

# Rezone CU16060014

## Staff Analysis

Commission District: 2 Banks

Planning Commission Hearing Date: 8-4-16

Board of Commissioners Hearing Date: 9-13-16

**Parcel ID: Map N028023**

**Acreage: 1.009 acres**

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**Applicant:**

**Owners:**

**Matthew & Hope Hefner**

4896 Oakwood Court  
Loganville GA 30052

same

**Property Location:** 4896 Oakwood Court

**Current Character Area:** Suburban

**Current Zoning:** R1

**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 1.009 acre tract of land is located within Oakwood Subdivision.

**Zoning History:** None

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

**Conditions Requested by Applicant:** None

**Staff Comments/Concerns:** The proposed new driveway to access the guesthouse as depicted on the site plan submitted will not meet the minimum driveway separation requirements of Article 9 Section 110.D.4 which is 75' separation. Should the board approve the conditional use, the department would recommend that it be conditioned upon using the existing driveway.

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Department:**

**Board of Education:**

**DOT Comments:**

**Archaeological Information:**

Conditional Use Application # CU 16060014

Planning Comm. Meeting Date 3/4/16 at 6:00PM held at WC Board of Comm. Meeting Room  
Board of Comm Meeting Date 9/13/16 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 N 286 23

Applicant Name/Address/Phone #

Matthew & Hope Hefner  
4896 Oakwood Court  
Loganville GA 30052

Property Owner Name/Address/Phone

Matthew Hefner Hope Hefner  
4896 Oakwood Court  
Loganville GA 30052  
(If more than one owner, attach Exhibit "A")

Phone # 404.644.0720

Phone # 404.644.0720

Location Lot 23, Oakwood Subdivision Zoning Residential Acreage 1.009

Existing Use of Property: Residential

Existing Structures: 2-Story Single Family Home

Property is serviced by:

Public Water:  Provider: Walton Co. Water Department

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The purpose of this conditional use is: 800 Sq. feet in-law  
suite for elderly parents.

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.

Matthew & Hope Hefner 06/19/16 \$ 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 RI Surrounding Zoning: North RI South A1

Comprehensive Land Use: Suburban East RI West RI

Commission District: 2 - Banks Watershed: Big Haynes

I hereby withdraw the above application \_\_\_\_\_ Date: \_\_\_\_\_

## **Exhibit A**

**Property Owner Name/Address/Phone:**

**Matthew Hefner  
4896 Oakwood Court  
Loganville, GA 30052  
404-644-0720**

**Hope Hefner  
4896 Oakwood Court  
Loganville, GA 30052  
404-513-6805**

Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors in Article 4, Part 4, Section 160 (B) listed below:

**Conditional Use Permit Criteria:**

1. Adequate provision is made such as setbacks, fences, etc. to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors. There will not be any impact of possible adverse influence of the proposed use.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. We live in a cul-de-sac therefore; vehicular traffic and pedestrian movement on adjacent streets will not be hindered.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. The lot lies within a cul-de-sac and parking and loading will be adequate.
4. Public facilities and utilities are capable of adequately serving the proposed use.
5. The proposed use will not adversely affect the level of property values or general character of the area.

## Letter of Intent

Matthew and Hope Hefner  
4896 Oakwood Court  
Loganville, GA 30052

June 19, 2016

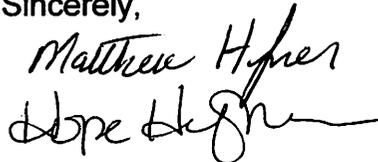
Walton Co. Board of Commissioners  
303 S Hammond Drive # 330  
Monroe, GA 30655

To Whom It May Concern:

This is to notify you of our intent to build a detached in-law suite measuring 800 square feet. The in-law suite will provide a semi-private living space for our elderly parents, (Jerry and Faith Wren, ages 73) allowing us to provide adequate care for them.

The entire structure will be built and contained within Land Lot 211 of the 4<sup>th</sup> District of Walton County, Georgia, being Lot 23, Block A, Oakwood Subdivision. This structure will not be built within 20 feet of any boundary line nor within 60 feet of the frontage road.

Sincerely,

Handwritten signatures of Matthew Hefner and Hope Hefner. The signature for Matthew Hefner is written above the signature for Hope Hefner.

