

Conditional Use Application # CU1604006

Planning Comm. Meeting Date 5-5-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 6-7-16 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 # 84, #3

Applicant Name/Address/Phone #
Michael Gosling
3701 Lovers Lane
Monroe, GA 30656 ³⁰⁶⁵⁶

Property Owner Name/Address/Phone
Gosling Farms, LLC

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

Phone # 470 249 9616

Phone # _____

Location Monroe, GA Present Zoning A-1 Acreage 94.767 Acres

Existing Use of Property: PERSONAL RESIDENTIAL

Existing Structures: 1 MAIN HOUSE / GUEST HOUSE / BARN

Property is serviced by:

Public Water: _____ Provider: _____ Well: X

Public Sewer: _____ Provider: _____ Septic Tank: X

The purpose of this conditional use is: personal Family Cemetery Area
on 5 acres

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.

Michael Gosling 4-4-14 \$ 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 A1 Surrounding Zoning: North A1 South A1
East A1 West A1

Comprehensive Land Use: Suburban

Commission District: 5- Adams Watershed: N/A

I hereby withdraw the above application _____ 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;
- 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.

Doesn't apply

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.

Michael Sany 4/3/2016
Signature of Applicant/Date

Check one: Owner Agent _____



10/1/25 DATE
K. J. Brewer NAME

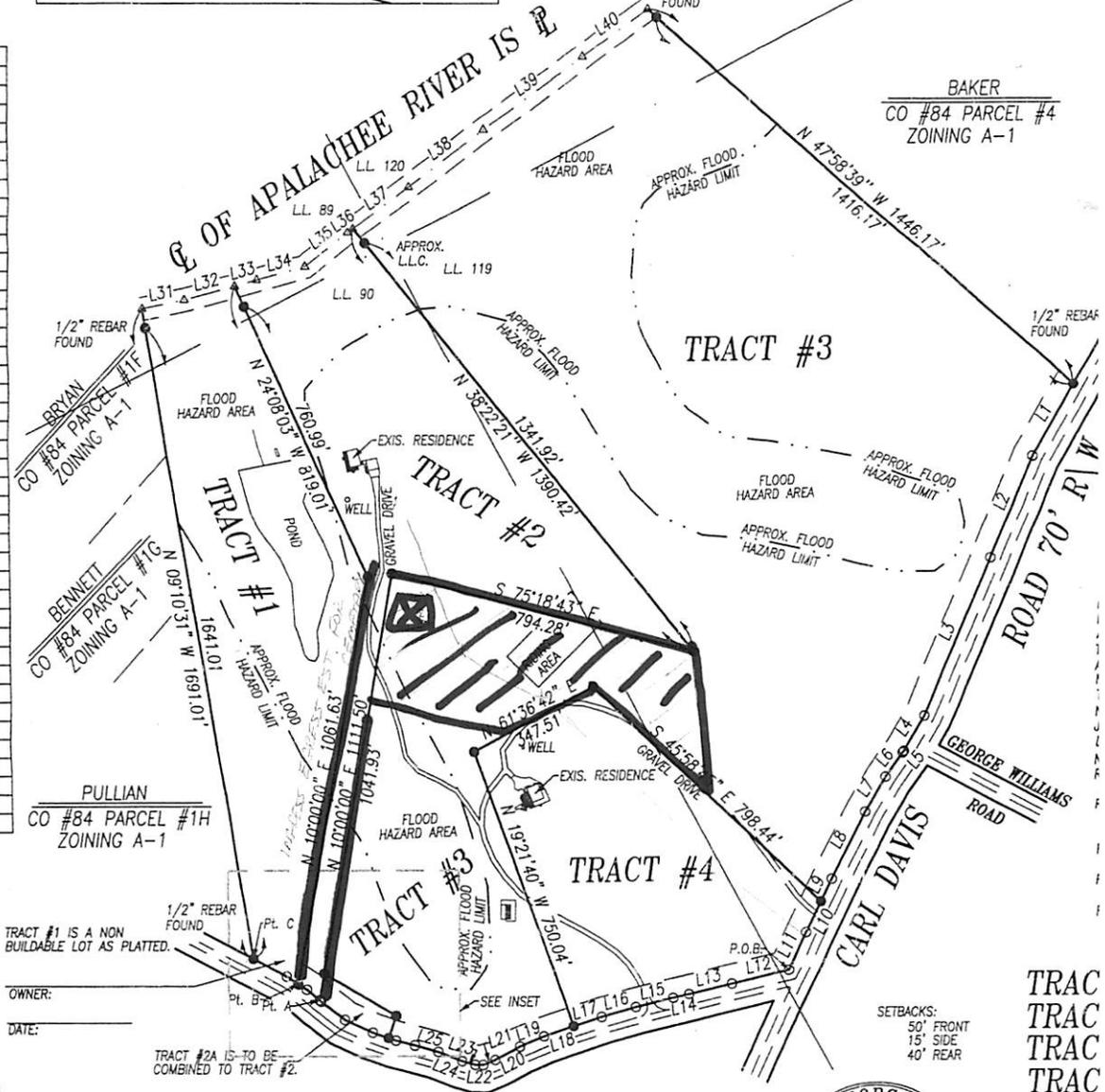
BEAR	DIRECTION	DISTANCE
S	29°52'26" W	213.10'
S	22°51'11" W	284.84'
S	22°51'11" W	437.95'
S	29°48'23" W	104.01'
S	35°33'06" W	5.73'
S	35°33'06" W	76.70'
S	31°01'36" W	105.09'
S	26°36'41" W	190.73'
S	25°40'16" W	63.12'
S	25°40'16" W	88.01'
S	24°43'51" W	106.82'
S	76°30'49" W	147.82'
S	76°11'06" W	111.38'
S	76°27'42" W	40.80'
S	76°27'42" W	100.13'
S	74°19'02" W	90.72'
S	72°16'08" W	75.74'
S	71°02'30" W	80.78'
S	67°13'45" W	66.53'
S	61°57'19" W	71.33'
S	68°03'06" W	33.51'
N	88°38'40" W	20.76'
N	74°12'05" W	34.78'
N	68°10'47" W	65.22'
N	74°16'41" W	61.45'
N	75°40'36" W	49.82'
N	70°55'30" W	62.11'
N	65°05'15" W	78.69'
N	51°34'26" W	74.90'
N	49°35'51" W	5.93'
N	77°43'05" E	107.99'
N	74°35'54" E	133.20'
N	74°35'54" E	58.90'
N	74°35'54" E	128.28'
N	50°36'29" E	140.26'
N	52°45'35" E	16.95'
N	52°45'35" E	179.35'
N	52°45'35" E	241.96'
N	54°18'41" E	314.98'
N	54°18'41" E	206.98'
S	19°04'30" W	60.00'

