

Conditional Use CU21040001
Staff Analysis

Commission District: 4- Bradford

Planning Commission Hearing Date: 05-06-2021

Board of Commissioners Hearing Date: 06-01-2021

Parcel ID: Map C1610038

Acreage: 4.21 acres

Applicants/Owners:

Terrell & Diane Peters

2190 Jug Road

Monroe, Georgia 30656

Property Location: 2190 Jug Road

Current Character Area: Suburban

Current Zoning: A1

Request: Conditional Use for a Guest House for elderly parent.

Site Analysis: The 4.21 acre tract of land is located on 2190 Jug 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 recommends if a new driveway is to be installed for this request/location that it meets all Permitting Requirements with a paved apron.

Sheriffs' Department: Will have no impact on the Walton County Sheriff's Office,

Water Authority: This property is not currently served by the WCWD.

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: Will not require DOT coordination.

Archaeological Information: No comment received

PC ACTION 5/6/2021:

1. Conditional Use – CU21040001– Conditional Use for Guest House – Applicants/Owners: Terrell & Diane Peters – Property located on 2190 Jug Rd-Map/Parcel C1610038 – District 4.

Presentation: Terrell Peters represented the case. He wants to build an 800sqft Guest House for his 84 year old mother.

Speaking: None

Recommendation: Brad Bettis made a motion to recommend approval as submitted with a second by John Pringle. 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	A-1	A-2	R-1	R-2	R-3	MHP	OI	B-1	B-2	B-3	TC	MUB P	M-1	M-2
	Guest House, and Caretaker/Employee Dwelling	Yes				C 1 acre plus											
			P	C	C	C						C	C	P	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 in size 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, lease, of a guesthouse, or the use of a guesthouse as a primary residence shall be prohibited.

D. Specific Regulations for Residential Units: Units shall have the following additional requirements:

- a. A minimum width in excess of twenty-four (24 feet).
- b. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (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 this Ordinance may be extended, enlarged or repaired as otherwise provided by this 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 requirement 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:  **DATE:** 4-5-21

Conditional Use Application # CU21040001

Planning Comm. Meeting Date 5/6/2021 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 6/1/2021 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 C1610038

Applicant Name/Address/Phone #
Terrell Peters
770-317-8104
Diane Peters 770-317-7840

Property Owner Name/Address/Phone
Terrell + Diane Peters
2190 Jug Rd. Monroe
30656 770-317-8104
(If more than one owner, attach Exhibit "A")

Phone # 770-317-8104

Phone # 770-317-8104

Location 2190 Jug Rd Present Zoning A1 Acreage 4.205

Existing Use of Property: Residential

Existing Structures: House, Barn, Car shed

Property is serviced by:

Public Water: _____ Provider: _____ Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: _____

The purpose of this conditional use is: Guest House for Mother

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.

Terrell Peters 4-5-21 \$ 250 ✓
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: 4-Bradford Watershed: _____

I hereby withdraw the above application _____ Date: _____

Standard Review Questions:

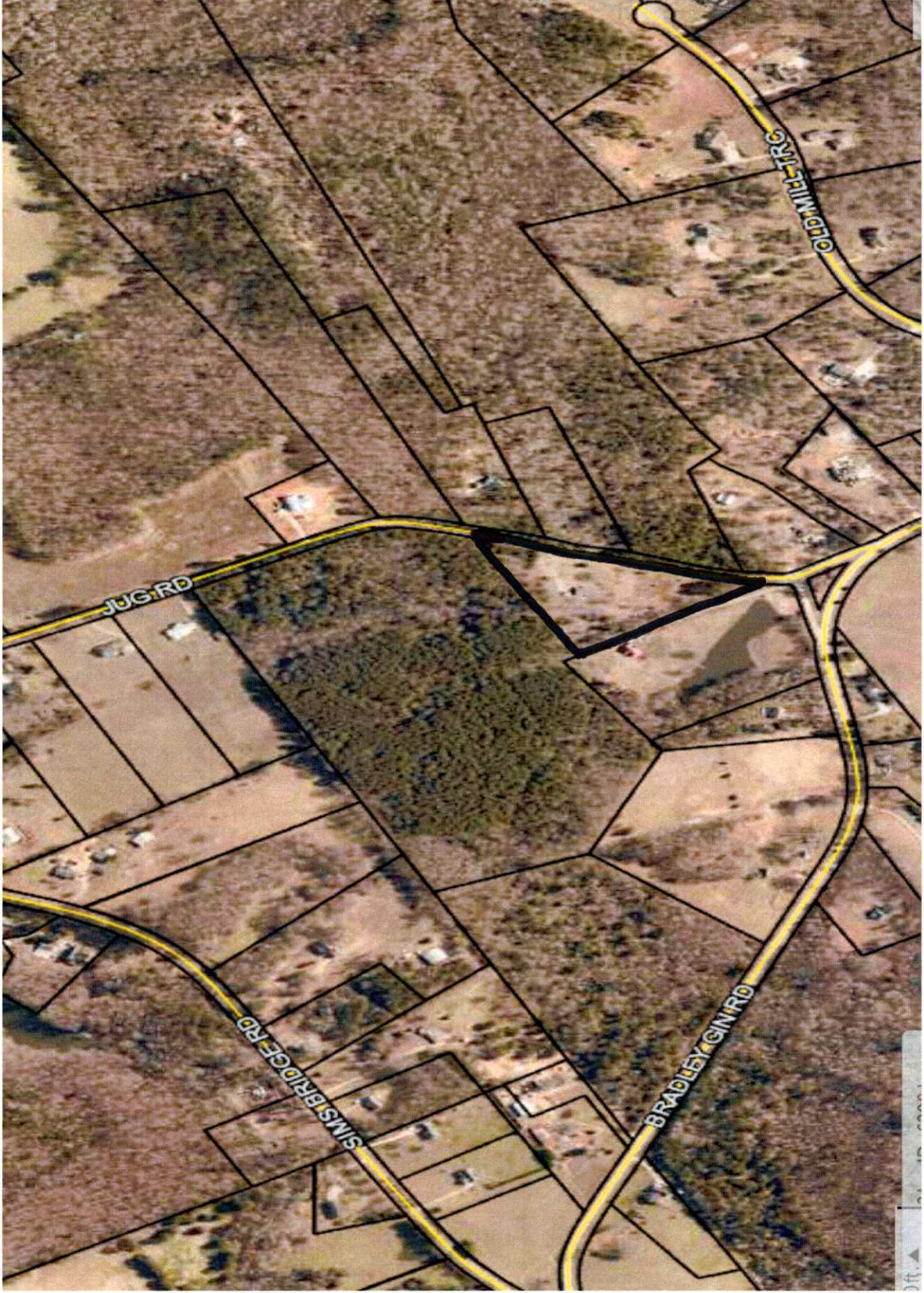
Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

