

Rezone CU16050015

Staff Analysis

Commission District 2 Banks

Planning Commission Hearing Date: 7-7-16

Board of Commissioners Hearing Date: 8-2-16

Parcel ID: Map N028A025

Acreage: 1.03 acres

Applicant:

Thomas L Pickens

5454 McCullers Lane
Loganville GA 30052

Owners:

Same

Property Location: 5454 McCullers Lane

Current Character Area: Suburban

Current Zoning: R1

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 1.3 acre tract of land is located within McCullers Acres Subdivision.

Zoning History: None

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

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 16050015

Planning Comm. Meeting Date 7.7.2016 at 6:00PM held at **WC Board of Comm. Meeting**
Room Board of Comm Meeting Date 8.2.2016 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 N28A-25

Applicant Name/Address/Phone # <u>Thomas L. Pickens</u> <u>5454 McCullers Lane</u> <u>Loganville, GA 30052</u> Phone # <u>7.823.1230</u>	Property Owner Name/Address/Phone <u>Thomas L. Pickens</u> <u>5454 McCullers Lane</u> <u>Loganville GA 30052</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>7.823.4251</u>
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Location Loganville GA 5454 McCullers Lane Present Zoning _____ Acreage 1.03

Existing Use of Property: 1 Single family home 3BR 2.5 B Att. Garage

Existing Structures: Home with above details

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

The purpose of this conditional use is: A guest home for an aging parent recently diagnosed with Alzheimers.

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.

Thomas L. Pickens 05/31/16 \$ 250.00 CK# 139
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 R-1 Surrounding Zoning: North R1 South A1 A2
East R1 West R1
Comprehensive Land Use: _____
Commission District: 2 - Banks Watershed: Big Haynes

I hereby withdraw the above application _____ Date: _____

Thomas Pickens
Home Owner
5454 McCullers Lane
Loganville, GA 30052

To whom it may concern.

This letter signifies that Thomas Pickens intends to submit a Conditional Use Application, for a permit to build a guest home on the above address for use for an aging parent who is battling early stages of Alzheimer's as well as physical mobility restraints.

The intended property is fully conducive with space and adequate for the property that will only add to the value and curb appeal of the current single home residence.

Thank you for your consideration
Sincerely,



Thomas L Pickens
5454 McCullers Lane
Loganville, GA 0052
770.823.1230

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date

Check one: Owner Agent _____

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.
most of the 1 acre is behind the main home therefore there is adequate space for structure!
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
the lot is long and very narrow and will be far enough off street no hinderance will be caused.
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.
see above answer - Very long drive way on a culdesac
4. Public facilities and utilities are capable of adequately serving the proposed use.
yes -
5. The proposed use will not adversely affect the level of property values or general character of the area.
It would only increase value.





