

# Rezone CU15090010

## Staff Analysis

Commission District: 5 Adams

Planning Commission Hearing Date: 11-5-15

Board of Commissioners Hearing Date: 12-1-15

**Parcel ID: Map C119-155**

**Acreage: 5.25 acres**

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**Applicant:**

**Carol Britt**

2190 Shoal Creek Road  
Monroe GA 30656

**Owners:**

**Douglas & Jane Oakes**

2691 Broach Road  
Monroe GA 30656

**Property Location:** 2691 Broach Road

**Current Character Area:** Suburban

**Current Zoning:** A-1

**Request:** Conditional use for Events Facility

### **Regulations for Events Facility**

- A. Buildings, courts, pools and other structures shall be set back not less than 25 feet from any property line, except when such property line is a street line. In such case, the front yard setback of the district shall apply.
- B. Swimming pools shall comply with the standards established in this Section.
- C. Outdoor activity shall cease by 10:00 p.m.

**Site Analysis:** The 5.25 acre tract of land is located at the intersection of Broach Spur and Broach Road.

**Zoning History:** None

**Character Area:** The request is compatible with the character area which is suburban.

**STAFF COMMENTS/CONCERNS:** As the Board desires

**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:**

**PC Action:**

**Conditional Use Application** # CU 15090010

Planning Comm. Meeting Date 11-5-15 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 Board of Comm Meeting Date 12-1-15 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 — Downtown Monroe Historical Courthouse  
**You or a representative must be present at both meetings**

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

**Map/Parcel** C1190155

<b>Applicant Name/Address/Phone #</b> <u>Carol Britt</u> <u>2190 Shoal Creek Rd</u> <u>Monroe, GA 30656</u>	<b>Property Owner Name/Address/Phone</b> <u>DOUGLAS L. OAKES Jr.</u> <u>Jean W. Oakes</u> <u>2691 BROACH RD NW</u> <u>MONROE, GA 30656</u> <u>678-425-7100</u> <small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>770-316-9245</u>	Phone # <u>678-425-7100</u>
Location <u>2691 Broach Rd</u>	Present Zoning <u>A1</u> Acreage <u>5.25</u>
Existing Use of Property: <u>Residential</u>	
Existing Structures: <u>home, barn, storage, shed, greenhouse</u>	
Property is serviced by:	
Public Water: _____ Provider: _____	Well: <input checked="" type="checkbox"/>
Public Sewer: _____ Provider: _____	Septic Tank: <input checked="" type="checkbox"/>
The purpose of this conditional use is: <u>Event venue</u>	
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 <u>[Signature]</u>	Date <u>7/30/15</u> Fee Paid <u>\$ 300.00 CK# 5145</u>

**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 A1 South A1  
 East A1 West A1

Comprehensive Land Use: Suburban

Commission District: 5 Watershed: N/A

OWNERS OF PROPERTY  
EXHIBIT "A"

This exhibit is part of the application for Conditional Use Permit for property located at, 2691 Broach Rd, Monroe, GA 39656

Additional Owners are, *Future owners if Conditional Use is approved.*

Sherry P. Pellegrino, 2416 Meredith Drive, Loganville, GA 30052, 404-886-7485

Joel R. Pellegrino, 2416 Meredith Drive, Loganville, GA 30052, 404-493-3393

Steve A. Britt, 2190 Shoal Creek Rd, NW, Monroe, GA 30656, 770-316-2740

**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: Carol y Britt

Address: 2190 Shoal Creek Rd, Monroe, GA 30656

Telephone: 770-316-9245

Location of Property: 2691 Broach Rd

Monroe, GA 30656

Map/Parcel Number: 21190155

Current Zoning: A2 Requested Zoning: A2

Douglas L. Oakes  
Property Owner Signature

Jean W. Dakes  
Property Owner Signature

Print Name: DOUGLAS L. OAKES Print Name: Jean W. DAKES

Address: 2691 BROACH RD. NW Address: 2691 BROACH Rd. N.W

Phone #: 678-425-7100 Phone #: 770-601-2017

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.

