perspective.

  (*This is a document of the Applicant's own creation and uploaded into the application portal*)

- ***Generalized* Project Budget Worksheet -** This budget shall include all categories of expenditures, modestly detailed enough to reflect the types of materials and expenses anticipated for reimbursement. Only items and values on this budget will be considered for reimbursement.

  (*This is a downloadable template to be completed and uploaded into the application portal. This can be found at www.gadnr.org/gosp*)

- **A resolution adopted by the governing entity of the Applicant authorizing the application and committing all funds required to complete the proposed project.**

  (*This is a document of the Applicant's own creation and uploaded into the application portal*)

- **Current copy of the lease or conservation easement (if applicable)**

- **A copy of the proposed conservation easement agreement (if applicable)**

- **Proof of accreditation of application and/or easement manager (if applicable)**

- **Copy of conservation easement management plan, current and/or proposed (if applicable)**

- **Signed statement from landowner expressing support (if applicable) –** A legally defensible document that demonstrates the support of the landowner for the project in its entirety *if the Applicant and owner are not the same*.

  (*This is a document of the Applicant's own creation and uploaded into the application portal*)

- **Letters of financial commitment from sponsors and partners**
  (*This is a document of the Applicant's own creation and uploaded into the application portal*)

- **Approvals to cross a public highway or a public utility right-of-way (if applicable) -** Applicants with projects requiring the use of known existing Rights of Way should contact the Georgia Department of Transportation (GDOT) for direction on attaining approval for use as needed. Failure to do so may cause delays in the in the execution of the Project Agreement.

- **Appraisals** (Acquisition or real property donation only. See section 2.1 and 2.3E) – Subject to GADNR independent appraisal review. See section 2.1

  Note: Pre-applications must be submitted by the deadline stated on the public announcement or they will not be eligible.

3.3 Pre-application Definitions

Applicant Address: The Main Point of Contact's (defined below) address where the Applicant can be contacted regarding application questions.

Applicant Chief Elected Official, Director or President: Lead official who has authorized and will approve this project on behalf of the applying entity.

Applicant Name: Legal name of the agency or organization requesting funding.

County: County in which project will occur. List all applicable counties.

Entity Characterization: Choose the appropriate option best describing your entity. If you have chosen other, please contact the GOSP Grant Specialist for direction and assistance.

Main Point of Contact: This individual represents the Applicant and is responsible for completing the application(s), working directly with GADNR in submitting all necessary documentation, and managing all inbound and outbound communications between the Applicant and GADNR. While tasks may be delegated within the Applicant's organization, the Main Point of Contact should

remain consistent if possible, and should be well-informed about all aspects of the project's scope and progress.

Project Cost Information: Complete the Project Budget Worksheet by adding individual budget items.

Project Description: Provide a detailed description of the proposed project scope as well as all elements that shall receive funding. All narratives are limited to a predetermined word count by the application itself. Applicants should adhere to the following best practices:

- The narrative should focus primarily on elements to be funded or claimed as match. Avoid "fluff" and limit discussion regarding partnership support, which is more appropriately accounted for in Questions 9 and Question 16 addressing public support for Local Parks and Trails Pre-application. Additionally, the same guideline should be adhered to for economic impacts created by the proposal. This should be addressed in Question 12 for Local Parks and Trails Pre-applications.

- Make a strong and obvious distinction between elements seeking GOSP assistance and existing or future elements not applicable to GOSP support. There are times when describing existing/future site elements are vital in depicting the total scope, but this should be kept to a minimum. Failure to do so may cause confusion on what is actually being funded, which may limit the Reviewers' ability to properly award points during project review.

Project Title: Unique, short, and concise name placed on your project, which will remain the same throughout the life of the project. This name must stay consistent throughout the process and cannot be changed.

Project Type: Mark the appropriate project type denoting the appropriate funding stream for your application. A project must clearly fit into only **one** option.

Secondary Administrator or secondary point of contact: An alternate point of contact used throughout the life of the grant project in the instance that the Main Point of Contact is unavailable. This individual should be familiar with all aspects of the project scope and progress.

3.4 Pre-application Evaluation Criteria

Criteria Associated with All Projects

All Applicants are to complete this section.

Question 1 – Matching Funds

Max Points	5 points
Criteria Question	What percentage of matching funds can you provide?
Question Details	Applicant must identify the percentage of matching funds that they can provide by dividing the total match dollars available by the total project cost. NOTE: Projects submitted by applicants other than state agencies must provide at least 25% matching funds in order to be eligible. All matching funds must be included and highlighted as such in the Project Budget Worksheet. Written documentation of monetary investments or in-kind donations must be provided in the form of letters of contribution.
Scoring Metric	All Applicants except state agencies: < 25.0% = ineligible 25.0% = 0 points 25.1% - 34.9% = 2 points 35.0% - 49.9% = 4 points ≥ 50.0% = 5 points State Agencies: ≤25.0% = 0 points 25.1% - 34.9% = 2 points 35.0% - 49.9% = 4 point ≥50% = 5 points

Question 2 – Project Need

Max Points	Up to 25 points
Criteria Question	Does this project satisfy specific and clearly identified priority needs, as identified in a formalized planning document?
Criteria Details	Describe how elements within your proposal satisfy critical and/or priority needs, as identified in a formalized planning document. Also, describe how they relate specifically to the outdoor experience.
Required Documents	Applicant must list the name of the current planning document in which the project need is identified and upload the cover page and sections applicable to these elements. Current, formalized planning document; expectable forms of documentation include but are not limited to: comprehensive plan; recreation master plan; county or regional master plan; trail system plan; capital improvements plan; regional water plan or land/use management plan.
Scoring Metric	Applicant will receive up to 25 points, based on the degree in which critical and/or priority needs are addressed, and if a current formalized planning document is provided.

Question 3 – Outdoor Recreational Opportunity

Max Points	25 points
Criteria Question	Will this project provide outdoor nature-based recreational opportunities?
Criteria Details	Applicant must list all nature-based outdoor recreation opportunities provided by the acquisition or development of this property. As defined by the GOSA statute, acceptable nature-based outdoor recreation activities include hunting, fishing, hiking, biking,

	boating/canoeing/kayaking, camping, and wildlife viewing. Other activities may be considered, but the Applicant must demonstrate how the activity is nature-based.
Required Documents	Map or other document showing the availability of all listed activities. (i.e. If applicant lists "biking" as an activity, applicant should mark the bike trail on the property; If the Applicant lists "camping" as an activity, the Applicant should mark the campsite on the property).
Scoring Metric	Applicant will receive 5 points for each activity, for up to 25 points total.

Question 4.a. - Water Quality and Quantity: LOCATION (0 points*)

*****Question 4.a serves as a Qualifier for Question 4.b. Projects that can demonstrate the applicability of one or more items, A through F, have the potential to earn points in Question 4.b.

Criteria Question	Is this project located in one of the areas listed?
Criteria Details	Projects Must be located in at least one of the locations identified in items A-F to qualify for points. A. The project is located in a Hydrologic Unit Code HUC-12 watershed, identified by the Georgia Environmental Protection Division (GAEPD) as a priority watershed for water quality purposes. B. The project is located in a HUC-12 or equivalent size area as impacted by or sensitive to hydrologic alteration. C. The project is located in a HUC-12 watershed identified by GAEPD as a healthy watershed. D. The project is located in a HUC-12 watershed with waters identified by GAEPD as impaired and with any of the following criteria: algae, biota impacted (fish community), biota impacted (macroinvertebrate community), bacteria, and dissolved oxygen.

E. The project is located in one of the most significant groundwater recharge areas in Georgia.

F. The project is located in the Inner or Outer Management Zone identified in a Wellhead Protection Plan or a Source Water Protection Plan.

Question 4.b. - Water Quality and Quantity: BEST MANAGEMENT PRACTICES

Max Points	5 points each, Up to 25 Points
Criteria Question	Will any of the below listed Best Management Practices be used for any improvements, restoration, or management activities associated with the project *beyond what is required by existing commitments or local and state law?*
Criteria Details	Applicant must select each of the items A-E that apply and describe the implementation and conservation benefit of each. A. Restoration of vegetated riparian buffers using native plant species in a condition appropriate for the region (minimum = 100 linear feet x 25 foot wide buffer). B. Restoration of streambanks and natural hydrologic processes (minimum of 100 linear feet of streambank). C. Protection of wetland/marshland and stream buffers beyond what is required by local and state law. D. Use of green infrastructure (see Technical Appendix for more information). E. Permanent protection of a significant portion (>25%) of any USGS HUC 12 or larger watershed.
Scoring Metric	Applicant will be awarded 5 points for each selection identified above in which adequate documentation is provided up to 25 points.

Question 5 – Cultural and Historical Value

Max Points	10 points
Criteria Question	Does this project include the acquisition or stewardship of land with a cultural or historical value?
Criteria Details	Applicant must demonstrate how the property has local, regional or state-wide cultural and/or historical value and describe how this project adds to or enriches that value.
Scoring Metric	Applicant will be awarded up to 10 points based on the property's historical and cultural value, which may also be supported by documentation provided.

Question 6 – Ecological Value

Max Points	25 points
Criteria Question	Does this project include the acquisition or stewardship of land with significant ecological, conservation, restoration, or natural resource sustainability value?
Criteria Details	Applicant must demonstrate the significant ecological value of the project including, but not limited to, native plant and animal Species of Greatest Conservation Need; and/or the critical importance of habitats, particularly those that include a stream buffer or wetland.
Required Documents	Applicant must provide supporting documentation, such as, but not limited to: copies of pertinent sections of the State Wildlife Action Plan (SWAP), documentation provided by the Georgia Environmental Protection Division, GAEPD Watershed Technical Appendix support, photographs, maps, publications news/magazine articles, etc.
Scoring Metric	Applicant will be awarded up to 25 points based off the property's ecological value, supported by provided documentation.

Question 7 – Maintenance, Management, and Security Plan

Max Points	Up to 15 points
Criteria Question	Do you have a plan and budget to maintain, manage, and secure this property for multiple years of commitment beyond the project completion date?
Criteria Details	Applicant must provide an approved applicable maintenance, management, and security plans that shows *multiple years of commitment beyond the project completion date. These commitments must address monetary support as well as address a credible timeline. For example, "Year 1, Year 2, Year 3", "for the foreseen future as approved by the current SPLOST," etc*. Total points will be divided amongst the following three categories: • Maintenance Plan: How does this plan address site upkeep and viability into the future? • Management Plan: How does this plan address management and staffing needs required to support and promote this site into the future? • Safety Plan: How does this plan ensure that this will be a safe and secure addition to Georgia's public outdoor experience into the future? This plan should detail hours of operation, fees, staffing, etc. Applicant must also provide proof of dedicated funding for ongoing operations, including funding for staffing, operation and maintenance *for the duration of the commitment*.
Required Documents	Management Plan; Security Plan; Proof of approved funding; Resolution of support for long-term maintenance.
Scoring Metric	Applicant will be awarded up to 5 points for each of the following categories totaling up to a maximum of 15 points: Maintenance Plan: 0 – 5 pts Management Plan: 0 – 5 pts Security Plan: 0 – 5 pts

Question 8 – Project Impact

Max Points	25 points
Criteria Question	Is this project regionally significant?
Criteria Details	Applicant must demonstrate how this project enhances the natural-resource based outdoor experience and quality of Georgia's natural resources, while providing value to a greater community beyond the local area.
Scoring Metric	Applicant will be awarded points based off the project's regional significance as demonstrated through the provided narrative.

Question 9 – Partnerships

Max Points	10 points
Criteria Question	Is there a measurable monetary value added to this project through cooperation with external qualified local governments, Local Authorities registered with the Georgia Department of Community Affairs, 501(c)(3) non-profit organizations, Community Improvement Districts or with other partners?
Criteria Details	Applicant must describe the contribution of all partnerships and provide documentation of close participation of all entities. Applicant must identify the scope and participation level of each entity, including donations, cash or materials, volunteer/staff hours or professional services provided. **All entities must provide a monetary value of some kind to the project to be considered**. ***Note: Any cash, donations, etc. detailed in commitment letters must be included in the Project Budget Worksheet***.
Required Documents	The Applicant must upload a letter of commitment for each partnership. Letters of commitment **must quantify the dollar value** of each partnership.
Scoring Metric	Applicant may score up to 10 total points as defined by the categories below, although you may have multiple partners

within each category. Each category must meet a minimum of **1% of the total requested funding** to qualify. The scoring metric and eligible partners are as follows:

2 points - External Qualified Local Governments
2 points - Local Authorities registered with the Georgia Department of Community Affairs
2 points - 501 (c)(3) Non-profit Organizations
2 points - Community Improvement Districts
2 points - Other

For eligibility purposes, please provide the 501c3 filing for Non-profit partners.

