



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: ZONING MAP AMENDMENT

Property location:	Williams Street, Rutledge, GA
Property tax parcel:	012-134A
Acreage:	1.45 acres
Applicant:	Dale Bradford
Applicant's Agent:	N/A
Property Owner:	Rick & Dale Bradford, 2520 Tucker Mill Road, Conyers
Existing Zoning:	Agricultural Residential (AR)
Proposed Zoning:	Low Density Residential (R1)

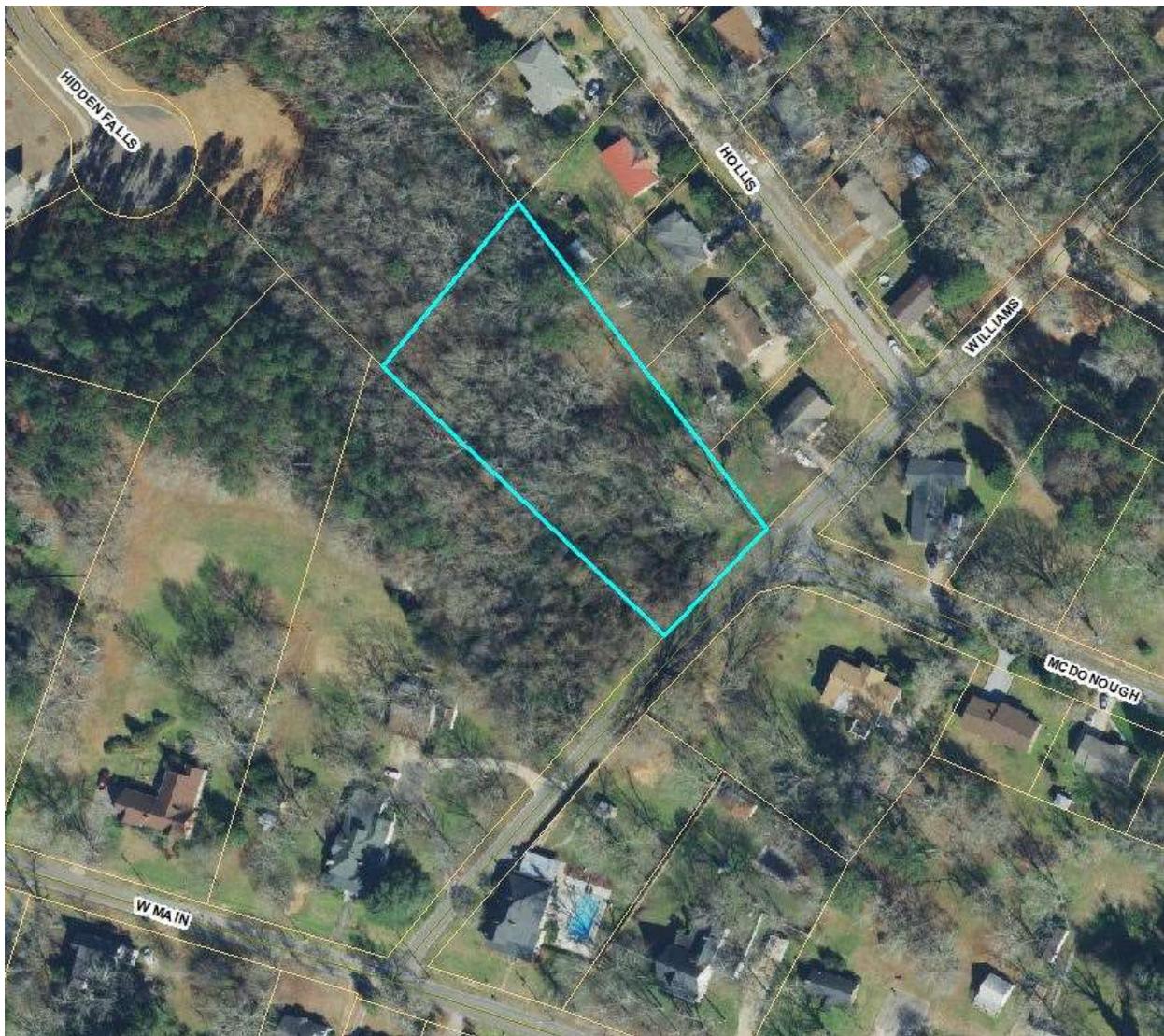
Summary

Rick and Dale Bradford are requesting a rezone of 1.45 acres on Williams Street in Rutledge, from AR to R1. The subject property is located behind the Falls at Hard Labor subdivision and was once part of the subdivision, hence the AR zoning (green). The property has R1 zoning south (yellow), R2 across the street (tan), and R3 to the north (orange).



The applicants intend to move to Rutledge and construct a home on the property. Their daughter lives in the R1 zoned parcel to the south that fronts on West Main Street. The applicants have given two reasons for requesting the rezoning. They want to be closer to the street. AR zoning has a required front setback of 75', whereas R1 has only a 30' front setback. They also intend to swap some acreage with their daughter, which will allow them to construct their house closer to the daughter's house. Moving their construction site will also allow them additional distance from a large gully on the north side of their property. Although it is not necessary for the zoning classifications to match to do a land swap, it can simplify the process.

Staff did not require a professionally drawn plan to be submitted with the application, as the proposed use is a single family dwelling and there are no proposed changes to the lot configuration at the present time.



Criteria for Consideration

Rutledge Zoning Ordinance, Chapter 20.4, Zoning Amendment Criteria

1. **Compatibility with Adjacent Uses and Districts:** Existing uses and use districts of surrounding and nearby properties, whether the proposed use district is suitable in light of such existing uses and use districts of surrounding and nearby properties, and whether the proposal will adversely affect the existing use or usability of adjacent or nearby properties.
2. **Property Value:** The existing value of the property contained in the petition under the existing use district classification, the extent to which the property value of the subject property is diminished by the existing use district classification, and whether the subject property has a reasonable economic use under the current use district.
3. **Suitability:** The suitability of the subject property under the existing use district classification, and the suitability of the subject property under the proposed use district classification.
