CITY OF MONROE

PLANNING & ZONING

SPECIAL EXCEPTION VARIANCE STAFF REPORT

APPLICATION SUMMARY

SPECIAL EXCEPTION VARIANCE CASE: 4390

DATE: February 12, 2026

APPLICANT NAME: Harrison Martin / Precision Planning Inc.

PROPERTY OWNER: Wheel & Water Holding Corp.

LOCATION: 100 Cherry Hill Road / Parcels M0230009 & M0220008

COUNCIL DISTRICTS: 4 & 8

ACREAGE: ±12.02

EXISTING ZONING/CHARACTER DISTRICT: M-1 (Light Industrial/Manufacturing District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The owner is petitioning for a Special Exception Variance to increase the maximum amount of parking allowed for the site.

STAFF RECOMMENDATION: Staff recommends approval of this Special Exception Variance request as submitted without conditions.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: February 17, 2026
CITY COUNCIL: March 10, 2026

REQUEST SUMMARY

SPECIAL EXCEPTION VARIANCE REQUEST SUMMARY:

The applicant is requesting approval of a Special Exception Variance to increase the maximum amount of parking permitted for a proposed light industrial use, on a property that is currently undeveloped at 100 Cherry Hill Road. Under Section 520.3 of the Zoning Ordinance, a Special Exception Variance is necessary whenever parking will exceed 120% of the minimum number of parking spaces required for a property. The proposed light industrial building is 26,750 square feet in size and is planned for 20 employees and two company vehicles. The parking space requirements under Table 3 requires “One parking space per three employees on the maximum work shift AND one space per commercial/company vehicle operating from the premises.” The minimum number of required parking spaces in this case would be nine parking spaces (seven spaces for the largest shift plus two spaces for company vehicles) with a maximum cap (120% of the minimum) of 11 spaces. The applicant is proposing a parking lot with 32 total spaces. This exceeds the maximum cap by 291%. The company is proposing to have 20 employees on its largest shift plus two company vehicles and would like additional spaces for visitors and future expansion possibilities. Given the

property's relative isolation at the edge of the city, the company assumes that every employee will need a parking space – an assumption that Staff deems to be reasonable.

PROPOSED SPECIAL EXCEPTION VARIANCE SUMMARY:

- Increase minimum amount of parking allowed above 120%
  - Current Use – Undeveloped
  - Proposed Building Size – ±26,750 Sf
  - Required Parking – 9 spaces, 1 space per 3 employees on the largest shift plus 1 per company vehicle; 11 spaces, 120% max
  - Proposed Parking – 32 spaces or 355% of the minimum
  - Requested Increase in Parking – 21 spaces or 291% of the max

---

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL" AS SET FORTH IN SECTION 1530.7(b) OF THE *CITY OF MONROE ZONING ORDINANCE*.

A Special Exception Variance may be granted upon a finding that the relief, if granted:

(1) Would not cause substantial detriment to the public good: The applicant is requesting Special Exception Variance approval to exceed the maximum number of allowable parking spaces so that they can have a parking spot for every employee on the largest shift, company vehicles, and room for overflow in the event that the company grows, as shown on the site plan. Since the site cannot be easily accessed without a vehicle, it is likely that the demand for parking would exceed the allowable maximum. Not granting the variance would likely prevent the company from operating at full employment capacity, which in the judgement of Staff, would harm the public good. Therefore, Staff concludes that granting a Special Exception Variance would not cause a substantial detriment to the public good.

(2) Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity: The adjacent properties contain industrial and utility facilities that would not be impacted by the presence of a light industrial use. Additionally, the entire project would be buffered by at least 50 feet on all sides from adjoining properties. With the exception of the driveway, no permanent structures would be placed in the stream buffer and stormwater would be managed by a dedicated facility. Any environmental impact downstream would likely be minimal. Therefore, Staff concludes that granting this Special Exception Variance would not be injurious to nearby properties.

(3) Would not diminish and impair property values within the surrounding neighborhood: As stated in Standard Two, above, the property is bordered by industrial and utility uses that would not be impacted by the proposed light industrial use. Furthermore, there are significant vegetative and stream buffers around the edge of the project site. Therefore, Staff concludes that granting this Special Exception Variance would not diminish and impair property values within the surrounding neighborhood.