Matthew Hefner  
Hope Hefner

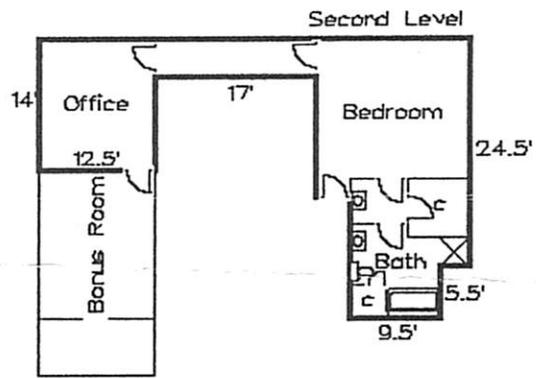
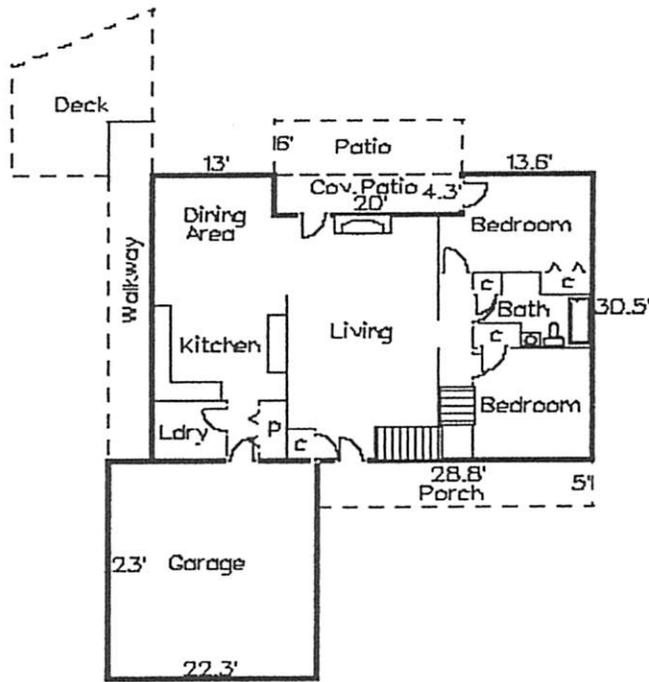
# SKETCH/AREA TABLE ADDENDUM

File No. 976322

SUBJECT

Property Address	4896 Oakwood Ct.		
City	Loganville	State	GA.
		County	Walton
		Zip Code	30249
Borrower	Donald T. Beckett		
Lender/Client	Athens First Bank and Trust Co.		

IMPROVEMENTS SKETCH



SCALE: 1 inch = 20.00 feet

CALCULATIONS

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	1334.69	1334.69
GLA2	Second Floor	661.00	661.00
P/P	Porch	144.23	
	Covered Patio	86.00	
	Patio	120.00	
	Brick Walkway	166.07	
	Wood Deck	190.95	707.26
GAR	Garage	512.90	512.90