Question 10 - State SWAP Goals

Max Points	20 points
Criteria Question	Does this project support goals and objectives in Georgia's current State Wildlife Action Plan (SWAP)?
Criteria Details	Applicant should describe how the project helps implement SWAP priority conservation actions described in the Conservation Action Tracker, or supports the conservation of any Species of Greatest Conservation Need (SGCN), or protects habitats for SGCN that are represented within Conservation Opportunity Areas, Priority Watersheds, or other lands. Points may also be awarded for conservation actions that are consistent with the goals outlined in SWAP story maps, the SWAP implementation strategy or any of the technical team reports. Please reference specific conservation actions, species, habitats, Conservation Opportunity Areas, Priority Watersheds and page numbers from SWAP documents to support your answer. ***Note:*** *A link to Georgia's 2025 State Wildlife Action Plan and all associated reports and applications, including the Georgia Biodiversity Portal, can be found on our website at www.gadnr.org/gosp. You can search for Species of Greatest Conservation Need in the vicinity of your project via the Georgia Biodiversity Portal or by viewing species listed within individual Conservation Opportunity Areas or Priority Watersheds. The*

Georgia Biodiversity Portal also includes range maps and ecological information for SWAP Species of Greatest Conservation Need.

Scoring Metric — Applicant will be awarded up to 20 points based on the implementation of SWAP priority conservation actions outlined in their project.

Question 11 - State SCORP Foundational Goals

Max Points — 5 points

Criteria Question — Does this project overlap with the Foundational Goals in Georgia's current State Comprehensive Outdoor Recreation Plan?

A. Conserve natural resources - conserve and protect the state's vital natural resources, while equally building up a new community committed to natural stewardship and outdoor recreation.
B. Enhance economic vitality - support and maintain Georgia's outdoor resources to be attractive to new and current residents and businesses or draw tourists across our borders.
C. Promote health, fitness, and livability of communities - encourage physically active lifestyles near where people live and work, connect existing facilities for pedestrians and non-motorized vehicles via trails, increase opportunities proven to enhance quality of life.
D. Improve awareness, accessibility, and inclusion – improve and develop opportunities for all ages, backgrounds, means, and abilities to have access to and an awareness of outdoor recreation areas.
E. Partnership - effective collaboration among stakeholders to response to the overall needs of citizens.

Criteria Details — Applicant must identify any of the applicable SCORP goals and describe how the proposed project overlaps with each of the selected goals.
Note: A copy of SCORP can be found on at www.gadnr.org/gosp.

Required Documents — Copy of the pages of the SCORP that support this finding.

Scoring Metric — Applicant will be awarded 1 point for each SCORP Goal identified above in which the project overlaps with and documentation is provided.

Additional Criteria for Local Parks and Trails of State and Regional Significance

Complete this section ONLY if you are applying for a Conserve Georgia grant or loan to fund Local Parks and Trails projects, otherwise skip this section.

Question 12 – Economic Development

Max Points	15 points
Criteria Question	Will this project create opportunities to enhance the regional and/or statewide economy?
Criteria Details	Applicant must demonstrate how the project will create growth within the *regional, and/or statewide* economy. To support this claim the Applicant may provide the following to show the positive impact of this project *beyond the local or host community*: current comprehensive plan; current recreation master plan; current county or regional master plan; current trail system plan; State Comprehensive Outdoor Recreation Plan; current capital improvements plan, current regional water plan and/or land use management plan; recorded public hearing minutes; supporting documentation from the Chamber of Commerce; letters from local business(es) or economic development organizations; etc. NOTE: The purpose of this questions is advance **regionally significant** economic growth. Applicants may submit local planning documents as proof, but only if they can show *specific reference(s) to regional or statewide economic impacts.* Economic impacts which are only locally anticipated should not be included.
Scoring Metric	Applicant will be awarded up to 15 points based off the regionally significant economic impact, provided *specifically by the project scope only.* This must also be supported through the provided material.

Projects will not accrue points for elements which are collateral components of a larger project, the economic impact of the larger project itself, nor any economic impacts that are felt locally. Only the economic impact of GOSP funded elements shall be considered for point awards.

Question 13 – Recreational Access and Connectivity

Max Points	15 points
Criteria Question	Will this project provide access or a connection to other outdoor recreation facilities or areas?
Criteria Details	Applicant must describe all accesses and connections made possible by this project.
Required Documents	Conceptual map of the proposed project, highlighting the outdoor recreation facilities connected and/or access created by the project scope. **All elements to be funded or used as match MUST be depicted on the conceptual map.**
Scoring Metric	Applicant will be awarded up to 15 points based on the number of new access points and/or facilities connected as supported by the provided conceptual map.

Question 14 – Stewardship

Max Points	5 points
Criteria Question	Will this project promote the stewardship of natural resources?
Criteria Details	Applicant must demonstrate how this project will promote effective conservation and sustainable practices, protect the scenic or unique natural features present and visibility of such; assist the property in remaining relevant to the community; and encourage visitation and participation by providing a safe recreational experience for future generations.
Scoring Metric	Applicant will be awarded up to 5 points based on level of stewardship identified.

Question 15 – Water Access

Max Points	10 points
Criteria Question	Will this project add new water access points where none is currently available?
Criteria Details	Applicant must demonstrate how the project will improve water access.
Required Documents	Conceptual map of the proposed project, detailing the location of the new water access opportunities.
Scoring Metric	Applicant will be awarded the full 10 points if new water access is provided and documentation is provided. ***** If a project involves land disturbance to a buffer (i.e., building a boat ramp or viewing platform), the Applicant must upload a certification of buffer variance.

Question 16 – Public Support

Max Points	5 points
Criteria Question	Is there documented public support for the project?
Criteria Details	Applicant must demonstrate public support of the project.
Required Documents	Documentation may include but is not limited to: letters of support from elected officials, citizens, or user groups; public meeting minutes; proof of a public comment period posting; petitions that articulate this specific project as a needed or supported project.
Scoring Metric	Applicant will be awarded up to 5 points if documentation shows public support of the specific project.

Point Potential for Local Parks and Trails of State and Regional Significance Applications

	Ranking Criteria	Max Points
1	Matching Funds	5
2	Project Need	25
3	Recreational Opportunity	25
4.a	Water Quality and Quantity Protection - Location	0
4.b	Water Quality and Quantity Protection - BMPs	25
5	Historical and Culture Value	10
6	Ecological Value	25
7	Maintenance, Management, and Security Plan	15
8	Project Impact	25
9	Partnerships	10
10	State SWAP Goals	20
11	State SCORP Goals	5
12	Economic Development	15
13	Recreational Access and Connectivity	15
14	Stewardship	5
15	Water Access	10
16	Public Support	5
	TOTAL POSSIBLE POINTS	**240**

Additional Criterion for State Stewardship

Complete this section ONLY if you are applying for a Conserve Georgia grant or loan to fund State Stewardship, otherwise skip this section.

Question 12 – Stewardship

Max Points	20 points
Criteria Question	Will this project promote the stewardship of natural resources?
Criteria Details	Applicant must demonstrate how this project will improve, rehabilitate and/or maintain an existing property, increase use at an existing property; or make significant improvements to the safety of an existing property.
Scoring Metric	Applicant will be awarded points based on level of stewardship identified.

Point Potential for State Stewardship Applications

	Ranking Criteria	Max Points
1	Matching Funds	5
2	Project Need	25
3	Recreational Opportunity	25
4.a	Water Quality and Quantity Protection - Location	0
4.b	Water Quality and Quantity Protection - BMPs	25
5	Historical and Culture Value	10
6	Ecological Value	25
7	Maintenance, Management, and Security Plan	15
8	Project Impact	25
9	Partnerships	10
10	State SWAP Goals	20
11	State SCORP Goals	5
12	Stewardship	20
	TOTAL POSSIBLE POINTS	**210**

Additional Criterion for State Land Acquisitions

Complete this section ONLY if you are applying for a Conserve Georgia grant or loan for State Land Acquisition, otherwise skip this section.

Question 12– U.S. Military Protection

Max Points	10 points
Criteria Question	Will the acquisition of this property help to protect lands, water and/or habitat as to ensure the sustainability of U.S. Military missions?
Criteria Details	Applicant must select project characteristics that apply: A. Acquisition of land surrounding any military base or military installation B. Acquisition will protect habitat on non-military land that is designated as threatened or endangered candidate C. Acquisition will protect underlying low-level U.S. Military air corridors or operating areas D. Acquisition will protect clear zones, accident potential zones or air installation compatible use buffer zones
Required Documents	Supporting documentation, such as but not limited to maps or a narrative to show specific examples.
Scoring Metric	Applicant will be awarded the full 10 points if property supports the sustainability of U.S. Military missions and documentation is provided.

Point Potential for State Acquisition Applications

	Ranking Criteria	Max Points
1	Matching Funds	5
2	Project Need	25
3	Recreational Opportunity	25
4.a	Water Quality and Quantity Protection - Location	0
4.b	Water Quality and Quantity Protection - BMPs	25
5	Historical and Culture Value	10
6	Ecological Value	25
7	Maintenance, Management, and Security Plan	15
8	Project Impact	25
9	Partnerships	10
10	State SWAP Goals	20
11	State SCORP Goals	5
12	U.S. Military Protection	10
	TOTAL POSSIBLE POINTS	**200**

Consistency with Georgia's State Comprehensive Outdoor Recreation Plan and State Wildlife Action Plan

The State Comprehensive Outdoor Recreation Plan (SCORP) is developed by GADNR and typically contains an inventory of existing outdoor recreation facilities, an analysis of outdoor recreation needs, and projects that may be implemented to address unmet recreation needs. The Criteria Questions in the Pre-application focus on the three Primary Goals in the Conclusions and Recommendations section of the current SCORP.

Georgia's State Wildlife Action Plan (SWAP) is a statewide strategy to conserve populations of native wildlife species and the natural habitats they need before these animals, plants, and places become rarer and more costly to conserve or restore. Criteria Questions addressing in the Pre-application focus on critical priorities specifically addressed in the current SWAP.

The Georgia's SCORP and SWAP are extremely important documents which have great relevance to the GOSP review and ranking process. Since nature-based outdoor recreation, protection of our critical areas, and preservation of our cultural and historical resources are the cornerstones of the program. These publications play a critical part in understanding the priorities, needs, and direction of our efforts in conservation.

3.5 Second-level Application Process

Applicants who are selected as potential Grantees through the Pre-application process will be invited to submit a Second-level Application. Applicants who submit a complete and accurate Second-level Application will receive funding. The Second-level Application can be completed online at www.gadnr.org/gosp.

Second-level Application:

The Second-level Application serves as a mechanism in gathering more detailed project elements, detailed surveys and reviews, and items that only apply to Applicants who qualify for funding.

Items submitted in the Pre-application may not be updated or amended without contacting the GOSP Grant Specialist, due to the competitive nature of the program. If an item must be revised, the GOSP Grant Specialist will determine if a Project Agreement Amendment or a resubmission of a new Pre-application would be required.

Second-level Applications shall contain the following additional items.

- **Responses to each of the Second-level evaluation criteria**

- **Second-Level Application Cover Letter** – This official letter is the instrument denoting support and authority to submit a Second-level Application, signed by a ranking authorizing representative of the entity (Board Chairperson, Commissioner, Mayor, etc.). It must be on official letter head.

- ***Detailed* Project Budget Worksheet–** This budget shall include all items depicted in the Project Budget Worksheet submitted during the Pre-application stage, although a higher level of detail is required. It should show units of measure/piece count estimates, cost per unit, proper names of materials, etc. Only items and values depicted on this budget will be considered for reimbursement.