(4) Would not impair the purpose and intent of this Ordinance: The purpose and intent of parking maximums is to prevent the creation of parking lots that have more spaces than they are likely to need. Excessively large parking lots dilute the tax base, increase the "heat island" effect, increase storm water runoff, and raise the cost of construction and rents. The cap on parking signals to developers and businesses that they should try to build only the amount of parking they are likely to need. The applicant has met the intent of the code by proposing a parking lot that has enough spaces to meet their combined need for employee, visitor, and expansion parking. Therefore, Staff concludes that the granting of this Special Exception Variance would not impair the purpose and intent of this Ordinance.

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 Special Exception Variance to increase the parking allowed on the site to 32 spaces, as described in this request.

#4390

CITY OF MONROE
SPECIAL EXCEPTION VARIANCE APPLICATION

SPECIAL EXCEPTION VARIANCE TYPE: ☑ CITY COUNCIL ☐ ADMINISTRATIVE

SPECIAL EXCEPTION VARIANCE REQUEST LOCATION & DESCRIPTION

Address: 100 Cherry Hill Road

Parcel #: M0230009 & M0220008 Council Districts: (1 – 6) 4 & (7 or 8) 8

Zoning: M1 (Industrial District) Parcel Acreage/Square Feet: 12.02 AC

Stated Purpose of Variance Request (Provide ordinance reference): Sec. 520.3 Parking Space

To exceed 120% of the minimum parking spaces described in Section 520.3 - Table 3

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: [redacted] Phone #: [redacted]

Address: [redacted] City: [redacted] State: [redacted] Zip: [redacted]

Applicant (if not the owner): [redacted] Phone #: [redacted]

Address: [redacted] City: [redacted] State: [redacted] Zip: [redacted]

VARIANCE INFORMATION

Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1530.2(a)(2)): Variance is requested to increase the amount of parking for a proposed light industrial use on the site

Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1530.2(a)(3)): Variance is requested to increase the amount of parking for a proposed light industrial use on the site.

Describe the specific sections of the Zoning Ordinance for which the variance is requested(1530.2(a)(4)): Section 520.3 - Table 3

120% of the minimum number of off-street parking spaces required.

Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1530.2(a)(5)): 20 employees and 2 commercial vehicles: minimum number of spaces would be 9; maximum 11. Not enough off-street parking for every employee to have a space.

VARIANCE INFORMATION CONT.

Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1530.2(a)(6)): 20 employees and 2 commercial vehicles: minimum number of spaces = 9; maximum = 11. Proposed parking = 355%(Required parking). Not enough off-street parking forevery employee to have a space.

If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a Certificate of Appropriateness from the applicable design review board(s) is required to be submitted with this application. (1530.2(a)(7)).

REQUIRED SUBMITTAL ITEM CHECKLIST

- ☑ Completed Application
- ☑ Fee (see Fee Schedule)
- ☑ Survey Plat
- ☑ Site Plan; Drawn to Scale
- ☑ Deed
- ☑ Proof of all property taxes paid in full
- ☐ CDO or HPC approval provided, if applicable
- ☐ Other information as required by the 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: [redacted] DATE: 1/1/26

NOTE: FOR PUBLIC HEARINGS, A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER. THE CITY WILL PLACE AND REMOVE THE PUBLIC NOTICE SIGN.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT ABOVE

OWNER'S SIGNATURE: [redacted] DATE: 1-2-26

NOTARY PUBLIC: [redacted] SWORN TO AND SUBSCRIBED BEFORE THIS 2 DAY OF JANUARY, 20 26

NOTARY SIGNATURE: [redacted] DATE: 1/2/26

SEAL: [redacted]

IT IS THE RESPONSIBILITY OF THE APPLICANT AND NOT THE STAFF TO ENSURE THAT 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.

PRECISION
Planning Inc.

January 1, 2026

[redacted]

Letter of Intent & Narrative

PPI, on behalf of Wheel & Water Holding Corp, is filing from a Special Exemption Variance to deviate from the maximum parking allowed in M1 zoning.

