



MORGAN COUNTY PLANNING AND DEVELOPMENT

150 E. Washington Street, Suite 200
Madison, Georgia 30650
(706)342-4373 Office (706)343-6455 Fax

Application for Conditional Use

Application #: [ ]

Map & Parcel #: [ ] Acreage: [ ] Current Zoning Classification: [ ]

Applicant Information
Name:
Address:
Phone:
Fax:
Email:

Property Owner Information
(if different than applicant information)
Name:
Address:
Phone:
Fax:
Email:

Address of Property for Conditional Use: [ ]

Current Use of this Property: [ ]

Proposed Use of this Property: [ ]

Applicant Authorization

If the Applicant is not the property owner, this section must be completed:
I/ We swear that I am/ We are all of the owner(s) of the property which is the subject matter of the attached application, as is shown in the records of Morgan County, Georgia. I/ We authorize the person named above to act as Applicant in the pursuit of requested action.

Sworn to and subscribed before me this
day of , 20
Property Owner

Notary Public:
My Commission Expires:
Property Owner

Campaign Contribution Disclosure

If the business of the applicant or the owner, or the applicant or owner individually, have made contributions or gifts having a total value of \$250.00 or more to any member of the Planning Commission or any member of the Morgan County Board of Commissioners within the two (2) years preceding the date of this application, the following chart must be completed.

Table with 5 columns: Name of Recipient, Date, Contribution Amount, Description of Gift, Value of Gift

Name of Business:
Business Ownership Interest (sole owner, partner):
Property Ownership Interest (total or partial ownership):

Check here if no contributions have been made.

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this
day of , 20
Signature of Applicant

Notary Public:
My Commission Expires:

**Standards for Conditional Use Approval**

The following standards govern the exercise of zoning power and apply to the Morgan County Planning Commission and Board of Commissioners. These standards are adopted in accordance with O.C.G.A. section 36-66-5(b) and are to be used in balancing the interest of the public health, safety, morality or general welfare against the unrestricted use of property.

- 1) Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
- 2) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
- 3) Off-street parking and loading, and the entrance to and exit from such parking and loading will be adequate in terms of location, amount and design to service the use;
- 4) Public facilities and utilities are capable of adequately serving the proposed use;
- 5) Granting the request would not be an illogical extension of a use which would intrude a damaging volume of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single-family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
- 6) Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
- 7) Granting the request would conform to the general expectations for the area population growth and distribution according to the Comprehensive Land Use Plan;
- 8) Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees, or (3) fiscal stability; and
- 9) Granting the request would not have a "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization, or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

**Procedures for Applying for Conditional Use**

- 1) Submit application with the all required documents. The application must be submitted 45 days prior to a scheduled meeting to be placed on the agenda for that meeting. Planning Commission meetings are held on the fourth Thursday of every month unless otherwise posted.
- 2) Upon the filing of an application for a change in zoning, a sign shall be erected on the property which the change has been applied for. This sign shall be erected by the Morgan County office of Planning and Development no less than 15 days and no more than 45 days prior to the date of the Planning Commission meeting where the application will be heard. The sign shall remain up on the property until the application has been heard by the Planning Commission and the Board of Commissions and/or appropriate City/ Town Council. The sign will be removed by Morgan County office of Planning and Development.
- 3) A legal advertisement will be run in the *Morgan County Citizen* no less than 15 days and no more than 45 days prior to the Planning Commission meeting where the application will be heard.
- 4) A letter will be sent to the Applicant prior to the Planning Commission meeting as a reminder of the date and time their petition will be heard.
- 5) The Applicant or their representative should be present at the meeting when their petition is heard. The Applicant or their representative may invite individuals to the meeting to speak on behalf of their petition. The Planning Commission meeting will be held in accordance with Section 16.4, Bylaws of the Morgan County Planning Commission.
- 6) The decision of the Planning Commission will be heard by the Board of Commissioners or appropriate City/ Town Council at their next scheduled meeting, and a final decision on the application will be made.

**Documents Needed for Conditional Use**

- 1) **Payment of appropriate fee (Please make checks payable to Morgan County)**
- 2) **Copy of the Recorded Deed**  
Deed Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- 3) **Plat Drawn by Professional Engineer (P.E.) or Surveyor (R.L.S.)**
- 4) **Concept Plan or Site Plan drawn to scale**
- 5) **Written Description of your request**

*Note to Applicant: The documents described above are the minimum we require. You may submit any additional information that you wish to have included in your application. Application materials will be photocopied and distributed to Planning Commission and Board of Commissioners members, and will be open as public record at the Morgan County office of Planning and Development*

**Submission of inaccurate or incomplete information may be cause for denial of the request, or if said discrepancies are realized after the approval for the petition or issuance of the relevent local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners.**

**FOR STAFF USE ONLY**

<i>Planning Commission Action Taken</i>	<i>Board of Commissioners Action Taken</i>
Meeting Date _____	Meeting Date _____
Approved _____	Approved _____
Approved with Conditions _____	Approved with Conditions _____
Denied _____	Denied _____
Tabled to _____ (date)	Tabled to _____ (date)
Comments: _____	Comments: _____
_____	_____