

Conditional Use CU21030011

Staff Analysis

Commission District: 4- Bradford

Planning Commission Hearing Date: 05-06-2021

Board of Commissioners Hearing Date: 06-01-2021

Parcel ID: Map C1390010

Acreage: 7.05 acres

Applicant:

Wesley Brown Sisk

150 Pinecrest Drive
Monroe, Georgia 30655

Owners:

Wesley Brown Sisk &

Maghan McWhorter Sisk
150 Pinecrest Drive
Monroe, Georgia 30655

Property Location: 1810 Alcovy Mountain Road

Current Character Area: Rural Residential

Current Zoning: A1

Request: Conditional Use for existing Guest House approximately 900 sq ft.

Site Analysis: The 7.05 acre tract of land is located on 1810 Alcovy Mountain Road. The surrounding properties are zoned R1 and A1. The guest house is already existing on the property and the Applicant requests to live there while his primary house is being built.

Zoning History: No History

Character Area: The character area for this property is Rural Residential.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval.

Sheriffs' Department: Will not impact the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 8" diameter water main along Alcovy Mountain Rd. (static pressure: 100 psi, Estimated fire flow available: 1,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment

Board of Education: No impact on the Walton County School System.

Development Inspector: No comment received

DOT Comments: No coordination needed.

Archaeological Information: No comment received

PC ACTION 05/06/2021:

1. Conditional Use – CU21030011– Conditional Use for existing Guest House on 7.05 acres – Applicant: Wesley Brown Sisk/Owners: Wesley & Maghan Sisk – Property located on 1810 Alcovy Mtn Rd-Map/Parcel C1390010 – District 4.

Presentation: Chase Sisk represented the case on behalf of Wesley Sisk. They are asking for a Conditional Use for an existing Guest House for friends and family events. They are wanting to build on the front of the property at a later date.

Speaking: None

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

Conditional Use Application # CU21030011

Planning Comm. Meeting Date 5/6/21 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 6/1/21 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 C1390010

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Wesley Brown Sr. dc</u>	<u>Same</u>
<u>150 PineCrest Drive</u>	
<u>Monroe, GA 30655</u>	
	(If more than one owner, attach Exhibit "A")
Phone # <u>770-616-5054</u>	Phone # _____
Location <u>1810 Alcega Mtn. Rd.</u>	Present Zoning <u>A1</u> Acreage <u>7.05</u>
Existing Use of Property: <u>Residential</u>	
Existing Structures: <u>960 Square foot cabin / Guest house</u>	
Property is serviced by:	
Public Water: _____ Provider: _____	Well: <input checked="" type="checkbox"/>
Public Sewer: _____ Provider: _____	Septic Tank: <input checked="" type="checkbox"/>
The purpose of this conditional use is: <u>To leave existing cabin on this property as a guest house. I will be building a new home on this property as my primary residence.</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>Wesley Brown Sr. dc</u>	<u>3/9/2021</u> \$ <u>250.00</u> <input checked="" type="checkbox"/>
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 <u>A1</u>	Surrounding Zoning: North <u>R1</u> South <u>A1</u>
	East <u>A1</u> West <u>A1</u>
Comprehensive Land Use: <u>Rural Residential</u>	
Commission District: <u>4-Bradford</u>	Watershed: <u>/</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

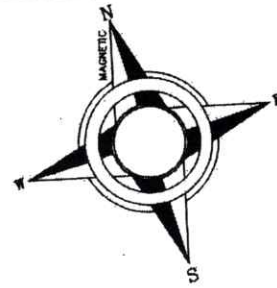
1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
No Impact
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
This will create 2 extra cars per day on Alway Htn. Road, which would be myself and my wife.
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 Impact
4. Public facilities and utilities are capable of adequately serving the proposed use.
Utilities are already on the property
5. The proposed use will not adversely affect the level of property values or general character of the area.
No Impact / Building a like size and quality of construction home as the others in the area

Plat Doc: PLAT
Recorded 06/01/2018
01:31PM

KATHY K. TROST
Clerk Superior Court,
WALTON County, Ga.
Bk 00114 Pg 0124
Participants: 9566767899

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA, COMMUNITY PANEL NO. 13297C0250E EFFECTIVE DATE: 12/8/2016

THE CERTIFICATION, AS SHOWN HEREDON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

[Signature] 6/1/18
WALTON COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.

