

Rezone CU16020001

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 3-3-16

Board of Commissioners Hearing Date: 4-5-16

Parcel ID: Map C1920036K00

Acreage: 5.41 acres

Applicant:

Todd A Mitchell

505 Carriage Lane
Monroe GA 30655

Owners:

Todd Mitchell & Theresa A Mitchell

same

Property Location: 505 Carriage Lane

Current Character Area: Rural Residential

Current Zoning: A-1

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 5.41 acre tract of land is located within Carriage Estates Private Drive Subdivision.

Zoning History: None

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

PC Action:

Conditional Use Application # CU 16020001

Planning Comm. Meeting Date 3-3-16 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 4-5-16 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 C192-036K

Applicant Name/Address/Phone #
Todd A. Mitchell
505 Carriage Ln
Monroe, GA 30655

Property Owner Name/Address/Phone
Todd A. Mitchell and Theresia A. Mitchell
505 Carriage Lane
Monroe, GA
(If more than one owner, attach Exhibit "A")

Phone # 770 266-6047

Phone # 770 266-6047

Location 505 Carriage Lane
2nd lot 11 of 2nd District Present Zoning A-1 Acreage 5.41

Existing Use of Property: Residential

Existing Structures: Single Family Home

Property is serviced by:

Public Water: _____ Provider: _____ Well: X

Public Sewer: _____ Provider: _____ Septic Tank: X

The purpose of this conditional use is: Build detached garage and
guest house.

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 Todd Mitchell Date 2-1-2016 \$ 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 A-1 Surrounding Zoning: North A-1 South A-1
East A-1 West A-1

Comprehensive Land Use: Rural Estate

Commission District: 4 Watershed: _____

I hereby withdraw the above application _____ Date: _____

Answers to Section 160 Standard Review Questions

1. The site is of adequate size for a garage and guest house to be erected on the property.
2. The garage/guest house will be compatible with the adjacent properties and with other nearby properties. The garage/guest house will aesthetically mimic the existing house on the property.
3. The garage/guest house will not unduly increase traffic in the area. It will be a private residence for one person.
4. Ingress and egress will be adequate with the current driveway existing on the property.
5. The proposed use will not create any adverse impacts on adjoining land due to noise, smoke, odor, dust or vibration.
6. The proposed use will not create any adverse impacts on adjoining land due to hours of use.
7. The proposed use will not create any adverse impacts on adjoining land due to manner of operation.
8. The conditional use permit should not be limited in duration as the garage/guest house will be a permanent structure on the existing property and will only be used in accordance with the conditions set forth for guest houses on A-1 zoned property.
9. The size, scale and massing of the proposed building will be appropriate in relation to the current house on the property and to adjoining properties. The garage/guest house has been designed to meld into the property aesthetically and to look as if it were built concurrently with the existing home.
10. The proposed plan will not have any effect on historical buildings, sites, districts, or archaeological resources.
11. The proposed plan will not adversely impact natural resources or any environmentally sensitive areas.

Todd Mitchell
505 Carriage Lane
Monroe, GA 30655

January 27, 2016

Walton County Planning and Development
303 S. Hammond Drive
Monroe, GA 30655

To Whom It May Concern,

It is my intent to build a detached 3 car garage with an attached guest house on my property at 505 Carriage Lane in Walton county. The purpose of the guest house will be living quarters for my mother who was widowed in August of 2015 when my father passed away. My parents had only been in Walton county since February of 2015 and lived in a single family home on 2 acres in Walton county. My mother needs to be in a residential situation where I and my family can help with the everyday chores of life and be readily accessible to her for physical and emotional support during her senior years.

