

Conditional Use Application # CU 14090013

Planning Comm. Meeting Date 11-6-14 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 12-2-14 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 C1920-029-A00 Land lot 25 of 4th District

Applicant Name/Address/Phone # Rose and Walter Williams
3210 Old Good Hope Rd.
Good Hope, GA 30641
Property Owner Name/Address/Phone SAME

(If more than one owner, attach Exhibit "A")

Phone # 770-267-8683 Phone # _____
Location 3210 Old Good Hope Road Present Zoning LOT 25 Ag Acreage 5.006

Existing Use of Property: Primary Residence

Existing Structures: HOUSE

Property is serviced by:
Public Water: _____ Provider: _____ Well:
Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: Guest house provide a place for family visit.

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 Rosemarie C Williams Date 9/29/14 \$ _____ 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-2 Surrounding Zoning: North A-2 South ~~A-2~~
East A-2 West A-2
Comprehensive Land Use: neighborhood Res.
Commission District: 4 Watershed: _____

I hereby withdraw the above application _____ Date: _____

Conditional Use Permit Criteria

3210 Old Good Hope Rd., Good Hope, GA

9/30/2014

1. We own 5.006 acres, non-subdivided, residential-rural area.
2. This will not impact any neighbors, and will not be seen by any neighbors homes.
3. Guests using the house will use current driveway and will in no way effect traffic.
4. There will be no additional street-lights or other impact on surrounding area's .
5. The guest house will not have separate utilities and will be under the 800 square foot.
6. Guests will enter and exit same driveway and will not add additional noise.
7. The homes appearance will not be detrimental to the property and will look as nice as primary home.
8. There are no historic buildings, or sites close to primary home, or neighborhood.
9. There will be no adverse effects on the environment, or natural resources, and it is not near a flood plane.
10. The house will sit approximately 70 feet northwest of the primary house.

Letter of Intent

9/30/2014

Our names are Rosemarie and Walter Williams III of 3210 Old Good Hope Road, in Good Hope, GA, and we request approval to have a guest house on our property. This would be used for guests visiting us on occasion. We also have several horses and some times, due to medical conditions, need a farm hand to help – this guest house will be utilized by them when needed. We believe we live in an area that allows “guest/caretaker homes” and we seek approval to have one on our property. We would like to utilize and 35 foot by 13.7 foot “Lil’ Lodge”, that is constructed at code standards per Walton county. We can provide whatever necessary documentation to have this approved.

We really appreciate your consideration to have this approved.

Sincerely,

Rosemarie and Walter Williams III

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: *Rosanne C Williams*

