



## STAFF REPORT

### MORGAN COUNTY PLANNING COMMISSION

**PETITION FOR: CONDITIONAL USE – MANUFACTURED HOME**

Property location:	1080 Oconee Road
Property tax parcel:	051-059
Acreage:	.93 acres
Applicant:	Yolanda Peters
Applicant's Agent:	
Property Owner:	Yolanda Peters
Existing Use:	Single family residence
Proposed Use:	Single Family residence – multi-section manufactured home

#### Summary



Yolanda Peters is requesting permission to place a multi-section manufactured home on .93 acres at 1080 Oconee Road in Buckhead. She wants to replace 1940 the stick built home she currently lives in, stating in her letter that the home contains numerous health hazards and is in poor repair.



The lot is zoned Buckhead R – Residential. The minimum lot size is 1 acre with 100 feet of road frontage. This lot, at .93 acres and 97 feet of road frontage, is non-conforming. The existing home is also 5' from the front property line. The front setback for the R zoning district is 30'. The proposed home (see plan attached) is 76' wide, which will not allow the home to fit within the 15' side setbacks until the property widens to approximately 106 feet. The red line indicates where that approximate width is located. Staff does not

know the location of the septic tank or drain field.



There are manufactured homes on either side of the subject property. The home on the left of the subject property is within the side setbacks. That home is a 1998 manufactured home and Staff has no record of how long that home has been located on the property. Without such records, Staff must identify the home as grandfathered. The existing home on the subject property is also grandfathered, but the grandfather status will go away when the home is removed.

SECTION 14.4.5 CRITERIA FOR GRANTING A CONDITONAL USE

Required Findings for Conditional Use Approval. In determining the compatibility of a use with adjacent properties and the overall community, the Planning Commission and Town Council must make the following findings if the use is to be approved or approved with conditions:

- (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

Staff's only concern is the setbacks and the width of the property. The identified home will not fit within the setbacks on the sides unless the home is moved further from the road.

To whom it may concern,

I Yolanda Peters am requesting to have my current home on 1080 Ownee Road Buckhead, Ga 30625 be demolished and replaced with a mobile home. The reason for my decision are as follow

1) My son's health because I have mold growing between my walls and he is allergic to it.

2) my house is infested with termites and bats.