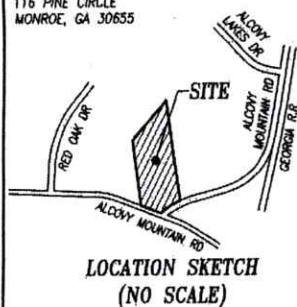
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

REFERENCES:
-PLAT BOOK 33 PAGE 31
-PLAT BOOK 94 PAGE 31
-PLAT BOOK 70 PAGE 191

OWNER OF RECORD:
WESLEY B. SISK
& MARK W. SISK
116 PINE CIRCLE
MONROE, GA 30655

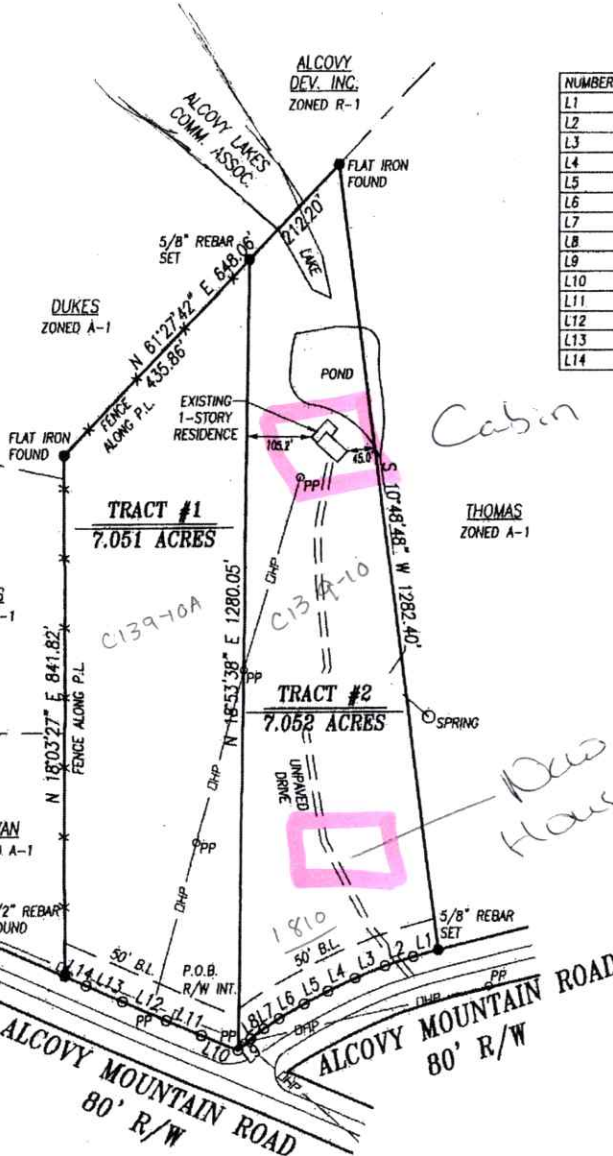


THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYORS CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREDON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature] 5/30/18
JOHN F. BREWER, III RLS#2905 DATE



NUMBER	DIRECTION	DISTANCE
L1	N 87°16'57" W	41.87'
L2	N 89°43'26" W	48.13'
L3	S 86°08'37" W	53.21'
L4	S 82°56'48" W	48.55'
L5	S 80°25'40" W	44.12'
L6	S 78°12'13" W	47.01'
L7	S 75°17'51" W	29.50'
L8	S 70°34'54" W	27.30'
L9	S 64°38'19" W	28.00'
L10	N 49°08'44" W	64.20'
L11	N 48°37'11" W	62.12'
L12	N 48°21'06" W	76.79'
L13	N 48°14'05" W	84.91'
L14	N 48°28'12" W	37.93'



- LEGEND:
- INT. - INTERSECTION
 - BC - BACK OF CURB
 - S.E. - SANITARY SEWER EASEMENT
 - H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C.L. - CENTER LINE
 - SSMH - SANITARY SEWER MANHOLE
 - ☉ - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - B.M.P. - EROSION CONTROL DEVICE
 - Le83 - SOIL TYPE

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BEING A DIVISION OF TAX PARCEL C1390010 ZONED A-1
TOTAL AREA = 14.103 ACRES

200 0 200 400



Scale: 1" = 200'

**SURVEY FOR
WESLEY B. SISK**

STATE OF GEORGIA
WALTON COUNTY
LAND LOT 31
1ST DISTRICT
DATE OF SURVEY 3/18/2018
DATE OF PLAT 5/30/2018
SCALE 1"=200'
JOB #18022-SISK
REVISIONS

**JOHN F. BREWER
&
ASSOCIATES**

LAND SURVEYING
LAND PLANNING
DEVELOPMENT SUPERVISION
1002 S. BROAD STREET
MONROE, GEORGIA 30655
TEL. (770) 287-4703
EMAIL INFO@GASURVEYING.COM

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1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,574 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREDON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 480,735 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005..