  (*This is a downloadable template to be completed and uploaded into the application portal. This can be found at www.gadnr.org/gosp*)

- **Project Description** – This is a detailed narrative describing the entire scope of the project, including location, acreage, purpose, need, and all GOSP funded project elements. Applicants should focus on describing the elements and activities receiving funding, rather than convincing narrative content.

- **Project Plans (Stewardship Projects Only)** - Stewardship projects require an electronic version of site engineering plans, depicting locations of elements within the site and distances to scale, and uploaded to the application where requested.

(*This is a document of the Applicant's own creation and uploaded into the application portal*. ***Note: All plans must be submitted in .pdf format****)*

- **Project Implementation Schedule** – A schedule outlining the timeline and occurrence of each major project milestone and limited to an allowable 24-month project period.

  (*This is a downloadable template to be completed, signed by the authorizing representative, and uploaded into the application portal. This can be found at www.gadnr.org/gosp*)

- **Photos and Photo Key Map:** Applicants are required to submit various photos of the key components of the project receiving funding for the DNR Cultural Resource Review. A map of the Project Site must be included showing the relative location of each photograph taken. Each location is to be numbered corresponding to the photograph's number, and an arrow pointing in the direction of viewing from the photographer's perspective. All sides of buildings are to be photographed as well as any area being affected by GOSP funding. No more than 2 photo's per page are to be uploaded to the online application.

- **Environmental Review Documents** –The environmental review ensures that any impact upon any GOSP assisted site is in accordance with GOSP good stewardship principles. The complete environmental requirements are referenced in section 3.6 of this manual.

3.6 Environmental Review Requirements

The environmental review process is a key component of this program. It requires that all Applicants consider the impact that their project may have upon Georgia's natural resources.
All applicants will be required to submit the following documentation during the Second-level Application stage, if invited:

- Georgia Environmental Policy Act (GEPA) Environmental Checklist available at www.gadnr.org/gosp

- Phase 1 Environmental Assessment by a qualified and licenced contractor. This function is not provided by GADNR and should be sought after by the Applicant.

  Note: Phase 1 checklists and surveys previously completed, and less than 5 years of age measured from the Pre-application deadline are acceptable to fulfill this requirement.

State agency reviews to be completed by GADNR on behalf of the Applicant:

- Wildlife Resources Division (WRD) Review
- Cultural Resource Review

- Georgia Department of Transportation (GDOT) Review
- Floodplain Encroachment Review

3.7 Maps

Project Location Map – A unofficial map depicting the relative location of the Project Site to local towns and cities. GADNR staff will utilize this map in order to visit the Project Site for GADNR required inspections. Websites such as Google Maps, Rand McNally, etc. will suffice in being the basis for this map.

Property Boundary Map – This map shall depict the official boundary, as committed to by the applicant, that shall be considered the Project Site. All GOSP funded elements must reside within the Property Boundary Map. For acquisitions, it is the entire parcel(s) receiving GOSP funding. For Stewardship projects, it may be only that portion of an existing parcel(s) in which GOSP funding is awarded.

Preliminary Site Plan and/or Conceptual Plan – This may be an artist's or engineer's rendering and visual representation of the proposed project. All elements receiving GOSP funding should be conspicuously identifiable on the plan. Any prominent features, such as rivers, streams, roads, densely forested areas, etc., should also be represented as practicable as possible.

Photos and Photo Key Map: When Applicants submit various photos of the key components of the project receiving funding, an unofficial map of the Project Site must be included showing the relative location of each photograph taken. Each location is to be numbered corresponding to the photograph's number, and an arrow pointing in the direction of viewing from the photographer's perspective.

Section 4: Grant Recipient Requirements

4.1 Grant Term

Grant recipients will have 24 months to complete the project from the date of the mutually signed project agreement.

Note: Any variance or extensions must be requested via a Project Agreement Amendment, Extension Request, or project resubmission (see section 2.3D). All formal requests will be reviewed by GADNR staff and approved by the Chairperson of the Board of Trustees. Written notice of the project extension shall be immediately provided to the Chairperson of the Appropriations Subcommittees of the House and Senate maintaining oversight of GADNR and GEFA. Project dates may be subject to alteration by GADNR due to fund availability.

Start Date: Once an executed Project Agreement is in place, Grantees are authorized to begin work. This marks "Day 1" of the project timeline/timeframe.

End Date: Projects must be completed within 24 months of the signed Project Agreement. No additional costs may be incurred after the project end date.

4.2 Reporting Requirements

The following reports are required for projects:

- Quarterly Progress Reports
- Reimbursement Requests
- Final report once the project is completed

4.2A Quarterly Progress Reports

Once a Project Agreement is signed, the Grantee shall report to GADNR on the progress of the project, on a quarterly basis as follows:

- Period beginning January 1, ending March 31: Report is due April 30.
- Period beginning April 1, ending June 30: Report is due July 31.
- Period beginning July 1, ending September 30: Report is due October 31.
- Period beginning October 1, ending December 31: Report is due January 31.

Grantees are required to submit Quarterly Progress Reports to GADNR to ensure that GADNR is aware of the project's progress. Quarterly Progress Reports can be accessed and filled out on the GOSP Application portal. The progress report summarizes the work accomplished to date, any issues that may be arising with the project, an estimated percentage of project completion, and

an estimate of funds to be expended over the next quarter. Photos or other documents are required in communicating the status of your project.

4.2B Reimbursement Requests

Payment of grant funds is primarily on a reimbursement basis. Accurate and comprehensive documentation of project costs is critical. Applicants will be required to submit to GADNR a Reimbursement Request as well as detailed documentation (e.g. proof-of-purchase, proof-of-payment, force account details, etc.) prior to reimbursement. Where required by law, intergovernmental agreement, or budget policy, etc., state agencies may be allowed funding draws, requiring approval of GADNR. All reporting responsibilities must still be adhered to throughout the entirety of the project.

Costs eligible for reimbursement vary by grant program and project type. Refer to sections 2.3A through 2.3C for further instruction.

Prior to final reimbursement, Grantees also need to demonstrate that the property title does not contain any issues which may impact the legal authority of the Applicant to conduct the proposed stewardship project or acquire the property. Applicants are encouraged to conduct a title search as early as possible in the project development process.

Grantees may request reimbursements at any time, although it is recommended that requests are submitted at least quarterly. The Georgia Environmental Finance Authority (GEFA) will generally make payment in less than 30 days after a Reimbursement Request has been approved. Reimbursement Requests are based on actual project expenditures that align with the Grantee's Project Agreement, including the approved project application scope and budget.

Adequate supporting documentation for all expenses is required with each request, including but not limited to:

- Proof of payment, including payment for match items
- Invoices
- Donation and in-kind documentation
- Eligible equipment purchase documentation
- Documentation of procurement/bidding process
- Photos (optional)

GADNR or GEFA may request additional supporting documentation to process a reimbursement as needed.

Note: Quarterly Progress Reports must be up to date to submit Reimbursement Requests.

Partial Billings

Partial billing refers to reimbursement requests submitted before the project is fully completed. The total of all partial billings may not exceed 75% of the total grant amount.
25% of each reimbursement request will be withheld as retainage until the cumulative retainage equals 25% of the total approved grant.

Final Billing

A final billing is made when the project's scope of work is complete. All required documentation has been submitted and approved, and the project is open to the public, if applicable. Grantees must submit a Final Reimbursement Request and identify any remaining unneeded surplus balance via an attached memo.

Project Agreement Amendment Requests submitted to GADNR in an effort to utilize surplus funds shall not be considered for approval. Only those items as submitted in the original budget and scope are eligible for reimbursement, per the Project Agreement.

Once a project has been closed, remaining funds are no longer obligated and GADNR cannot make additional payments.

Applicant will be held responsible for the match percentage committed in Pre-application stage. If the project is complete under budget, Applicant will receive GOSP funds based on the original GOSA/match percentage.

Public Information

All information and documentation submitted to GADNR is open to public review. GADNR requires that confidential or sensitive information, including home addresses, social security numbers, and personal bank account numbers, be removed or redacted from documents submitted to GADNR. **This applies to bank account numbers included on copies of checks.**

Proof of Payment

Payments are made on a reimbursement basis. Grantees must use a verifiable payment method and submit proof of payment for all project expenses with each request. Proof of payment may include a ledger or transaction report generated by the Grantee's accounting system, a bank statement, or a cancelled check. GADNR will not reimburse for payments made in cash, as this method does not provide a verifiable audit trail.

Documenting Goods and Services

Grantees must retain and submit a copy of the original invoice or receipt for all goods and services purchased for the project. All goods and services must be directly related to the approved scope of work.

Documenting Payroll (Force Account)

Work performed by many internal departments, such as Corrections, Public Works, etc. may be counted towards match for time worked directly on the project. An applicant's direct administrative staff are not eligible for reimbursement or match.

Time directly related to the approved scope of work and conducted on the Project Site may be reported as a project cost. Refer to 2.3B for requirements around eligibility of force account expense for reimbursement or match.

All payroll related costs must be documented on a timesheet that meets the following standards. Alternative reports generated by the Grantee's accounting system may be considered sufficient supporting documentation.

- Reflect an after-the-fact determination of the actual activity of each employee.
- Account for the total activity for which employees are compensated.
- Signed or authorized electronically by the individual employee or by a responsible supervisor having firsthand knowledge of the activities performed by the employee.
- Prepared at least monthly and coincide with one or more pay periods.
- Not be budget estimates or other distributions based on a percentage before the work was performed.

Documenting Donation of Items or Services

Donations are third party contributions provided at no cost. Items and services are considered donated when they are provided by a third-party organization at either a reduced or cost-free basis. Some examples include surveys, appraisals, and engineering services. You must retain a copy of the invoice and/or a letter from the organization acknowledging the donation and its value.

The value of donated items or services must be included in the Project Budget Worksheet. The value of donations cannot be reimbursed, cannot include items previously purchased with GOSP funds, and cannot be reported on more than one grant, even if it is unassociated to the GOSP

project. To be counted towards a project's match, donations must be documented on the **Donation / In-Kind Tracking Form**.

Documenting Donated or Volunteer Labor

Donated labor is time provided by a person without compensation. Labor donations are valued at an hourly rate of pay, excluding taxes, benefits and overtime.
Refer to policy 2.3B for volunteer or donated labor rates. Use the **Volunteer Labor Tracking Form** available at www.gadnr.org/gosp to account for donated labor.

Alternate documentation may be accepted at GADNR's discretion and must include the following:

- Individual's name
- Contact information
- Dates of service
- Worksite or location name
- Description of work performed
- Hours worked
- Individual or crew leader signature

Costs associated with food or beverages are not allowable for volunteers.

Documenting Donated Materials and Supplies

Materials and supplies are considered donated when they are given to the project at no cost. The reported value of donated materials is the fair market value of the materials or supplies at the time entered into the application. To document donated materials and supplied, submit the **Donated Materials Tracking Form** along with information to support the valuation determination.

Documenting Vendor Discounts

Normal vendor discounts and items "on sale" cannot be counted towards the match. However, discounts can be counted when provided to you from a vendor specifically for the GOSP project and documented as a donation. Discounts can be used as match if the following is provided:

- Invoice that clearly shows the retail price and discount provided ***and/or***
- Letter from the vendor that states they have provided a discount as a donation and including the valuation of the discount.

Documenting Donated Real Property

Property acquired at less than its appraised market value may be considered donated real property. To be considered as donated real property, a statement of donation from the donor must be submitted for each property acquired. Appraisals from the time of donation must be provided.

4.2C Final Report

Grantees must inform GADNR that their project is complete by submitting a Final Report and mark it as "final" prior to the expiration of the 24-month project period. The final report serves as notice that the Grantee has completed the project in compliance with applicable regulations and must include:

- Digital images of all completed project elements which received funding.
- Indication that the project is complete, accessible, and open to the public, if applicable.
- Documentation that all corrective items identified during the GADNR final on-site inspection have been completed. This may require an additional GADNR final inspection prior to close out.
- Official As-built drawings in .pdf format
- For acquisitions only - An updated property deed with required Protective Language and recording stamp from the local jurisdiction's County Clerk's office.
- Final reimbursement request submitted to GADNR, marked as "Final".
- Authorizing officer's signature

GADNR staff will inspect all completed projects. Final payments will not be made until final documentation is received and approved, and the project has been inspected and verified as complete.