The required parking is nine (9) parking spaces. The maximum parking is eleven (11) parking spaces. There are thirty-two 32 total proposed parking spaces. The proposed parking is 355% of the required parking and 291% of the maximum parking.

Attachments include the Special Exemption Variance Application, a boundary survey, the recently recorded combination plat for the property, a site plan (24"x 36"), proof of good standing regarding property taxes, and the deed.

Please contact me if you have any questions.

Sincerely,

[redacted]

[redacted]

BK: 128 PG: 408-408
Filed and Recorded
12-29-2025 03:52 PM
DOC# P2025-000269
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

STORMWATER NOTES

1. THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF MONROE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

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.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,092 FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 736,604 FEET, AND CONTAINS A TOTAL OF 12.016 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S5 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER.

BY: Donald E. James 12/19/2025
REGISTERED GEORGIA LAND SURVEYOR
REGISTRATION NO: 3450 DATE OF EXPIRATION: 12/31/2026

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
⊕ BM/BM	BENCHMARK	CAS	CURB & GUTTER
Ⓢ SSMH	SANITARY SEWER MANIHOLE	CIP	CRIMP TOP PIPE
GT	GREASE TRAP	CMP	CORRUGATED METAL PIPE
⊙ CO/SSCO	STORM/SANITARY CLEAN OUT	CMF	CONCRETE MONUMENT FOUND
■ dI	JUNCTION BOX	℄	CENTERLINE
DWCB	DOUBLE WING CATCH BASIN (DWCB)	DIP	DUCTILE IRON PIPE
SWCB	SINGLE WING CATCH BASIN (SWCB)	D.E.	DRAINAGE EASEMENT
▭ D	CURB INLET	DB/PG	DEED BOOK / PAGE
▨ GI	GRATE INLET	ELEV	ELEVATION
HW	HEADWALL	EOP	EDGE OF PAVEMENT
FES	FLARED END STRUCTURE	F.K.A.	FORMERLY KNOWN AS
○ □ OCS	OUTLET CONTROL STRUCTURE (OCS)	HDPE	HANDICAP RAMP
YD	POOP DROP	IE	INVERT ELEVATION
AD	AREA DRAIN	IPS	IRON PIN SET (1/2" REBAR)
	WELL	IPF	IRON PIN FOUND
WV	WATER VALVE	LLL	LAND LOT LINE
WM	WATER METER	LL	LAND LOT
RCV	IRRIGATION CONTROL VALVE	MT	MARKED TREE
FH	FIRE HYDRANT	NL	NAIL FOUND
FDC	FIRE DEPARTMENT CONNECTION	N/F	NOW OR FORMERLY
GV	WATER SPIGOT	OL	ON LINE
BFP	WATER BACKFLOW PREVENTER	OTP	OPEN TOP PIPE
MH	WATER MANHOLE	PVC	POLYVINYLCHORIDE PIPE
GV	GAS VALVE	PB/PG	PLAT BOOK / PAGE
GP	GAS PEDESTAL/BOX	POB	POINT OF BEGINNING
GM	GAS METER	P.O.C.	POINT OF COMMENCEMENT
GMH	GAS MANHOLE	℄	PROPERTY LINE
MR	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
GP	GUY POLE	TOC	TOP OF CURB
GW	GUY WIRE	TBM	TEMPORARY BENCHMARK
XFMR	ELECTRIC TRANSFORMER	+941.2	EXISTING GROUND ELEVATION
EMH	ELECTRIC MANHOLE	940	PROPOSED GROUND ELEVATION
EB	ELECTRIC PEDESTAL/BOX	--910--	EXISTING CONTOUR ELEVATION
EM	ELECTRIC METER	--910--	PROPOSED CONTOUR ELEVATION
TSP	TRAFFIC SIGNAL POLE	——℄——	CENTERLINE
CWP	CROSS WALK POLE	——E——	ADJOINER PROPERTY LINE
TSB	TRAFFIC SIGNAL BOX	——R——	RIGHT OF WAY
UTP	TELEPHONE PEDESTAL	——P——	OVERHEAD POWER LINE
UFOP	FIBER OPTIC PEDESTAL	——UP——	UNDERGROUND POWER
CMH	COMMUNICATIONS MANHOLE	——T——	TELEPHONE LINE
CP	COMMUNICATIONS PEDESTAL	——UT——	UNDERGROUND TELEPHONE LINE
OC	OVERHEAD CAMERA	——G——	GAS LINE
AC	AIR CONDITIONER	——CTV——	CABLE T.V. LINE
MB	MAILBOX	——UCTV——	UNDERGROUND CABLE T.V. LINE
BOL	BOLLARD	——SS——	SANITARY SEWER LINE
	TRAFFIC ARROWS	——W——	STORM SEWER PIPE
	HANDICAP PARKING SPACE	——W——	WATER LINE/PIPE
	SIGN	——x——	FENCE LINE
	BORE HOLE	——FM——	BRANCH/CREEK/STREAM CENTERLINE
	TREE	——FM——	DITCH/DRAIN CENTERLINE
	FLAGPOLE	——FM——	FLOOD HAZARD ZONE LIMITS
	PAYPHONE	——FM——	LIMITED ACCESS
		N/F	NON TITLE CERTIFY
		——FM——	SANITARY SEWER FORCE MAIN
		(R:)	RECORD DISTANCE