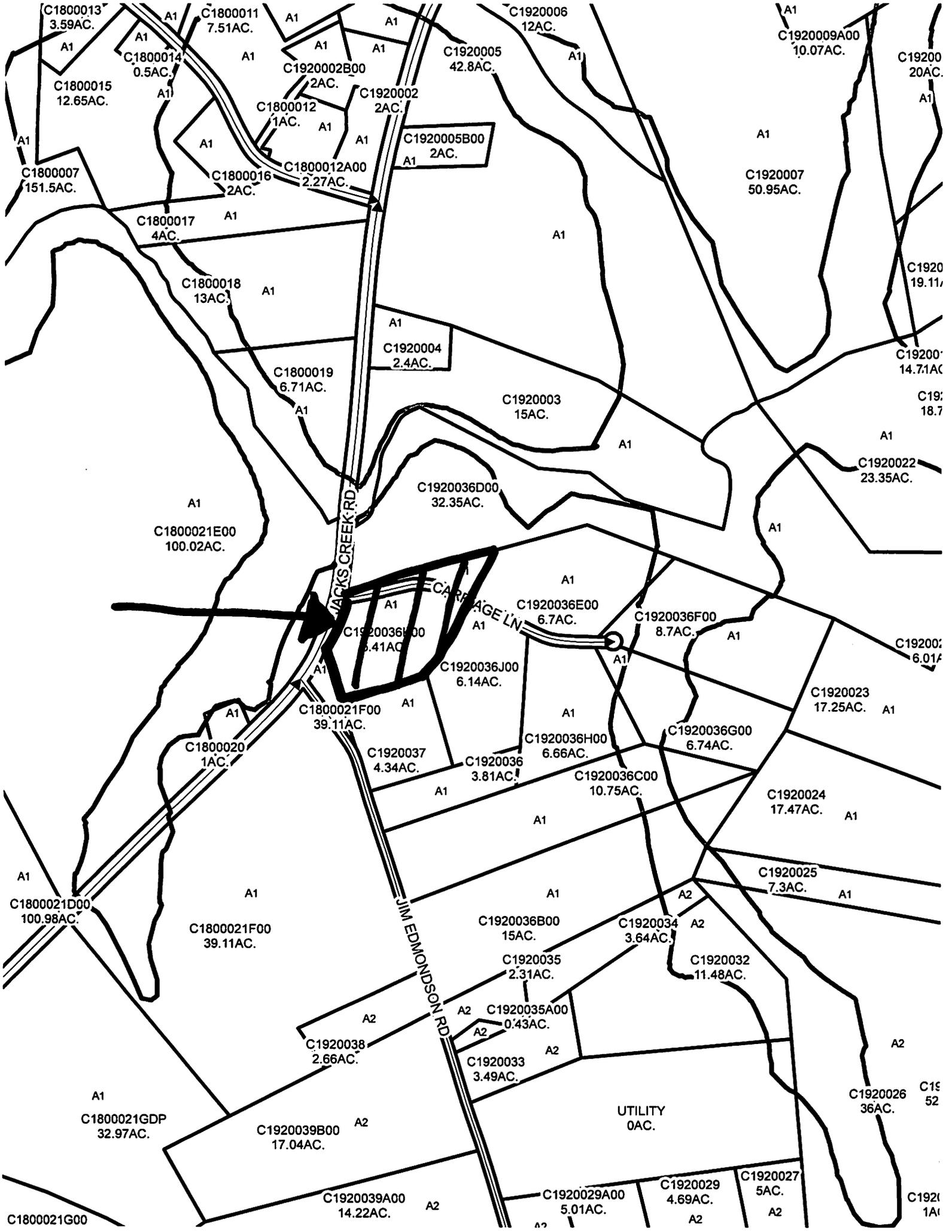
The guest house will comply with all Walton county requirements regarding such structures as well as the existing covenants of Carriage Estates subdivision.

Please strongly consider approval of my conditional use permit. It would be my pleasure to provide any more information required above and beyond the balance of the requirements laid out in the Submittal Checklist for Conditional Use Application.

Sincerely,



Todd Mitchell



C1800013
3.59AC.
A1

C1800011
7.51AC.
A1

C1920002B00
2AC.
A1

C1920005
42.8AC.
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C1920006
12AC.
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C1920009A00
10.07AC.
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C19200
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UTILITY
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JACKS CREEK RD
JIM EDMONDSON RD
ECARRIDGE LN

REVISIONS

Project Title: MITCHELL GARAGE
 © 2015 RYAN MOE HOME DESIGN. SEE PAGE 1 FOR SYMBOLS, NOTES AND DISCLAIMERS.

Ryan Moe Home Design
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 Phone / Fax: 800-782-9585

FINISHED, HEATED LIVING AREA. 790 SQUARE FEET

FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

