

Rezone CU15110007

Staff Analysis

Commission District: 3 Shelnut

Planning Commission Hearing Date: 1-7-16

Board of Commissioners Hearing Date: 2-2-16

Parcel ID: Map C51-203

Acreage: 12.94 acres

Applicant:

Kim Hash

560 Hunt River Way
Suwanee GA 30024

Owners:

Kim Hash

Debra R Parker
Calvin W Robertson III

Property Location: 3789 Robertson Road

Current Character Area: Rural Residential

Current Zoning: A2

Request: Conditional use for guesthouse (replace burned structure previously used as non-conforming SFD)

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 12.94 acre tract of land is located on Robertson Road. This 704 square foot home has been utilized as a single family dwelling on this parcel which has two other single family dwellings. The code allows 2 single family dwellings if the property is 10 acres and has sufficient road frontage for the first dwelling and at least 40 foot of frontage for the second home. In order to rebuild the burned 704 square foot home, the applicant is requesting a conditional use for a guesthouse.

Zoning History: None

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

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 # CU15110007

Planning Comm. Meeting Date 1-7-16 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 2-2-16 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 C 51 203

Applicant Name/Address/Phone # <u>Kim R Hash</u> <u>560 Hunt River Way</u> <u>Suwanee Ga 30024</u> home Phone # <u>770-9959727</u>	Property Owner Name/Address/Phone <u>Debra R Parker</u> <u>Calvin W Robertson III</u> (If more than one owner, attach Exhibit "A") cell Phone # <u>770-601-6924</u>
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Location 3799 Robertson Rd Present Zoning _____ Acreage 12.94

Existing Use of Property: Residence

Existing Structures: 3 houses - 1 burned - conditional use for guest house

Property is serviced by:
Public Water: yes Provider: Walton City Water Dept Well: _____
Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: replace burned down structure.

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.

Kim R. Hash 11-23-15 \$ 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 A2 Surrounding Zoning: North A2 South A2
East A2 West A2
Comprehensive Land Use: Rural Residential
Commission District: 3 Watershed: Cornish Creek

I hereby withdraw the above application _____ Date: _____

Kim.hash@charter.net

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.

Kim R. Hash

Signature of Applicant/Date

Check one: Owner Agent _____

**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: Kim R. Hash
Address: 560 Hunt River Way
Telephone: 770-995-9727
Location of Property: 3799 Robertson Rd
Loganville, Ga 30052
Map/Parcel Number: C54 203

Current Zoning: _____ Requested Zoning: _____

Kim R Hash
Property Owner Signature

Kim R Hash
Property Owner Signature

Print Name: Kim R Hash Print Name: _____

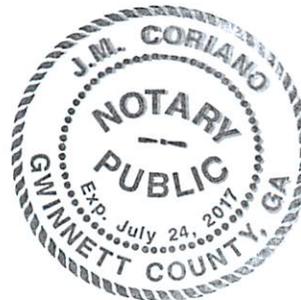
Address: 560 Hunt River Way Address: _____
Swanee Ga 30024

Phone #: 770-601-6924 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.

[Signature]
Notary Public

11-23-15
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) 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; *very adequate*
- 2) Compatibility with adjacent properties and with other properties in the same zoning district; *very compatible*
- 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; *very adequate.*
- 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; *very safe for all above.*
- 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; *no it will not*
- 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; *no it will not.*
- 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; *No it will not.*
- 8) Whether the length of time for which the conditional use permit is granted should be limited in duration; *no it should not.*
- 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. *yes it is.*
- 10) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; and *there will be None.*
- 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. *There will be None.*



(1E)

Robertson Road

203

12.94 AC.

Robertson Road