[Signature] 9/25/15  
Notary Public Date

**Letter of Intent for 2691 Broach Rd, Monroe, GA 30656**

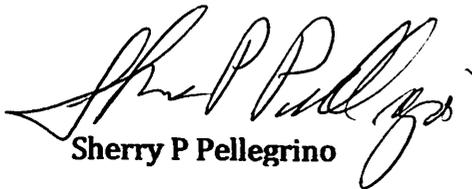
**The intent of the use of this property will be Weddings, Rehearsal Dinners, Showers, Birthday Parties, and Corporate Parties. The site usage will be mapped on the provided site plan; Parking will be available to attendees on site. This will not adversely affect any traffic or emergency situation. Attendees will be limited to 250 per all events.**

**The intended hours of business will be from 10 am – 9 pm. typical time frame will be 5 hours maximum, with no obstruction of adjoining properties. We estimate that we will book between 24 – 36 wedding and events per year. With the majority of the events being held on weekends.**

**Wedding coordinators, caterers, or photographers needs will handle all necessary events. It is our desire to keep activities at this location to a minimal size and to offer a beautiful and affordable location for the local and surrounding communities.**

**In closing, we believe this site will not only offer a great wedding location affordable to families, but will also introduce attendees to the county of Walton, City of Monroe and local businesses.**

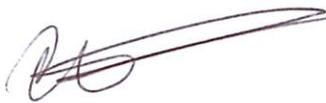
**We appreciate your consideration and look forward to your decision.**

  
**Sherry P Pellegrino**

CU 1509 0010

Detailed Analyst of Conditional Use of Property for Parcel #C1190155

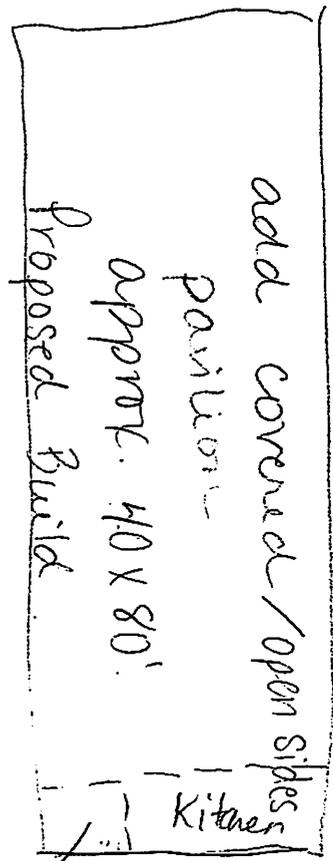
1. The property at 2691 Broach Rd, Monroe, GA 30656 has 5.25 acres of land. Only half of the property will be utilized for Weddings, Showers, Rehearsal Dinners, and Corporate Parties. In near future to expand existing barn. This will be shown on the site plan. There will construction of 1 pavilion as part of conditional use. Attendance for any event will be limited to around 150 guests. Adequate parking is also available on the property.
2. The site of use will be exposed to home on across Broach Spur. Owner of have been notified of potential use of property and
3. These sites will not affect the local traffic of Broach Rd or Broach Spur. Adequate parking is available on this property. Broach Rd & Broach Spur will easily handle this limited traffic.
4. All of the larger events will be held on the outside of the current housing structure on the property. Structure will be brought up to Fire Codes and be made ADA accessible.
5. The site should not have any unreasonable adverse impact upon adjoining land by reason of smoke, odor, dust, vibration or noise.
6. The hours of operation will be blocked off in hours. The events will take place during reasonable hours and will not have an unreasonable impact on surrounding properties. Wedding will be limited to 5 hours, and limited to no more than 1 event per day.
7. The site should not have unreasonable adverse impact on any adjoining land due to the usage of the property.
8. The time for which the conditional permit should be in duration is dependent upon the duration of the proposed home business.
9. The site will not adversely affect historic buildings, sites, district or archeological resources.
10. This site will not adversely affect the natural resources, environmentally sensitive areas of other similar features of unique value to Walton County.



