

Conditional Use CU22040022

Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **06-02-2022**

Board of Commissioners Hearing Date: **07-12-2022**

Parcel ID: Map C0790113

Acreage: 16.58

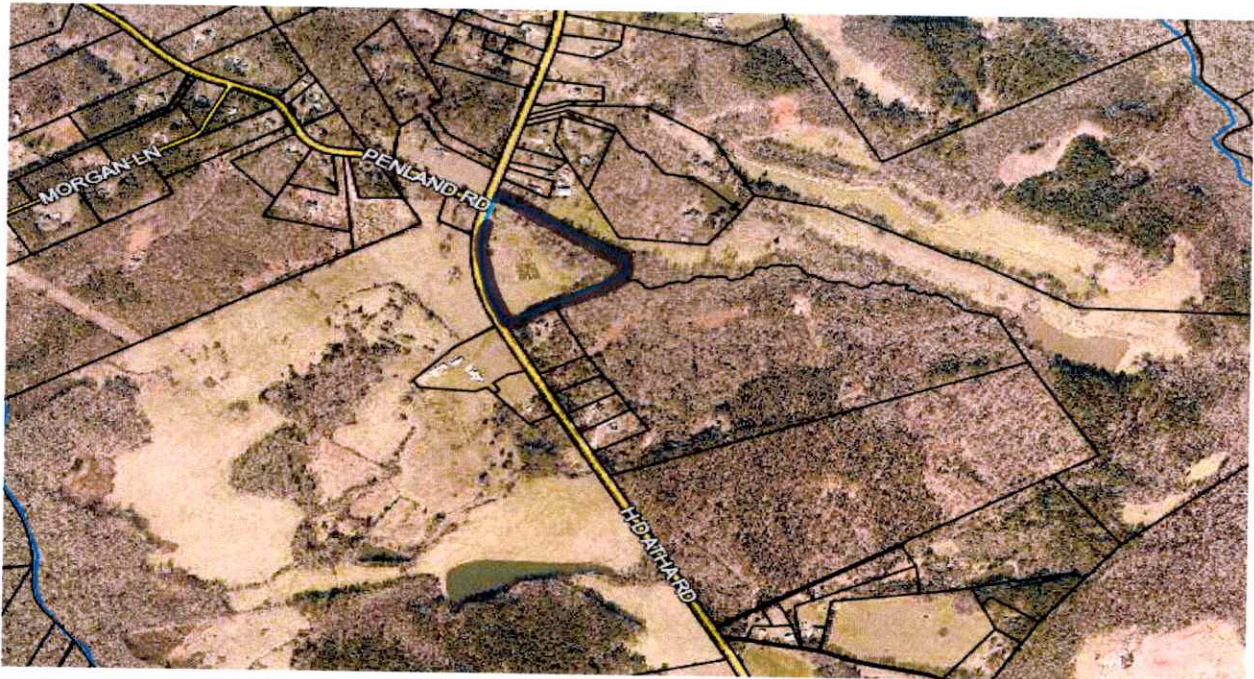
Applicants/Owners:

Tim and Leah Keel

3270 H D Atha Road

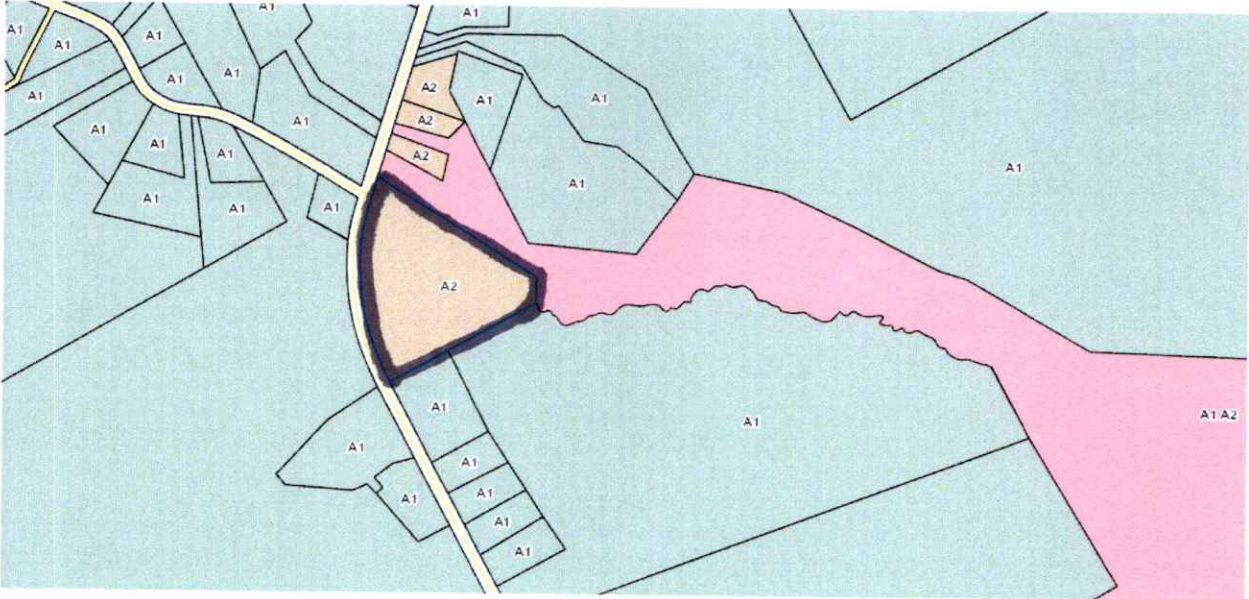
Covington, GA 30014

Property Location: 3270 H D Atha Road



Current Character Area: Suburban

Current Zoning: A



Request: Conditional Use for Vacation Camp – No more than 3 silos added as “cabins” for people to come and enjoy & experience farm life which is known as “Agritourism”.

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
721214	Recreational and Vacation Camps (except Campgrounds)		C														

Site Analysis: The 16.58 acre tract of land is located on 3270 H D Atha Road. The surrounding properties are zoned A, A1 and A2.

Zoning History:

Z14020008	Tim & Leah Keel	A-2 to A	C079-113	Approved Cond.
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		Agri Use	3270 H.D. Atha Road	
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Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway if there is customer contact and a business is operating.

Sheriffs' Department: No impact to Walton County Sheriff's Office.

Water Authority: This area is served by an existing 20" diameter water main along on HD Atha Road. (static pressure: 130 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Walton County Fire Rescue has no issues.

Fire Code Specialist: Will have no impact. They shall comply with all fire codes in respect to their establishment if applicable.

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

Development Inspector: No comment received.

DOT Comments: Will not impact GDOT

Archaeological Information: No comment received.

PC ACTION 6/2/2022:

- 1. Conditional Use CU22040022 – Conditional Use on 16.58 acres for Agritourism-Applicants/Owners: Tim & Leah Keel-Property located at 3270 H D Atha Rd-Parcel C0790113-District 4.**

Presentation: Tim Keel represented the case and stated that they would like to build silos for people who would like to visit the farm. They have privacy landscape and they have planted 130 blueberry trees and would like to have a u-pick blueberry farm.

Speaking: None

Josh Ferguson verified that this is not intended for an event facility and only for overnight guests and Mr. Keel stated that was correct.

Recommendation: Pete Myers made a motion to recommend approval as submitted with a second by Josh Ferguson. The motion carried unanimously.