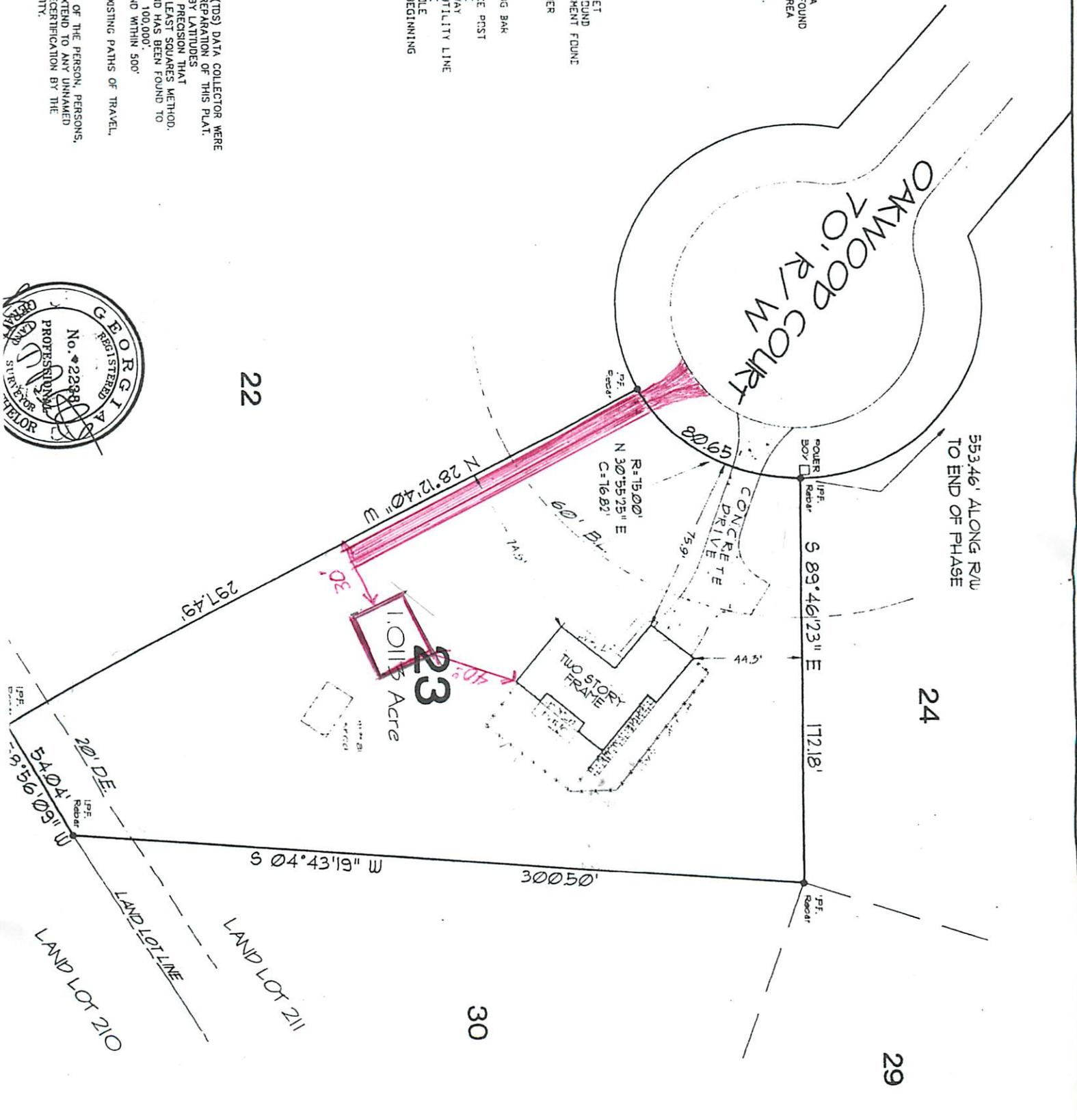
LIVING AREA CALCULATIONS			
Breakdown			Subtotals
46.58	X	30.50	1420.69
-20.00	X	4.30	-86.00
45.50	X	30.00	1365.00
-17.00	X	26.00	-442.00
-12.50	X	16.00	-200.00
-3.50	X	13.00	-45.50
-3.00	X	5.50	-16.50

“ FLOOD STATEMENT ”  
 I HAVE THIS DATE EXAMINED THE “FIA  
 OFFICIAL FLOOD HAZARD MAP”, AND FOUND  
 REFERENCED PARCEL IS NOT IN AN AREA  
 HAVING SPECIAL FLOOD HAZARDS.  
 MAP #13397C0070 B : FEB. 16, 1990.

- “ LEGEND ”
- IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - CMF CONC. MONUMENT FOUND
  - MON MONUMENT
  - FC FENCE CORNER
  - X-X- FENCE
  - CT OPEN TOP
  - CT CRIMP TOP
  - Rebar REINFORCING BAR
  - CONDUIT CONDUIT
  - CDT METAL FENCE POST
  - MFP METAL FENCE
  - CL CENTERLINE
  - R/U RIGHT-OF-WAY
  - DHUL OVERHEAD UTILITY LINE
  - PP POWER POLE
  - SP SERVICE POLE
  - PDB POINT OF BEGINNING
  - L ARC
  - R RADIUS
  - C CHORD

“ GENERAL NOTES ”

1. HIKON DTM-A20LG TOTAL STATION AND HP-48GX(TDS) DATA COLLECTOR WERE  
 USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.  
 THIS INFORMATION WAS CALCULATED FOR CLOSURE BY LATITUDES  
 AND DEPARTURES AND FOUND TO HAVE A CLOSURE PRECISION THAT  
 EXCEEDS 1" IN 10,000' AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO  
 HAVE A PRECISION OF CLOSURE IN EXCESS OF 1" IN 100,000'.  
 2. STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500'  
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## 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	OI	B-1	B-2	B-3	TC	MUBP	M-1	M-2
	Guest House, and Caretaker/Employee Dwelling	Yes	P	C	C							C	C	P	C	C	C

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

Matthew & Hope Hefner  
 4896 Oakwood Court  
 Loganville, GA 30052

DATE: Matthew Hefner Hope Hefner 6/28/2016