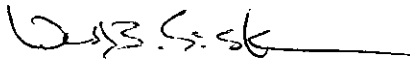
LETTER OF INTENT

March 09, 2021

To whom it may concern,

I, Wesley Brown Sisk, am requesting a conditional use permit be granted for the property located at 1810 Alcovy Mountain Road, Monroe, GA 30655. This is a 7.05 acre tract of land that currently has a small cabin located on the very back Northeast corner of the property. The existing structure is aprx 900 square feet and is primarily used as a guest house, party barn, etc several weekends throughout the year. This structure was built in the 1970's and was existing on the property when I purchased it back in 2017. I intent to build a new home on the South end of the property closest to the Alcovy Mountain road frontage for myself and family. In order to do this, I am requesting this conditional use to leave the cabin on the property as a guest house.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wesley Brown Sisk', followed by a horizontal line extending to the right.

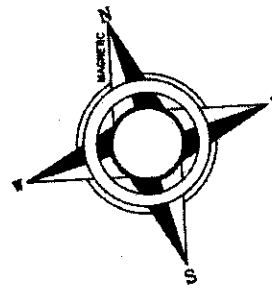
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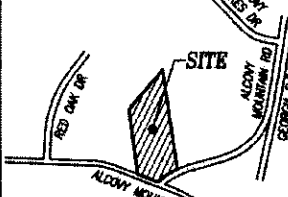
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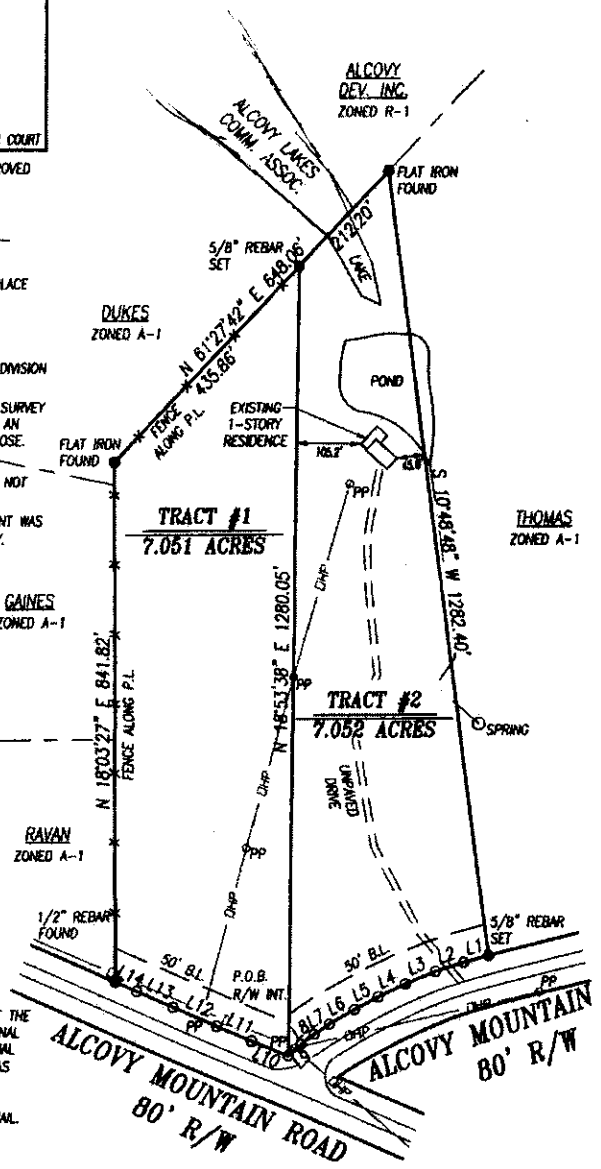


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