4.2D Publicity

Grantees must make every effort to acknowledge and publicize that GOSP assisted in funding. Acknowledgement of participation in GOSP via a successful Conserve Georgia grant or loan shall be conspicuously placed at the project location for public viewing. Grantees may incorporate

acknowledgements onto existing or new signage at the project location. For projects which have received Conserve Georgia funding, the GADNR logo shall be included in this signage. An example of such is included below and also available at www.gadnr.org/gosp.

Sample acknowledgement of GOSP Participation: *This project [project title] was completed on [insert date] in partnership with the Georgia Department of Natural Resources, through the Georgia Outdoor Stewardship Program, Conserve Georgia grant. www.gadnr.org/grants*

Additionally, any property receiving GOSP funding shall post the program's participation on the Grantee's web page.

4.2E Procurement

Grantees must follow their own internal required vendor/contractor bid and procurement policies currently in place.

4.2F Retention Requirements

Grantees are subject to a GADNR audit of their project file. Grantees must retain and keep accessible all books, documents, papers, and records that are directly related to the GOSP project **for a minimum of five years** following the close of the program agreement. These documents include but are not limited to:

- Invoices and receipts
- Timesheets
- Copies of payments
- Copies of internal transactions
- Procurement documentation
- Donation logs and statements
- All books, records, documents, data, and other materials relevant to the grant agreement.

The records must support all project-related costs reported to GADNR and be made available upon request. If any litigation, claim, or audit is started before the end of the five years, Grantees must keep the records until all litigation, claims, or audit findings involving the records have been resolved.

4.3 GOSP Rules and Regulations

The **Georgia Outdoor Stewardship Program Rule** 391-5-13-.11. can be accessed at: http://rules.sos.state.ga.us

Section 5: Grant Closeout

Grant closeout signifies the completion of the project. GADNR must ensure all agreed-upon work, as described in the Project Agreement, is completed by the project expiration date. GADNR will determine that all required work and applicable administrative actions have been accomplished. Any discrepancies will be returned to the Grantee to be remedied. Final payment will not occur until all required final reports and documents have been approved by GADNR to assure all aspects of the Project Agreement have been met.

No later than 45 days after work is completed or the project end date, whichever comes first, Grantees must submit a Final Report and final Reimbursement Request and denote them as such. Within 45 days of receiving the Final Report, GADNR staff will complete a final audit of all project requirements and submissions. GADNR Final Project Audit, which may include but not be limited to:

- Audit of all paperwork submitted by the grantee for accuracy and completion
- Audit of all expenditures against the total project budget amount
- Audit of all previous reimbursements and requests
- Verification of a total match submitted by the grantee
- Final site inspection conducted by GADNR staff

Once GADNR deems that all requirements of the Project Agreement have been satisfied, retainage will be disbursed to the Grantee per the Project Agreement. If total expenditures are less than anticipated, and payment of the full retainage amount would create a shortfall of the applicant's match, GADNR will adjust the payable retainage amount accordingly. In any instance where an overpayment of either reimbursement or retainage is realized, the Grantee is required to refund an amount back to GEFA equivalent to the overage.

Note: ***The information in this manual is subject to change without notice and should not be construed as the only source of information governing the Georgia Outdoor Stewardship Program (GOSP). Potential changes to the policies and procedures herein may be necessary to properly administer the program during any particular funding cycle. GADNR staff will make every effort to assist Applicants in satisfying changes in criteria and requirements as they occur.***

Since 1821
THE CITY OF
Monroe

City of Monroe
SALES AGREEMENT

THIS **SALES AGREEMENT** ("Agreement"), dated 14 day of April, 2016 by and between The City of Monroe and TelTerra ("Agent").

RECITALS:

A. Monroe is engaged in the business of providing and facilitating voice over Internet Protocol, telecommunication products, hosted voice services, PRI, internet access, optical transport, and CATV ("Business of Monroe"), and as such, Monroe shall endeavor to provide organizations and entities doing business in and around the country with top quality products and associated services.

B. Monroe desires to engage the agent to provide sales services to existing and potential suppliers and customers on behalf of Monroe.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Engagement/Nature of Relationship.** Monroe desires to engage the agent to provide sales services to existing and potential suppliers and customers on behalf of Monroe. Agent enters into this Agreement, and will remain throughout the term of the Agreement, as an independent contractor. Agent agrees that he or she is not entitled to the rights or

benefits afforded to Monroe's employees, including disability or unemployment insurance, workers' compensation, medical insurance, sick leave, or any other employment benefit. Agent is solely responsible to provide, at his or her own expense, disability, unemployment, and other insurance, workers' compensation, training, permits, and licenses for himself or herself, and his or her employees and subcontractors. Neither Federal, nor state, nor local income tax, nor any other payroll tax of any kind, shall be withheld or paid by Monroe on behalf of the Agent or his employees, if any.

2. **Term.** The term of this Agreement shall begin on the effective date above and continue for three (3) years thereafter ("Term"). This Agreement shall automatically renew from year to year after expiration of the initial term unless it is terminated as follows: (1) at the end of the initial Term; (2) at the end of any renewal period by written notice from either party to the other at least thirty (30) days prior to the end of any term; or (3) in accordance with Paragraph 10 of this Agreement.

3. **Services Provided**. Agent agrees to provide quality sales service to existing and potential suppliers and customers of Monroe on behalf of Monroe. Agent will determine the method, details, and means of performing the above-described services. For additional agent requirements see *Addendum A – Agent Levels and Agent Status*. Agent may perform the services under this Agreement at any suitable time and location he or she chooses. Agent represents and warrants that he or she has the qualifications and skills necessary to perform the services under this Agreement in a competent, professional manner.

4. **Authorized Activities**. This Agreement and the resulting designation of Agent as an authorized sales representative shall only authorize Agent to present programs and customer agreements to suppliers and prospective and current customers of Monroe on behalf of Monroe. This Agreement shall not authorize Agent to represent themselves as officers or employees of Monroe. Nothing herein shall be construed to create any relationship between Monroe and Agent other than that specified herein, and, as a result, this Agreement shall not constitute a profit sharing arrangement, a partnership, a joint venture, a principal/agency relationship, an employment relationship or any other form of relationship which expressly or impliedly indicates that Monroe maintains any responsibility for the Agent's past, present, or future debts, liabilities, obligations, acts or omissions.

   In addition, Agent will not use the Monroe name or make direct or indirect references to its association with Monroe in order to enter into agreements or contracts with third parties, which are not specifically contemplated within the terms of this Agreement. Agent will not make any factual or legal misrepresentations regarding Monroe, Monroe programs, or Monroe customers. Notwithstanding the provisions contained within this Paragraph, Monroe shall permit and encourages Agent to use the Monroe name or to make direct or indirect references to its association with Monroe as it relates to the sales efforts of Agent as contemplated herein. Agent will not represent that he/she is an authorized agent of network provider/carrier or its affiliates unless he/she is duly authorized as such in writing.

5. **Reports**. Monroe will provide Agent with commission reports on a monthly basis. With each commission payment, Monroe will provide Agent a statement summarizing the computation of the commission. Unless the Agent objects to the commission

computation within seven business days after receiving it, the parties agree that Agent will be deemed to automatically accept as correct such commission computation. Agent Payout rates are detailed in *Addendum B – Payout Schedules.*

6. **Standards of Conduct.** In performing its duties and responsibilities under this Agreement, Agent agrees to observe the highest standards of integrity and fair dealing with members of the public. Agent will neither act nor omit to act in a manner which would tend to discredit, dishonor, reflect adversely upon or in any manner injure the reputation or business of Monroe, its affiliates or its suppliers.

7. **Benefits and Taxes.** Agent acknowledges that as an agent it shall not receive any fringe benefits that may be available to the employees of Monroe. In accordance with the terms of this Agreement and the understanding of the parties herein, Agent shall not be treated as an employee with respect to services performed hereunder for Federal or state tax purposes. Agent understands that he or she is responsible to pay his or her income tax in accordance with Federal, state, and local law. Agent further understands that he or she may be liable for Social Security ("FICA") tax, to be paid in accordance with all applicable laws. Monroe shall provide Agent an IRS Form 1099 that describes all compensation paid to Agent. Agent agrees and consents to Monroe providing necessary personal information to allow Monroe accountants to prepare the IRS form 1099 and other appropriate tax documentation to give to the Agent.

8. **Liability Insurance.** From the date of execution of this Agreement up and until the completion of all obligations of Agent contained within this Agreement, Agent shall carry public liability insurance naming the City as an additional insured in a minimum amount of One Million Dollars ($1,000,000.00) in respect to the aggregate claims arising out of a single occurrence and One Million Dollars ($1,000,000.00) in property damage concerning and related to the activities and responsibilities of Agent outlined herein. A copy of the policy or a certificate of insurance shall be delivered to the City within 14 days of the execution of this Agreement and Agent shall supply the City with a renewal policy or certificate prior to the expiration of each renewal or succeeding policy or certificate as requested by the City. Such insurance policy shall provide that the insurer shall not cancel such policy unless such insurer shall deliver to the City notice of such cancellation no later than thirty (30) days prior to the date of such cancellation.

9. **Indemnity**. The Agent agrees to indemnify and hold harmless Monroe, its employees, officers, agents, elected officials, attorneys, assigns, representatives and insurers, if any, from all liability, claims, actions, causes of action, suits, demands, whether in law or in equity, for damages of every kind, character or description, expenses, or any costs whatsoever, including but not limited to attorneys' fees and expenses of litigation, arising from the Agent's performance of its services on behalf of Monroe pursuant to this Agreement.

10. **Fees and Reimbursements.** Agent acknowledges that, as an agent, it will only be entitled to agent fees on earned commissions while Agent is engaged pursuant to this Agreement. If this Agreement is terminated without cause, Agent will receive commissions on accounts that remain eligible. If this Agreement is terminated with cause, no fees or commissions are due the Agent as of termination date. Such compensation policies are explained in greater detail on Addendum "B" which is attached hereto and incorporated herein by reference.

Agent will be paid on a monthly basis for fees earned in the previous month. Also, if fees earned are less than $75 for the period, then funds will be held by Monroe until such time when fees due exceed $75, but not longer than 2 calendar quarters.

11. **Termination.** This Agreement may be terminated at anytime by any party, giving the other party a thirty (30) day written notice of such termination. Upon such termination Agent shall immediately cease to represent himself as an agent of Monroe and shall not be entitled to present the services of Monroe to prospective customers. Monroe may terminate this Agreement immediately, upon written notification to Agent, if Agent violates any terms of the agreement. Monroe may also terminate this Agreement immediately upon written notice to the Agent upon the Agent's (i) willful dishonesty toward Monroe, (ii) criminal conduct, or (iii) engaging in unprofessional behavior as determined by Monroe, in its sole discretion.

12. **Restrictive Covenants.**

(a) Non-Disclosure. Agent (referred to as a "Restricted Party") will maintain the confidentiality of any Confidential Information (as defined below) and Trade Secrets (as defined below) and not use or disclose in any manner any Confidential Information or Trade Secrets developed by Monroe or delivered to Monroe by third parties. Agent agrees that all right, title and interest in any improvements or developments to the Confidential Information or Trade Secrets, whether made by Monroe, the Restricted Party, or jointly made by Monroe and the Restricted Party, arising out of any disclosure of the Confidential Information or Trade Secrets by Monroe to the Restricted Party is and shall remain solely the property of Monroe. This provision shall continue to bind the Restricted Party while such Restricted Party continues to be an independent contractor of Monroe and (i) with respect to all Trade Secrets, at all times hereafter so long as such Trade Secrets constitute trade secrets under applicable law, and (ii) with respect to all Confidential Information, at all times hereafter so long as such Confidential Information constitute confidential information under applicable law.

