

Rezone CU15060005

Staff Analysis

Commission District: 3-Shelnutt

Planning Commission Hearing Date: 7-2-15

Board of Commissioners Hearing Date: 8-4-15

Parcel ID: Map C67-15

Acreage: 5.14 acres

Applicant:

Rene Eberhardt

2532 Greenfield Lane
Monroe GA 30655

Owners:

Mary Gauntt

4643 Gauntt Road
Oxford GA 30054

Property Location: 4643 Gauntt Road

Current Character Area: Rural Residential

Current Zoning: A-2

Request: Conditional use for community living assistance home for 4-6 individuals

Site Analysis: The 5.14 acres is being cut out of a 7.87 acre tract of land located on Gauntt Road.
(This request was submitted prior to the ordinance change regarding personal care homes.)

Zoning History: None

Character Area: The request is compatible with the character area which is rural residential.

Conditions Requested by Applicant: None

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Conditional Use Application # CU 1506005

Planning Comm. Meeting Date 7-2-15 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 8-4-15 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 C-67 15

Applicant Name/Address/Phone #

Rene Eberhardt
2532 Greenfield lane
Milledge, GA. 30655

Phone # (770) 841-9898

Location 4643 Gauntt Rd Oxford Present Zoning farm Acreage 5.14 Acres

Existing Use of Property: Residential home / Farm land

Existing Structures: Home, Shed

Property is serviced by:

Public Water: _____ Provider: _____ Well:

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: for a small private
personal care home.

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.

Rene Eberhardt 5-26-15 \$ _____
 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-2 Surrounding Zoning: North A-2 South R-1 & A-2

Comprehensive Land Use: Rural Residential East A-2 West A-2

Commission District: 3 Watershed: Cornish Creek

I hereby withdraw the above application _____ Date: _____

My Intent

My purpose for opening a Personal Care Home is to provide a high level of care for Elderly Patients.

I aim to gain the respect of the Residents family and friends that I care for. I am determined to prove that caring for the Elderly is one of the most rewarding jobs and great responsibility.

God has blessed me with twenty-three years of Nursing service with a lot of different experiences, I've touched on every aspect of Nursing from working in Nursing Homes, Home Health Care, working in Hospice Care and currently working in the hospital. Through all the years I have worked, My greatest blessing has been caring for the Elderly.

My goal is to provide a safe place where Residents can call home. Family's can rest assured that their Parents, grandparents or relatives are being cared for at the highest level. My goal is to have three to five residents that are provided with twenty-four hour care.

Thank You For Providing This Opportunity,

Rene Eberhardt

Conditional Use Permit Criteria

1. Adequacy of the size of the site: The home has 3 bedrooms and 1 oversized bedroom. Home will house two residents in 1 room, and provide 3 private bedrooms. The rooms meet the square footage required by the state. None of the residents will have a vehicle. Typically there will be only two vehicles at the site. The property is over 5.14 acres.
2. Compatibility with adjacent properties: The setting is rural/ farm land and is located on Gauntt Rd. The adjacent properties are rural farmlands. Two of the properties are residential units and consistent with the type of use we are proposing.
3. Adequacy of Public Street: The use will not increase traffic trips. The site will have two employees and receive occasional medical supplies. Both roads have sufficient capacity.
4. Ingress and Egress to the subject property: One of the exits will have a handicap ramp. Part of my State permit will require fire escape/ evacuation plan and fire drills which we will address safely.
5. Unreasonable adverse impacts upon adjoining land (noise smoke dust): The use will be primarily contained to the interior of the building with no exterior noise smoke or vibration.
6. Hours of operation: The hours are 24/7 but are interior to the building. Deliveries are typical during the day. The facility will operate like a residence.
7. Unreasonable adverse impacts upon adjoining land: There will be no adverse impacts.
8. Length of time conditional permit is granted: No length of time should be imposed.
9. Size scale and massing of proposed building: The facility is fully constructed and is adequate for the proposed use. The facility has no impact on adjacent properties.
10. Whether proposed plan will affect historical buildings: No historical properties are in proximity.
11. Unreasonable adverse impact on natural resources: There will be no environmental issues to any wetlands, prime plants, animal habitat or other similar features that are unique to the value or character of Walton County.

