



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE –SINGLE WIDE MOBILE HOME

Property location:	1691 Cedar Grove Road
Property tax parcel:	059-036
Acreage:	1 acre
Applicant:	Marvin Graham
Applicant's Agent:	N/A
Property Owner:	Marvin Graham
Existing Use:	Residential – house destroyed by fire
Proposed Use:	Residential

Summary



Marvin Graham is requesting Conditional Use approval to place a single wide manufactured home on 1 acre located at 1691 Cedar Grove Road. The small stick framed house that was on the property was destroyed by fire in January of this year.



The house was a complete loss and was uninsured. Mr. Graham has been assisted by two local churches, represented by Leon Peters and Milledge Gordon, to locate a single wide manufactured home to place on the property.



The property is located near the intersection of Cedar Grove Road and Holstein Road. The residence immediately to the right of the subject property is a double wide manufactured home (red circle). The residence immediately to the left is a stick-built home. The residence on the other side of it is a single wide manufactured home (yellow circle).



The subject property is zoned AR – Agricultural Residential (light green). The properties surrounding the parcel are also zoned AR. There is AG – Agricultural zoning located above Holstein Road.

Single wide manufactured homes are a conditional use in AR zoning district.

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

Although the aerial presented in this staff report shows one single wide and one double wide near the subject property, there is another single wide and 6 other double wide homes between this property and Bethany Road to the south. Manufactured homes are not uncommon in this area and, as single wide homes are already on the same road, allowing a single wide would not set a precedent.

Marvin Graham
1691 Cedar Grove Rd
Buckhead, GA 30625

February 28, 2019

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

RE: Graham Johnny T (Estate) &
 Josie B. Graham (Estate)
 C/O Evalene Graham (deceased)

To Whom It May Concern,

Our original home was destroyed by fire. It was located at 1691 Cedar Grove Rd in Buckhead, Georgia 30625. We are petitioning for a Conditional Use Request to place a Single-wide Mobile Home at 1691 Cedar Grove Rd as our place of residence. The Single-wide home is 16ft by 80ft. It has 3 bedrooms and 2 bathrooms.

Your assistance with this matter is greatly appreciated. We are presently residing at the Budget Inn Motel (Room 103) in Madison.

Thanks for your time and assistance.

Marvin E. Graham