For the purposes of this Section 11(a), "Confidential Information" means data and information relating to the Business of Monroe regardless of whether the data or information constitutes a Trade Secret that is disclosed to the Agent or of which the Agent became aware of as a consequence of the Agent's relationship with the Company having value to the Company and is not generally known to competitors of the Company and which includes Trade Secrets, methods of operation, names of customers, price lists, financial information and projections, route books, personnel data, and similar information. Confidential Information does not include data or information: (A) which has been voluntarily disclosed to the public by Monroe, except where such public disclosure has been made by the Agent without authorization from Monroe; (B) which has been independently developed and disclosed by others; or (C) which has otherwise entered the public domain through lawful means. "Trade Secrets" means Monroe's trade secrets (as defined in O.C.G.A.§ 10-1-761) and includes information in whatever form, including electronic media, relating to Monroe or the Business of Monroe which derives economic value, actual or potential, from not being generally known to other persons and is the subject of efforts that are reasonable under the circumstances to maintain its secrecy or confidentiality, including, but not limited to, know-how; information about existing, new or envisioned Monroe products, processes and their development and

performance; any scientific, engineering, or technical information; computer software and firmware; business and financial information; unpublished lists of names; and information relating to manufacturing, purchasing, inventories, data processing, personnel, marketing, sales, product and part prices and pricing policies, costs and quotations; technical or nontechnical data; compilations; programs; devices; methods; techniques; drawings; reports; lists of actual or potential customers or suppliers, Monroe production part approval process, and designs and marketing plans.

(b) Injunctive Relief with Respect to Covenants. Agent (referred to as "Restricted Party") acknowledges and agrees that the covenants and obligations of the Restricted Party with respect to, non-solicitation, Trade Secrets, and confidentiality of Monroe property relate to special, unique and extraordinary matters and that a violation of any of the terms of such covenants and obligations will cause Monroe irreparable injury for which adequate remedies are not available at law. Therefore, the Restricted Party agrees that Monroe shall be entitled to, in addition to any other rights, remedies or damages available to Monroe at law an injunction, restraining order or such other equitable relief (without the requirement to post bond) as a court of competent jurisdiction may deem necessary or appropriate to restrain the Restricted Party from committing any violation of the covenants and obligations contained in this Section 11 and the Restricted Party shall cover all Monroe costs (including reasonable Monroe attorneys' fees) in connection with enforcing Monroe's rights pursuant to this Section 11.

For purposes of this Agreement, the following terms are defined as follows:

"Person" shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such *"Person"* where the context so permits.

"Entity" shall mean general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative or association or any foreign trust or foreign business organization.

13. **Customers.** Agent specifically acknowledges that customers and potential customers with whom contracts are being negotiated or to whom products are being sold for Monroe proprietary services or products are contracted directly with Monroe. Monroe may terminate its agreements or contracts with customers without any obligations to the Agent. Monroe may continue to provide services to customers after termination of this Agreement.

14. **Product Costs.** Monroe shall give to Agent ten (10) working days written or electronic communication notice on any adjustments that Monroe may make to its products, the costs of such products, rates and features of said products. Monroe shall give Agent ten (10) working days notice on any adjustments to any forms and material to be used by Monroe and Agent in marketing those products and services.

15. **Notices**: All communications or notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given (i) on the date of personal delivery to an officer of or personally to the other party, or (ii) when sent by email to the email address shown below on the date of such confirmed email transmission provided a copy is also sent pursuant to overnight delivery with a nationally recognized commercial overnight delivery service as pursuant to (iii) of this Section or (iii) the day following deposit when properly deposited for overnight delivery with a nationally recognized commercial overnight delivery service, prepaid, and addressed as follows, unless and until either of such parties notifies the other in accordance with this Section of a change of address or change of facsimile number:

If to Monroe:

Telecommunications Dept.
City of Monroe
215 N Broad St
Monroe Ga 30655
Email: sales@Monroe.com

If to the Agent: _____
_____
_____
_____
Email:

16. **Entire Agreement of the Parties**. This Agreement supersedes any and all Agreements, either oral or written, between the parties with respect to the rendering of services by Agent for Monroe and contains all of the representations, covenants, and Agreements between the parties with respect to the rendering of those services. Each party to this Agreement acknowledges that no representations, inducements, promises, or Agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which is not contained in this Agreement, and that no other Agreement, statement, or promise not contained in this Agreement will be valid or binding.

17. **Amendment**. Any modification or amendment of this Agreement or its exhibits and attachments will be effective only if it is in writing and signed by both parties.

18. **Assignment**. Neither this Agreement, nor any rights, duties nor obligations under this Agreement may be assigned by Agent or Monroe without the prior written consent of the other party. Such permission and consent shall not be unreasonably withheld by either party.

19. **Partial Invalidity**. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.

20. **Attorneys' Fees.** If any legal action, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.

21. **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Georgia.

22. **No Third Party Rights.** This Agreement is not for the benefit of any third party and shall not be deemed to grant any right or remedy to any third party, whether or not referred to in this Agreement.

23. **Construction and Interpretation.** Should any provision of this Agreement require judicial interpretation, the parties hereto agree that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be more strictly construed against the party that itself, or through its agent, prepared the same, and it is expressly agreed and acknowledged that both parties participated in the creation of this Agreement.

24. **Waiver.** No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision of this Agreement, whether or not similar, unless otherwise expressly provided. No failure on the part of any party hereto to exercise and no delay in exercising any right, power or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy hereunder preclude any other or further exercise thereof or the exercise of any other right, power or remedy.

25. **Additional Services provided by Agent.** At the request of the City of Monroe the designated Premium Agent shall provide the additional services as outlined in Addendum "D" as part of the "Value Add" the Agent brings to the relationship at no additional cost to the City of Monroe.

26. **Agreement Phase in.** For any Agent that currently sells services on behalf of the City under prior agreement, this Agreement shall supersede any terms and conditions of said prior agreement, whether in writing or otherwise. The parties agree that upon execution of this Agreement by any Agent that currently sells services on behalf of the City under prior agreement, the terms of the prior agreement shall control for the first one-hundred twenty (120) days of this Agreement being in effect. Thereafter, the terms of this Agreement shall control and the terms of the any prior agreement shall be of no force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

City of Monroe

By: _____

Name: Brian Thompson

Title: Director of Elec & Telecom

Date: 4/12/2016

Agent: Tel Terra Communications

_____

(Signature)

Name: Jim Ivey

Title: Pres.

Date: 4/12/2016

Agent Type: Premium

Addendum A: Agent Levels and Agent Status

Monroe Referral Agent: Monroe's referral agent program is intended for persons or companies not actively involved in the sale or implementation of Communication or Data Center services. Referral Agents will receive a one-time payment based on the payout rates published in Addendum B. The contract must be at least 12 months in length to qualify for a payment under this Addendum A.

Payment to the agent will be made (or credited) once the referred contract has made its third payment. Monroe shall have no obligation to pay the Agent until such third payment has been made.

Monroe Agent: This agent plan pays a monthly recurring commission based on the payout rates published in Addendum B. This program is intended for individuals or companies that actively sell services related to Monroe's offerings in telecommunications or Data Center services.

Monroe Agents, as contrasted with Monroe Premium Agents, are not required to meet quarterly selling requirements. In conjunction with these reduced requirements, Monroe Agents will not participate in co-branding, co-marketing or other Premium Agent programs.

Monroe Agents will utilize all order forms and reports provided by Monroe and submit all orders for services in a timely fashion

Monroe Premium Agent: Premium Agents can be any company in the supply chain of goods and services in both the Information Technology and voice or data communications market segment. Premium Agents that sell or recommend Monroe and or Broadriver/Appia services on behalf of Monroe will be paid a monthly commission based on the rates published in Addendum B. Premium Agents who sell directly to end users will have to meet certain criteria that will differentiate their organization from those companies in the standard agent program.

Monroe Premium Agents will utilize all order forms and reports provided by Monroe and submit all orders for services in a timely fashion.

Premium Agent Eligibility Requirements:

1. Per quarter Selling Requirements – Perform at least one of the following:
    a. One new customer for Monroe Services.
    b. Monroe offers multiple types of services – Transport, Connectivity, Internet, CATV and Voice. *For an existing customer*: Sell them one of the Monroe services that they are not currently using.
    c. Increase Monroe Revenue by $500.
    d. Refer four qualified opportunities to Monroe.
    e. Act as first line of contact for major accounts.
2. Complete a skill set Matrix
    a. This matrix is required to assist the channel in discovering what skills, certifications or business concentrations are available.
3. Participate in Co-branding or Co-marketing programs.
4. Actively work leads that are referred to them by other Premium Agents
    a. Monroe and other Premium Agents may refer opportunities to each other. Agents are expected to assist each other without encroaching on another Premium Agent's focus within the referred opportunity.
    b. Monroe may also refer opportunities to Premium Agents based on zip codes. Each agent will be assigned a zip code (or more than one). These assignments will be used to distribute leads generated from specific marketing campaigns. If a zip code range has more than one Premium Agent assigned to that range, lead distribution will simply be rotated through the assigned agents.

5. Each Premium Agent is expected to actively participate in improving the channel. Improvements may include:
    a. Contribute articles for a newsletter
    b. Find complementary vendors that might assist other channel members grow their business.
    c. Participate in Channel Advisory meetings.

Premium Agents may white label or Co-Brand any Monroe Product or Service. To be eligible for white labeling, additional contract addendums must be executed. White labeling certain publically regulated services will also require additional contractual agreements.

Premium Agents receiving commission who fail to meet these quarterly requirements will be placed on probation. After three consecutive quarters on probation, the Premium Agent and all associated commission payments will be terminated. If placed on probation, all out-of-contract accounts in that agent's portfolio will become house accounts. The remainder of the agent's portfolio remains intact but in a suspended status pending either termination or reinstatement. If a Premium Agent remains in suspended status for one year (four consecutive quarters), the agent agreement is terminated. A suspended Premium Agent may be reinstated after meeting the quarterly requirements for two consecutive quarters. Monthly commission payments will then be resumed.

Should the account increase or decrease its contract with Monroe, the Premium Agents payout will change accordingly. The agent does not have to be actively involved with a transaction to receive credit for the transaction. For example, an account may request additional services directly from Monroe. The Premium Agent will receive an increased commission on that account without having to take any action. This form of account "ownership" only applies to active accounts, under contract if required and in good standing.

Addendum B – Payout Schedules

Monroe Referrals: Individuals or companies that have referred business to Monroe will receive payment for the referral. Existing customers will receive a credit on their account.
Payment Terms:

- Payment will be equal to one month's charge of the regular monthly recurring amount of the referred customer's signed contract.
- The contract must be at least 12 months in length if required.
- The referral payment will be made after Monroe has received the third contractual payment *and* the customer has been in good standing for 90 days.
- Individuals receiving referral payments will be required to complete the appropriate tax forms before receiving payment.

Monroe Agent: Individuals or companies that have signed an agent agreement will be compensated based on the following criteria:
Payment Terms:

- Agent Payouts have three levels – Base, Bonus 1 and Bonus 2.
- Individual accounts that are part of the agent portfolio will be allocated to one of the three levels unless the account is suspended due to non-payment or terms of use violations.
- **Base Level Payouts** – Monroe will pay 10% commission on all eligible base level accounts. The Base Level is the first $5,000 of monthly recurring revenue (MRC) that an agent brings to Monroe.
- **Bonus Level 1** Payouts – Monroe will pay 15% commission on all Bonus eligible accounts. The agent is eligible for Bonus level payouts when the MRC of the eligible accounts is between $5000 and $10,000.
- **Bonus Level 2** Payouts - Monroe will pay 20% commission on all Bonus eligible accounts. The Agent is eligible for Bonus level payouts when the MRC of the eligible accounts exceeds $10,000.

Eligible Accounts:

- Accounts must be in good standing. Agents will not receive commission on accounts that are not current. Once the account has returned to good standing, payments will resume.
- All accounts must have a contract term of at least 12 months for the initial contract on required services.
- Accounts are only eligible for the duration of the initial contract. Once the initial contract expires, the account will become a house account and be removed from the agent's portfolio.

Monroe Premium Agents: Individuals or companies that have been designated a Premium Agent will be compensated based on the following criteria:
Payment Terms:

- Premium Agents Payouts have five levels – First Month, Base, Bonus 1, Bonus 2, and Renewal.
- Accounts that are part of the Agents portfolio will be allocated to one of the five levels unless the account is suspended due to non-payment or terms of use violations.
- **First Month Payouts** – Monroe will pay 75% of the MRC after the customer has been in good standing for 90 days.
- **Base Level Payouts** – Monroe will pay 10% commission on all eligible base level accounts. The Base Level is the first $5,000 of monthly recurring revenue (MRC) that a Premium Agents brings to Monroe.

