# Rezone CU16070006
# Staff Analysis

Commission District 2 Banks

Planning Commission Hearing Date: 9-1-16

Board of Commissioners Hearing Date: 10-4-16

**Parcel ID: Map/Parcel C0020023** **Acreage: 8.42 acres**

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**Applicant:**

**William L &Teresa Quinton**

6405 Hwy 20
Loganville GA 30052

**Owners:**

**same**

**Property Location:** 6405 GA Hwy 20

**Current Character Area**: Neighborhood Residential

**Current Zoning**: A1

**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 8.42 acre tract is located off GA Hwy 20.

**Zoning History: None**

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

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:**

# Conditional Use Application # 16070006

Planning Comm. Meeting Date 9-1-16 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 10-4-16 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-2 23

**Applicant Name/Address/Phone #**

WILLIAM L + TERESA QUINTON
6405 Hwy 20
LOGANVILLE GA 30052

Phone # 678-794-1139

**Property Owner Name/Address/Phone**

WILLIAM L + TERESA QUINTON
6405 Hwy 20
LOGANVILLE GA 30052
(If more than one owner, attach Exhibit "A")

Phone # 678-794-1139

Location 6405 Hwy 20 LOGANVILLE Present Zoning A1 Acreage ~~2.67~~ 8.42

Existing Use of Property: SINGLE FAMILY DWELLING

Existing Structures: HOUSE + BARN

Property is serviced by:

Public Water: ✓ Provider: WALTON WATER AUTH Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: ✓

The purpose of this conditional use is: BUILD A GUEST HOUSE FOR MY WIFE'S PARENT BOTH ARE ELDERLY AND DISABLED AND REQUIRE SPECIAL CARE

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: 7-15-16 Fee Paid: $250.00

**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: _____

Commission District: 2 Watershed: Big Haynes

I hereby withdraw the above application _____ Date: _____

TO: Planning and Development,
Walton County Board of Commissioners

I am requesting this conditional use permit to provide housing for my elderly, disabled parents. My father is confined to a hospital bed and requires special equipment for moving him, thus the need for additional square footage (from 800 sq. ft. to 1000 sq. ft). Also, it is likely that I stay with them, as my mother has several disabilities (vision impairment, osteoporosis, and severe hearing loss) and she cannot handle my Dad. If needed, I can obtain documentation from their physicians stating the need for 24-hour care.

Also, it has been necessary that I lived with them for the last (5) months, makely it difficult to keep up two homes. Therefore, your consideration in approving this request would be greatly appreciated!

Thank you,
Teresa Quinton
Teresa Quinton

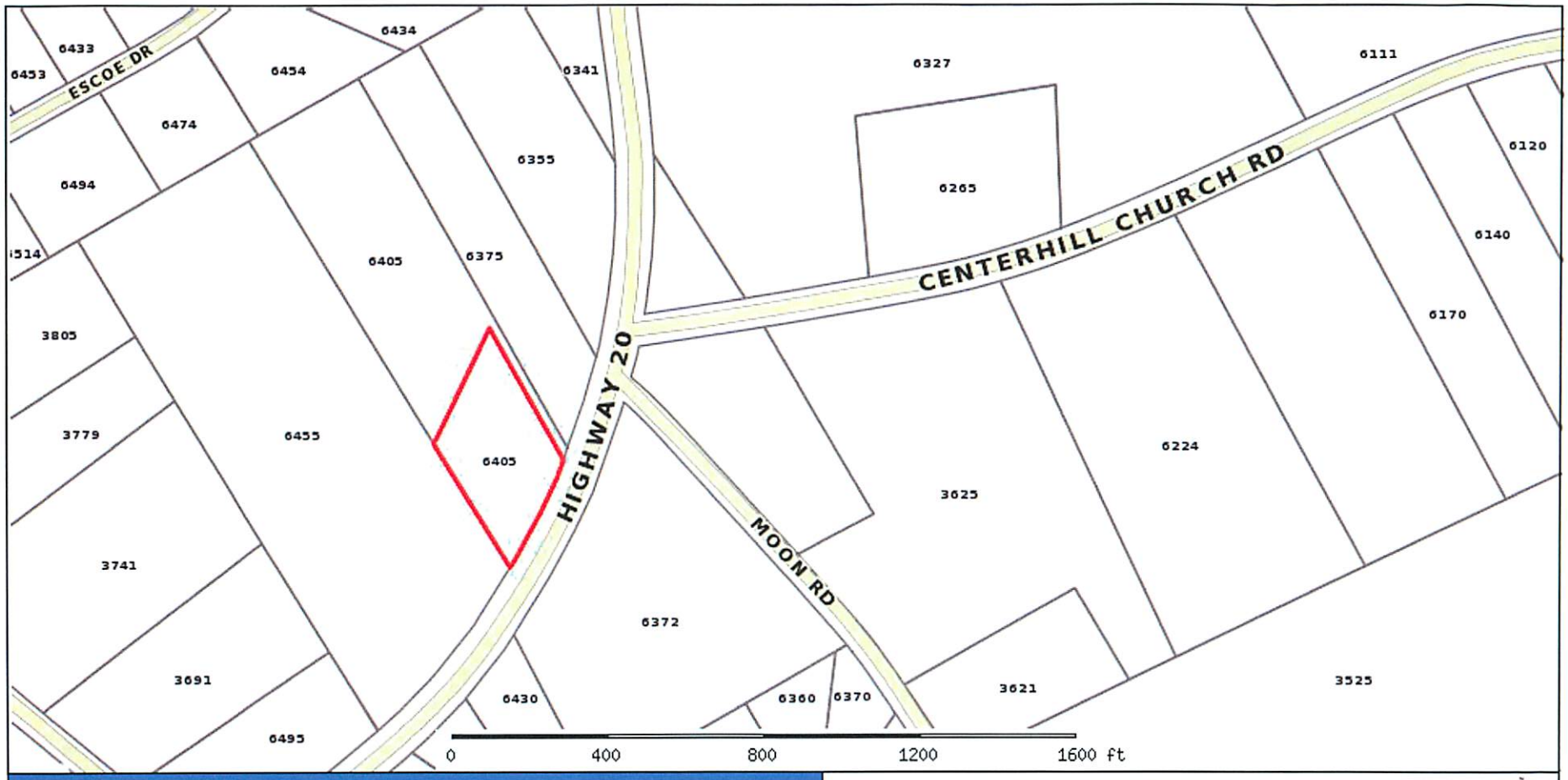
1. The property requesting the conditional use permit is on acreage. Set backs should be no problem and no environmental hazards would be created.

