

Conditional Use CU21050002

Staff Analysis

Commission District: 2 - Banks

Planning Commission Hearing Date: 06-03-2021

Board of Commissioners Hearing Date: 07-06-2021

Parcel ID: Map C0100015C00

Acreage: 2.45 acres

Applicants/Owners:

Jason & Christine Rivera

3705 McCullers Road
Loganville, Georgia 30052

Property Location: 3705 McCullers Road

Current Character Area: Suburban

Current Zoning: A1

Request: Conditional Use for Guest House for elderly parents.

Site Analysis: The 2.45 acre tract of land is located on 3705 McCullers Road. The surrounding properties are zoned A1.

Zoning History: No History

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

Comments and Recommendations from various Agencies:

Public Works: Public Works would recommend if a secondary driveway is installed that it be property permitted and have a paved apron.

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

Water Authority: This area is served by a 8" water main along McCullers Rd. (static pressure: 60 psi, Estimated fire flow available: 1,700 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 – CU21050002– Conditional Use for Guest House on 2.45 acres – Applicants/Owners: Jason & Christine Rivera – Property located on 3705 McCullers Rd-Map/Parcel C0100015C00 – District 2.

Presentation: Jason & Christine Rivera represented the case. They want to build a guest house for elderly parents to have them closer due to health issues. Mrs. Rivera asked about increasing it to 900sqft. Mr. Rivera stated the reason for the increase in size is that the guest house would have to be handicap accessible.

Pete Myers asked about the Public Works comments about the 2nd driveway. Mr. Rivera understood.

Speaking: None

Recommendation: Pete Myers made a motion to recommend approval and increase from 800sqft to 900sqft with a second by Wesley Sisk. 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	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2	
	Guest House, and Caretaker/Employee Dwelling	Yes				C 1 Acre plus												
			P	C	C							C	C	P	C	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 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 or lease of a guesthouse 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: _____

Al Luna

DATE: _____

4-30-2021

Conditional Use Application # CU 21050002

Planning Comm. Meeting Date 4/3/2021 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 C 0100015C00

Applicant Name/Address/Phone # Jason + Christine Rivera
3705 McCullers Rd
Loganville, GA 30052
Property Owner Name/Address/Phone Jason + Christine Rivera
3705 McCullers Rd
Loganville, GA 30052
(If more than one owner, attach Exhibit "A")

Phone # 678-410-1354 Phone # 678-410-1354
Location 3705 McCullers Rd Loganville Present Zoning A1 Acreage 2.45

Existing Use of Property: Residence
Existing Structures: Single Family Home / Detached garage / Shed

Property is serviced by:
Public Water: Provider: Walton Co. Water Well: _____
Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: Guesthouse for elderly
parents to live on our property to be
able to help them as needed.

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.

Jason + Christine Rivera 4-30-2021 \$ 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: 2 - Banks Watershed: Big Haynes - Walton W-P1

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. *Yes*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *No*
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. *Yes*
4. Public facilities and utilities are capable of adequately serving the proposed use. *Yes*
5. The proposed use will not adversely affect the level of property values or general character of the area. *No*

4-30-2021

This guesthouse intent is
for elderly parents to move into
& be closer to us. We would like
them closer so we can help them
as needed & for them to also
maintain their independence.

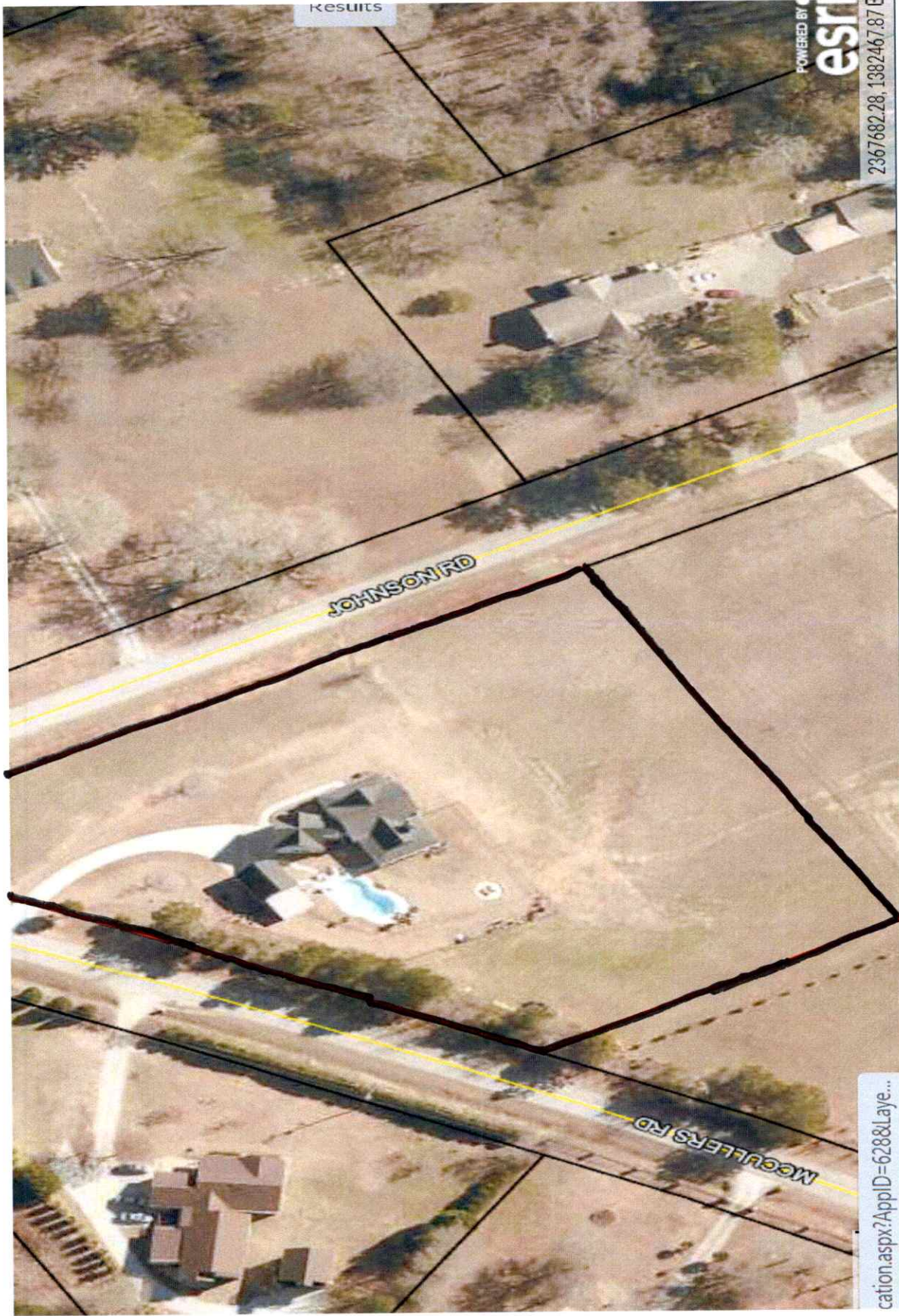
Thank you,

~~Jason Rivera~~ / Christine Cefin Rivera
Christine Cefin Rivera

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