

**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

Current Character Area: 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

Development Inspector: No comment received

DOT Comments: No comment

Archaeological Information: No comments received

City of Monroe: 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.

Presentation: 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

Recommendation: 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 7/6/2022 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 C1900022

Applicant Name/Address/Phone #

BRUCE W VERGE JR
4795 SNOWS MILL RD
MONROE GA 30655

Phone # 770-480-1268

Location 4750 Snows Mill Rd - 1
Mt. Carmel Church Rd.

Existing Use of Property: WEDDINGS, TRAINING, GATHERINGS

Existing Structures: 80X100 BUTLER BUILDING Well House

Property is serviced by:

Public Water: _____ Provider: _____ Well: X

Public Sewer: _____ Provider: _____ Septic Tank: X

The purpose of this conditional use is: WEDDINGS, TRAINING, GATHERINGS

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 [Signature] Date 12/2/21 Fee Paid \$300.00 ✓

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: Rural Residential

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 TREES AND GIANT GREEN CYPRUSS AS BUFFERS.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *HAVE TWO ENTRANCES ONE ON SNOWS MILL RD AND MOUNT CARMEL CH. RD.*
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 AND PARKING AREA IN REAR.*
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 I BELIEVE WHAT I HAVE DONE IN THIS AREA HAS INCREASE PROPERTY VALUES. AND THE ASTHETICS OF AREA.

12-2-2021

TO WHOM IT MAY CONCERN:

I WOULD LIKE TO USE
BUILDING TO CONDUCT LEADERSHIP TRAINING
FOR MY BUSINESS, GATHERINGS SUCH
AS WEDDINGS, BIRTHDAYS, MEETINGS, AND
COMPANY HOLIDAY GATHERINGS.

THANK YOU.
BRUCE VERGE



CU21120003 – 4750 Snows Mill Rd



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