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 "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.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

VICINITY MAP
N.T.S.

PROPERTY INFORMATION:

PARENT TAX PARCELS: M0230009 & M0230008
100 CHERRY HILL ROAD & 1605 E SPRING STREET
MONROE, GEORGIA 30656

ZONING: M-1
ZONING INFORMATION TAKEN FROM CITY OF MONROE ZONING MAPS.

PLAT & DEED REFERENCES:

BOUNDARY RETRACEMENT SURVEY FOR SAND HANDTRUCKS, LLC PREPARED BY PRECISION PLANNING, INC.; DATED 5/27/2025.

OTHERS AS NOTED ON SURVEY.

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

THIS SURVEY WAS PREPARED REFERENCING CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 2-44386, DATED APRIL 25, 2025. THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION BY THE SURVEYOR. MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

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.) REFERENCE CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 2-44386, DATED APRIL 25, 2025.

6.) WATER SERVICE PROVIDED BY THE CITY OF MONROE.

7.) THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE CITY OF MONROE DEVELOPMENT REGULATIONS CURRENTLY IN EFFECT.

8.) THIS PLAT WAS PREPARED TO COMBINE TAX PARCELS M0230008 & M0230009.

9.) SETBACKS:
FRONT = 100'
SIDE = 50'
REAR = 75'

EQUIPMENT USED:

A TRIMBLE S5 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 74,092 & AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 5/15/2025.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 736,604 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 13297C0137, 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.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Donald E. James 12/19/2025
DONALD E. JAMES, GEORGIA PLS 003450 DATE:

SURVEYOR:

PRECISION PLANNING, INC.
400 PIKE BLVD
LAWRENCEVILLE, GEORGIA 30045
TEL: (770) 338-8000

OWNER:

WHEEL & WATER HOLDING CORP.
2330 PRO-TEC WAY
LOGANVILLE, GA 30052
JEROEN VAN DER PLOEG
TEL: (470) 545-1792

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE.

DATED THIS 29th DAY OF December, 2025.

BY: _____
CODE ENFORCEMENT OFFICER

© 2025 PRECISION PLANNING, INC. ALL RIGHTS RESERVED.

THESE DOCUMENTS AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PRECISION PLANNING, INC. UNLESS OTHERWISE AGREED TO IN WRITING, THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER OR FORMAT TO ANY PARTY OTHER THAN THE RESPONSIBLE PARTY FOR WHOM THEY WERE PREPARED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY DESIGNATED IN THESE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM PRECISION PLANNING, INC.

GEORGIA PROFESSIONAL No. LS003450 Donald E. James LAND SURVEYOR DONALD EDWARD JAMES
12/19/2025
STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors

WHEEL & WATER HOLDING CORP.
100 CHERRY HILL ROAD,
LAND LOTS 100,101,108 & 109, 3rd DISTRICT,
CITY OF MONROE, WALTON COUNTY,
GEORGIA

RECOMBINATION PLAT

SHEET TITLE

FIELD	DRAWN	CHECKED
JAH	NAP	DEJ

NO.	DESCRIPTION	DATE
-		

RELEASE

12/10/2025
DATE

C25065
PPI PROJECT NO.