- **Bonus 1 Payouts** – Monroe will pay 15% commission on all Bonus eligible accounts. The Premium Agents is eligible for Bonus level payouts when the MRC of the eligible accounts exceeds $5000.
- **Bonus 2 Payouts** - Monroe will pay 20% commission on all Bonus eligible accounts. The Premium Agents is eligible for Bonus level payouts when the MRC of the eligible accounts exceeds $10,000.
- **Renewal Payouts** – Unlike standard agents, Premium Agents can renew any out-of-contract accounts and insure that those accounts remain active in that agent's portfolio. The total monthly recurring revenue for the renewed account will still be used for bonus level calculations. The individual renewal accounts earn a 15% commission payout regardless of overall bonus level.

Eligible Accounts:

- Accounts must be in good standing. Premium Agents will not receive commission on accounts that are not current. Once the account has returned to good standing, payments will resume.
- All accounts must have a contract term of at least 12 months for the initial contract if required in the sales order.
- Customer accounts must be under contract to be eligible for agent commissions if required in Monroe's sales order. Once a customer is no longer under contract, the agent will have a 60-day grace period to renew the contract before that account reverts to a house account. Agents will continue to be paid at the renewal rate during this grace period. This grace period is intended to provide the agent with an opportunity to renew the account. In order to facilitate proactive contract renewals, Monroe will publish all starting and ending contract dates.
- Large accounts and transport accounts will be paid out under Base, Bonus 1 or 2 depending on the level of sales by the Premium Agent. Large accounts are accounts with more than two (2) physical locations, more than one PRI, or internet in excess of 100Mps. Transport accounts are point to point and do not include internet or VPN services. The Agent will act as first point of contact with these customers and will provide value added services to each account. These accounts will stay in the agent's portfolio as long as they are in good standing.
- Residential accounts require contracts to remain eligible.

Addendum C – Channel Management

All issues that affect both Monroe and an agent will be communicated in a timely manner.

Account or prospect requests a specific agent – Should a customer or prospect request to work with a specific agent, Monroe will accommodate that request with full notification of any other affected agents. This clause is intended to address a situation where no agent is actively working the account at the time of the request. For example, Widget Corp may respond to a marketing campaign in a zip code normally covered by agent XYZ but might request to work with agent ABC. Monroe would accommodate that request and notify all parties.

Account requests to switch agents – Should a customer request to switch from a specific agent, for any reason, Monroe will communicate that request to the incumbent agent. Monroe will ask the customer for time to cure the existing problem but will ultimately suggest alternative agents if amelioration is not possible. All affected parties will be notified.

Account or Commission Splits – Should a customer switch agents, Commission splits will be handled in the following manner:

- The original agent will continue to receive commission through the term of any contracts that are in place at the time of the switch.
- The replacement agent will be credited with any new revenue from the account.
- If the replacement agent is a Premium Agent, that agent will have the opportunity to renew any existing contracts as they expire.

Addendum D – Additional Service(s)

Agent agrees to provide the following additional service(s) at the request of the City of Monroe:

- Monthly review of Broadriver/Appia bill to include charges for International Long Distance and Directory Assistance billing data. The City of Monroe shall give notice to Broadriver/Appia that Agent is to receive the necessary data to make this review. The City of Monroe shall give Agent access to Issuetrak to help facilitate this review. Agent shall provide the details of billing data that the City of Monroe will be adding to customer bills each month.

To: City Council

From: Rodney Middlebrooks

Department: Water, Sewer, Gas & Electric Department

Date: 09/08/2026

Subject: Approval to purchase Kenworth T880

Budget Account/Project Name: CIP

Funding Source: CIP

Budget Allocation: $0.00

Budget Available: $182,245.00

Requested Expense: $182,245.00 **Company of Record:** MHC Kenworth Gainesville

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Description:
Staff recommends approval to purchase new truck for sludge trailer

Background: Truck is used to pull sludge trailer from the WWTP to the landfill 2-3 times week. Replacing a 2006 truck with 177,618 miles due engine being hydro locked from blown head gasket.

Attachment(s):
Quote (Sourcewell Cooperative Purchasing)

NEW TRUCK ORDER

GEORGIA KENWORTH, LLC ("Dealer")
doing business as: MHC KENWORTH - GAINESVILLE

GAINESVILLE, GA 30507
2243 JESSE JEWELL PKWY NE
1-770-535-7777

PURCHASER			ADDRESS				
City of Monroe			213 Cherry Hill Drive				
BUSINESS PHONE	**OTHER PHONE**		**CITY**	**STATE**	**ZIP CODE**	**COUNTY**	**DATE**
770-266-5149			Monroe	GA	30655	WALTON	09/01/2026
QUANTITY	**YEAR**	**MAKE**	**MODEL**	**BODY TYPE**		**SALESPERSON**	
1	2027	KW	T880	TRACTOR		KEVIN EBERENZ	
STOCK NUMBER		**COLOR**		**TO BE DELIVERED ON OR ABOUT**		**FINANCIAL SOURCE**	
0621176		WHITE		09/23/2026		Cash	
SERIAL NUMBERS	1XKZD40X0VJ243734						
PRICE OF VEHICLE(s) INCLUDING FET							$181,750.00

2027 Kenworth T880 day cab 236" wheelbase
Cummins X15 500hp 1850 lb ft, 18 speed manual, 14k steer, 46k drives with diff lock

Sales price of $182,245 includes: DOT, PDI, 3yr/300,000 mile Cummins PP1 engine and aftertreatment extended warranty, two-line wet kit, freight to Gainesville, GA

Sourcewell / Kenworth Truck Contract 032824-KTC-June 2025

TRADE TERMS AGREEMENT APPLICABLE [X] YES

NOTE: If vehicle(s) are not funded within 15 days of truck receipt date at the dealer, customer will be charged a per diem amount per unit until units are fully funded. Customer has 60 days from delivery date of the truck to return and have any add-ons listed on the sales order completed.

In Process

DESCRIPTION OF TRADE-IN OR TRADE ATTACHMENT

YEAR	MAKE	MODEL
SERIAL NUMBER		**MILEAGE**
BALANCE OWED TO		**TRADE DIFFERENCE**

SUBTOTAL	$181,750.00
BUSINESS TAX	
SALES TAX	
TAVT TAX	
DOCUMENTATION FEE	$495.00
REGISTRATION FEES	
TOTAL DELIVERED PRICE	$182,245.00
LESS: TRADE-IN ALLOWANCE	
LESS: BALANCE OWED ON TRADE-IN	
TRADE-IN EQUITY	
LESS: CASH DEPOSIT SUBMITTED WITH ORDER	
CASH DUE ON DELIVERY (Includes above Taxes, but may not be inclusive of all Applicable Taxes)	
UNPAID BALANCE (Amount to be Separately Financed by Purchaser) Due in Cash on Delivery	$182,245.00

PURCHASER'S CERTIFICATION

Purchaser and the person signing this Order on behalf of Purchaser hereby certify that:

1. Purchaser and the person signing this Order on behalf of Purchaser have carefully reviewed the terms and conditions printed on the front and reverse side hereof, and agree to be bound thereby. The terms and conditions printed on the front and reverse side hereof represent the entire and integrated agreement between the parties relating to the purchase and sale of the Vehicle and cancels and supersedes prior negotiations, representations or agreements, either written or oral.

2. Purchaser and the person signing this Order on behalf of Purchaser have Carefully reviewed this Order and fully understand that the Vehicle listed above will be equipped only with the optional equipment specifically listed on the face of this Order plus all standard equipment as designated by the manufacturer at the time of delivery.

3. The person signing this Order on behalf of Purchaser is of legal age to execute binding contracts in this State. The person signing this Order on behalf of Purchaser has the authority and has been duly authorized to sign this Order on behalf of the Purchaser.

READ ALL PAGES OF THIS ORDER

THE TERMS AND CONDITIONS ON PAGE 2 HEREOF ARE PART OF THIS ORDER.

THIS ORDER IS NOT VALID UNLESS SIGNED BY AND ACCEPTED BY AN AUTHORIZED MANAGER OF DEALER.

THE PRICE OF THIS VEHICLE DOES NOT INCLUDE ANY APPLICABLE TAXES, WHICH ARE THE RESPONSIBILITY OF PURCHASER AS SET FORTH ON ALL PAGES HEREOF.

ANY TAXES DISPLAYED ON THIS TRUCK ORDER ARE ESTIMATED. ACTUAL TAXES, AS APPLICABLE, WILL BE INVOICED TO THE PURCHASER AT THE PREVAILING TAX RATES AVAILABLE AT TIME OF VEHICLE INVOICE.

ANY DELIVERY DATES INDICATED ON THIS ORDER ARE ESTIMATES AND SUBJECT TO THE MANUFACTURERS' PRODUCTION SCHEDULE AND FINAL APPROVAL.

THIS ORDER CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

TERMS AND CONDITIONS ON PAGE 2 HEREOF ARE PART OF THIS AGREEMENT

SIGNED (AUTHORIZED REPRESENTATIVE OF PURCHASER) :	DATE	ACCEPTED BY DEALER	DATE
ccroy@monroega.gov			

Customer Initials _____

CONTINUATION OF TERMS AND CONDITIONS CONSTITUTING A PART OF TRUCK ORDER

This Truck Order ("Order"), including the front of this Order and these terms and conditions, constitutes a contract for the purchase of the vehicle(s) or chassis ("Vehicle") listed and described on the front side hereof, between dealer identified on the front side hereof ("Dealer"), and the purchaser identified on the front side hereof ("Purchaser"). This Order is binding upon Dealer and Purchaser upon each party's execution on the front side hereof.

1. PRICE REVISION: The manufacturer of any new Vehicle ordered hereunder by Purchaser may change the price to dealer of such Vehicle after the date of this Order. In the event of any such price change, prior to the delivery of any new vehicle to Purchaser, the Dealer shall have the right to change the price of the Vehicle described on the front side hereof by providing notice of such change to Purchaser. If Purchaser does not agree to pay the changed price of the Vehicle, Purchaser shall cancel this Order by providing Dealer with written notice of such cancellation within two (2) days of notice from Dealer of the change in the price of the Vehicle. If Purchaser fails to timely provide Dealer with such written notice, Purchaser shall be bound to pay the changed cash price of the Vehicle. In the event Purchaser cancels this Order pursuant to this Paragraph 1 and has traded a used vehicle as part of the consideration for a new Vehicle purchased by Purchaser, such traded-in vehicle shall be returned to Purchaser upon payment of a reasonable charge for storage and repairs (if any) or, if such traded-in vehicle has been previously sold by Dealer, the amount received therefore less a selling commission of 15% and any expense for storing, insuring, conditioning, or advertising such vehicle for sale shall be returned to Purchaser.

2. DEALER NOT AGENT OF MANUFACTURER: It is understood that there is no relationship of principal and agent between the Dealer and the manufacturer of the Vehicle and that the Dealer is not authorized to act, or attempt to act, or represent itself, directly or by implication, as agent of the manufacturer, or in any manner assume or create, or attempt to assume or create, any obligation on behalf of or in the name of the manufacturer. It is further understood that neither Dealer nor anyone acting on its behalf has made, or adopted from the manufacturer, any guarantee, representation or warranty regarding the residual, trade-in, repurchase or buyback value of the Vehicle (a "Repurchase Obligation"), and that any Repurchase Obligation is the sole and exclusive responsibility of the manufacturer. Purchaser hereby acknowledges, agrees, represents and warrants that Purchaser shall look solely to the manufacturer to perform or satisfy any Repurchase Obligation.

