



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: **CONDITIONAL USE**

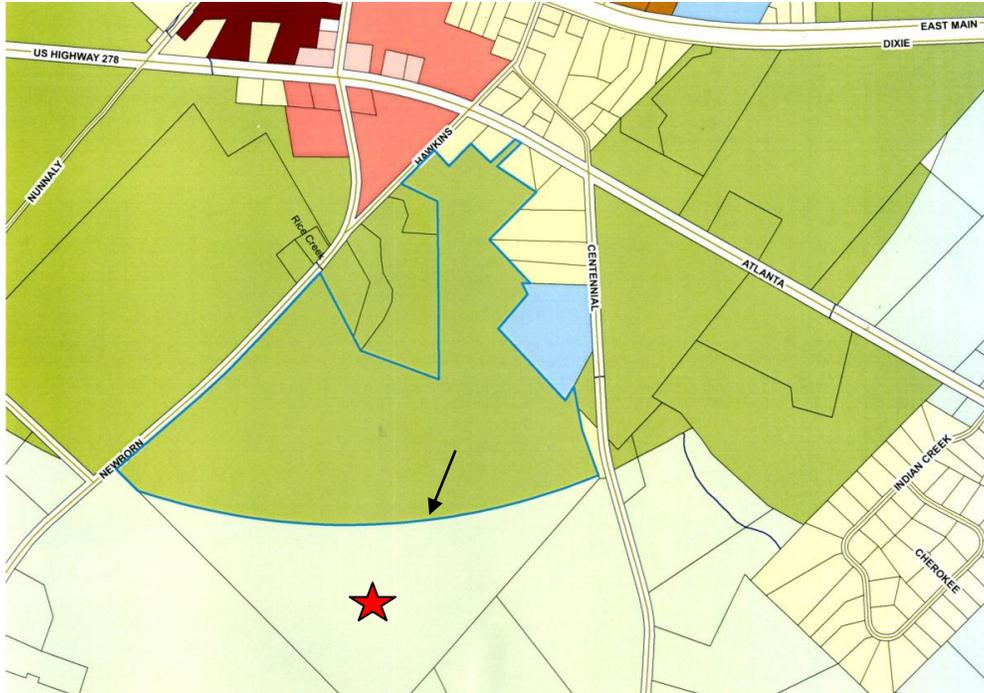
Property location:	460 Newborn Road & 250 Hawkins Avenue, Rutledge
Property tax parcel:	020-058Z
Acreage:	127.38 acres
Applicant:	Mike Conrads, PO Box 591, Madison
Applicant's Agent:	
Property Owner:	J&J Family Farm LLC, PO Box 591, Madison
Existing Use:	Farm
Proposed Use:	Farm, Inn, Event Facility

