

Conditional Use Application # CU14090001

Planning Comm. Meeting Date 10-2-14 at 6:00PM held at WC Board of Comm. Meeting Room  
Board of Comm Meeting Date 11-4-14 at 6:00PM held at WC Board of Comm. Meeting Room  
You or a representative must be present at both meetings

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel C1840015F00

Applicant Name/Address/Phone #

Joseph Ann Marie Mon  
101825 Covenant Trail  
Monroe, GA 30655

Property Owner Name/Address/Phone

Joseph Ann Marie Mon  
1825 Covenant Trail  
Monroe, GA 30655  
(If more than one owner, attach Exhibit "A")

Phone # 770-601-1268

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Location Grace Estates II Present Zoning A-1 Acreage 7.08  
Monroe

Existing Use of Property: ~~RESIDENTIAL~~ NATURAL WOODS LOT

Existing Structures: NONE

Property is serviced by:

Public Water:  Provider: Walton County Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The purpose of this conditional use is: TO CONSTRUCT A 800 SF  
GUEST HOME WITH KITCHEN + BATH

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 9/1/14 Fee Paid \$ 250.00

**Public Notice sign will be placed and removed by P&D Office**  
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A-1 Surrounding Zoning: North \_\_\_\_\_ South \_\_\_\_\_

Comprehensive Land Use: 4 East \_\_\_\_\_ West \_\_\_\_\_

Commission District: \_\_\_\_\_ Watershed: \_\_\_\_\_

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

## Charna Parker

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**From:** Joe Moon <jmoon@landplanning.net>  
**Sent:** Friday, September 05, 2014 8:45 AM  
**To:** cparker@co.walton.ga.us  
**Subject:** Guest house size at 1825 Covenant Trail, Monroe, Ga

Charna,

As you aware, I am on the October Planning Commission Agenda and November Board of Commissioners agenda for a Conditional Use Permit to construct a 800 sf guest house. However, I have been trying to keep the heated square footage to 800 sf, but I am not able to achieve a functional layout. If I could be allowed 200 sf more heated space, I could achieve a functional layout. I would like to see if we could amend the conditional use information that I submitted to request 1,000 sf heated max. instead of 800 sf heated. If you have any questions or concerns feel free to contact me.

Thanks,  
Joe Moon

**Joe Moon**

*Environmental Designer*  
**Breedlove Land Planning, Inc.**  
Main: 770-483-1173  
Direct: 706-395-1620  
Mobile: 770-601-1268  
Email: [jmoon@landplanning.net](mailto:jmoon@landplanning.net)  
Website: [www.landplanning.net](http://www.landplanning.net)

**WE'VE MOVED!** Our new main office address is 15 Simpson Street, Atlanta, GA 30308. Please update your contact info accordingly. Our main phone number and extensions remain unchanged.

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This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.

**Joseph & Ann Marie Moon  
1825 Covenant Trail  
Monroe, GA 30655**

**LETTER OF INTENT**

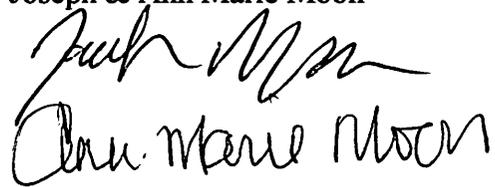
September 1, 2014

To Whom It May Concern:

We are seeking a conditional use on the subject property for an 800 sf guest house as shown on sheet C-100. It is our intent, if approved, to build guest house in accordance to Walton County building codes and ordinances.

Sincerely,

Joseph & Ann Marie Moon

Handwritten signatures of Joseph and Ann Marie Moon. The signature for Joseph Moon is written in a cursive style, and the signature for Ann Marie Moon is also in cursive, appearing below the first signature.

**Joseph & Ann Marie Moon**

1825 Covenant Trail  
Monroe, GA 30655  
770/601-1268

Walton County Planning & Development  
Conditional Use  
303 S. Hammond Dr.  
Monroe, Ga. 30655

**Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:**

- 1) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed conditional use:

The proposed guest house size is less than 1% of the total site.

- 2) Compatibility with adjacent properties and with other properties in the same zoning district:

Proposed use is allowed in all adjacent zonings.

- 3) Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area:

Street is private and use will not increase traffic flow.

- 4) Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

Subject property will provide a driveway to allow user and emergency access to proposed building.

- 5) Whether or not the proposed use will create unreasonable adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use:

The proposed use will not create any unreasonable adverse impacts on adjoining properties.

- 6) Whether or not the proposed use will create unreasonable adverse impacts upon any adjoining land use by reason of the manner of the hours of operation of the proposed conditional use:

Proposed use falls under residential use and will not have hours of operational use.

- 7) Whether or not the proposed use will create unreasonable adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

There will be no operational use other than for residential purposes on the subject property.

- 8) Whether the length of time for which the conditional use permit is granted should be limited in duration:

Conditional use should be granted for permanent use.

