

Rezone CU16080020

Staff Analysis

Commission District: 1 Ayers

Planning Commission Hearing Date: 10-6-16

Board of Commissioners Hearing Date: 11-1-16

Parcel ID: Map C0620125

Acreage: 3.15 acres

Applicant:

Steve E Underwood

1105 Bowerie Chase
Powder Springs GA 30127

Owners:

Osley E & Charlotte Underwood

2405 Ho Hum Hollow Road
Monroe GA 30655

Property Location: 2405 Ho Hum Hollow Rd

Current Character Area: Neighborhood Residential

Current Zoning: A1

Request: Conditional use for guesthouse

Guest House, Caretaker House (2)

Guest and Caretaker Houses are allowed by right in the A zoning, and as a conditional use in the A1, A2, B2, B3, TC, MUBP, M1 and M2 zonings and in R1 properties that are one-acre in size or larger.

- 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.
- D. The rental, lease, of a guesthouse, or the use of a guesthouse as a primary residence shall be prohibited.

Site Analysis: The 3.15 acre tract of land is located of Ho Hum Hollow Road.

Zoning History: None

Character Area: The request is compatible with the character area which is Neighborhood 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 16080020

Planning Comm. Meeting Date 10-6-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 11-1-16 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C62-125

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>STEVEN E UNDERWOOD</u>	<u>Osley E & Charlotte Underwood</u>
<u>1105 BOWERIE CHASE</u>	<u>2405 Ho Hum Hollow Road</u>
<u>POWDER SPRINGS, GA 30127</u>	<u>Monroe, GA 30655</u>
	<small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>678-354-0155</u>	Phone # <u>770-207-9460</u>
Location <u>2405 HO HUM HOLLOW RD</u> Present Zoning <u>A1</u> Acreage <u>3.15</u>	
Existing Use of Property: <u>Residential</u>	
Existing Structures: <u>HOUSE, STORAGE SHOP</u>	
Property is serviced by:	
Public Water: <u>yes</u> Provider: <u>Walton County water</u> Well: <u>NO</u>	
Public Sewer: _____ Provider: _____ Septic Tank: <u>yes</u>	
The purpose of this conditional use is: <u>Guest House 650 SF 2-Story</u>	
	<u>400 Storage</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.

Steven E Underwood 8-30-16 \$ 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 A1 South A1
 East A1 West A1

Comprehensive Land Use: Neighborhood Residential

Commission District: 1 Watershed: INIA

I hereby withdraw the above application _____ Date: _____

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. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.
4. Public facilities and utilities are capable of adequately serving the proposed use.
5. The proposed use will not adversely affect the level of property values or general character of the area.

- ① ADEQUATE PROVISION IS PROVIDED WHEN REQUIRED
- ② NO HINDERANCE AT ALL
- ③ NO OFF-STREET PARKING + LOADING IS NEEDED OR REQUIRED
- ④ ALL ARE CAPABLE FOR PROPOSED USE
- ⑤ NO ADVERSE AFFECTS

**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: STEVEN E UNDERWOOD

Address: 1105 BOWERIE CHASE, POWDER SPRINGS, GA 30127

Telephone: 678-354-0155

Location of Property: 2405 HO HUM HOLLOW, MONROE, GA

Map/Parcel Number: _____

Current Zoning: A1 Requested Zoning: SAME

Osley E. Underwood
Property Owner Signature

Charlotte Underwood
Property Owner Signature

Print Name: Osley E. Underwood

Print Name: Charlotte Underwood

Address: 2405 Ho Hum Hollow Rd
Monroe, GA 30655

Address: 2405 Ho Hum Hollow Rd
Monroe, GA 30655

Phone #: 770-209-9460

Phone #: 770-209-9460

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.

Heather Davis
Notary Public

8/30/14
Date



LETTER OF INTENT

MY INTENT IS TO MOVE TO MY PARENTS PROPERTY WHEN I RETIRE IN 6 MONTHS WITH 4 OLD CARS AND 800 SQ FT OF LIVING SPACE OR LESS. THE CARS WILL BE MY RETIREMENT PROTECT. ALSO DUE TO MY PARENTS AGE IN THEIR EARLY 80'S I FEEL THEY ARE IN NEED OF CLOSER OVERSIGHT & HELP AROUND THE EXISTING HOME. BOTH ARE UNABLE TO DRIVE ON A REGULAR BASIS, SO I WOULD BE NEEDED TO PROVIDE TRANSPORTATION FAIRLY SOON.

8-30-16

Steven E. Winkler

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	MUB P	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: 8-30-16 Steven E Underwood