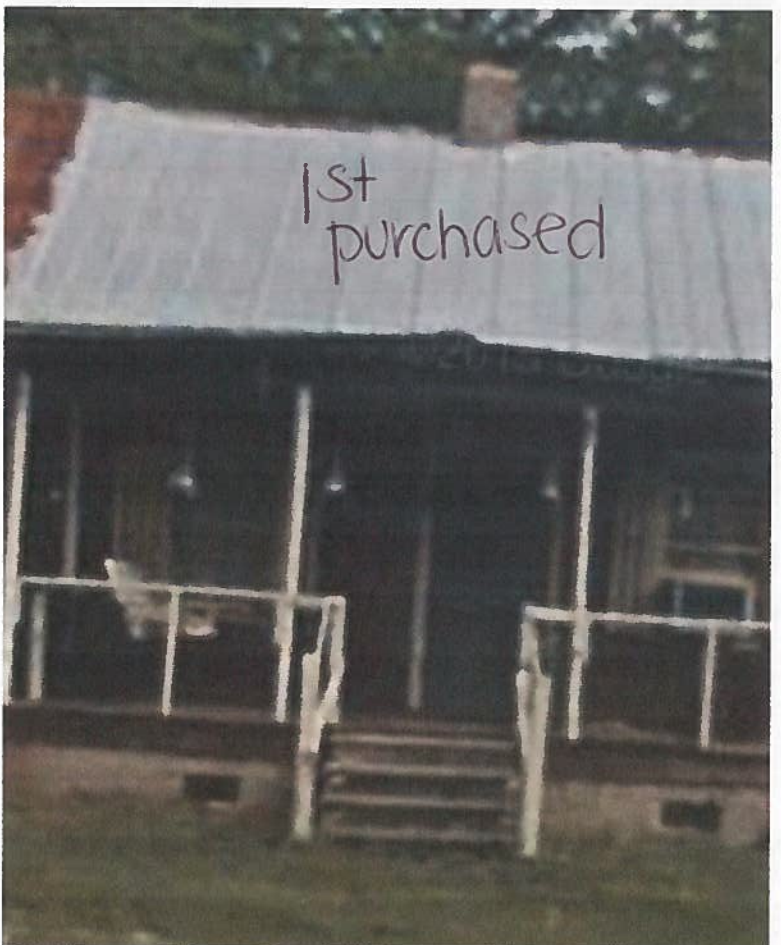
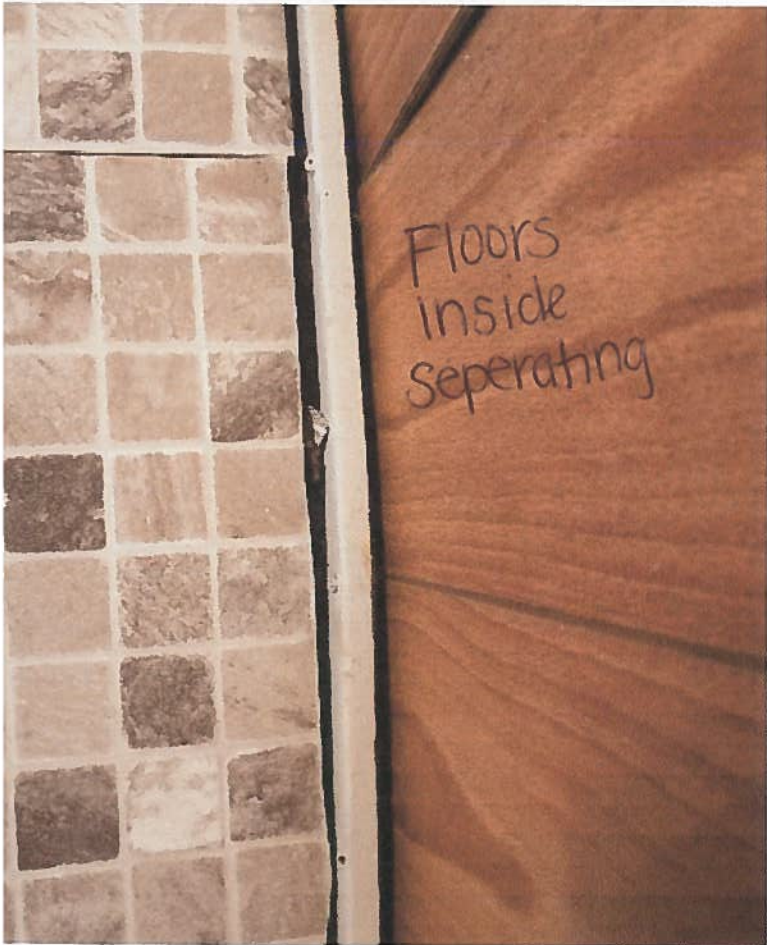
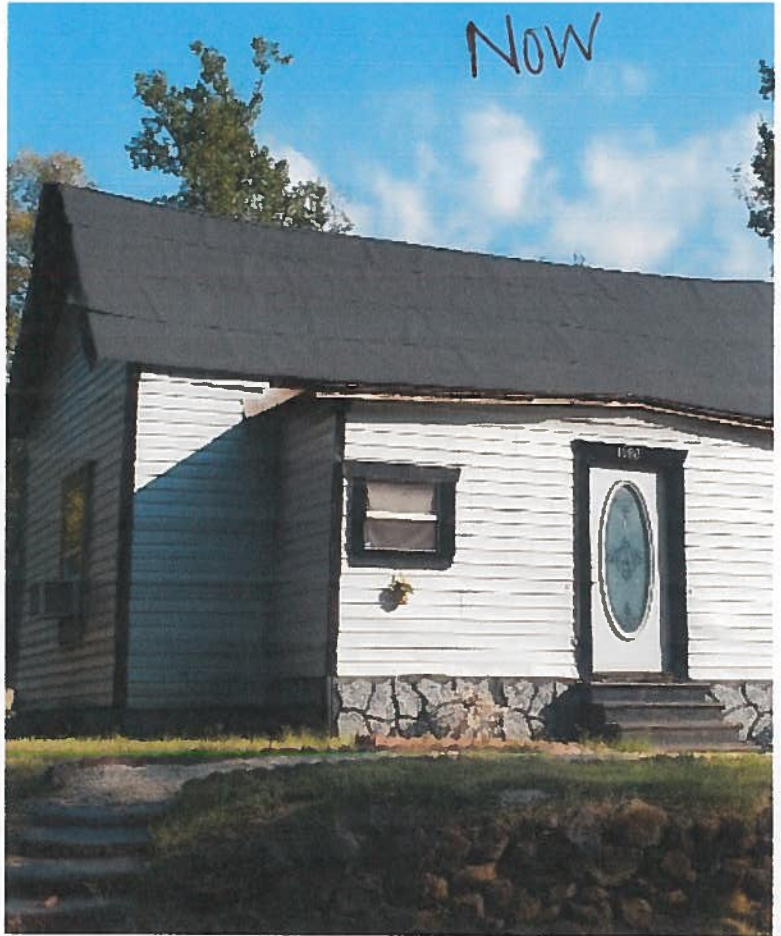
