



Planning and Development Department Case Information

Case Number: CU23080024

Meeting Dates: Planning Commission 10-05-2023
Board of Commissioners 11-07-2023

Current Zoning: A2

Request: Conditional Use for an event venue. (Applicant will be putting a building behind the house for events to be held).

Address: 5241 Guthrie Cemetery Road & Hwy 138, Loganville, Georgia 30052

Map Number: C0530034

Site Area: 3.00 acres

Character Area: Highway Corridor

District 3: Commissioner – Timmy Shelnett Planning Commission – John Pringle

Applicant:
Marckline Almonord
424 Mulberry Park
Dacula, Georgia 30019

Owner:
Marckline Almonord & Mindy Burns
424 Mulberry Park
Dacula, Georgia 30019



Existing Site Conditions: Property contains 3.00 acres.

The surrounding properties are zoned A1, A2 and B1.



Subdivisions surrounding property:



Staff Comments/Concerns:

Article 6 Regulations

Outdoor Recreation Facilities (Private) (18)

1-7-2020

Outdoor Recreation Facilities are allowed by conditional use in the A, A1, A2, R1, R2 R3, MHP, and by right in the B1, B2, B3, TC and MUBP zoning. The uses allowed include wedding venues, event venues, fishing lakes, swimming pools, and golf courses or driving ranges, or other recreational developments. A detailed site plan must be approved by the Department.

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 5,000 square feet. The building[s] shall be located at least 50 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. The site must have direct access to a collector or arterial road.
- E. All activities shall take place at least 50 feet from any property line adjacent to a residential zone or use.

- F. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- G. No outdoor storage shall be allowed.
- H. The outdoor use of the site adjacent to residentially zoned property after 10:00 p.m. shall be prohibited with the exception of special holidays as determined by the Planning and Development director.

History: **No History**

Comments and Recommendations from various Agencies:

Public Works: **Public Works has no issue based on the proposed plan submittal for access.**

Sheriffs' Department: **The entrance and exit from the property onto Hwy 138 may at times be difficult without some type of traffic control. The traffic can back up from the intersection of Highway 81 and Highway 138. The Walton County Sheriff's Office routinely checks businesses on main thoroughfares 2 times per night which will increase business checks for the on duty shift.**

Water Authority: **This area is served by an existing 6" diameter water main along Guthrie Cemetery Road and existing 10" diameter main along Hwy 138. (static pressure: 100 psi, Estimated fire flow available: 2,200 gpm @ 20 psi). No system impacts anticipated.**

Fire Marshal Review: **Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Structures to be used as business shall be compliant on all fire codes. (I.e...Emergency lighting, fire extinguishers, ADA, and other applicable codes). May require sprinkler or fire alarm depending on the occupancy load. Commercial fire access road shall be installed. Fire hydrant within 500'.**

Fire Department Review: **Fire risk with combustibles typically used in weddings.**

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

DOT Comments: **Will not need coordination if access is greater than 100 ft. from state route and there are no encroachments into the R/W.**

PC ACTION 10/5/2023:

CU23080024-Conditional Use for an event venue-Applicant: Marckline Almonord- Owners: Marckline Almonord & Wilner Almonord-located on 5241 Guthrie Cemetery Rd & Hwy 138-Map/Parcel C0530034-District 3.

Presentation: Olivia Price who is the realtor for the Applicant represented the case. There is a house on the property. Applicant would like to build an event center on the property for events and weddings and use the house on the property for lodging for guests. John Pringle stated that the map and site plan shows only 1 way in and 1 way out and it is off Highway 138. Ms. Price stated that the entrance would be off Highway 138. Timothy Kemp asked - have you seen the traffic on Highway 138? Keith Prather stated that from what he can see is that there is only one driveway now and it is on Guthrie Cemetery Road. John Pringle asked if they had contacted GDOT because they cannot come off Guthrie Cemetery Road and would need to see what is required by GDOT and will need their blessing. Ms. Price stated that she believes that her client has been in contact with GDOT.

Speaking: Sherry Wise who lives at 5221 Guthrie Cemetery Road spoke and stated that when school lets out that she can't get in or out of Guthrie Cemetery already and she doesn't know how this will work with an event venue. John Pringle stated that if the venue is off Highway 138 you won't have to worry about it.

