

Rezone CU15120001

Staff Analysis

Commission District: 5 Adams

Planning Commission Hearing Date: 1-7-16

Board of Commissioners Hearing Date: 2-2-16

Parcel ID: Map C84-40A

Acreage: 10 acres

Applicant:

Terry & Kathy Shirley

3008 Highway 11 N
Monroe GA 30656

Owners:

Same

Property Location: 785 Carl Davis Road

Current Character Area: Suburban

Current Zoning: A1

Request: Conditional use for guesthouse (living space above detached garage)

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 10 acre tract of land is located at the intersection of Carl Davis Road and Fannie Thompson 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 1512001

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 Board of Comm. Meeting Room**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C84-40A

Applicant Name/Address/Phone #

Terry + KATH Shirley
3008 Highway 11 NW
MONROE LA 70656

Property Owner Name/Address/Phone

Same

(If more than one owner, attach Exhibit "A")

Phone # 404-935-8416

Phone # _____

Location 785 CARL DAVIS Rd Present Zoning _____ Acreage 10 AC

Existing Use of Property: LAND

Existing Structures: NONE

Property is serviced by:

Public Water: _____ Provider: _____ Well:

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: Living space Above Detached Garage

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 [Signature]

Date 12-9-15

Fee Paid \$250.00

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 A1 Surrounding Zoning: North A1 South A1
East A1 West A1

Comprehensive Land Use: Suburban

Commission District: 5 Watershed: N/A

I hereby withdraw the above application _____ Date: _____

1.) 780 Sq Ft Apt Above Detached Garage.

2) Yes

3) Yes

4) Yes

5.) NO

6.) NO

7.) NO

8.) NO

9.) yes

10.) NO

11.) NO

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;
- 2) Compatibility with adjacent properties and with other properties in the same zoning district;
- 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;
- 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;
- 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;
- 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;
- 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;
- 8) Whether the length of time for which the conditional use permit is granted should be limited in duration;
- 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.
- 10) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; and
- 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.

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.

 12-9-15
Signature of Applicant/Date

Check one: Owner _____ Agent _____

