

Conditional Use Application # CU 1410 0013

Planning Comm. Meeting Date 12/11-14 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 1-6-15 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 N16K-23

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Monica Louise Evelyn, f/k/a
Monica Louise Brown
1761 Ridgecrest Drive
Monroe, Georgia 30655

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Monica Louise Brown
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Monroe, Georgia 30655
(If more than one owner, attach Exhibit "A")

Phone #: (770) 267-8053

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Location: 1761 Ridgecrest Drive
Monroe, Georgia 30655

Present Zoning: A-1 Acreage: 2.1612

Existing Use of Property: Home

Existing Structures: 1 Single Family Home which has 5 Bedrooms, 3 1/2 Bathrooms and a Full/Complete Basement. 4 Residents

Property is serviced by:

Public Water: X Provider: City of Monroe Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

The purpose of this conditional use is: To operate a Community Living Arrangement Home/Personal Care Home for the disabled, e.g. the developmentally disabled.

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.

Monica Louise Evelyn
Signature Monica Louise Evelyn

10/29/2014
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: Rural Residential

Commission District: 6 Watershed: N/A

I hereby withdraw the above application _____ Date: _____

**Monica Louise Evelyn
1761 Ridgecrest Drive
Monroe, Georgia 30655
(770) 267-8053**

October 29, 2014

Ms. Charna Parker
Assistant Director
Walton County Planning and Development
303 S. Hammond Drive
Suite 98
Monroe, Georgia 30655

**RE: Item: Letter of Intent
Applicant: Monica L. Evelyn
Subject: Conditional Use Application**

Dear Ms. Parker:

This letter signifies that Monica L. Evelyn intends to submit a Conditional Use Application, for a Permit and/or or other pertinent authorization to operate a Community Living Arrangement Home/Personal Care Home at subject property located at 1761 Ridgecrest Drive, Monroe, Georgia 30655.

The proposed/ intended use of the subject property is to operate a Community Living Arrangement Home/Personal Care Home for the benefit of the disabled, i.e., developmentally disabled persons. The home will provide disabled residents with a family like living environment, including but not limited to safe comfortable housing; delicious nutritious meals; clean and appropriate clothing; medication assistance, transportation; good hygiene assistance and other necessary and proper compassionate care.

Sincerely,


Monica Louise Evelyn

Written Analysis

Standard Review Questions & Answers:

Please accept this statement as my 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;**

The site of the Single Family Home that the Community Living Arrangement Home/Personal Care Home would be operated on is located on 2.1612 acres and has 5 Bedrooms, 3 ½ Bathrooms on the main level and a Full Basement with two bedrooms, and a bathroom on the lower level. Therefore, adequate land area is available for the proposed conditional use and the home/structure has sufficient living space for the use contemplated.

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

Inasmuch as this Single Family Home is a house with similar architectural residential design as adjacent properties in its community and because the contemplated use of this Single Family Home is to comfortably house, feed and care for disabled/developmentally disabled persons in a safe, loving, caring, family like setting, it is compatible with adjacent single family residential homes/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;**

The public street on which the use is proposed to be located is Ridgecrest Drive. The operation of the Community Living Arrangement Home/Personal Care Home requires the use of one SUV/Van to transport disabled residents. A couple of other vehicles that belong to two Caregivers will enter and exit the property from time to time. The traffic –carrying capacity of Ridgecrest Drive is well able to handle this small increase in traffic and will not unduly increase traffic or create congestion in the area.

Page Two
Written Analysis
Conditional Use Permit Application
Monica L. Evelyn

- 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;**

The ingress and egress to the subject property and the structure/Single Family Home and the uses thereon, provide for pedestrian and automotive safety and convenience. It promotes good traffic flow and control, and it has excellent access in the event if fire or other emergency.

More specifically, there is open, safe readily available ingress and egress to the property that is the subject of this Application. Presently, this Single Family Home is the only structure on the subject property. It has three outside doors; an abundance of windows; a lengthy 74 feet long Walk Way from the front door to the driveway; and a 162 feet long wide Drive Way for safe adequate pedestrian and automotive travel and parking.

