

Conditional Use Application # CU 14090002

Planning Comm. Meeting Date Oct 2 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date Nov 4 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 C 35-23B

Applicant Name/Address/Phone #

SAM GUY  
6027 Hwy 81  
Loganville GA. 30052

Phone # (770) 294 9283

Location 6027 Hwy 81 Loganville GA 30052

Existing Use of Property: Home

Existing Structures: Home

Property is serviced by:

Public Water WCUWA Provider: \_\_\_\_\_ Well: \_\_\_\_\_

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

The purpose of this conditional use is: Guest House  
Family and Friends  
to stay in when visiting

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] 9/3/2014 \$ 250.00  
Signature Date Fee Paid

**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 A-1 South A-1  
East A-1 West A-1

Comprehensive Land Use: \_\_\_\_\_

Commission District: 1 Watershed: \_\_\_\_\_

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

## GUEST HOUSE REGULATIONS

**GUEST HOUSE:** An attached or detached accessory building that provides living quarters for guests, may or may not contain a kitchen or cooking facility. Guesthouse shall never be used for rental or lease. 12-2-03

### Guest House, Caretaker House (2)

Guest and Caretaker Houses are allowed by right in the A zoning, and as a conditional use in the A-1, A-2, B-2, B-3, TC, MUBP, M-1 and M-2 zonings and in R-1 properties that are one-acre in size or larger. (7-10-12)

- A. The use must maintain a residential appearance and shall produce no impacts in appearance, noise, light, and traffic that are detrimental to adjacent properties.
- B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.
- C. Installation of a separate gas and/or electric meter shall be prohibited. (8-2-11)
- D. The rental, lease, of a guesthouse, or the use of a guesthouse as a primary residence shall be prohibited. (8-2-11)

NAICS Code	Principal Uses	Suppl. Reg	A	A-1	A-2	R-1	R-2	R-3	MHP	OI	B-1	B-2	B-3	TC	MUBP	M-1	M-2
	Guest House, and Caretaker/Employee Dwelling	Yes	P	C	C							C	C	P	C	C	C

I hereby acknowledge receipt of the regulations for a Guest House. If my application is approved I will abide by all regulations.

DATE: 9/3/2014 

## Standard Review Questions:

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:

### Conditional Use Permit Criteria

- 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;
- 2) Compatibility with adjacent properties and with other properties in the same zoning district;
- 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;
- 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;
- 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;
- 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;
- 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;
- 8) Whether the length of time for which the conditional use permit is granted should be limited in duration;
- 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.
- 10) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; and
- 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.

*See Attached  
Answers*

# Review Questions

SAM GUY - 770244-9283  
6027 Hwy 81  
Lawrenceville GA 30052

1) Yes

2) Yes

3) NO ~~will not~~ increase traffic

4) NO will not

5) NO

6) NO

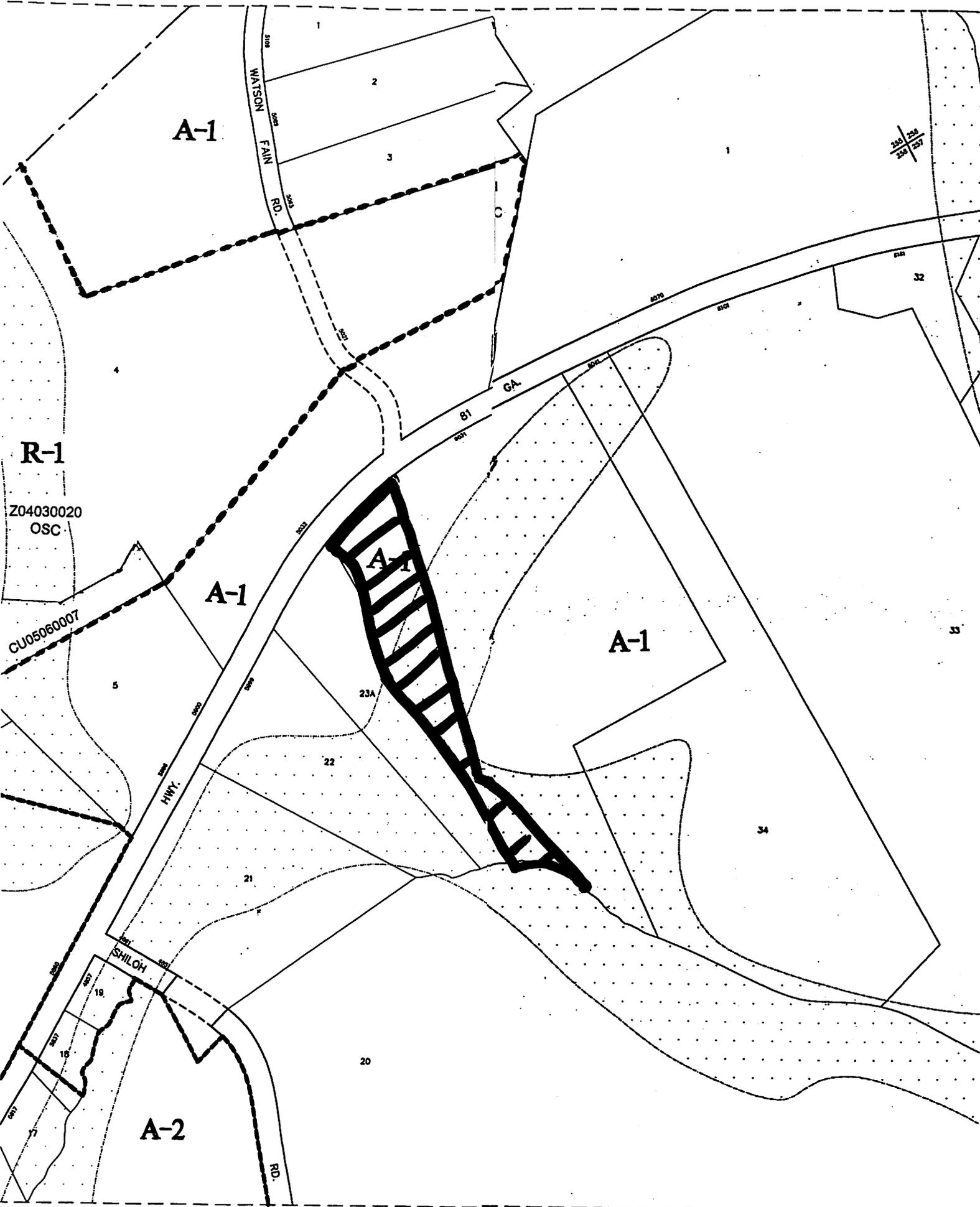
7) NO

8) NO

9) NO

10) NO

11) NO



A-1

WATSON  
FAIN  
RD.

2

3

256 258  
259 257

R-1

Z04030020  
OSC

CU05060007

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A-1

23A

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SHILOH

A-2

RD.

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