BEARINGS & DISTANCES FROM PL. A TO PL. B

N	49°35'51" W	42.48'
N	56°55'19" W	25.39'

BEARINGS & DISTANCES FROM PL. B TO PL. C

N	56°55'19" W	35.84'
N	61°42'31" W	96.29'



DATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

FOR OF WALTON COUNTY PLANNING DEPARTMENT DATE

LOVERS LANE ROAD
70' R/W



OWNER: MICHAEL J. VANDONAVYLE
3701 LOVERS LANE
MONROE, GA 30656

SURVEY FOR:

SURVEYORS CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,450 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE.

THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 2,060,462 FEET AND WAS ADJUSTED BY THE COMPASS RULE.

ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY GPS 201.

MICHAEL J. VANDONAVYLE

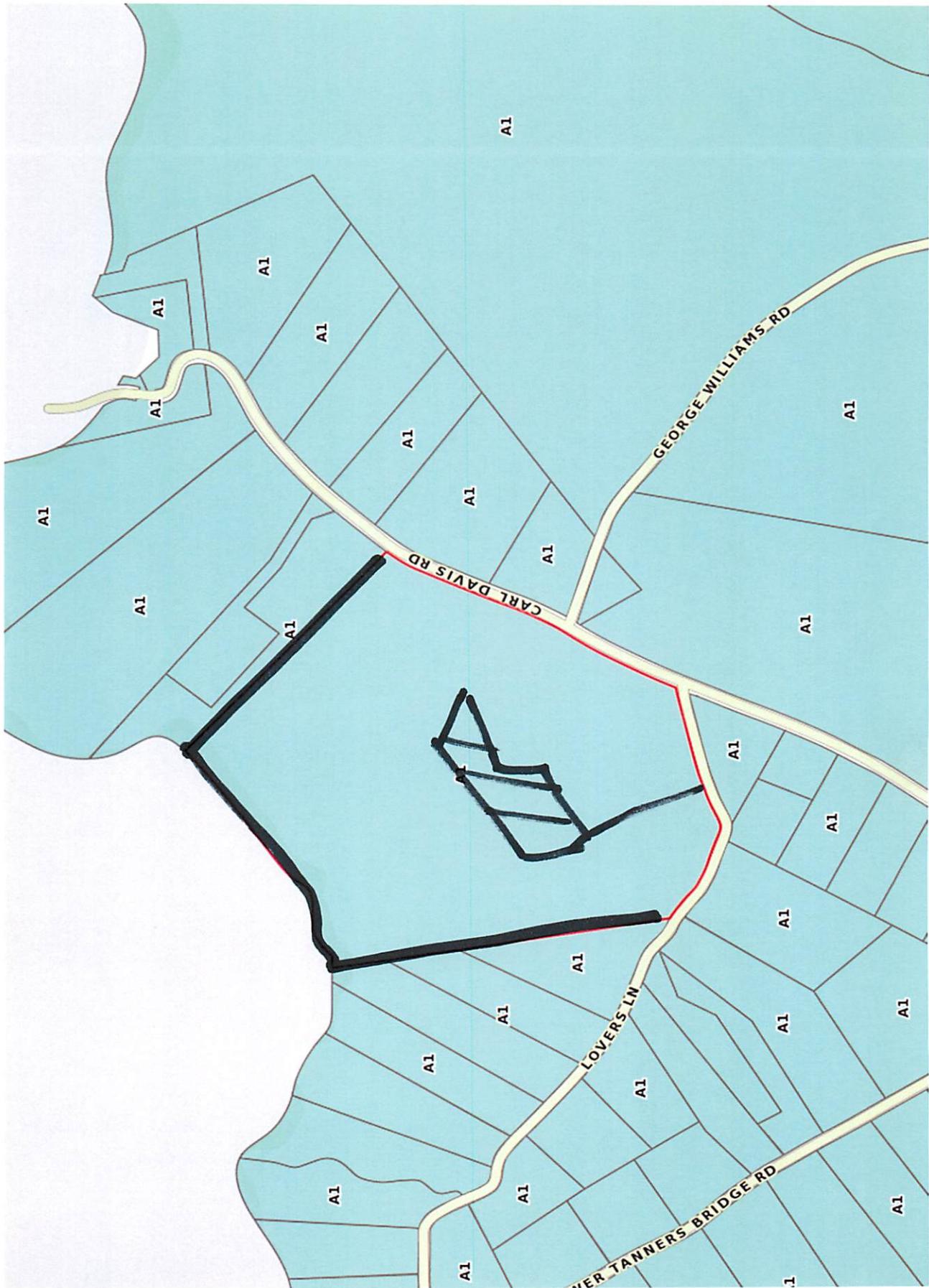
STATE	COUNTY	CITY
GEORGIA	WALTON	
DISTRICT	LAND LOT	SCALE
3RD	89, 90, 120 & 119	1"=300'

BEING A DIVISION OF CO #84 PARCEL #3, ZONING A-1...

Brewer & Dudle

Civil Engineering, Land Surveying
Land Planning, and Construction Management

JOB #. 05



Article 6

Cemeteries (20)

Private and public cemeteries shall comply with all provisions of State law. In addition:

- A. A plat of the cemetery shall be recorded in the Walton County Clerk of Superior Courts office.
- B. Any new private cemetery shall be located on a site containing not less than twenty (20) acres.
- C. The site proposed for a cemetery shall not interfere with the development of a system of collector or larger streets in the vicinity of such site. In addition, such site shall have direct access to a thoroughfare by way of an access way not less than twenty (20) feet wide.
- D. Any new cemetery shall be enclosed by a fence or wall not less than four (4) feet in height.
- E. All structures shall be set back no less than twenty-five (25) feet from any property line or street right-of-way line.
- F. All graves or burial lots shall be set back not less than twenty-five (25) feet from any property line or minor street right-of-way lines, and not less than fifty (50) feet from any collector, arterial, expressway or freeway right-of-way line.
- G. The entire cemetery property shall be landscaped and maintained.
- H. Prior to approval of the request for the location of a new cemetery, a site plan and perpetual care plan must be submitted to the Department.

****In order to preserve abandoned cemeteries or burial grounds located within a development, an archaeological report delineating the boundaries of the burial grounds shall be required. A 4-foot fence shall be required around the delineated area and, a 20 feet wide direct access to a county maintained thoroughfare shall be provided. ** (12-6-05)**