Conditional Use Application # CU22040022

Historic Courthouse
111 S. Broad St.
2nd Floor

Planning Comm. Meeting Date 6-2-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 7-12-2022 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 C0790113

Applicant Name/Address/Phone #
Tim and Leah Keel
3270 HD Atha Rd
Covington, GA 30014
E-mail: keelsfarm@yahoo.com

Property Owner Name/Address/Phone
same

(If more than one owner, attach Exhibit "A")

Phone # (678) 300-1477-Leah Phone # (678) 300-2907-Tim

Location 3270 HD Atha Rd Present Zoning A2 Acreage 16.58

Existing Use of Property: Tree Farm

Existing Structures: Main house and barn

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

The purpose of this conditional use is: Vacation camp - No more than 3
Silos added as "cabins" for people to come and enjoy & experience
farm life which is known as "Agritourism"

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 Leah Keel Date 4-28-22 Fee Paid \$300.00
Timothy Keel

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 A Surrounding Zoning: North A1 A2 South A1
East A1 West A1 A2
Comprehensive Land Use: Suburban
Commission District: 4-Bradford Watershed: _____

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. *There are mature trees on the adjacent property line. We will be adding evergreen privacy trees that we grow down the line to add even more privacy for our neighbors and future guests.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *We will be utilizing only one entrance.*
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. *A parking area will be provided.*
4. Public facilities and utilities are capable of adequately serving the proposed use. *Walton EMC and Walton Co. Water Dept. are currently serving our farm. We also have a drilled well.*
5. The proposed use will not adversely affect the level of property values or general character of the area. *We chose to use grain silos because they are built for farms and will fit aesthetically in our field. We already have a grain bin and antique truck as decoration at our main entrance.*

- Parking
- ⊗ Privacy Trees
- Ⓛ Water Meter
- Ⓛ Walton EME

○ Entertainment Area
 Will have adirondack chairs
 and a small fire pit.



**KEEL'S FARM
3270 H D ATHA ROAD
COVINGTON, GA 30014
(678)300-2907**

April 28, 2022

Walton County Planning and Development
Monroe, Georgia

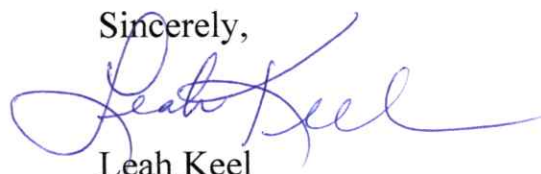
RE: Letter of Intent
3270 H D Atha Road
Covington, GA 30014

To whom it may concern:

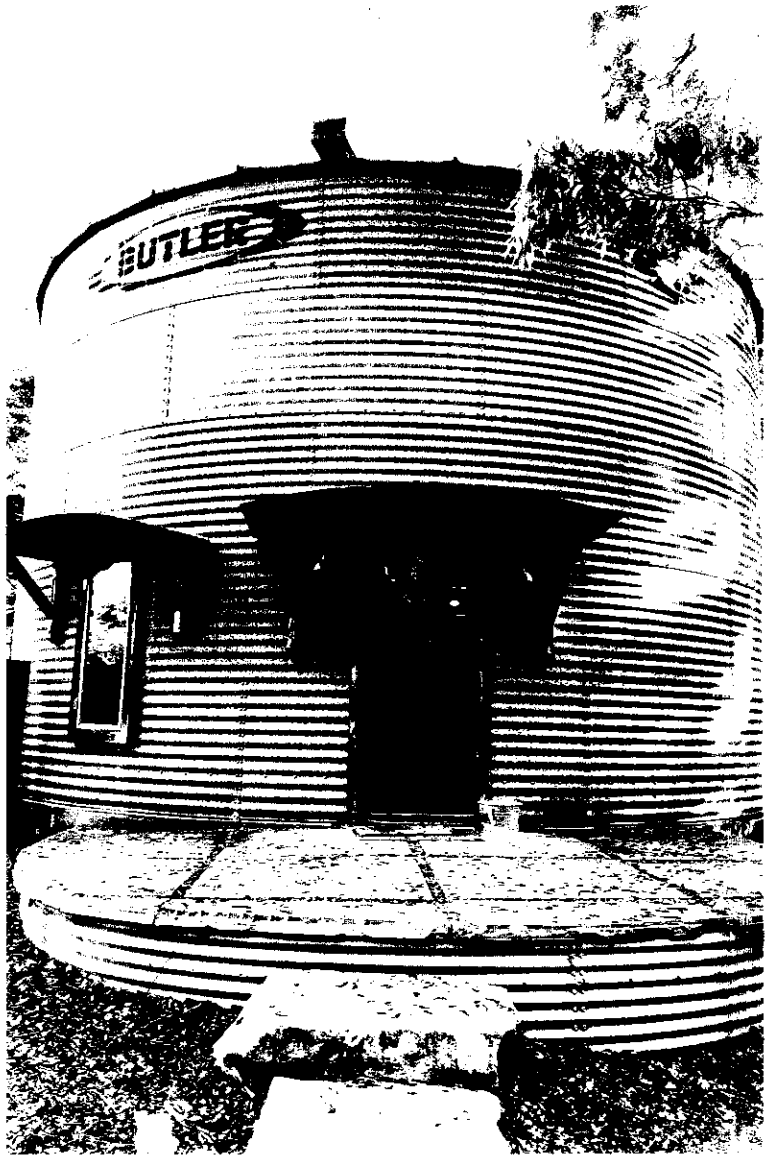
We own 16.58 acres on H D Atha Road where we have a tree farm and nursery. We purchased the property in October of 2013 and made it our permanent residence in July of 2016. Since 2013, we have continued to expand our farm and the public has expressed how much they enjoy coming to visit us. We are members of Georgia Grown and Agritourism Program and are listed in the directory so that people throughout the state will know there is a small tree farm near Monroe, Georgia that is open to the public. We would like to offer farm stays for those folks who would like to learn about tree farming and experience life on a small farm.