1 OF 1

CRD: 21061

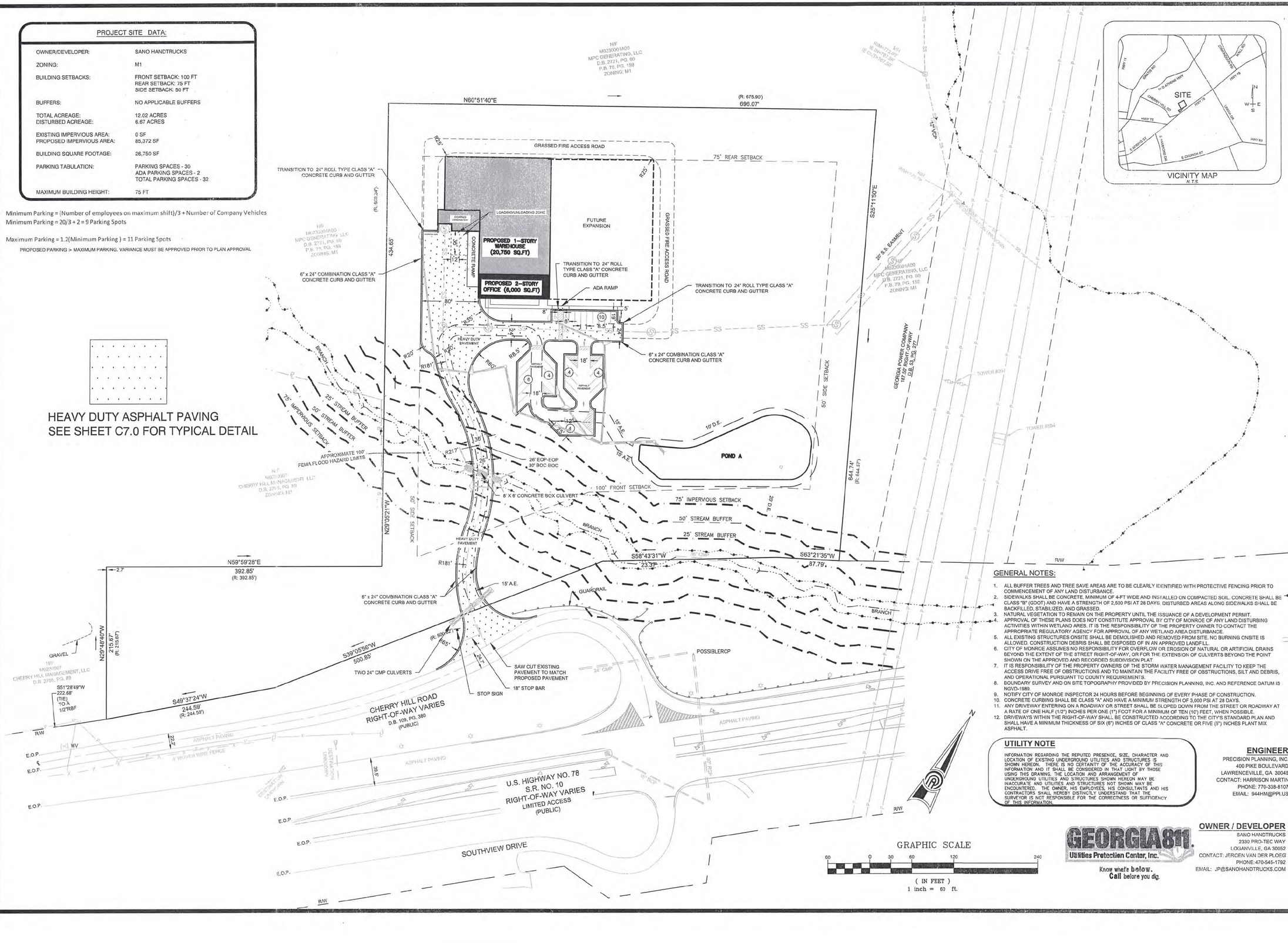
PROJECT SITE DATA:	
OWNER/DEVELOPER:	SANO HANDTRUCKS
ZONING:	M1
BUILDING SETBACKS:	FRONT SETBACK: 100 FT REAR SETBACK: 75 FT SIDE SETBACK: 50 FT
BUFFERS:	NO APPLICABLE BUFFERS
TOTAL ACREAGE: DISTURBED ACREAGE:	12.02 ACRES 6.67 ACRES
EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA:	0 SF 85,372 SF
BUILDING SQUARE FOOTAGE:	26,750 SF
PARKING TABULATION:	PARKING SPACES - 30 ADA PARKING SPACES - 2 TOTAL PARKING SPACES - 32
MAXIMUM BUILDING HEIGHT:	75 FT

