



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – ANIMAL PROCESSING

Property location:	1612 Mergendollar Road
Property tax parcel:	002-031B
Acreage:	59.96 acres
Applicant:	Leroy Morris
Applicant's Agent:	
Property Owner:	Leroy Morris
Existing Use:	Agriculture
Proposed Use:	Agriculture with deer processing

Summary



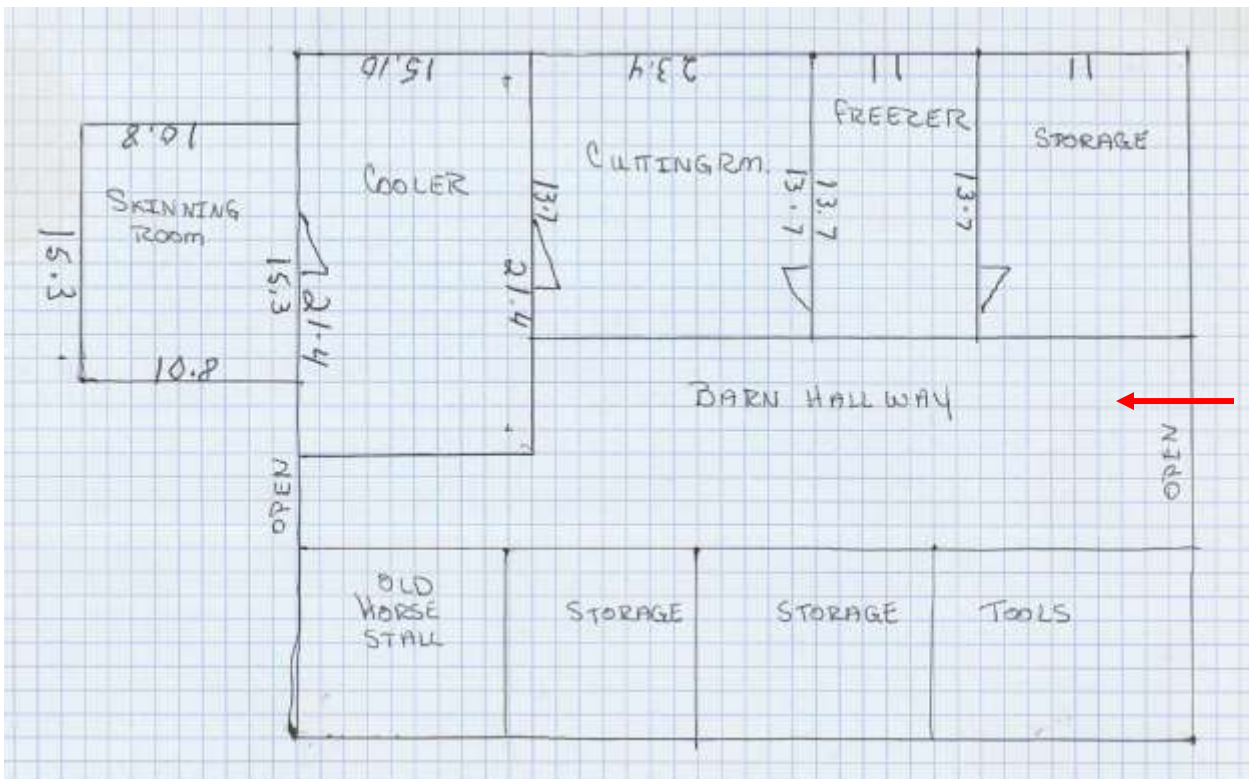
Leroy Morris has requested conditional use approval to operate a deer processing business out of his barn located at 1612 Mergendollar Road. Mr. Morris has already spoken to the Department of Natural Resources and has submitted an application for a storage permit (see enclosed copy).

The structure with the white roof (red circle) is the barn proposed to be used. The property is adjacent to another property owned by the applicant which contains the applicant's home (yellow circle). The barn and the home share a driveway, which follows the property line.



The proposed location is a barn that, according to the Tax Assessor's was constructed in 2004 and is 52' x 72'. Staff measured the building on the aerial as 72' x 84'. No building permit could be located between years 2002-2006 for the address. If approved, the structure will require an inspection prior to the issuance of an Occupational Tax Certificate.

The building has a sign on the exterior that indicates the applicant operated a gutter and sheet metal business at the location. The last year an Occupational Tax Certificate was found for the business was 2009.



The applicant submitted a drawing of his proposed floor plan and has apparently begun construction of the coolers necessary for the operation. See photos next page.



The barn has an open door on the side, which corresponds with the arrow shown on the plan on the previous page.