In order for folks to come and stay with us, we need a place for them to stay. After doing some investigating, we have found that we can build silos on our farm and finish them on the inside like a home. We visited a gentleman in north Georgia who lives in a silo and builds them for other people. There is a grain bin and antique truck at the main entrance of our field and the silos will fit aesthetically with what we already have on the property and be a new experience for our visitors. This will not be for extended stays. Tim and I hope that you will approve our request so that we can invite people from all over to come visit not only our farm but visit Monroe, Georgia as part of agritourism in our area.

Sincerely,

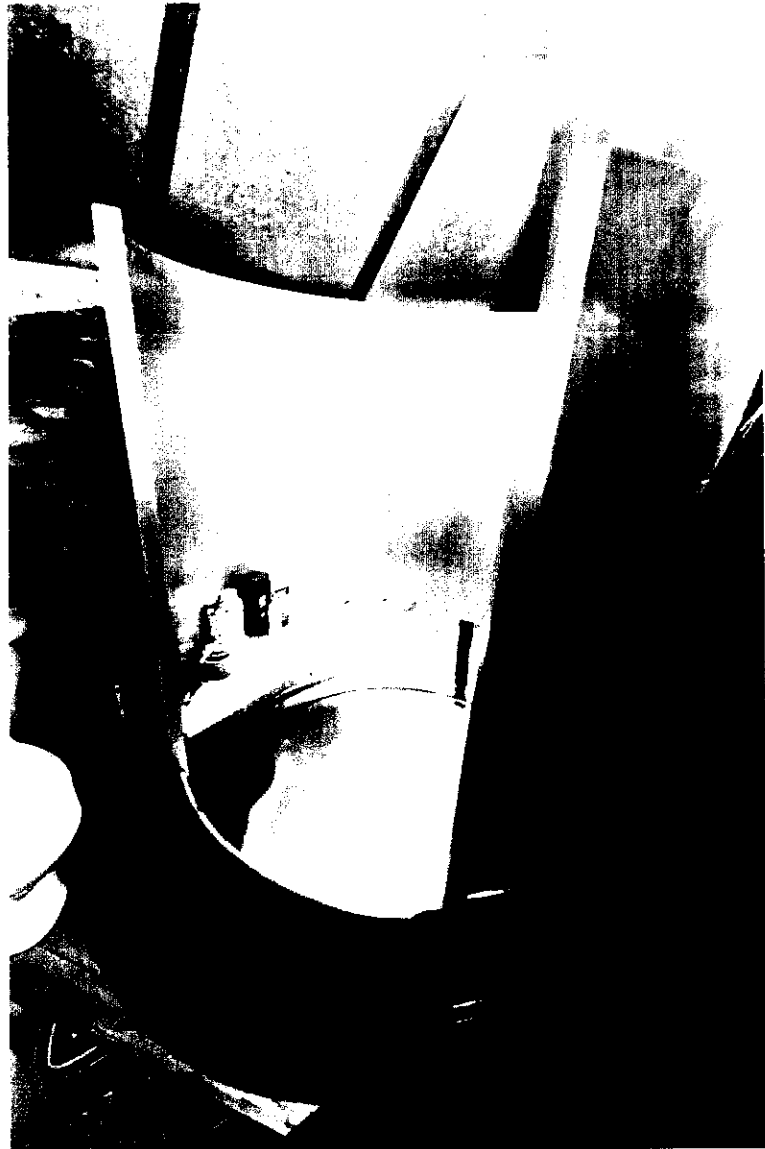


Leah Keel









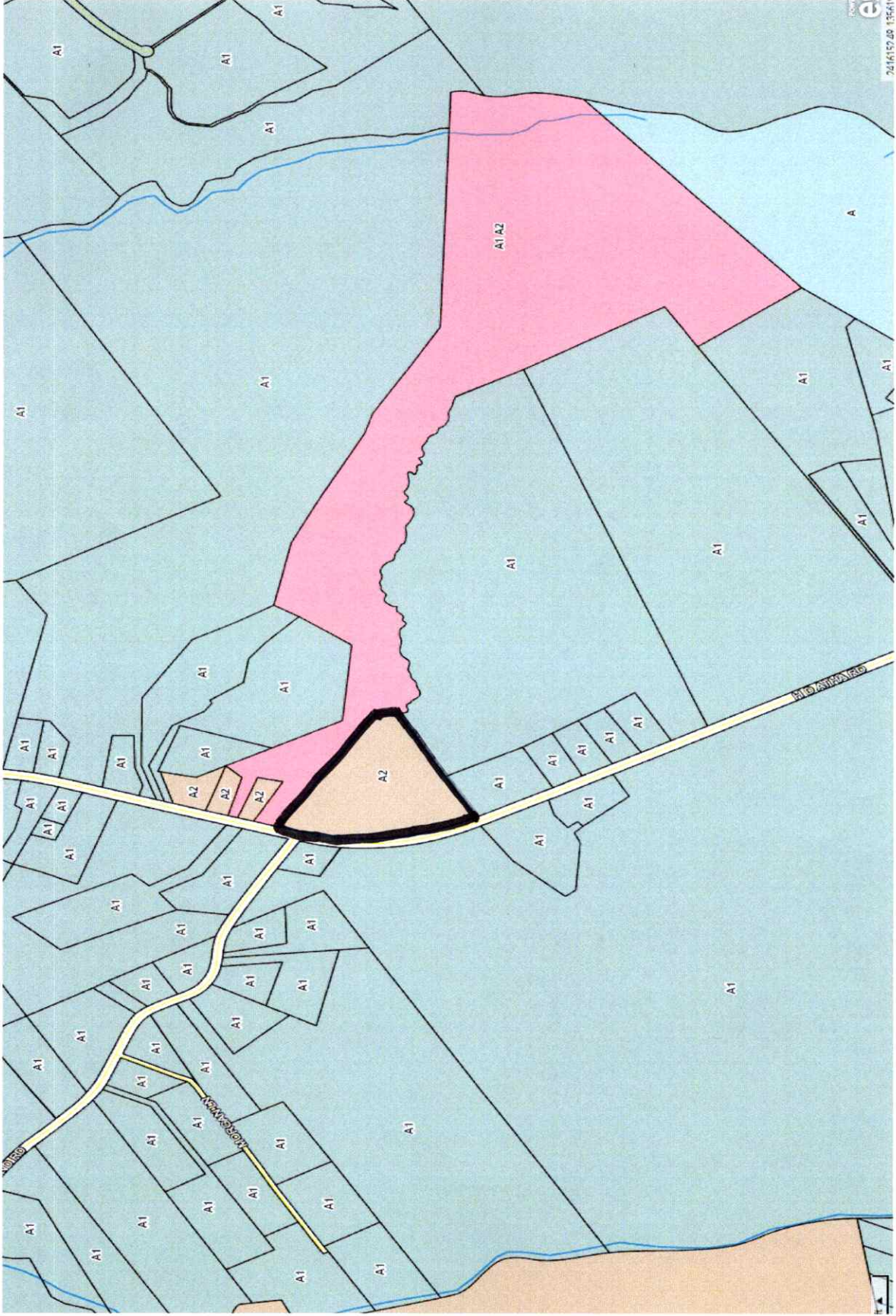
CU22040022 - 3270 H D Atha Road



CU22040022 - 3270 H D Atha Road



CU22040022 – 3270 H D Atha Road



Errata #2 Amend Article 6 to better define campgrounds and RV parks/Vacation Camps

Recreational Parks and Vacation Camps (19)

(allowed as a conditional use in the “A” zoning)

NAICS 721214 Recreational and vacation camps comprises establishments primarily engaged in operating overnight recreational camps, such as children's camps, family vacation camps, hunting and fishing camps, and outdoor adventure retreats, that offer trail riding, white water rafting, hiking, and similar activities. These establishments provide accommodation facilities, such as cabins and fixed campsites, and other amenities, such as food services, recreational facilities and equipment, and organized recreational activities.