Summary

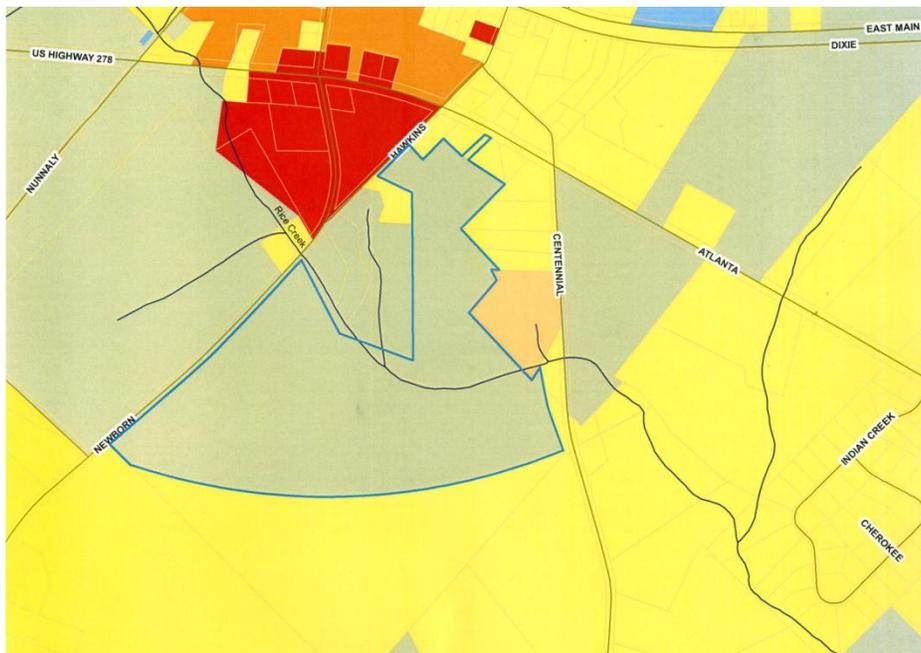
Mike Conrads, on behalf of J & J Family Farm LLC is requesting conditional use approval to operate an Inn on property located within the city limits of Rutledge. The applicant intends for the property to act as an extension of the Brady Inn in Madison. The property has two dwelling structures with driveways on separate roads and, therefore, has two addresses: 460 Newborn Road and 250 Hawkins Avenue. The property contains 127.38 acres, but also has 64 acres in the county. This application is only for that portion of the property located within the city limits of Rutledge (the county does not allow an Inn), and any activities associated with the Inn, if approved, must remain on the Rutledge side. The applicant has submitted a separate application for conditional use approval to use the property as an Event Facility.

The City of Rutledge Zoning Ordinance allows an Inn as a Conditional Use in the AR, R1 and R2 zoning districts. The Zoning Ordinance does not contain regulations for the use, but specifications are found in the definition:

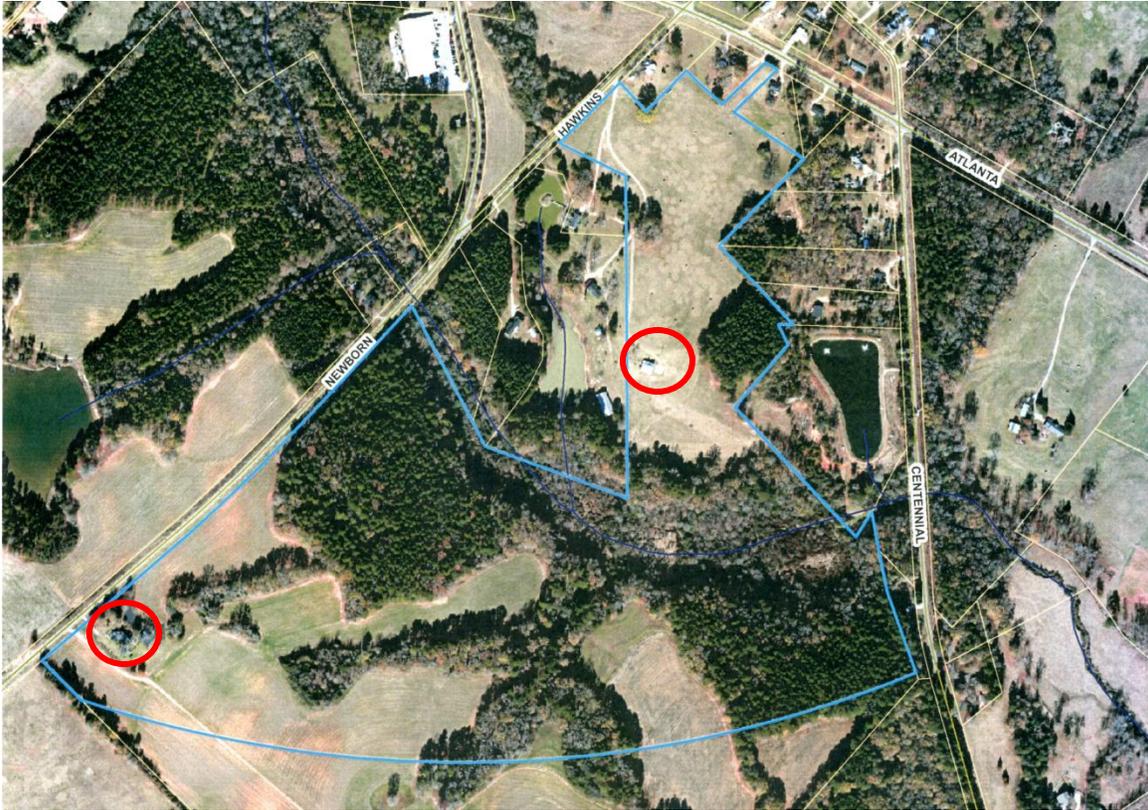
Inn : A building or buildings with lodging for up to eight (8) guest rooms offered to the public for compensation, which may include kitchen facilities. The term should not be confused with a Bed and Breakfast, where owner occupation is required.