Thank You,

Rene Eberhardt

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Rene Eberhardt
Address: 2532 Greenfield Lane Monroe GA
Telephone: (770)8419898
Location of Property: 41643 Gauntt Rd
Oxford GA
Map/Parcel Number: C-67
Current Zoning: Rural Residential Requested Zoning: Same
Farmland

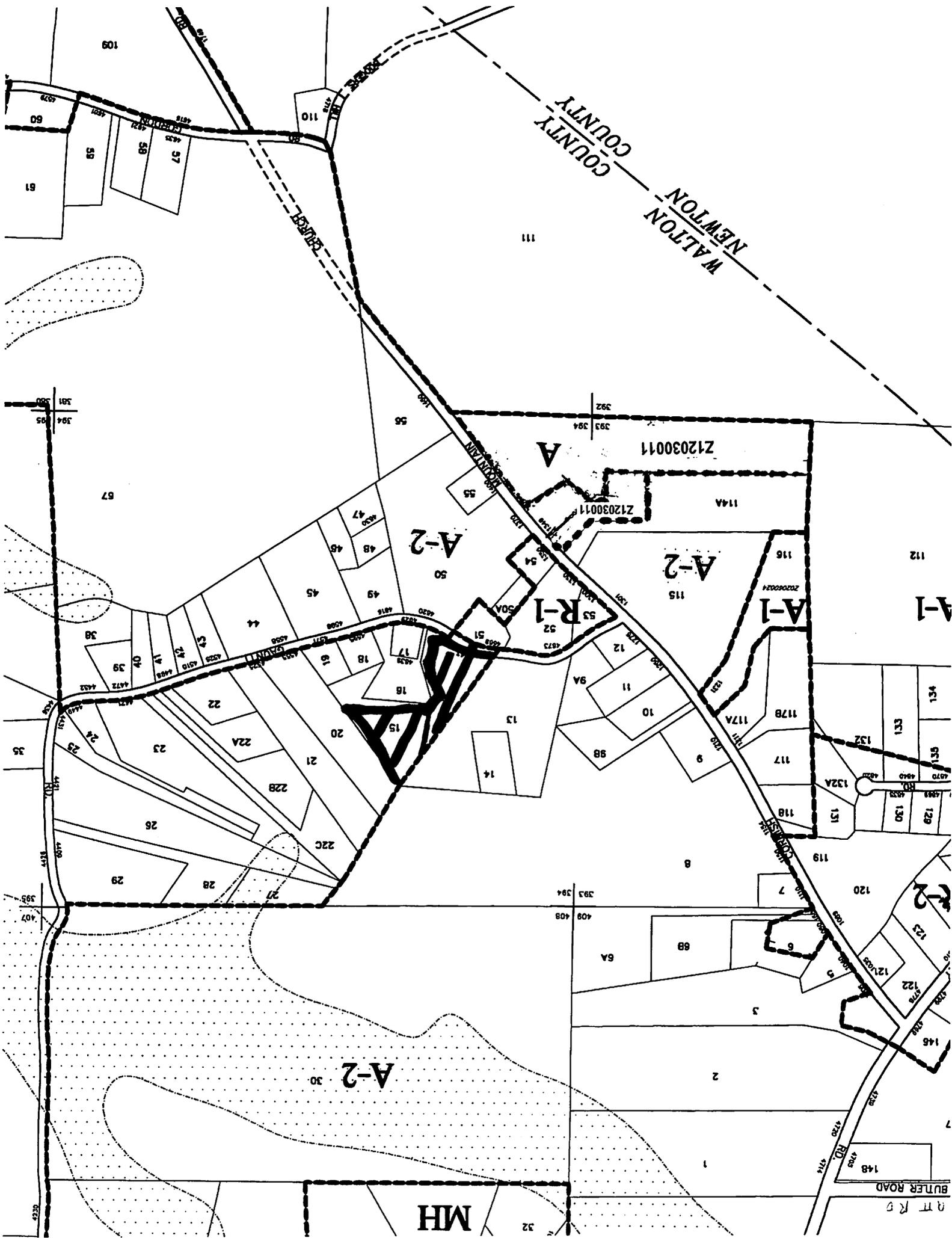
Property Owner Signature: Mary E Gauntt Executor for Property Owner Signature
the Estate of William Gauntt
Print Name: Mary E Gauntt Print Name: _____
Address: 41643 Gauntt Rd SE Address: _____
Oxford, Ga 30054
Phone #: 678-640-149 Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Mari P. Schuyler 5-20-15
Notary Public Date



WALTON COUNTY
NEWTON



MH

BUTLER ROAD
AT RD

SCHOONESHEE RD

HUNTER RD

A-2

A-2

A-1

R-1

A-2

A-1

Z12030011

Z12030011

109

110

111

67

56

Z12030011

114A

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