

Conditional Use Application # CU 16040005

Planning Comm. Meeting Date 5-5-16 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 6-17-16 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 C0780102

Applicant Name/Address/Phone # <u>Steve & Catherine Lee</u> <u>470 Clubland Circle</u> <u>Conyers, GA 30094</u> Phone # <u>770-388-9222</u>	Property Owner Name/Address/Phone <u>Same</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # _____
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Location 2850 H D Atha Road **Present Zoning** A1 **Acreage** 122

Existing Use of Property: Agricultural - Vacant

Existing Structures: None - Primary home is under construction

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

The purpose of this conditional use is: Guest House for Mother In-Law

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.

Catherine Lee 3-26-16 \$ _____ **Fee Paid**
Signature **Date**

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 A2 South A7
East A2 West A2

Comprehensive Land Use: Suburban

Commission District: 3 Shelnut **Watershed:** NA

I hereby withdraw the above application _____ Date: _____

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 X 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.


_____ Catherine W. Lee

Signature of Applicant/Date

Check one: Owner X Agent _____

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	GI	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

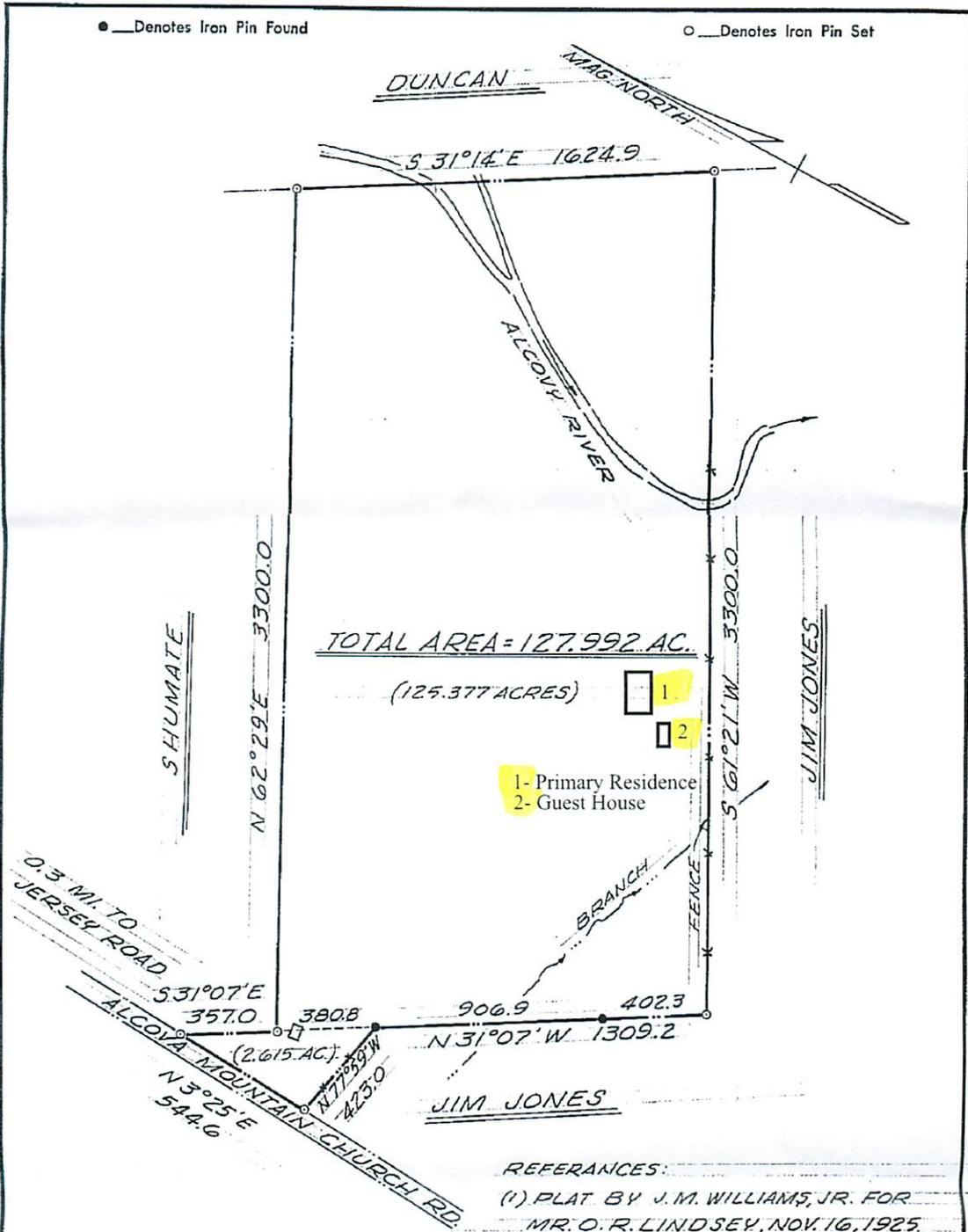
I hereby acknowledge receipt of the regulations for a Guest House. If my application is approved I will abide by all regulations.

Catherine W. Lee

DATE: 3-26-16

● Denotes Iron Pin Found

○ Denotes Iron Pin Set



REFERENCES:

- (1) PLAT BY J. M. WILLIAMS, JR. FOR MR. O. R. LINDSEY, NOV. 16, 1925.
- (2) DEED BOOK 57, PG. 158.
- (3) DEED TO E. L. BREEDLOVE FOR 1.88 ACRES AND 1/4 ACRE, BOTH RECORDED IN CLERK'S OFFICE.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Ben Mcleroy

Field Book 142, Page 37

SURVEY FOR
E. L. BREEDLOVE

COUNTY: WALTON GMD: 502 STATE: GEORGIA

DATE: OCT. 6, 1967 SCALE: 1" = 500' DWN. BY: B.

SURVEYED BY: BEN MCLEROY AND ASSOCIATES
ENGINEERS & SURVEYORS ATHENS, GA.