- 9) Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings:

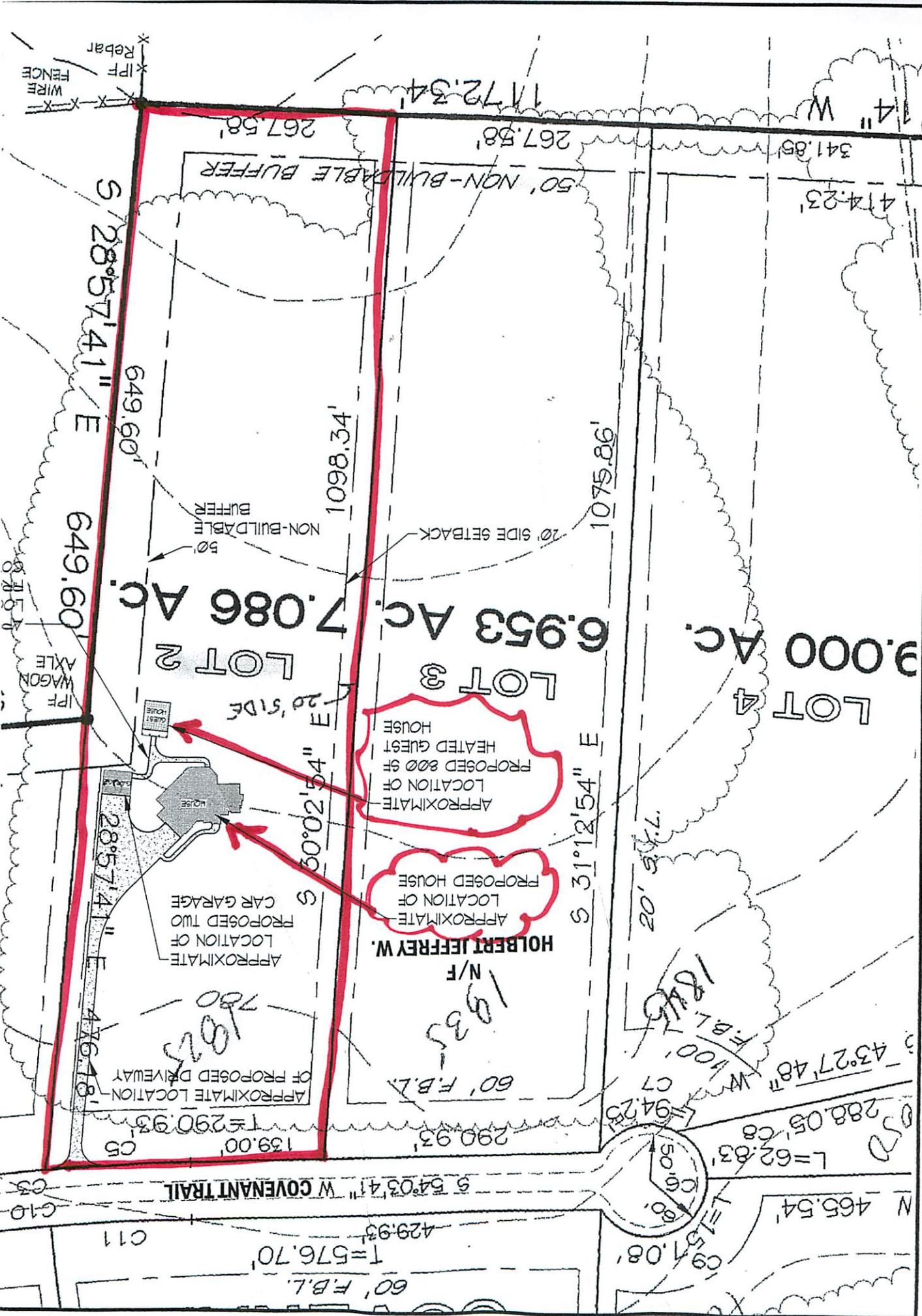
Yes, conditional use is appropriate size.

- 10) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; and

Proposed use has no adverse affect on any historic infrastructure or resources.

- 11) Whether or not the proposed plan will have an unreasonable adverse impact on natural resources or environmentally sensitive areas, including floodplains, wetlands, prime plant or animal habitat, or other similar features of unique value to the character of Walton County:

There are no floodplains or wetlands on this property, and there will be vegetation and woodlands to remain on backside of property to provide habitat for wildlife.



174" W  
341.85'

414.23'

LOT 4  
9.000 AC.

LOT 3  
6.953 AC.

LOT 2  
7.086 AC.

APPROXIMATE LOCATION OF PROPOSED 800 SF HEATED GUEST HOUSE

APPROXIMATE LOCATION OF PROPOSED HOUSE

HOLBERT JEFFREY W. N/F

APPROXIMATE LOCATION OF PROPOSED TWO CAR GARAGE

1035

APPROXIMATE LOCATION OF PROPOSED DRIVEWAY

54°03'41" W COVENANT TRAIL

\* Rebar  
\* I.P.F.  
\* WIRE FENCE

I.P.F. WAGON AXLE

C10  
C11



267.58'

1172.34'

1075.86'

649.60'

1098.34'

267.58'

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S 28°57'41" E

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