



# STAFF REPORT

## MORGAN COUNTY PLANNING COMMISSION

**PETITION FOR: CONDITIONAL USE – BED & BREAKFAST**

Property location: 2550 Bethany Road  
Property tax parcel: 045-008  
Acreage: 41.87 acres  
Applicant: Sandy Sanford  
Applicant's Agent:  
Property Owner: Sandy Sanford, 2550 Bethany Road, Madison, Georgia  
Existing Use: Single family residence  
Proposed Use: Single family residence with bed & breakfast

### Summary



Sandy Sanford has requested Conditional Use approval for a Bed & Breakfast for a historic home located on 41 acres at 2550 Bethany Road. According to the Tax Assessors, the Greek Revival style house was built in 1832 and has

4,452 square feet. The applicant needs to confirm how many bedrooms the house contains and how many will be used for guests.



The property contains several outbuildings and a large pond. The applicant did not indicate if any of the outbuildings or the pond would be available to guests of the proposed Bed & Breakfast.



There are adjacent residences, but they are located across ponds or across Bethany Road. Due to wandering guests at another B&B in the county, the applicant should indicate how he will ensure his guests stay on his property. There appears to be ample parking space, but the applicant should confirm where guests will park.





The Zoning Map shows that the property is zoned Agricultural Residential (AR). Bed & Breakfasts are a conditional use in the AR zoning district. The Character Area Map (future land use)(below) shows the area is to remain rural.



#### 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.

#### Staff Comments

The specific regulations for a Bed & Breakfast (attached) specify that a B&B is a secondary use to the residence, which means that the owner or manager must live in the house. The applicant stated that he lives at the house, but the property record card (attached) shows the owner address in Lilburn. This address may be for a company that handles business for the applicant, but residency should be confirmed.

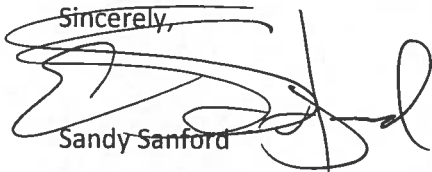
June 08, 2020

Dear Commissioners,

I am asking for you to consider a conditional use permit for The Oaks Plantation. I would like to convert its use from Single Family Residence to a Farmstay/ Bed and Breakfast. I think Morgan County would benefit from having a historic location for lodging.

Thanks so much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Sandy Sanford", written over the word "Sincerely,".

Sandy Sanford

The Oaks Plantation, LLC

## **Chapter 7.6 Bed and Breakfasts**

In those zoning districts in which bed and breakfasts are permitted, the following conditions must also be met:

- The acceptance of paying guests shall be an accessory use to the dwelling unit;
- The only uses permitted shall be the renting of rooms and/or the serving of foods to guests renting said rooms (accessory uses commonly associated with hotels and motels, i.e. laundry services, banquet halls, barber and beauty shops, shall not be permitted);
- All parking shall be off-street;
- All guest rooms associated with a bed and breakfast must be located within the primary dwelling;
- The bed and breakfast facility must meet all applicable provisions of the ADA code and applicable building, electrical and life safety codes for lodging;
- A bed and breakfast may only serve guests one (1) meal per day.



**Summary**

**Parcel Number** 045 008  
**Location Address** 2550 BETHANY RD  
**Legal Description** 41.87 ACRES/ 2550 BETHANY ROAD  
 (Note: Not to be used on legal documents)  
**Class** A5-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** UNINCORPORATED (District 01)  
**Millage Rate** 25.193  
**Acres** 41.87  
**Homestead Exemption** No (S0)  
**Landlot/District** 30 / 5

[View Map](#)



**Owner**

**THE OAKS PLANTATION LLC**  
 5275 WEBB PARKWAY  
 LILBURN, GA 30047

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	5.73
RUR	Open Land	Rural	3	0.87
RUR	Open Land	Rural	4	0.04
RUR	Woodlands	Rural	1	3.48
RUR	Woodlands	Rural	2	0.25
RUR	Woodlands	Rural	3	5.35
RUR	Woodlands	Rural	4	4.79
RUR	Open Land	Rural	1	15.67
RUR	Ponds/Swamp/Wet	Rural	1	5.69

**Residential Improvement Information**

**Style** Historical non-Contributing  
**Heated Square Feet** 4452  
**Interior Walls** Sheetrock  
**Exterior Walls** Wood  
**Foundation** Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1832  
**Roof Type** Architect Shingles  
**Flooring Type** Pine  
**Heating Type** Central Heat/AC  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Condition** Good  
**Fireplaces\Appliances** Const 2 sty 1 Box 4  
**House Address** 2550 BETHANY RD

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
imp shed w/ roof & floor	2017	90x84 / 0	0	\$27,324
imp shed w/ roof & floor	2010	72x84 / 0	0	\$18,736
imp shed roof only	2008	12x40 / 0	0	\$1,029
Site Improvement - Fair	2005	0x0 / 1	0	\$3,200
shop avg	2002	53x76 / 0	1	\$65,737
barn w/ loft	2002	38x81 / 0	1	\$35,347
storage bldg avg	2000	12x20 / 0	0	\$1,997
imp shed roof & walls	1998	35x65 / 0	0	\$4,029
unoccupied house	1939	17x19 / 0	0	\$555