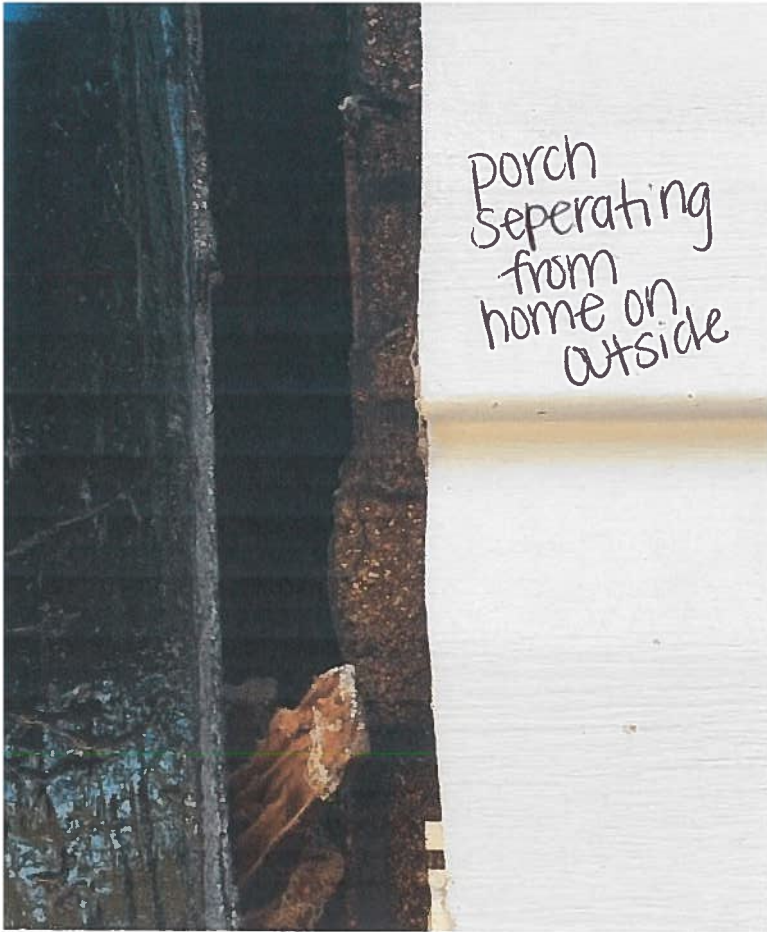
3) I have water going between the structure and the vinyl because I have no faucal system.

