

**Conditional Use CU21040008
Staff Analysis**

Commission District: 2- Banks

Planning Commission Hearing Date: 06-03-2021

Board of Commissioners Hearing Date: 07-06-2021

Parcel ID: Map N028A006

Acreage: 1.00 acres

Applicant:

**Donna W. Flaughner
5415 McCullers Lane
Loganville, Georgia 30052**

Owners:

**John A & Donna Wiseman Flaughner
5415 McCullers Lane
Loganville, Georgia 30052**

Property Location: 5415 McCullers Lane

Current Character Area: Suburban

Current Zoning: R1

Request: Conditional Use for a Guest House for elderly parent.

Site Analysis: The 1.00 acre tract of land is located on 5415 McCullers Lane. The surrounding properties are zoned R1.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Has no issue with approval.

Sheriffs' Department: This will not impact the WCSO as long as used for intended purpose.

Water Authority: This area is served by an existing 6" diameter water main along McCullers Lane (static pressure: 40 psi, Estimated fire flow available: 1,000 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: None

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received

PC ACTION 6/3/2021:

1. Conditional Use – CU21040008– Conditional Use for Guest House on 1.00 acre – Applicant: Donna W Flaughner/Owners: John & Donna Flaughner – Property located on 5415 McCullers Lane-Map/Parcel N028A006 – District 2.

Presentation: Donna & John Flaughner represented the case. They want to build a guest house for his mother. Mr. Flaughner asked the board about increasing the size to 900sqft to make level with existing garage.

Speaking: None

Recommendation: Pete Myers made a motion to recommend approval and increase from 800sqft to 900sqft with a second by John Pringle. The motion carried unanimously.

GUEST HOUSE REGULATIONS

ARTICLE 5

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.

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	MUB P	M-1	M-2
	Guest House, and Caretaker/Employee Dwelling	Yes				C 1 acre plus											
			P	C	C							C	C	P	C	C	C

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.

- 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. The rental, lease, of a guesthouse, or the use of a guesthouse as a primary residence shall be prohibited.

D. Specific Regulations for Residential Units: Units shall have the following additional requirements:

- a. A Guest House is an accessory to a primary residence.
- b. A minimum roof pitch of 5:12, which means having a pitch equal to at least (5) inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of the Ordinance may be extended, enlarged or repaired as otherwise provided by the Ordinance with the same roof pitch as that allowed by the previous building permit.
- c. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
- d. Exterior materials shall consist of brick, masonry, or stone, or siding consisting of wood, hardboard, aluminum or vinyl, covered or painted, but in no case exceeding the reflectivity of gloss white paint.
- e. The dwelling shall be placed on a permanent foundation, which meets the requirements of the IRC Building Code.
- f. All residential structures shall have a minimum 4 ft. by 4 ft. front porch, patio or deck and a minimum 6 ft. by 8 ft. rear porch. The structure shall meet the requirements of the IRC Building Code.

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

SIGNED: _____

DATE: _____

4-19-21

Exhibit "A"

Conditional Use Application # CU21040008

Planning Comm. Meeting Date 6/3/2021 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 7/6/2021 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 N028A006

Applicant Name/Address/Phone #

Donna W. Flaughet
5415 McCullers Lane
Loganville, GA 30052

Phone # 804-921-6356

Location 6B McCullers Acres

Property Owner Name/Address/Phone

Donna W. Flaughet
5415 McCullers Lane
Loganville, GA 30052
(If more than one owner, attach Exhibit "A")

Phone # 804-921-6356

Present Zoning R1 Acreage 1

Existing Use of Property: Residential

Existing Structures: 1 Story Ranch, Detached garage

Property is serviced by:

Public Water: Provider: WCWD Well: N/A

Public Sewer: _____ Provider: N/A Septic Tank:

The purpose of this conditional use is: Guest House

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.

Donna Flaughet
Signature

4/19/21
Date

\$ 250.00

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 R1 Surrounding Zoning: North R1 South R1
East R1 West R1

Comprehensive Land Use: Suburban

Commission District: 2-Banks Watershed: Big Haynes-Walton W-P1

I hereby withdraw the above application _____ Date: _____

Conditional Use Application # CU21040008

Planning Comm. Meeting Date 6/3/2021 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 7/6/2021 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 N028A006

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>John A. Flaughner</u>	<u>John A Flaughner</u>
<u>5415 McCollers Ln</u>	<u>5415 McCollers Ln</u>
<u>Loganville, GA 30052</u>	<u>Loganville, GA 30052</u> <small>(If more than one owner, attach Exhibit "A")</small>

