

Rezone CU16060021

Staff Analysis

Commission District: 1 Ayers

Planning Commission Hearing Date: 8-4-16

Board of Commissioners Hearing Date: 9-13-16

Parcel ID: Map/Parcel C0390013H spl

Acreage: 2.206 acres

Applicant:

Jere Rowe

1320 Ga Hwy 138
Monroe GA 30655

Owners:

same

Property Location: Bay Creek Church Road

Current Character Area: Suburban

Current Zoning: A1

Request: Conditional use for cemetery addition-adding to cemetery of Bay Creek Church

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.

Site Analysis: The property is part of a 2.996 acre parcel of land located off Bay Creek Church Road which was previously part of a 98.31 acre parcel owned by the Walton County Board of Education which contains a Middle/Jr. High school. The property to the right contains a cemetery and Bay Creek Baptist Church. If approved this parcel will be combined with the adjoining parcel owned by Bay Creek Baptist Church and will be used to increase the size of the cemetery for the church.

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 # CU 16060021

Planning Comm. Meeting Date 8-4-16 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 C 0390013H

Applicant Name/Address/Phone # <u>JERE ROWE</u> <u>1320 HWY 138</u> <u>MONROE, GA 30655</u>	Property Owner Name/Address/Phone # <u>JERE ROWE</u> <u>1320 HWY 138</u> <u>MONROE, GA 30655</u> <small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>678-477-5211</u>	Phone # <u>678-477-5211</u>
Location <u>BAY CREEK CHURCH RD.</u>	Present Zoning <u>A1</u> Acreage <u>2.206</u>
Existing Use of Property: <u>VACANT</u>	
Existing Structures: <u>NONE</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/> Provider: <u>WC</u>	Well: _____
Public Sewer: _____ Provider: _____	Septic Tank: <input checked="" type="checkbox"/>
The purpose of this conditional use is: <u>ADDITION TO EXISTING CHURCH</u> <u>CEMETERY</u>	
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.	
<u>Jere Rowe</u> Signature	<u>6-29-16</u> \$ <u>250</u> 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 <u>A1</u>	Surrounding Zoning: North <u>A1</u> South <u>A1 A2</u> East <u>A1 A2</u> West <u>A1</u>
Comprehensive Land Use: <u>Suburban</u>	
Commission District: <u>1 Ayers</u>	Watershed: <u>Alcovy</u>

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. 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. *NO EFFECT ON ADJACENT PROPERTIES - SCHOOL + CHURCH CEMETERY*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *INGRESS AND EGRESS WILL BE FROM THE EXISTING CEMETERY DRIVEWAY. THERE WON'T BE AN ENTRANCE FROM THE PUBLIC ROADWAY FOR THIS ADDITION.*
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. *PARKING WILL BE ALONG THE DRIVEWAY AS IS THE CASE WITH MOST CEMETERIES.*
4. Public facilities and utilities are capable of adequately serving the proposed use. *THERE IS NO NEED FOR ELECTRICITY, WATER, OR SEWER SERVICE.*
5. The proposed use will not adversely affect the level of property values or general character of the area. *THIS IS AN ADDITION TO A CEMETERY ESTABLISHED AND ACTIVE SINCE THE EARLY 1800'S AND BORDERS WALTON COUNTY SCHOOL BOARD PROPERTY. THIS USE OFFERS NO CHANGE TO THE GENERAL CHARACTER OR PROPERTY VALUES.*





