

# Conditional Use CU21040012

## Staff Analysis

Commission District: 1-Warren

Planning Commission Hearing Date: 06-03-2021

Board of Commissioners Hearing Date: 07-06-2021

**Parcel ID: Map C0600013E00**

**Acreage: 2.00 acres**

**Applicant:**

**Chad R Foster  
1953 Piney Grove Road  
Loganville, Georgia 30052**

**Owners:**

**Chad & Angela Foster  
1953 Piney Grove Road  
Loganville, Georgia 30052**

**Property Location:** 1953 Piney Grove Road

**Current Character Area:** Suburban

**Current Zoning:** A1

**Request:** Conditional Use for a taxidermy business as a home based business.

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUB	PM1	M2
711511	Taxidermist, Independent		C	C	C						P	P	P			P	P

**Site Analysis:** The 2.00 acre tract of land is located on 1953 Piney Grove Road. The surrounding properties are zoned A1 and 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.

**Water Authority:** This area is served by a 8" water main along Piney Grove Rd. (static pressure: 70 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 – CU21040012– Conditional Use for taxidermy business as a home based business – Applicant: Chad Foster/Owners: Chad & Angela Foster – Property located on 1953 Piney Grove Rd-Map/Parcel C0600013E00 – District 1.**

**Presentation: Chad Foster represented the case. He wants to have a small taxidermy business as a home based business.**

**Speaking: None**

**Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by John Pringle. The motion carried unanimously.**

Conditional Use Application # CU 21040012

\$250.00

Planning Comm. Meeting Date 6/3/2021 at 6:00PM held at **WC Board of Comm. Meeting Room** - 3rd Floor  
Board of Comm Meeting Date 7/6/2021 at 6:00PM held at **WC Historical Court House** - 2nd Floor  
**You or a representative must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

**Map/Parcel** CO600013E00

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Chad R Foster</u>	<u>Angela D Foster</u>
<u>1953 Piny Grove Rd</u>	<u>1953 Piny Grove Rd.</u>
<u>Loganville Ga 30052</u>	<u>Loganville Ga 30052</u>
	<small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>706 631 0469</u>	Phone # <u>770 314 8329</u>
Location <u>1953 Piny Grove Rd.</u>	Present Zoning <u>A1</u> Acreage <u>2.00</u>
Existing Use of Property: <u>Residence</u>	
Existing Structures: <u>House, 3 Storage Buildings</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/>	Provider: <u>Walton County</u> Well: _____
Public Sewer: _____	Provider: _____ Septic Tank: <input checked="" type="checkbox"/>
The purpose of this conditional use is: <u>Open a Taxidermy Business</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>Chad R Foster</u>	<u>4/27/21</u> \$ <u>250.00</u> <input checked="" type="checkbox"/>
Signature	Date      Fee Paid
<b>Public Notice sign will be placed and removed by P&amp;D Office</b>	
<small>Signs will not be removed until after Board of Commissioners meeting</small>	
<b>Office Use Only:</b>	
Existing Zoning <u>A1</u>	Surrounding Zoning: North <u>A1</u> South <u>R1</u>
	East <u>A1</u> West <u>A1</u>
Comprehensive Land Use: <u>Suburban</u>	
Commission District: <u>1-Warren</u>	Watershed: <u>Alcovy River</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.

*Everything done, will be done inside of a building.*

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.