**Permits**

Permit Date	Permit Number	Type
01/08/2019	2019-005	POLE BARN
12/18/2017	2017-000	RECHECK PRC
01/17/2017	2017-065	POLE BARN
10/28/2014	2014-1221	RENOVATIONS

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/11/2005	381 406		\$820,273	NOT ON OPEN MARKET (LESS THAN 1,000) UNDEFINED	REES 402 LLC	THE OAKS PLANTATION, LLC
6/8/2004	350 403		\$818,700	NOT ON OPEN MARKET (LESS THAN 1,000) UNDEFINED	BENNETT H R DR	REES 402 LLC
12/8/1980	106 809	6 352	\$100,000	IMPROVED FAIR MARKET	MCINTIRE MRS GRACE G	BENNETT H R DR

**Valuation**

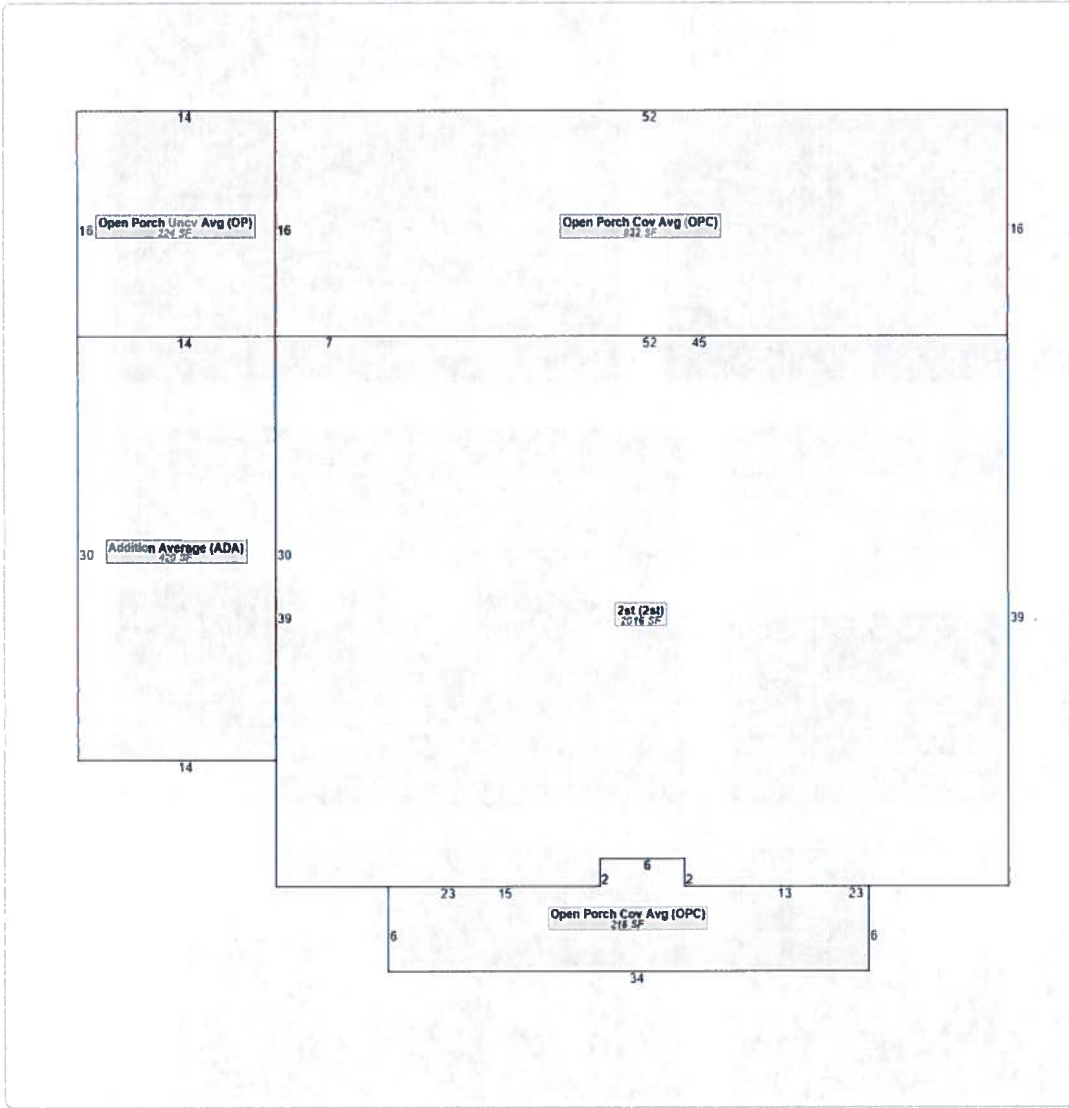
	2020	2019	2018
Land Value	\$182,927	\$182,927	\$171,286
+ Improvement Value	\$537,087	\$537,087	\$537,087
+ Accessory Value	\$157,954	\$157,954	\$111,026
= Current Value	\$877,968	\$877,968	\$819,399

**Photos**





Sketches



**Assessment Notices 2018**

2018 Assessment Notice

**Assessment Notices 2019**

2019 Assessment Notice

**Assessment Notices 2020**

2020 Assessment Notice

No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

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