3. DISCLAIMER OF WARRANTY: General: References to a "new Vehicle" herein shall mean a motor vehicle that has not been previously registered in any state of the United States of America. References to a "used Vehicle" herein shall mean a motor vehicle which has been previously registered or which should have been registered in a state of the United States of America. **PURCHASER HEREBY ACKNOWLEDGES THAT DEALER NOR ANYONE ACTING ON ITS BEHALF HAS MADE ANY AFFIRMATION OF FACT, REPRESENTATION OR PROMISE RELATING TO THE VEHICLE THAT HAS BECOME A BASIS OF THIS TRANSACTION OR WHICH CREATES AN EXPRESS WARRANTY. NO SAMPLE OR MODEL HAS BECOME A BASIS OF THIS TRANSACTION OR WHICH CREATES AN EXPRESS WARRANTY. TO THE FULLEST EXTENT PERMITTED BY LAW, DEALER DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, INFRINGEMENT, AND THOSE ARISING OUT OF COURSE OF PERFORMANCE OR DEALING OR USAGE OF TRADE OR ANY OTHER IMPLIED WARRANTY WITH RESPECT TO THE VEHICLE.**

New Vehicles: There are **NO WARRANTIES**, express or implied, made by Dealer or the manufacturer, on any new vehicle described on the front of this Order, except for the manufacturer's warranty applicable to such new Vehicle contained in the separate manufacturer's warranty which will be furnished to Purchaser upon delivery of the new vehicle. Such separate manufacturer's warranty shall be expressly IN LIEU OF any other express or implied warranty, condition or guarantee on the new Vehicle or any part thereof. Purchaser hereby acknowledges and agrees that Dealer has not in any manner adopted the manufacturer's warranty as a warranty of the Dealer and Purchaser acknowledges, agrees, represents and warrants that Purchaser shall look solely to the manufacturer to perform or satisfy any obligation under the manufacturer's warranty.

Used Vehicles: Dealer sells any used vehicle **AS IS** with all faults and defects, and the Dealer disclaims all warranties with respect to the Dealer in connection with the sale of any used Vehicle. If the Purchaser is assigned the remaining term of any manufacturer's warranty, Purchaser hereby acknowledges, agrees, represents and warrants that Dealer has not in any manner adopted the manufacturer's warranty as a warranty of Dealer, and Purchaser acknowledges, agrees, represents and warrants that Purchaser shall look solely to the manufacturer to perform or satisfy any obligation under the manufacturer's warranty. As between Purchaser and Dealer, the entire risk as to the quality and performance of any used Vehicle is assumed by Purchaser. As between Purchaser and Dealer, the Purchaser assumes the entire cost of service and repair and loss with respect to any used Vehicle found to be defective.

4. LIMITATION OF LIABILITY: DEALER WILL NOT BE LIABLE TO PURCHASER OR ANY OTHER PARTY FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES, INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOST USE, LOST PROFITS, LOST SAVINGS OR OTHER COMMERCIAL OR ECONOMIC LOSS, EVEN IF DEALER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR THEY ARE FORESEEABLE OR FOR CLAIMS MADE BY A THIRD PARTY. IN NO EVENT SHALL DEALER'S TOTAL AGGREGATE LIABILITY TO PURCHASER OR ANY OTHER PARTY RELATING TO OR RESULTING FROM THE SALE, LICENSE OR USE OF A VEHICLE SUBJECT TO THIS ORDER OR THESE TERMS AND CONDITIONS EXCEED THE PURCHASE PRICE PAID FOR SUCH VEHICLE. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY AND WHETHER THE ALLEGED BREACH OR DEFAULT IS A BREACH OF A FUNDAMENTAL CONDITION OR TERM, OR A FUNDAMENTAL BREACH. THESE LIMITATIONS APPLY TO THE FULLEST EXTENT PERMITTED BY LAW.

5. TRADE-IN VEHICLE: If a vehicle has been traded in as a part of the consideration for the Vehicle ordered by Purchaser hereunder and such traded in vehicle is not delivered to Dealer until delivery to Purchaser of the Vehicle, such trade-in vehicle shall be reappraised as directed by Dealer and such reappraisal value shall determine the allowance made for such vehicle. If such reappraised value is lower than the original allowance therefore shown on the face of this Order, Purchaser may, cancel this Order by providing Dealer with written notice of such cancellation within two (2) days after the reappraisal or prior to delivery of the Vehicle ordered hereunder to Purchaser whichever is earlier. If Purchaser fails to timely provide said written notice of such cancellation, Purchaser shall be bound to the amount of the reappraisal and shall pay the changed cash portion of the price of the Vehicle. The condition of any trade-in vehicle shall strictly comply with and Purchaser shall strictly comply with any Trade/Purchase Terms and Conditions Agreement signed by Purchaser ("Trade Terms Agreement"). If the condition of any trade-in vehicle is not strictly in compliance with, or if Purchaser has not strictly complied with the Trade Terms Agreement, Dealer shall not be obligated to accept the trade-in vehicle and the allowance shown on the front side hereof shall be deleted and Purchaser shall not be entitled to such allowance and Purchaser shall pay the amount of the deleted allowance to Dealer in cash upon delivery of the Vehicle.

6. PURCHASER'S REPRESENTATIONS AND WARRANTIES: Purchaser hereby represents and warrants that: (a) the trade-in vehicle shall be delivered free and clear from any security interest or other lien or encumbrance of any third person (except as otherwise noted on the title and agreed to in writing by Dealer at the time of the execution of this Order); (b) Purchaser shall promptly deliver to Dealer a valid certificate of title to the trade-in vehicle; (c) Purchaser has full power, right and lawful authority to dispose of the trade-in vehicle; (d) the trade-in vehicle does not have a cracked or defective head, block, power train, or frame (including supportive portion of the anybody); (e) the engine and transmission have not been changed from the manufacturer's original equipment specifications; and (f) while owned by Purchaser, the odometer of the trade-in vehicle has not been replaced, tampered with or otherwise altered in any way and Purchaser has no reason to believe the trade-in vehicle's current odometer reading, as represented on the front side hereof, does not reflect its actual mileage. Purchaser further represents and warrants that Purchaser will use the Vehicle exclusively for a commercial use.

7. FAILURE OR REFUSAL TO ACCEPT DELIVERY: Except as provided in Paragraphs 1 and 5 of this Order, Purchaser may not cancel this Order. In the event that Purchaser fails or refuses to complete the purchase of the Vehicle, Purchaser shall pay Dealer, as liquidated damages and not as a penalty, the greater of the following: (a) twenty-five percent (25%) of the Total Delivered Price of the Vehicle, or (b) the cash deposit set forth on the front of this Order ("Liquidated Damages"). Dealer may apply any cash deposit made by Purchaser towards the Liquidated Damages. Further, in the event Purchaser has delivered to Dealer a trade- in vehicle as part of the consideration for the Vehicle, Dealer is authorized to sell such trade-in vehicle and Dealer may retain the proceeds thereof to satisfy the Liquidated Damages. Purchaser acknowledges that the Liquidated Damages are reasonable in light of the anticipated or actual harm caused by Purchaser's failure to complete the purchase. Purchaser further acknowledges that the Liquidated Damages do not constitute a penalty, but instead represent the parties' best estimate of the resulting damages given that the precise damages of Dealer are difficult to calculate.

8. TAXES: Unless otherwise agreed to in a writing signed by Purchaser and Dealer, Purchaser shall be solely responsible for the payment of all sales, use, consumer and other taxes arising out of this Order mandated by any applicable federal, state and local laws, codes, ordinances, rules and regulations, whether currently in effect, scheduled to go in effect, or subsequently enacted, including but not limited to, any increases in such taxes taking effect after the date of this Order. Purchaser shall be solely responsible for the cost and fees for all licenses, registrations and titles associated with the sale of the Vehicle.

9. FAILURE OR DELAY OF DELIVERY; FORCE MAJEURE: Dealer shall not be liable for failure to deliver or delay in delivery of the Vehicle where such failure to deliver or delay is due, in whole or in part, to any cause other than the gross negligence of Dealer. Further, Dealer will not have any liability for any breach caused by extreme weather or other act of God, strike or other labor shortage or disturbance, fire, accident, war, terrorist act or civil disturbance, delay of carriers, failure of normal sources of supply, act of government or any other cause beyond the reasonable control of Dealer.

10. NOTICES: It shall be a condition precedent to any liability of Dealer, whether in contract, tort, or otherwise, arising out of this Order or any other dealings between the parties that Purchaser provide written notice to Dealer of any claim, controversy, or alleged breach of this Order within ten (10) days of the event or occurrence giving rise to such claim, controversy or alleged breach and that Purchaser provide Dealer within a reasonable opportunity to cure the problems or issues giving rise to such claim, controversy or alleged breach of this Order. Notwithstanding the foregoing, Purchaser must provide Dealer with notice of any claim, controversy, or alleged breach of this Order and demand for arbitration within twelve months of discovery or accrual of the same, whichever occurs first. It is understood and agreed by the parties that the foregoing provision is both a condition precedent to the right to take such action, and a contractual modification to the statute of limitations for all actions, whether in contract, tort or otherwise, and failure to comply with this condition precedent and contractual statute of limitations shall be an absolute bar to recovery for any problems, issues, rights, claims or causes of action not specifically pled within the twelve month period. Whenever this Order requires that notice be provided to the other party, notice shall be deemed to have been validly given (i) if delivered in person to the party entitled to receive such notice, (ii) two (2) days after being sent by registered or certified mail, postage prepaid to the address indicated on the front side of this Order, or (iii) one (1) day after being sent via overnight mail through a respectable overnight delivery company.

11. ARBITRATION: Any controversy or claim arising out of or relating to this Order shall be decided by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, subject to the limitations and restrictions set forth in this Paragraph 11. A demand for arbitration shall be made within a reasonable time after a controversy or claim has arisen and in no event shall be made after the date when institution of legal or equitable proceedings based upon such claim or controversy would be barred by the applicable statute of limitations, subject to the restriction set forth in Paragraph 10. The arbitrator(s) shall have no authority to award punitive or other damages not measured by the prevailing party's actual damages. The parties acknowledge and agree that this Order evidences a transaction involving interstate commerce. Accordingly, the United States Arbitration Act (Title 9 of the United States Code) shall govern the interpretation, enforcement and proceedings pursuant to the arbitration provisions of this Order. The place of arbitration shall be the American Arbitration Association's office closest to the location of Dealer designated on the front side hereof. The parties shall be entitled to discover all documents and information reasonably necessary for a full understanding of any relevant issue raised in the arbitration. Regardless of any term or provision herein to the contrary, claims for contribution or indemnity filed by a party in any lawsuit or action filed or asserted by a third party on account of personal injury or death of any person or damage to property shall not be subject to the terms and provisions of this Paragraph 11. The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

12. EXPENSES AND COSTS: Should Dealer be required to institute any action, including any arbitration proceeding, to enforce any of its rights set forth in this Order, then Dealer shall be entitled to reimbursement from Purchaser for all expenses, including but not limited to, reasonable attorneys' and experts' fees, and costs incurred by Dealer in connection with such action. In the event Purchaser institutes any action, including any arbitration proceeding, against Dealer and in the further event Dealer prevails in such action, Purchaser shall pay Dealer the amount of all expenses, including but not limited to reasonable attorneys' and experts' fees, and costs incurred by Dealer in connection with such action.

13. MISCELLANEOUS: This Order may not be changed, altered or amended in any way except in writing signed by a corporate officer or authorized manager of Dealer and an agent of Purchaser. Purchaser acknowledges and agrees that Purchaser has had an adequate opportunity to review and revise this Order and the Order shall not be construed against or in favor of Purchaser or Dealer. No waiver by either party of a breach or default hereunder will be deemed a waiver by such party of a subsequent breach or default of a like or similar nature. No waiver of any of these terms and conditions or any of the terms and conditions will be effective against Dealer unless it is in writing signed by a corporate officer or authorized manager of Dealer. No course of dealing or performance, usage of trade or failure to enforce any term or condition will be used to modify this Order. If any of these terms or conditions is unenforceable, such term or condition will be limited only to the extent necessary to make it enforceable, and all other terms and conditions will remain in full force and effect. This Order is deemed to have been entered into in the state of the location of Dealer designated on the front side hereof and will governed by the laws of the state of the location of Dealer designated on the front side hereof, without giving effect to the choice of laws provisions thereof. The remedies expressly provided for in these conditions will be in addition to any other remedies that Dealer may have under the Uniform Commercial Code or other applicable law. Purchaser may not assign this Order without the prior written consent of Dealer. These terms and conditions are for the exclusive benefit of Dealer and Purchaser and no other person will have rights hereunder.

Customer Initials _____ **387**

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/2/2026

Subject: 2026 Update to the Capital Improvement Element of the Impact Fee Ordinance

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Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The Capital Improvement Element portion of the Impact Fee Ordinance requires an annual update to be adopted. The update to the Capital Improvement Element table designates how collected impact fees to the will be disturbed to affected departments for future projects.

