Conditional Use CU21120003 Staff Analysis

Commission District: 4 - Bradford

Planning Commission Hearing Date: 01-06-2022 Board of Commissioners Hearing Date: 02-01-2022

Parcel ID: Map C1900022 Acreage: 15.00

Applicant/Owner:

Bruce W Verge Jr.

4795 Snows Mill Road

Monroe, Georgia 30655

Property Location: 4750 Snows Mill Road & Mt Carmel Church Road

<u>Current Character Area:</u> Rural Residential

Current Zoning: A1

Request: Conditional Use for event facility.

Site Analysis: The 15.00 acre tract of land is located on 4750 Snows Mill Road & Mt

Carmel Church Road. The surrounding properties are zoned A1.

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 for this request.

Sheriffs' Department: No impact to 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 comments received

Board of Education: No comment received

<u>Development Inspector</u>: No comment received

DOT Comments: No comment

Archaeological Information: No comments received

<u>City of Monroe</u>: No issues from the City of Monroe.

PC ACTION 1/6/2022:

1. Conditional Use – CU21120003 –Conditional Use for Event Facility– Applicant/Owner: Bruce W Verge Jr – Property located on 4750 Snows Mill Rd & Mt Carmel Church Rd-Map/Parcel C1900022 – District 4.

<u>Presentation:</u> Bruce Verge, Jr. represented the case. He stated that he owns this piece of property and his initial use when he built on this property was for selling cows and storing cars. He stated that this event facility evolved when his son was having a birthday party and he would like to use this land for weddings, birthday parties and things like that. Mr. Verge stated that as of today there has been no complaints. He stated that he knows of 50 or more people that would speak for this event facility but he did not know

whether to ask them to come. Mr. Verge stated that he lives across the street. He stated that this piece of property is in a rural area with lots of trees.

Speaking: None

<u>Recommendation:</u> Pete Myers made a motion to recommend approval with a second by Wesley Sisk. The motion carried unanimously.

Conditional Use Application # CU21120003

Planning Comm. Meeting Date 4 2022 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 2 1 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 <u>C.1300022</u>							
Applicant Name/Address/Phone # Property Owner Name/Address/Phone							
BRUCE W VERGE JR. BRUCE W VERGE JR.							
4795 SNOWS MILL RD 4750 SNOWS MILL RD							
Montree GA 30655 (If more than one owner, attach Exhibit "A")							
Phone # 770-480-1268 Phone # 770-480-1268							
Location 4750 Shows Mill Rd - Present Zoning A 1 Acreage 14.96							
Existing Use of Property: WEDDINGS RAINING GATHERINGS							
Existing Structures: 80x 100 BUTLER BUILDING WELL HOUSE							
Property is serviced by:							
Public Water: Provider: Well:							
Public Sewer: Provider: Septic Tank:_X							
The purpose of this conditional use is: Webblicos TRAINING,							
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 Brainance. 12 2							
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 A East A West A							
Comprehensive Land Use: hural Residential							
Commission District: 4-Bradford Watershed:							

Date:

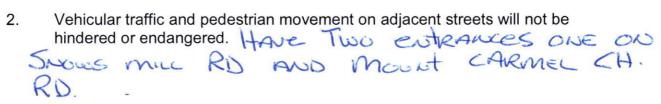
I hereby withdraw the above application_

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	Thees	AND	GIANT	GREEN
	CYPRUSS	MS	BUFF	ers.		



- 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. HAS A GRAVEL PARKING AREA IN REAR.
 - Public facilities and utilities are capable of adequately serving the proposed use.
 - The proposed use will not adversely affect the level of property values or general character of the area.

NO I BELIEVE WHAT I have DONE IN this AREA HAS INCREASE PROPERTY WALLES. AND THE ASTHETICS OF LANCE. TO WHOM IT MAY CONCERN:

I WOULD LIKE TO USE

BUILDING TO CONDUCT LEADERSHIP TRAING

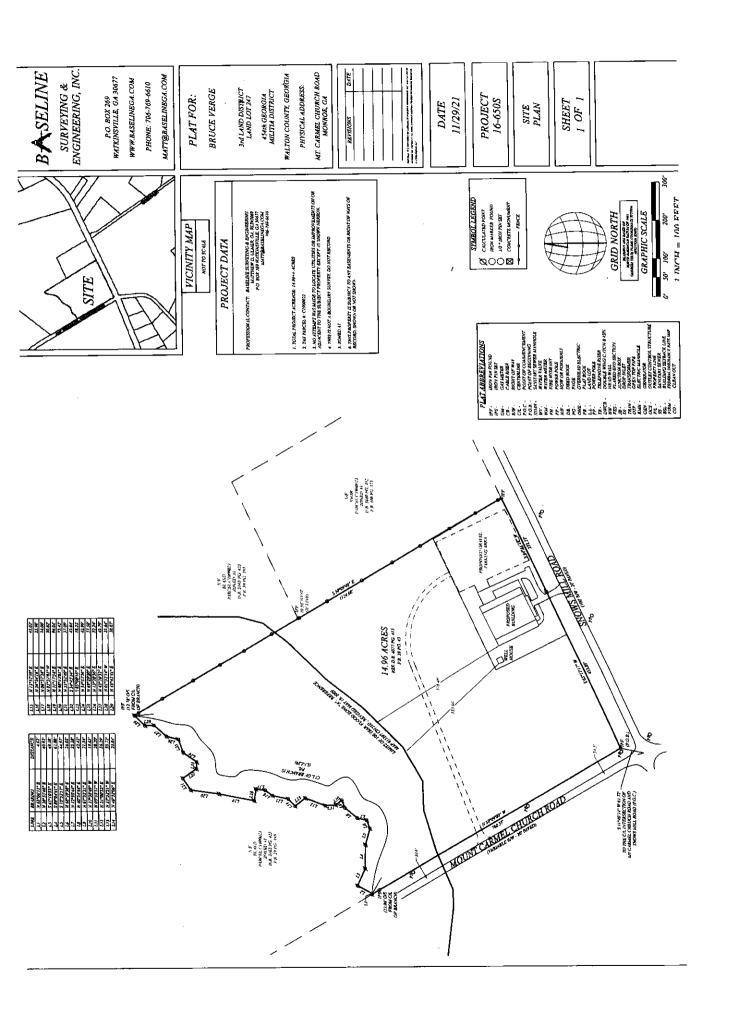
FOR my BUSINESS, GATHERINGS SUCK

AS. WEDDINGS, BIRTHDAYS, MEETINGS, AND

COMPANY HOLLDAY GATHERINGS.

THANK YOU.
BRUCE VERGE

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