In the event of a fire or other emergency, the long wide Drive Way; lengthy front of house Walk Way; multiple windows; and three outside doors; provide sufficient ingress and egress for emergency and/or fire vehicles and personnel. Lastly, the subject property/Home is located on 2.1612 acres, and thus has plenty of land for safe pedestrian and automotive use-- without interference with or encroachment on adjoining properties.

- 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 of this property will not create an unreasonable adverse impact upon any adjoining land use by reason of noise, smoke, odor, dust or vibration of any type or kind. In addition, the operation of and/or proposed use of this Community Living Arrangement Home/Personal Care Home will in no way interfere with or create unreasonable adverse impacts upon the quiet and peaceful enjoyment of adjoining land use because operation of the proposed Home will not create, distribute or cause to be transported an unreasonable amount of noise, smoke, odor, dust or vibration to any adjoining land or property.

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;

The proposed use of this property will not create unreasonable adverse impacts upon any adjoining land use by reason of the manner of the hours of operation of the property's proposed conditional use as a Community Living Arrangement Home/Personal Care Home. While the disabled/developmentally disabled residents will reside at the home 24 hours a day, they will arise around 7am in the morning and retire for bed around 9pm. The hours of operation of this Home will in no way create an unreasonable adverse impact on any adjoining land.

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;

The proposed use will not create unreasonable adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. The proposed use is to operate a Community Living Arrangement Home/Personal Care Home for disabled/developmentally disabled persons. All residents and all activities held will be carefully supervised by Caregivers and will not create unreasonable adverse impacts upon adjoining land use. This Home will be operated in a manner that is safe and considerate. It will not interfere with the quiet enjoyment or use of adjoining land.

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

No. The conditional use permit should not be limited in duration because the operation and use of this proposed Community Living Arrangement Home/Personal Care Home would best benefit the community if it were not limited in duration. The residents of the Home would be in continuous need of the lodging, food, clothing and care provided by the proposed Home for the duration of their lives. This Home would abundantly benefit the community and its benefits should not 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.

At this time, there are no size, scale or massing of proposed buildings to compare to or analyze for appropriateness in relation to the size of the subject property or in relation to the size, scale and massing of adjacent or nearby lots and buildings. Presently, the proposed Community Living Arrangement Home/Personal Care Home will be housed in the existing subject property and there are no plans to build other buildings or structures at this time.

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

No. The proposed plan will not adversely affect any historic buildings, sites, districts or archaeological resources. In the specific area that the subject property (Single Family Home) is located there are no known historic buildings, sites, districts or archaeological resources that will be adversely affected by the operation of a Community Living Arrangement Home/Personal Care Home. The subject property is located miles away from Walton County's historic districts and buildings.

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.

The proposed plan will in no way have an unreasonable adverse impact on natural resources or environmentally sensitive areas, including floodplains, wetlands, prime plant or animal habitats, or other similar features of unique value to the character of Walton County, Georgia-- inasmuch as the subject property that will house the Community Living Arrangement Home/Personal Care Home is not located in or near any of the above referenced areas and will not adversely impact natural resources.

As a matter of fact, the proposed plan will abundantly benefit some disabled /developmentally disabled residents of Walton County, Georgia by providing them with a family like living environment, including but not limited to safe comfortable housing, nutritious food, and appropriate clothing, transportation, medication assistance, good hygiene assistance and other kind, compassionate care.

Lastly, the subject property (Single Family Home) that will house the proposed Community Living Arrangement Home/Personal Care Home has existed for more than 20 years, and it has had no unreasonable adverse impact on natural resources or environmentally sensitive areas. It is therefore reasonable to conclude that the proposed humanitarian use of the subject property will be beneficial and not detrimental to the value and character of Walton County, Georgia.



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA

COMMUNITY LIVING ARRANGEMENT PERMIT

This is to certify that a permit is hereby granted to

_____ to maintain and operate a

MONICA EVELYN
(Name of Governing Body)

for 4 residents.
(number served)

MONICA EVELYN CLA
(Name of Residence)

Said residence and premises are located a

1751 RIDGECREST DRIVE
(Street)

in MONROE 30655 County of WALTON, Georgia.
(City or Town) (Zip Code)

Permit effective date is Monday, December 07, 2009 and remains in effect unless revoked or suspended

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. Secs. 31-7-1 and 37-1-22 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

