



# STAFF REPORT

## MORGAN COUNTY PLANNING COMMISSION

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

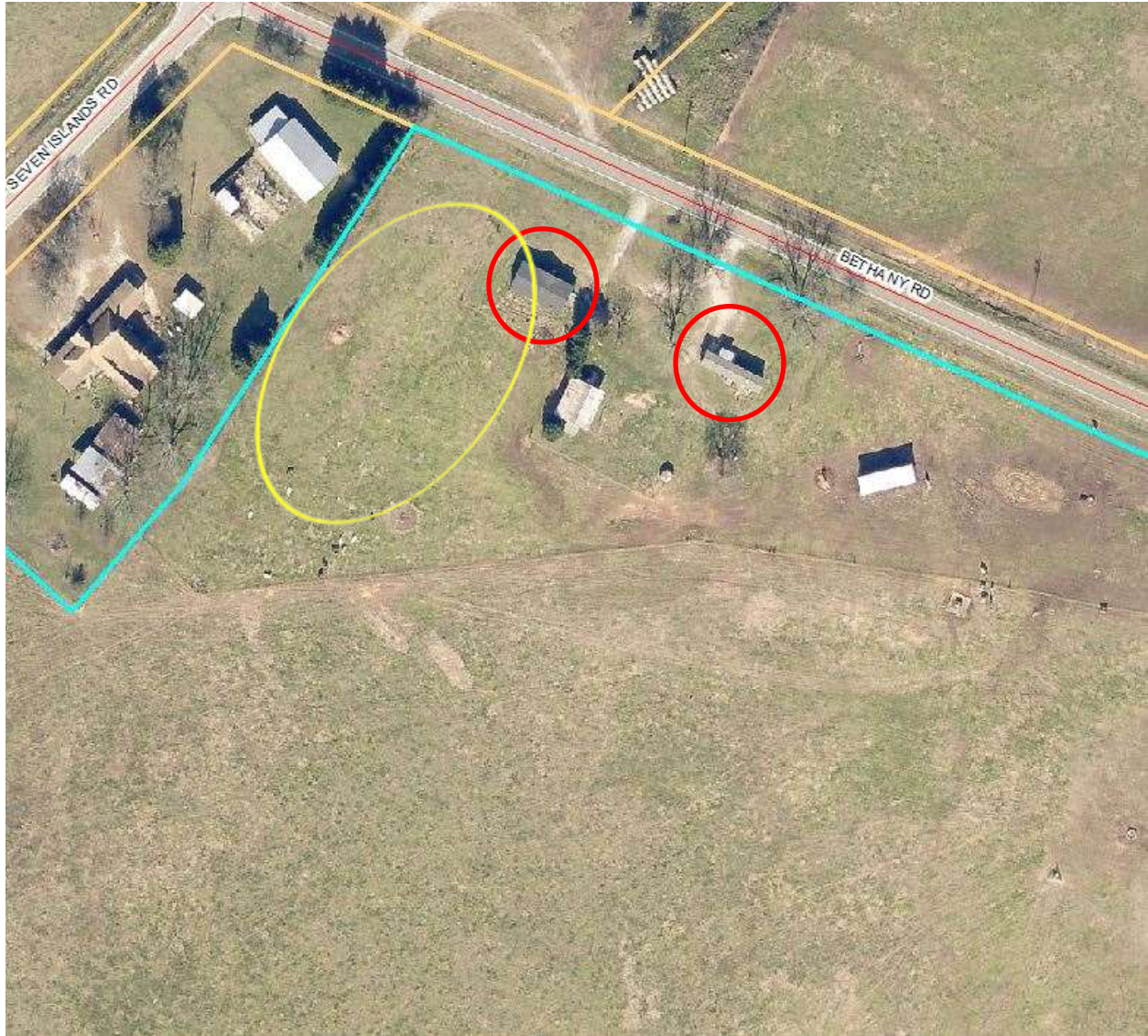
Property location: 4841 Bethany Road  
Property tax parcel: 060-006  
Acreage: 71.19 acres  
Applicant: B&B Dairy  
Applicant's Agent: Danny Bell  
Property Owner: B&B Dairy/Jackie Bell, 2331 Seven Islands Road  
Existing Use: Dairy  
Proposed Use: Dairy

### Summary



Danny Bell, on behalf of B&B Dairy is requesting Conditional Use approval to allow a manufactured home for a farm tenant dwelling on 71.19 acres located at 4841 Bethany Road. The property is across Bethany Road from the more recognizable dairy buildings (the silos and

large barns). The property already contains 3 manufactured homes: two double-wide homes and one single wide home. The applicant has not specified whether the proposed home will be a single wide or double wide, as they are still searching for a home to place on the site. Therefore, the request is for approval for a manufactured home without size identification. The existing 3 homes are circled in red.



The applicant has indicated that the new home, if approved, will be placed near the existing homes off Bethany Road in the area identified by the yellow oval. The two existing homes on Bethany Road are circled in red. The left home is a double wide; the right home is a single wide.

The Morgan County Zoning Ordinance states that a tenant dwelling for full time employees of working farms are allowed as a conditional use in AG and AR zoning when located on the same lot or tract of land as the principal residence, on the basis of one residential structure per minimum allowable lot acreage in addition to the minimum lot area required for the principal residence, and subject to all dimensional requirements. The principal residence is not located on the parcel where the proposed home is to be located. It is located on the same parcel as the dairy buildings across Bethany Road and faces Seven Islands Road. The parcel has enough acreage for an additional home. The area identified for location is adequately sized to meet dimensional requirements.

## Criteria for Consideration

### Section 21.3.1 Required Findings from Conditional Use Approval from the Morgan County Zoning Ordinance:

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 introduce damaging volumes 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 expectation 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;
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.



The zoning map, left, shows the surrounding parcels zoned AG or AR. The Comprehensive Plan's Character Area Map, right, shows the entire area as Rural Beauty.

## Staff Comments

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The request does not strictly meet the requirements for a farm tenant dwelling, as the principal residence is not on the same parcel. However, the parcel where the proposed home is to be located is part of the dairy and farm tenant dwellings are already located on the property.

Staff is not concerned that the applicant has not specified whether the proposed manufactured home will be a single wide or a double wide. The property already contains examples of each as farm tenant housing, therefore, approval of either will not set a precedent.

# B & B Dairy, Inc.

2331 Seven Islands Road  
Buckhead, GA 30625  
706-318-5330

1/13/2020

Morgan County Planning Commission  
150 E. Washington Street  
Suite 200  
Madison, GA 30650

RE: Parcel #060 006

To whom it may concern:

I am requesting permission to add a mobile home to our property to house another employee for our dairy. The location will be between 4841 Bethany Road and parcel #060 005. There is 150 feet between the two locations, and we would like to put either a singlewide or doublewide mobile home.

I have read the list of criteria for conditional use and do not believe it will cause any negative impact to our community. There will be no traffic issues, home values impacted or neighborhood deterioration.

Sincerely,

A handwritten signature in black ink that reads "Danny Bell". The signature is written in a cursive style with a large initial "D" and "B".

Danny Bell