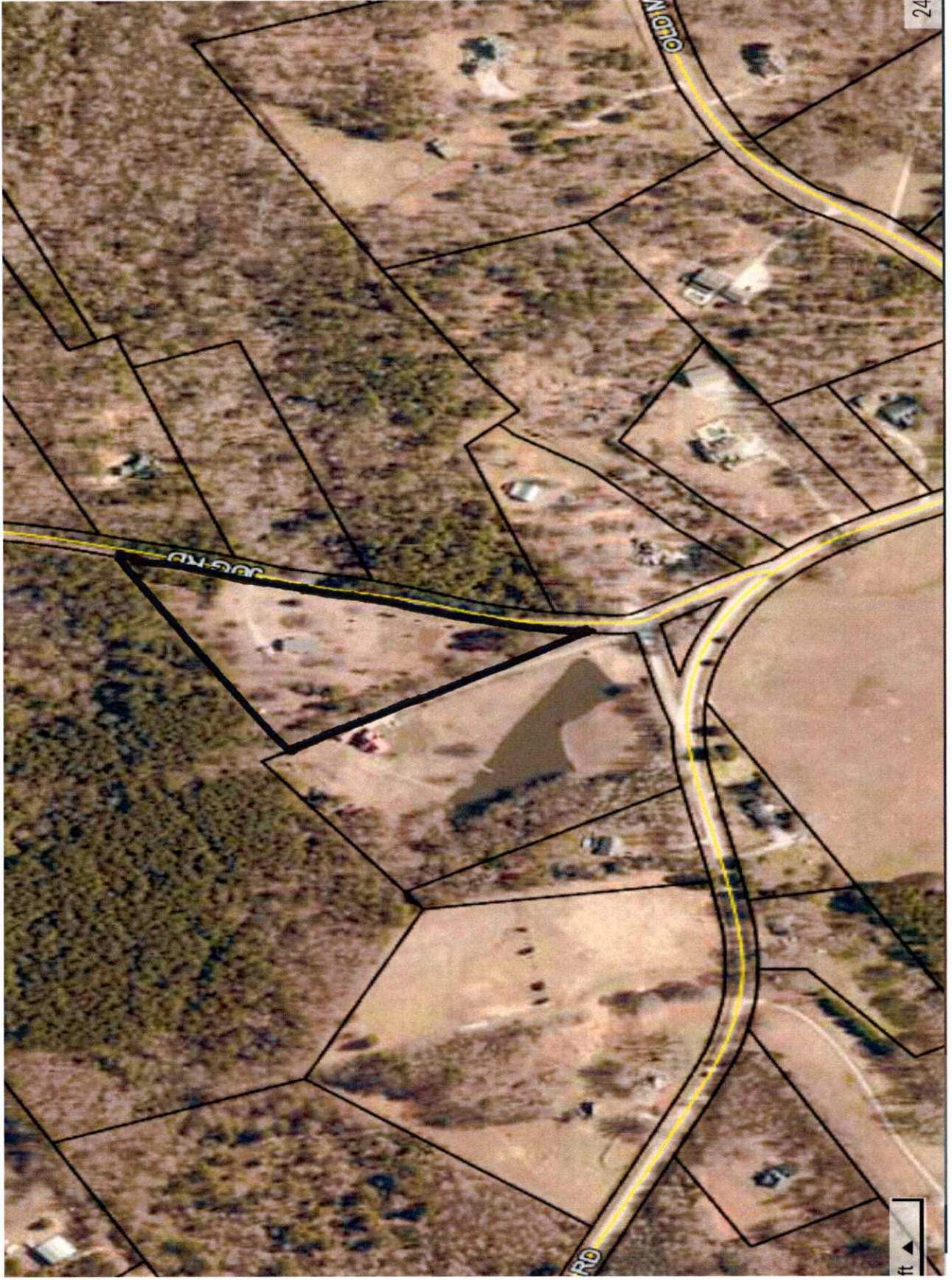
Conditional Use Permit Criteria

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. *yes*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *Will not effect*
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*



CU21040001 - 2190 Jug Road





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