Minimum Parking = (Number of employees on maximum shift)/3 + Number of Company Vehicles
Minimum Parking = 20/3 + 2 = 9 Parking Spots

Maximum Parking = 1.2(Minimum Parking) = 11 Parking Spots

PROPOSED PARKING > MAXIMUM PARKING. VARIANCE MUST BE APPROVED PRIOR TO PLAN APPROVAL

HEAVY DUTY ASPHALT PAVING
SEE SHEET C7.0 FOR TYPICAL DETAIL



GENERAL NOTES:

1. ALL BUFFER TREES AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. SIDEWALKS SHALL BE CONCRETE, MINIMUM OF 4-FT WIDE AND INSTALLED ON COMPACTED SOIL. CONCRETE SHALL BE CLASS "B" (GDOT) AND HAVE A STRENGTH OF 2,500 PSI AT 28 DAYS. DISTURBED AREAS ALONG SIDEWALKS SHALL BE BACKFILLED, STABILIZED, AND GRASSED.
3. NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
4. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF MONROE OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND ARES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
5. ALL EXISTING STRUCTURES ONSITE SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO BURNING ONSITE IS ALLOWED. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED LANDFILL.
6. CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
7. IT IS RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.
8. BOUNDARY SURVEY AND ON SITE TOPOGRAPHY PROVIDED BY PRECISION PLANNING, INC. AND REFERENCE DATUM IS NGVD-1989.
9. NOTIFY CITY OF MONROE INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
10. CONCRETE CURBING SHALL BE CLASS "A" AND HAVE A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS.
11. ANY DRIVEWAY ENTERING ON A ROADWAY OR STREET SHALL BE SLOPED DOWN FROM THE STREET OR ROADWAY AT A RATE OF ONE HALF (1/2") INCHES PER ONE (1") FOOT FOR A MINIMUM OF TEN (10') FEET, WHEN POSSIBLE.
12. DRIVEWAYS WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE CITY'S STANDARD PLAN AND SHALL HAVE A MINIMUM THICKNESS OF SIX (6") INCHES OF CLASS "A" CONCRETE OR FIVE (5") INCHES PLANT MIX ASPHALT.

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.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA811 Utilities Protection Center, Inc.
Know what below. Call before you dig.

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

OWNER / DEVELOPER
SANO HANDTRUCKS
2330 PRO-TEC WAY
LOGANVILLE, GA 30052
CONTACT: JEROEN VAN DER PLOEG
PHONE: 470-545-1792
EMAIL: JP@SANOHANDTRUCKS.COM

© 2026
PRECISION PLANNING, INC.
ALL RIGHTS RESERVED.

THESE CONSTRUCTION DOCUMENTS AND PERMITTED REPRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF PRECISION PLANNING, INC. UNLESS OTHERWISE AGREED TO, THEY SHALL NOT BE USED IN ANY MANNER WHATSOEVER IN MANNER NOR ARE THEY TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT AND DUE COMPENSATION TO PRECISION PLANNING, INC.

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors

SANO HANDTRUCKS
100 CHERRY HILL RD
MONROE, GA 30656
WALTON COUNTY, GEORGIA
LAND LOTS 160, 161, 168, & 169 - 2nd DISTRICT
PARCELS: M023000 & M023000A

SITE PLAN

SHEET TITLE

DESIGN	DRAWN	CHECKED
HM	LM	MP

NO.	DESCRIPTION	DATE

RELEASE

10/25/25
DATE

C25-065
PPI PROJECT NO.

C2.0