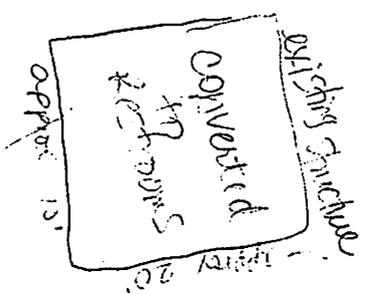
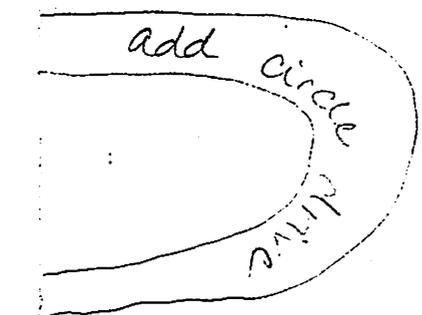
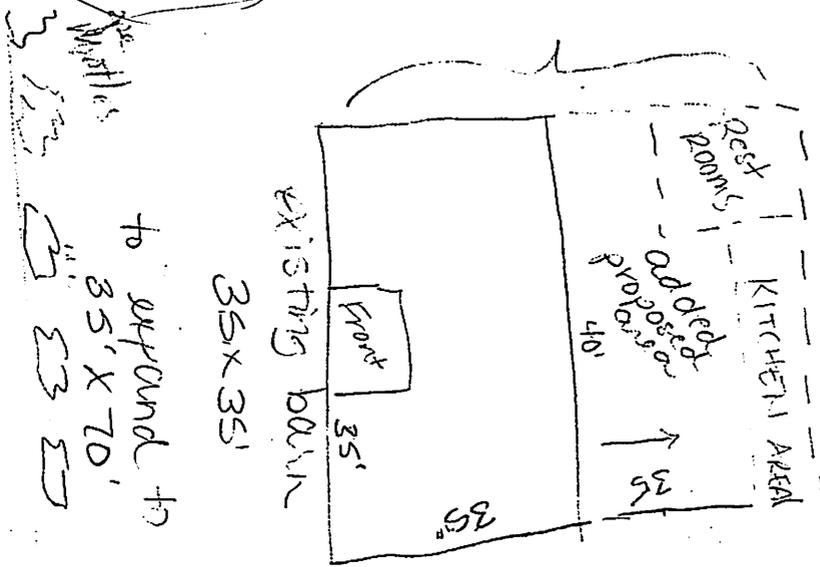
Carol Britt

100' ↑

Site Plan



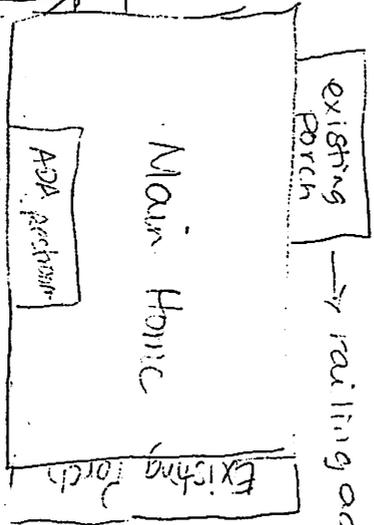
To Parking also



Restroom ADA

overflow parking

ADA entrance  
2691 Branch Rd.  
Mashie, GA  
Branch Rd



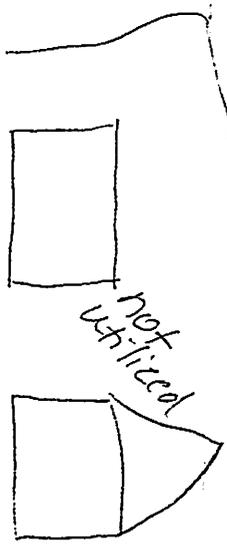
railing added

Parking

4 to a car  
= 62.5 cars

(existing terraced field)

Added entrance



BRANCH SPUR