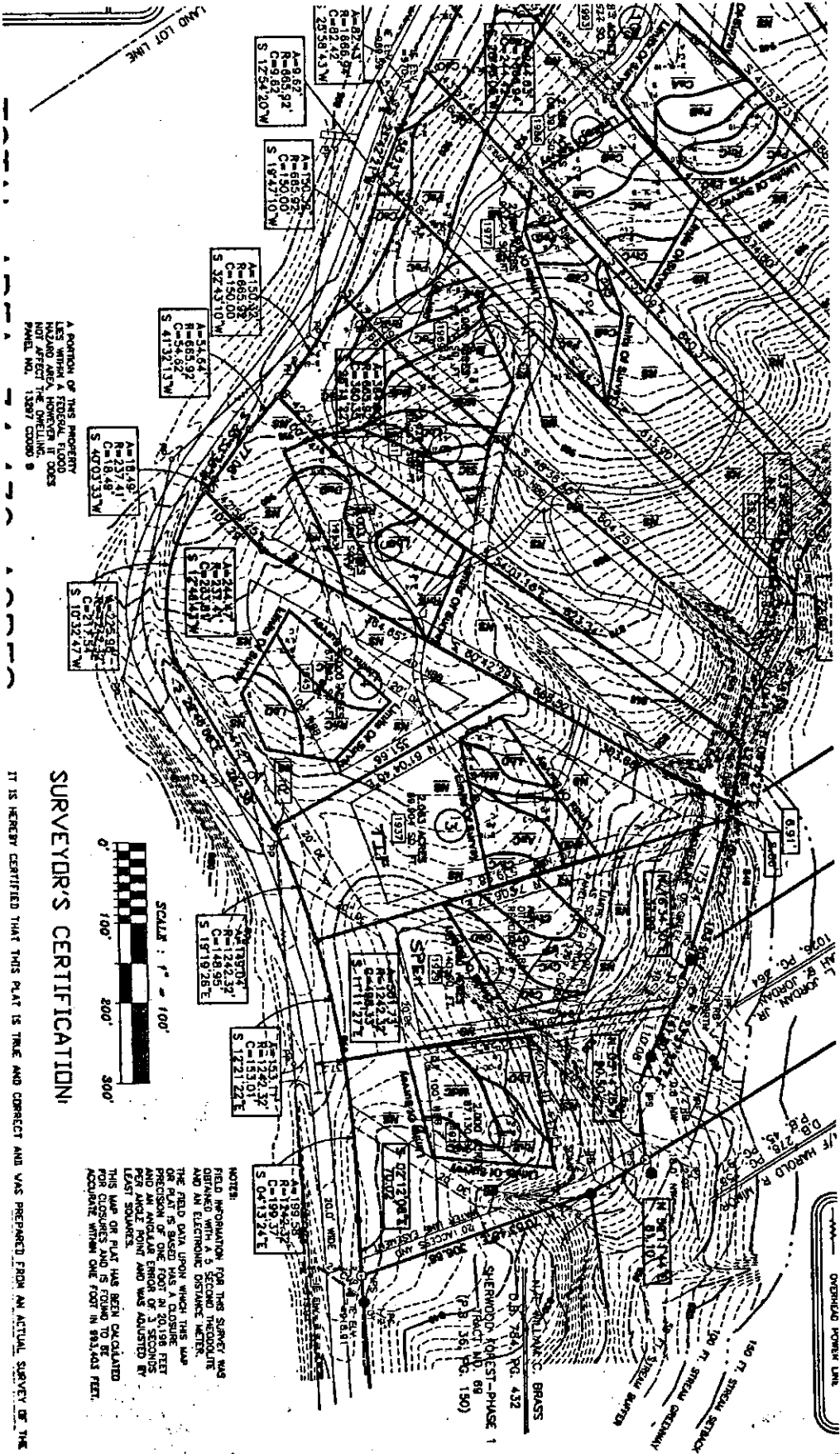
*No.*

4. Public facilities and utilities are capable of adequately serving the proposed use.

*There will not be facilities open to anyone except residents.*

5. The proposed use will not adversely affect the level of property values or general character of the area.

*No, It will not be.*



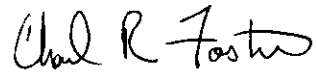
A PORTION OF THIS PROPERTY  
 LIES WITHIN A FEDERAL FLOOD  
 HAZARDOUS AREA, HOWEVER, IT DOES  
 NOT AFFECT THE DWELLING.  
 PANEL NO. 1387 CROSS 9

**SURVEYOR'S CERTIFICATION:**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE

SHEET TITLE:  <b>FINAL PLAT</b>	<b>PROJECT DESCRIPTION:</b> <b>PINEY GROVE ESTATES</b> LAND LOT(S) 37,69, AND 70 4TH DISTRICT VINGER HILL C.M.D. 415 MAP NO. 60, PARCEL NO. 13 WALTON COUNTY, GEORGIA	<b>ADAM &amp; LEE LAND</b> 5640 GA. HWY. 20 LOGANVILLE, GA. 30 OFFICE: (770) 554-8995 FAX: (
	1998 JUN 15 10 15 AM '98	

My intent is to have a business where I can make a decent living. Due to being a new business, I realize that business (income) will be slow the first few years, while I establish a relationship with customers. For this reason, I have decided to begin my business venture within my residence, to keep costs to a minimum.

A handwritten signature in black ink that reads "Chad R. Foster". The signature is written in a cursive style with a large, stylized 'F'.

Chad R. Foster

CU21040012 – 1953 Piney Grove Road









CU21040012 -- 1953 Piney Grove Road