The subject property is zoned AR. The pink is commercially zoned property, the yellow is residential. The blue utility parcel is Rutledge’s sewer treatment facility. The arrow indicates the city limits. The star is shown on the portion of the property that is in the county. The county portion of the property is zoned county AR.



The Future Land Use Map shows the subject property as Agricultural/Forestry/Estate Residential. Interestingly, the county portion of the property is shown as Traditional Neighborhood Residential.



The family farm house is at 460 Newborn Road and is shown as the circle on the left. The bunkhouse is at 250 Hawkins Avenue and is the circle on the right.



The c 1980 bunkhouse (left) is approximately 1,748 square feet and has 2 bedrooms with 2 bunks per room. The c 1880 farm house is approximately 4,119 square feet and has 5 bedrooms. The houses would have to pass a life safety inspection prior to the issuance of a Certificate of Occupancy (business license).

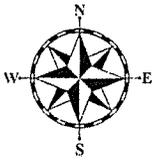
Criteria for Consideration

From the City of Rutledge Zoning Ordinance. Chapter 22.4, Required Findings for Conditional Use Approval.

- (a) Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
- (b) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
- (c) 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;
- (d) Public facilities and utilities are capable of adequately serving the proposed use;
- (e) 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;
- (f) Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
- (g) Granting this request would conform to the general expectations for the area population growth and distribution according to the Comprehensive Land Use Plan;
- (h) Granting this request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;
- (i) Granting this 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.

Staff Comments

The property has abundant space for parking, so off street parking and traffic congestion is not an issue. The use as an Inn should not generate much, if any, noise. All associated activities must be contained to the Rutledge portion of the property.



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August 31, 2015

Morgan County Planning and Development

Morgan County Planning Commission

RE: J & J Family Farm, LLC and J&J Bunkhouse, LLC

J&J Family Farm, LLC is planning to convert both the farmhouse at 460 Newborn Road and the bunkhouse at 250 Hawkins Avenue in Rutledge (both on the same parcel of land) into short term lodging and event facilities. We currently own and operate the Brady Inn in Madison and these two buildings would fold under the Inn's operations with the same high quality operational standards that the Brady Inn is known for and our customers, and the community, have come to expect.

This property has been in the Conrads family for many years and the farm has always been a vital part of the county's agricultural community, producing cotton and other crops.

The vision is to create a facility that will give visitors to Rutledge and Morgan County, alternative overnight accommodations, as well as event space for functions such as outdoor weddings and corporate retreats or meetings. This facility will be agriculturally focused and will offer the guests insight into the farm's history, while connecting with its modern day agricultural production. The property's location could not be better for an Agritourism site. The farm house has a high visibility location, close proximity to both I-20 and downtown Rutledge, and of course it is completely surrounded by cotton fields!

We are asking for approval of two Conditional Use permits for the property, the first so that J & J Family Farm, LLC may be operated as an Inn, and the second so that it may also be operated as an Event Facility. We feel that the property is ideal for both of these uses, will create tax revenue for the community and our plans adhere to Morgan County's set standards for these uses.

Thank you for your time and consideration of this request.

Michael C. Conrads
Manager
J&J Family Farm, LLC