4. **Vacancy and Marketing:** The length of time the property has been vacant or unused as currently used under the current use district classification; and any efforts taken by the property owner(s) to use the property or sell the property under the existing use district classification.
5. **Evidence of Need:** The amount of undeveloped land in the general area affected which has the same use district classification as the map change requested. It shall be the duty of the applicant to carry the burden of proof that the proposed application promotes public health, safety, morality or general welfare.
6. **Public Facilities Impacts:** Whether the proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks or other public facilities and services.
7. **Consistency with Comprehensive Plan:** Whether the proposal is in conformity with the policy and intent of the locally adopted comprehensive plan.
8. **Other Conditions:** Whether there are any other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.

Staff Comments

The recently adopted Rutledge Comprehensive Plan shows this area as Neighborhood Residential, which is described a low and medium density residential lots. As such, the request is compliant with the Comp Plan.

North of Williams Street is a large area of AR zoning that extends to the Rutledge city limits. However, this lot fronts on Williams Street, which is a major residential street in Rutledge. Staff has no issues with the rezoning request.



MORGAN COUNTY PLANNING COMMISSION

Submit to: Morgan County Planning & Development
150 E. Washington Street, Suite 200
Madison, Georgia 30650

CRITERIA FOR ZONING MAP APPROVAL

From the Morgan County Zoning Ordinance, Section 19.3.1 Required Findings for Zoning Map Approval

- **Compatibility with Adjacent Uses and Districts:** Existing uses and use districts of surrounding and nearby properties, whether the proposed use district is suitable in light of such existing uses and use districts of surrounding and nearby properties, and whether the proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- **Property Value:** The existing value of the property contained in the petition under the existing use district classification, the extent to which the property value of the subject property is diminished by the existing use district classification, and whether the subject property has a reasonable economic use under the current use district.
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- **Other Conditions:** Whether there are any other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.

Dear Morgan County Planning Commission,

I would like to request a zoning change from A-R to R-1.
My application meets all the criteria for this request.

Kindest Regards
Rick Bradford