



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: TEXT AMENDMENT

Applicant: Tom & Michelle Strott, 160 Fairplay Street, Rutledge, Georgia
Applicant's Agent:
Zoning Ordinance: Rutledge Zoning Ordinance
Chapter 12.17 Event Facilities

Summary

Tom and Michelle Strott are requesting a Text Amendment to add Event Facilities as a conditional use to the R1 and R2 zoning districts, and to change the minimum required acreage for Event Facilities from 5 acres to 2.5 acres.

Currently, Event Facilities are allowed as a conditional use in the Agricultural Residential (AR) zoning district only. The Rutledge Zoning Ordinance classifies the residential districts as following:

Chapter 5.2: Low Density Residential District (R1)

This district is intended to provide areas for the development of low-density, traditional single-family residential neighborhoods and uses allied to or customarily incidental to traditional neighborhood developments. For conventional developments, this district mandates a minimum lot size of one (1) acre as necessary to protect the water supply; prevent the evils of overcrowding and the ill effects of urbanization; control traffic; protect property values; preserve environmentally sensitive areas and open space; and protect the aesthetics and character of the City.

Chapter 5.3: Medium Density Residential District (R2)

This district is intended to provide for areas of medium density, single-family residential use. For conventional developments, this district mandates a minimum lot size of one half (.5) acre as necessary to protect the water supply; prevent the evils of overcrowding and the ill effects of urbanization; control traffic; protect property values; preserve environmentally sensitive areas and open space; and protect the aesthetics and character of the City.

Section 12.17.3 of the Rutledge Zoning Ordinance requires a minimum of 5 acres for an event facility. This language mirrors the required acreage in the Morgan County Zoning Ordinance, and was originally suggested by staff in order to accommodate the parking of cars while allowing for setbacks.



The City of Rutledge Zoning Map. It is hard to distinguish between R 1 and R2 on this map, but the yellow colored parcels are the residentially zoned properties. Most are under the requested 2.5 acres, but parcels could be combined to meet the required acreage. The smaller parcels will result in closer proximity to neighbors, including churches and commercial businesses.

Staff Comments

Staff is not concerned with the request for the size reduction or the additional zoning districts as a conditional use, but both the Planning Commission and the Rutledge City Council must keep in mind that allowing these changes may result in increased conditions placed on property approved as an Event Facility. Considering the majority of the historic architecture in the City of Rutledge is located within these zoning districts, it is understandable why such buildings would be desirable for events. Their location close to the downtown may also draw additional foot traffic into the town area for shopping and restaurants. However, there is also the potential to bring additional car traffic and noise to the residential areas. Possible conditions that may be necessary to offset the proximity to neighbors may be restrictions on the number of guests, types of events, hours, live music, etc. Applicants must be willing to accept such restrictions.

From the Desk of Michelle Strott

July 13, 2015

160 Fairplay Street, Rutledge, Ga 30663

Morgan County TAX ID numbers: R01 077 and R02 003

Morgan County Planning and Zoning Committee

Dear Committee,

Tom and I are seeking to amend the Rutledge Zoning Ordinances with these text amendments on the above described property situated within the city limits of Rutledge.

Under Article 11 of the COR Zoning Ordinances, which list permitted uses for Events Facility, we would like to add a C under the zoning categories of R1 and R2. This change would require that a Conditional Use Permit could be issued by the city for such purposes.

Under Article 12 which defines Event Facility, subsection 12.17.3 we are asking that the minimum acreage be reduced from 5 acres to 2.5 acres.

We are seeking these zoning amendments to allow us to use our property for weddings, corporate parties and business retreats.

Thank you for your consideration is hearing this matter.

Respectfully submitted,



Michelle Strott