Phone # 678-894-6963 Phone # 678-894-6963

Location 6B McCollers Acres Present Zoning R1 Acreage 1

Existing Use of Property: Residential

Existing Structures: 1 Story Ranch, Detached garage

Property is serviced by:

Public Water: Provider: TF WCWD Well: N/A

Public Sewer: Provider: N/A Septic Tank:

The purpose of this conditional use is: Guest House 28'x30'

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 4-19-21 \$ 250.00 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 R1 Surrounding Zoning: North R1 South R1
East R1 West R1

Comprehensive Land Use: Suburban

Commission District: 2-Banks Watershed: Big Haynes-Walker W-P1

I hereby withdraw the above application _____ Date: _____

Standard Review Questions: 5415 McCullers Lane

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

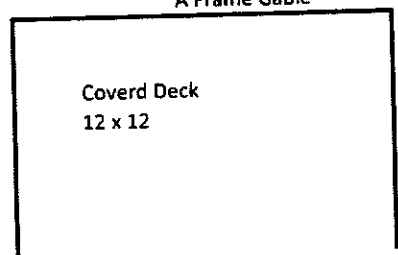
1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
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.
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.

Answers:

1. It will be compliant.
2. Yes - it will not be.
3. N/A
4. Yes
5. It would not.

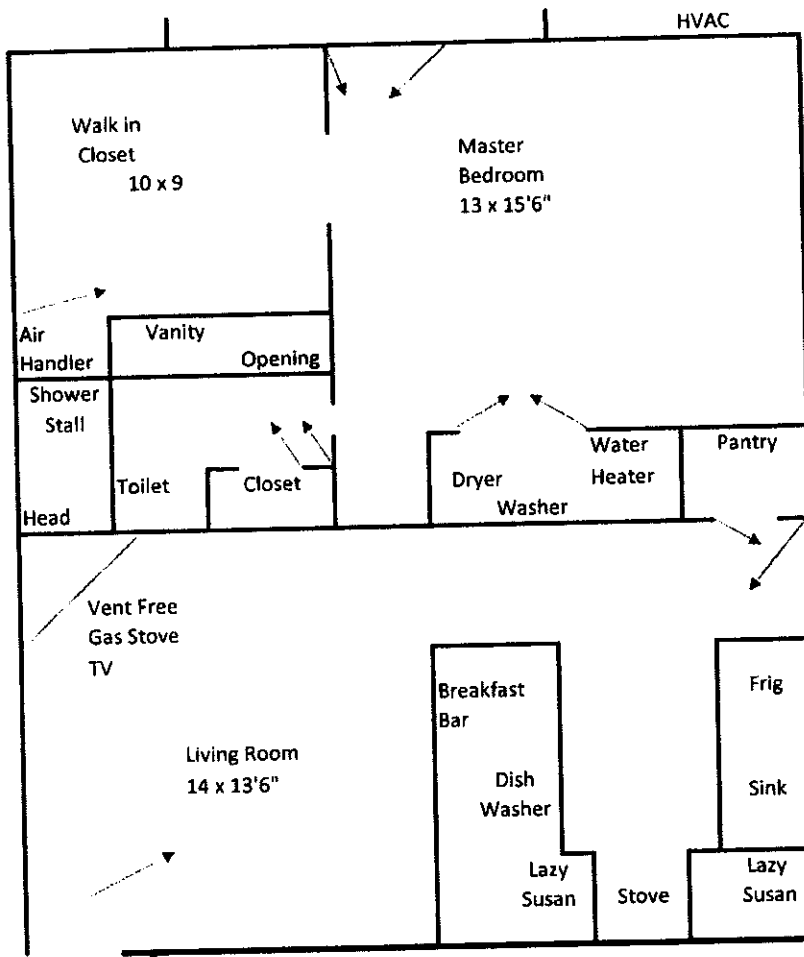
25' 6"

A Frame Gable



A Frame Gable End

30



A Frame Gable End

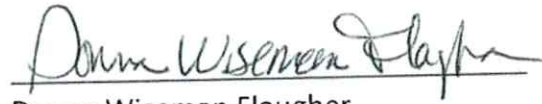
Attached to Existing Garage

Letter of Intent
5415 McCullers Lane
Loganville, GA 30052

We are requesting to build a Guest House for my mother. She currently lives in the mountains in Bluefield, VA and wants to be with us, as we are all she has left. We have an acre and have discussed this with our neighbors, and they have approved our plans. The Guest House will be a "Mother-In-Law Suite" that she will reside in as she wants her own space. The Guest House will be built to be respectful and presentable to match our house on the property.



John Anthony Flaughner



Donna Wiseman Flaughner

4-19-21

Date

4/19/21

Date

CU21040008 – 5415 McCullers Lane



CU21040008 – 5415 McCullers Lane