- A. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties; no camping or trailer space shall be designed for direct access to a street outside the boundaries of the park, and the principal interior access drives shall be at least 30 feet in width, dust free or treated to reduce dust.
- B. The minimum area for a trailer or camping site shall be maintained in accordance with the approved plan and with corners of each site visibly marked and numbered by a permanent marker.
- C. The park or campground shall be surrounded by a landscaped strip of open space 100 feet wide along the street frontage and 50 feet wide along all lot lines.

D. Proper provision shall be made for storage and refuse collection. Water and sanitary facilities, if provided, shall be subject to approval by the Walton County Health Department.

E. No camp patron shall be allowed to maintain and/or use the camping site or facilities of any camp permitted under this Section for a period longer than 90 days in any one calendar year.

Recreational Vehicle Park and Campgrounds(19) (allowed in B2 and conditional use in A, A1 and MHP)

NAICS 721211 Recreational Vehicle Parks and Campgrounds comprises establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreation halls, playgrounds, stores, and snack bars. Example of uses Campgrounds, campsites, RV and travel trailer campsites.

A. Recreational Vehicle Parks. In any district where recreational vehicle parks are permitted, the applicant shall submit a layout of the park subject to the following conditions:

1. No recreational vehicle park shall be located except with direct access to a county, state or federal highway, with a minimum lot width of not less than fifty feet for portion used for entrance and exit. No entrance or exit shall be through a residential district, or shall require movement of traffic from the park through a residential district.
2. The minimum lot area per park shall be five (5) acres.

3. The park shall be surrounded by a landscaped strip of open space 100 feet wide along the street frontage and 50 feet wide along all lot lines
4. Spaces in recreational vehicle parks may be used by recreational vehicles provided they meet any additional laws and ordinances of the County and shall be rented by the day or week only, and a recreational vehicle occupying the same space shall remain in the same park for a period of not more than thirty days.

B. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a park are permitted as accessory uses in any district in which parks are allowed, provided:

1. Such establishments and the parking area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.
2. Such establishments shall be restricted in their use to occupants of the park.
3. Such establishments shall present no visible evidence of their commercial character that would attract customers other than occupants of the park.

F. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within eighty (80) feet of the right-of-way line of any county, state or federal road.

G. In addition to meeting the above requirements, the recreational vehicle park site plan shall be accompanied by a certificate of approval of the Walton County Health Department.