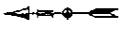
PERMIT NO. 147-01-014-2

In Witness Whereof, we have hereunto set our hand this 8TH day of DECEMBER, 2009

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION


Doug Colburn, Division Chief



SEPT. 2003

WALTON COUNTY GEORGIA ZONING MAP

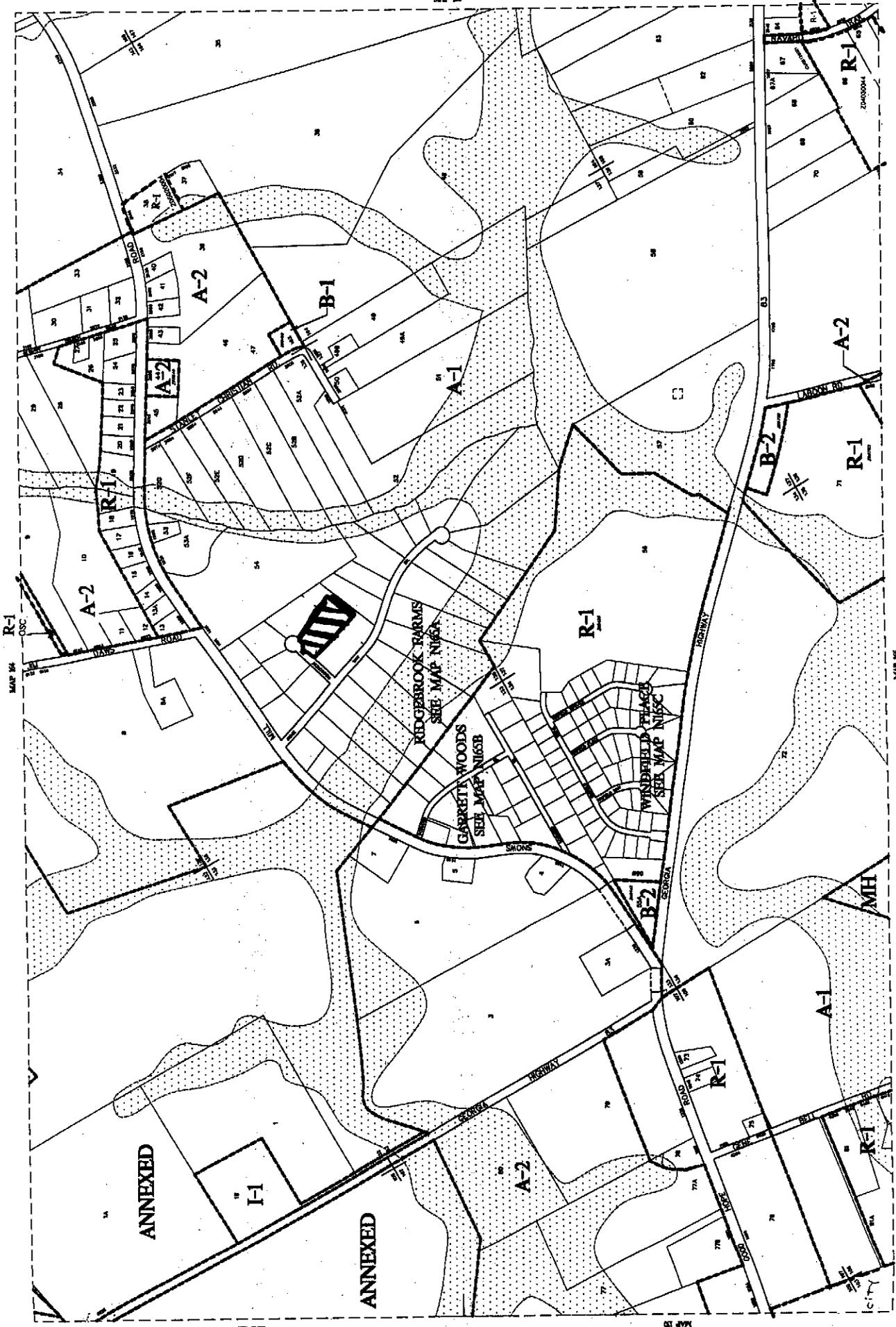
1" = 800'



Park & Wood, Inc.
CONSULTING ENGINEERS

165

MAP 80



MAP 86

MAP 86

ANNEXED

ANNEXED

MH

MAP 83

MAP 83

CITY