Recommendation: John Pringle made a motion to recommend approval with conditions that the entrance be off Highway 138 and once residence is used as part of the event venue then the entrance on Guthrie Cemetery Road will be closed with a second by Keith Prather. The motion carried unanimously.

Conditional Use Application # CU 23080024

Planning Comm. Meeting Date 10-5-2023 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**
Board of Comm Meeting Date 11-7-2023 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 C0530034

Applicant Name/Address/Phone # <u>Marckline Almonord</u> <u>424 Mulberry Park</u> <u>Circle Dacula Ga 30019</u> E-mail: <u>newcreationwedding</u> <u>and events@gmail.com</u> Phone # <u>678-551-8313</u>	Property Owner Name/Address/Phone <u>Marckline Almonord</u> <u>424 mulberry Park</u> <u>Circle Dacula Ga 30019</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>678-551-8313</u>
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Location 5241 Guthrie Cemetery ^{Hwy 138} Present Zoning _____ Acreage 3.0
road Loganville Ga 30052
Existing Use of Property: Residential

Existing Structures: Single family home

Property is serviced by:

Public Water: Provider: Walton County Well: _____
Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: A wedding venue
Applicant will be building building behind home for the
events.

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] 08/31/2023 \$ 350.00
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 A2 Surrounding Zoning: North A2 South A1
East B1 West A2
Comprehensive Land Use: Highway Corridor
Commission District: 3-Timmy Sheddatt 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. *Yes, adequate provision has been made so that adjacent properties will not have possible adverse influences.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *Yes, the property/building will not hinder or endanger any pedestrian movement or traffic on adjacent streets.*
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, off street parking and loading to and from entrances and exits for parking and loading will be adequate in terms of location, amount and design.*
4. Public facilities and utilities are capable of adequately serving the proposed use. *Yes, access for public facilities and utilities will be adequately available and accessible to the proposed building.*
5. The proposed use will not adversely affect the level of property values or general character of the area. *Yes, it will not adversely affect the level of property values, or general character, of the area. In fact it will increase the values, and beautification of the general character of the area.*

Marckline Almonord
424 Mulberry Park Cir
Dacula, Georgia 30019
newcreationweddingandevents@gmail.com
(678) 551-8313
August 31st, 2023

Walton County Planning and Development
New Creation Wedding and Events
5241 Guthrie Cemetery Road
Loganville, Georgia 30052

Dear,
Walton County Planning and Development

I am writing to express my sincere interest in building a wedding venue in Loganville, Walton County, Georgia. After careful consideration and extensive research, I am confident in the potential this location holds for a successful and enchanting wedding revenue.

Having reviewed the area's demographics, trends in event planning, and the demand for elegant wedding spaces, I am convinced that a well-designed venue in Loganville would not only fill a gap in the market but also contribute positively to the local community and its economy. The picturesque landscapes and inviting ambiance of Walton County provide the perfect backdrop for couples to celebrate their special day, and I am committed to creating a space that fulfills their dreams.

My experience in event management, coupled with my passion for creating memorable experiences, has driven me to pursue this venture. I envision a venue that combines modern amenities with timeless charm, offering flexible spaces that cater to both intimate gatherings and grand celebrations. The attention to detail and dedication to providing exceptional service will be at the core of this endeavor.

I am eager to work closely with local authorities, businesses, and residents to ensure that this project aligns with the community's values and enhances the overall appeal of the area. Additionally, I am committed to upholding environmental sustainability practices throughout the construction and operation phases of the venue.

I would welcome the opportunity to further discuss my plans and vision for the wedding venue. It would be an honor to meet with you to explore potential collaboration, address any questions or concerns, and seek your guidance as I embark on this exciting journey.

Thank you for considering my letter of intent. I look forward to the possibility of contributing to the beauty and joy of weddings in Loganville, Walton County, and to creating a venue that will be cherished for years to come.

Sincerely,

Marckline Almonord

SITE PLAN
 5241 Gurthrie Cementery Road
 Loganville, GA 30052
 Parcel ID: C0530-034
 Lot area: 3 Acres
 Paper Size: 11"x17"



scale 1"=80'