Background:

City Council adopted the Impact Fees into the Code of Ordinances on September 9, 2025. Annually, the table of Capital Improvement Elements are required to be updated and adopted by City Council. Last month Council authorized the DCA and NEGRC to review and approve the draft CIE and annual report. The CIE and report have been approved by the DCA and NEGRC and are ready for adoption.

Recommendation:

Approve the 2026 update to the Capital Improvement Element of the Impact Fee Ordinance.

Attachment(s):

APPROVAL RESOLUTION – 2026 IMPACT FEE ORDINANCE – CAPITAL IMPROVEMENT ELEMENT UPDATE

CITY OF MONROE
APPROVAL RESOLUTION

A RESOLUTION ADOPTING APPROVAL OF THE ANNUAL UPDATE TO THE CITY OF MONROE CAPITAL IMPROVEMENTS ELEMENT FOR THE IMPACT FEE ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF MONROE, WALTON COUNTY, GEORGIA

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, rules of the Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements require that local governments with an adopted Capital Improvement Element (CIE) in their comprehensive plan annually update their CIE; and

WHEREAS, the annual update to the Capital Improvements Element (CIE), as described on the attached "Exhibit A", for the City of Monroe, Walton County, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

WHERAS, a public hearing was held on September 8, 2026; and

BE IT THEREFORE RESOLVED, by the Mayor and City Council of the City of Monroe, Walton County, Georgia, that the annual update to the Capital Improvements Element (CIE) for the City of Monroe, Georgia, covering the five-year period 2026 – 2030, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

ADOPTED on this 8th day of September 2026.

CITY OF MONROE, GEORGIA

By: _____(SEAL)
John S. Howard, Mayor

Attest: _____(SEAL)
Laura Powell, City Clerk

EXHIBIT "A"

City of Monroe - Capital Improvements Element & Impact Fee Study
Appendix 2 – Credit Calculation
2026 UPDATE

Capital Improvements Element

(Service area to be served by each project is the entire City of Monroe)

TABLE 1: COMMUNITY WORK PROGRAM

#	Activity	Responsible Party	Total Cost Estimate	2026	2027	2028	2029	2030	Beyond 5-Years	Funding Source
TRANSPORTATION										
1	Trails Master Plan	Parks & Recreation	$0	$0	$0					General Fund
2	Fuel Master Upgrade	Airport	$25,000	$25,000						General Fund
3	Airport Courtesy Car (Vehicle Cost)	Airport	$26,000	$5,200	$5,200	$5,200	$5,200	$5,200		General Fund
4	Lighting Improvement (Design/Construction)	Airport	$1,600,000	$54,000	$80,100	$1,500,000				SPLOST 2019
5	Hangar Fee Design (Engineering)	Airport	$56,000	$56,000						SPLOST 2019
6	Apron/Commute Paving (Construction/Maintenance)	Airport	$180,000	$90,00	$90,000					SPLOST 2019
7	Mayfield Drive to Hwy 138 Connector (Other)	Streets & Transportation	$1,183,835	$84,560	$84,560	$84,560	$930,155			12% General Fund Impact Fees 88%
8	CITY WIDE PAVEMENT/SIGNAGE ASSESSMENT (Other)	Streets & Transportation	$40,000	$10,000	$10,000	$10,000	$10,000			General Fund
9	Dodge RAM Truck - Streets 2023 (Vehicle Cost)	Streets & Transportation	$46,400	$5,800	$11,600	$11,600	$11,600	$5,800		General Fund

City of Monroe - Capital Improvements Element & Impact Fee Study
Appendix 2 – Credit Calculation
2026 UPDATE

#	Activity	Responsible Party	Total Cost Estimate	2026	2027	2028	2029	2030	Beyond 5-Years	Funding Source
10	Street And Sidewalk Rehab (Construction/Maintenance)	Streets & Transportation	$180,000	$45,000	$45,000	$45,000	$45,000			SPLOST 2013
11	Other Paving Projects (Construction/Maintenance)	Streets & Transportation	$112,000	$56,000	$56,000					SPLOST 2019
12	Striping (Construction/Maintenance)	Streets & Transportation	$80,000	$40,000	$40,000					SPLOST 2019
13	CRACK SEALING AND HA5 APPLICATIONS (Repairs/Improvements)	Streets & Transportation	$250,000	$50,000	$50,000	$50,000	$50,000	$50,000		SPLOST 2019
14	LMIG PAVING PROGRAM (Repairs/Improvements)	Streets & Transportation	$1,300,000	$305,000	$305,000	$305,000	$305,000	$305,000		SPLOST
15	Mayfield Drive to Hwy 138 Connector (Construction/Maintenance)	Streets & Transportation	$1,116,165	$15,440	$15,440	$15,440	$1,069,845			12% General Fund Impact Fees 88%
16	Mayfield Dr to Hwy 138 Connector	Streets & Transportation	$2,400,000		$84,560	$84,560	$930,155			12% General Fund Impact Fees 88%
17	TAP-Marable St to Lumpkin St Streetscape (Engineering)	Streets & Transportation	$100,000	$100,000						SPLOST 2019
18	TAP-Marable St to Lumpkin St Streetscape (Other)	Streets & Transportation	$172,000	$172,000						SPLOST 2019
19	New Sidewalks (Construction/Maintenance)	Streets & Transportation	$340,000	$85,000	$85,000	$85,000	$85,000			SPLOST 2019
20	North Madison Stormwater Rehabilitation (Other)	Streets & Transportation	$250,000			$250,000				SPLOST 2019

EXHIBIT "A"

City of Monroe - Capital Improvements Element & Impact Fee Study
Appendix 2 – Credit Calculation
2026 UPDATE

#	Activity	Responsible Party	Total Cost Estimate	2026	2027	2028	2029	2030	Beyond 5-Years	Funding Source
21	MID Block Crosswalk Lights/Signage	Streets & Transportation	$40,000	$20,000	$20,000					SPLOST 2019
22	Cemetery Rehabilitation/Paving (Construction/Maintenance)	Streets & Transportation	$75,000	$75,000						SPLOST 2019
23	Wayne Street streetscape (Construction/Maintenance)	Streets & Transportation	$1,000,000		$1,000,000					SPLOST 2019/Enterprise Fund
24	Michael Etchison Connector (Construction/Maintenance)	Streets & Transportation	$1,200,000		$1,200,000					12% General Fund Impact Fees 88%
25	Joint Transportation Hwy 78 WB on-ramp (Construction/Maintenance)	Streets & Transportation	$400,000	$400,000						SPLOST 2019
26	Joint Transportation Hwy 11/78 interchange (Construction/Maintenance)	Streets & Transportation	$750,000			$750,000				SPLOST 2019
27	N Midland Ave Streetscape	Streets & Transportation	$90,000	$90,000						SPLOST 2019
28	Skid Steer Loader - Streets 2024 (Equipment)	Streets & Transportation	$85,000		$85,000					SPLOST 2019
29	Obstruction Removal Runway 3/21 (Offsite)	Airport	$665,000							SPLOST 2019
30	StreetScan	Streets & Transportation	$100,000	$25,000	$25,000	$25,000				General Fund
31	Vehicle Replacement	Central Services	$38,500							Enterprise Fund
32	Striping	Streets & Transportation	$160,000	$40,000	$40,000	$40,000	$40,000			SPLOST

City of Monroe - Capital Improvements Element & Impact Fee Study
Appendix 2 – Credit Calculation
2026 UPDATE

#	Activity	Responsible Party	Total Cost Estimate	2026	2027	2028	2029	2030	Beyond 5-Years	Funding Source
33	ROW Streetscape	Streets & Transportation	$25,000	$25,000						SPLOST
34	Traffic Calming	Streets & Transportation	$500,000							12% General Fund Impact Fees 88%
35	Additional Lane Miles	Streets & Transportation	$50M						$50M	12% General Fund Impact Fees 88%
PARKS AND RECREATION										
1	Town Green Improvements	Bldgs & Grounds	$50,000				$50,000			General Fund
2	Parks Rehabilitation	Bldgs & Grounds	$750,000	$150,000	$150,000	$150,000	$150,000	$150,000		SPLOST
3	Buildings Improvements/Rehabilitation	Bldgs & Grounds	$100,00	$50,000	$50,000					General Fund
4	Sunshade Structures (Construction/Maintenance)	Parks	$90,000	$25,000	$20,000	$15,000	$15,000	$15,000		SPLOST 2019
5	Park Rehabilitation (Construction/Maintenance)	Parks	$750,000	$150,000	$150,000	$150,000	$150,000	$150,000		SPLOST 2019
6	Park Restroom Facilities	Bldgs & Grounds	$150,000							86% Impact Fee 14% General Fund
7	Implement Parks Master Plan	Parks	$659,567						$659,567	86% Impact Fee 14% General Fund
8	Childers Park Improvements/Master Plan	Parks	$400,000							General Fund
9	River Park Improvements Phase1	Parks	$6,630,748				$602,798		$6,027,950	86% Impact Fee 14% General Fund
10	River Park Improvements Phase 2	Parks	$4,446,996					$1,482,332	$2,964,664	86% Impact Fee 14% General Fund

EXHIBIT "A"

City of Monroe - Capital Improvements Element & Impact Fee Study
Appendix 2 – Credit Calculation
2026 UPDATE

#	Activity	Responsible Party	Total Cost Estimate	2026	2027	2028	2029	2030	Beyond 5-Years	Funding Source
11	Ford F150 Truck Lease	Parks	$30,800							General Fund
FIRE PROTECTION										
1	Ladder Truck	Fire Department	$1,800,000			$1,800,000				16% General Fund 84% Impact Fees
2	Fire Engine (Pumper)	Fire Department	$990,000		$990,000					GMA Financing
3	Fire Engine (Pumper)	Fire Department	$990,000						$990,000	16% General Fund 84% Impact Fees
4	Fire Engine Equipment	Fire Department	$210,000		$70,000				$70,000	16% General Fund 84% Impact Fees
5	New Fire Station	Fire Department	$4,670,000						$4,670,000	100% Impact Fees
6	Ford F150 Pickup QRV (Vehicle Cost)	Fire Department	$68,800	$12,000	$12,000					General Fund
7	Ford F150 Pickup (Vehicle Cost)	Fire Department	$70,000	$12,000	$12,000	$12,000	$12,000	$12,000		General Fund
POLICE AND COURTS										
1	Quarter Master (Software)	Police	$24,117	$8,039						General Fund
2	Axon Fleet 3 (37 cameras)	Police	$461,760	$103,896	$103,896					General Fund
3	Axon Fleet 3 (6 cameras)	Police	$74,934	$16,465	$16,465					General Fund
4	Axon Body Cameras & Tasers	Police	$593,700	$148,429	$148,429					General Fund
5	2021 Lease Police Vehicles (Vehicle Cost)	Police	$230,220	$67,711						General Fund
6	2022 Lease Police Vehicles (Vehicle Cost)	Police	$95,010	$26,710	$14,880					General Fund

City of Monroe - Capital Improvements Element & Impact Fee Study
Appendix 2 – Credit Calculation
2026 UPDATE

#	Activity	Responsible Party	Total Cost Estimate	2026	2027	2028	2029	2030	Beyond 5-Years	Funding Source
7	2023 Lease Police Vehicles (Vehicle Cost)	Police	$238,016	$59,504	$59,504					General Fund
8	2024 Lease Police Vehicles (Vehicle Cost)	Police	$152,640	$38,160	$38,160	$19,080				General Fund
9	2025 Lease Police Vehicles (Vehicle Cost)	Police	$401,100	$100,275	$100,275	$100,275				SPLOST
10	2026 Lease Police Vehicles (Vehicle Cost)	Police	$286,564	$57,313	$57,313	$57,313	$57,313	$57,313		SPLOST
11	Motorola APX N70 Radios	Police	$727,851	$0	$103,979	$103,979	$103,979	$103,979	$311,936	SPLOST
12	Motorola Spillman CAD/RMS System	Police	$868,000	$56,569	$56,569					General Fund
LIBRARY										
1	Monroe-Walton County Library Expansion	City Hall & Azalea Library System	$850,000						$850,000	100% Impact Fees

To: City Council

From: Laura Powell

Department:

Date: September 8, 2026

Subject: Personnel Issue(s)