4) My home has no heat so I have to use two electrical heaters in each room in winter. which is also causing me not to have home insurance.

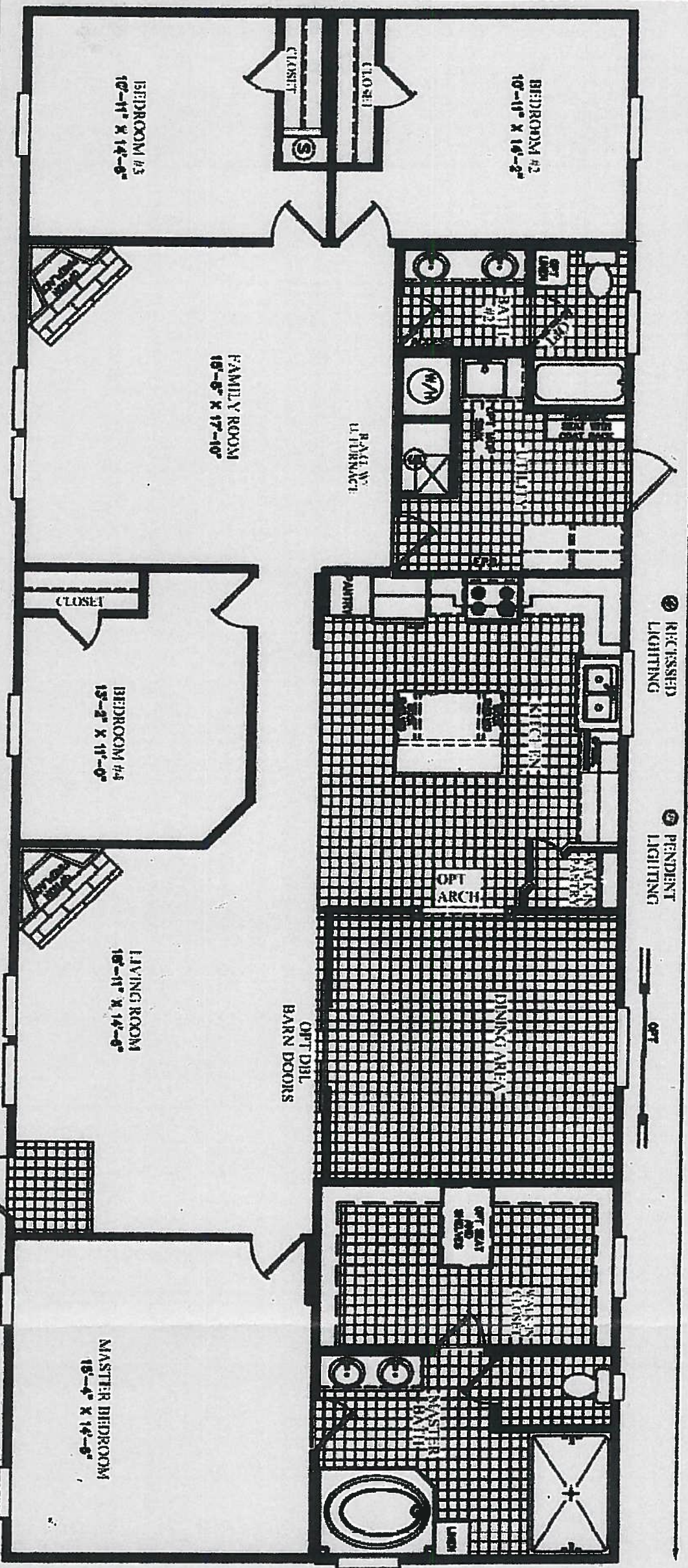
5) In the inside of my home my floors are seperating from the main structure. Along with the outside my rear porch has seperated from the home.

These are just some of the many issues i'm facing with this home. I personally feel by getting a mobile home my son will be able to have a better living enviroment. As a parent that's my main concern for his safety. I've been in this current home for 12 years and have tried my best to bring it to better conditions. At this point I just feel getting a mobile home would be better and a quicker solution to my housing hardship. My current home is paid free and clear and i'm just asking that you would put yourself in my position and consider my require. If you'll have kids you want them to be healthy and have a decent living situation. As you can see by the photo's I included I take pride in what I own so you want be disappointed when you approve of this mobile home. Also please take into consideration I have mobile homes on both the left and right of me now. In closing i've spoke with my neighbors about the transformation and they support it fully.

Yolanda Peters 9/9/19



76'-0"



● RECESSED LIGHTING  
 ● PENDENT LIGHTING

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