2. No additional traffic or pedestrian movement would be increased.

3. No additional parking would be a problem as the occupants do not own a car or drive.

4. Public ~~facit~~ facilities and utilities would not be impacted. It would be the same as building a new house.

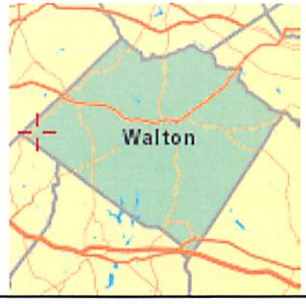
5. The requested ~~addio~~ addition would add value to the property and conform to the present zoning.




Walton County Assessor

Parcel: C0020023 Acres: 2.67

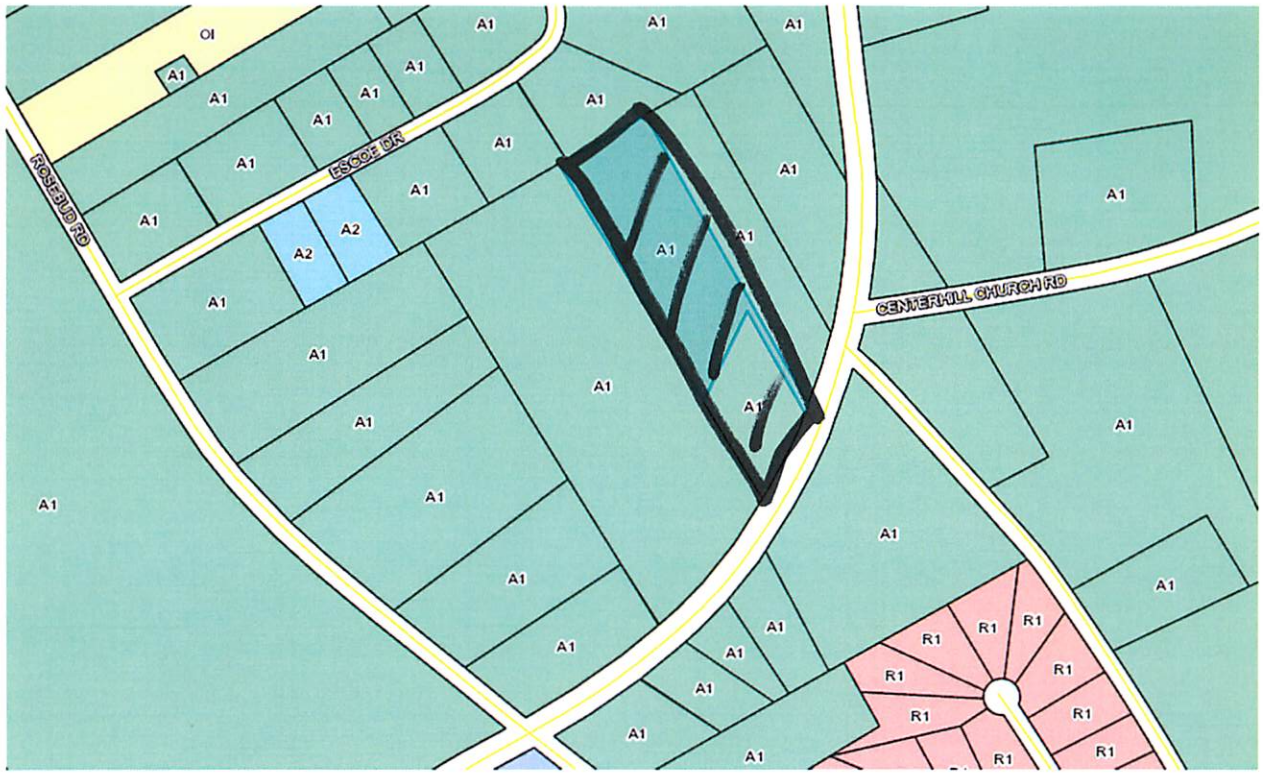
| | | | |
|---|---|---|---|
| Name: | QUINTON WILLIAM L & | Land Value | $27,900.00 |
| Site: | 6405 GEORGIA HIGHWAY 20 | Building Value | $125,400.00 |
| Sale: | $0 on 00-0000 Reason=UK Qual=U | Misc Value | $5,290.00 |
| Mail: | QUINTON TERESA Y<br>6405 GEORGIA HIGHWAY 20<br>LOGANVILLE, GA 30052 | Total Value: | $158,590.00 |




The Walton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER WALTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 07/15/16 : 14:39:55

PROPOSED SITE PLAN
30'
39'
PROPOSED GUEST HOUSE
26'
EXESTING HOUSE
330'
DRIVE WAY
P/L
P/L
CONYERS
GA HWY 20
LOGANVILLE


ESCOE DR
ROSEBUD RD
CENTERHILL CHURCH RD
OI
A1
A2
R1