Looking into the barn, the white walled partitions in the back are the cooler and cutting room currently under construction. Meat processing equipment is sitting to the side (circle).



The subject parcel is zoned AG – Agricultural. Animal Processing is a Conditional Use in the AG zoning district. Unincorporated Morgan County currently has one approved animal processing facility, which is operated by Rob Glosson on Sidwell Road. The Town of Buckhead has one approved deer processing facility, behind the old city hall at the corner of Parks Mill Road and Seven Islands Road.

The applicant stated in his letter that he intends to bag waste from the site and take it to an approved landfill. This is an acceptable method of disposing waste from a deer processing facility.

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

Staff has no concerns regarding the application. The applicant will have to provide an approved storage permit for DNR and pass a site inspection prior to the issuance of an Occupational Tax Certificate.

MORGAN COUNTY PLANNING Com.

I AM SUBMITTING A REQUEST TO OPEN A DEERE PROCESSING SHOP ON MY PROPERTY @ 1610 MERGENDOWAR RD. GOOD HOPE GA. 30641.

ALL WASTE PRODUCTS FROM OPERATION WILL BE DISPOSED OF IN CONTRACTOR BAGS AND HAULED TO AN APPROVED LANDFILL.

THERE WILL BE TRAFFIC INCREASE CAUSED BY OPERATION. NO MORE THAN A FEW CARS PER DAY.

PARKING AND LOADING WILL BE ADEQUATE AND CAN NOT BE SEEN FROM THE ROAD LOCATED @ EXISTING FARM. THEY WILL DRIVE IN BARN, LOAD OR UNLOAD AND DRIVE OUT.

ALL FACILITIES AND UTILITIES ARE ADEQUATE FOR THE PROPOSED USE.

GRANTING THE REQUEST WOULD NOT EFFECT THE CURRENT USE OF THE ADJOINING PROPERTIES AS IT IS PRIMARILY FARM LAND.

THE APPROVAL OF THIS
REQUEST WOULD NOT LEAD TO
CONGESTION - NOISE - OR TRAFFIC
HARARDS OR OVER LOAD PUBLIC
FACILITIES CURRENT OR PLANNED.

THE PROPERTY IS ZONED
AG, AND IS IN A PRIMARILY AG
AREA.

GRANTING OF THIS REQUEST
SHOULD NOT HAVE ANY DOMINO
EFFECT AS FAR AS GROWTH OR ANY
OTHER LAND USE CHANGES.

THANK YOU FOR YOUR
CONSIDERATION IN THIS
MATTER,

LEROY MORRIS

Leroy Morris

8-12-19



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

LAW ENFORCEMENT DIVISION

Law Enforcement *Off The Pavement*

MARK WILLIAMS
COMMISSIONER

THOMAS BARNARD
COLONEL

Wildlife Storage Permit APPLICATION

POPS CHOP SHOP
Store/Business Name

LEROY MORRIS
Owner's Name

11610 MERGENDOLLAR RD.
Mailing Address

LEROY MORRIS
Manager's Name

GOOD HOPE GA 30641 MORGAN
City County

8-12-19
Date of Application

678-223-8495
Phone number

Owner / Manager's Signature

O.C.G.A. § 16-10-20: "A person who knowingly and willingly makes a false, fictitious, or fraudulent statement...in any matter within the jurisdiction of any department or agency of state government...shall, upon conviction thereof, be punished by a fine of not more than \$1000 or by imprisonment for not less than one or more than five years, or both."

PLEASE READ CAREFULLY:

GA Code Annotated 27-2-15 states that it is unlawful for any person who operates a grocery store, hotel, market, cold-storage house, restaurant, or any other commercial facility to receive or possess any wildlife or parts thereof without first obtaining a wildlife storage permit from the department and without requiring the person delivering the wildlife for storage to exhibit a valid license authorizing the person to take or possess the wildlife.

This wildlife storage permit is provided at no cost from the Department of Natural Resources.

This permit is required by law to be kept on the premises and when requested must be shown to any Conservation Ranger or other employee of the Department of Natural Resources. Georgia law empowers Conservation Rangers to enter and inspect any commercial cold-storage warehouse, ice house, locker plant, butcher shop or other plant or building for the purpose of determining whether wildlife is being kept or stored therein in violation of the law. This permit may be revoked upon violation of any of the laws, rules, and regulations administered by the Department or upon failure to observe any of the conditions herein expressed.

GA DNR Board rule 391-4-2-.03(4) states that "it shall be unlawful for any private or commercial cold storage or processing facility to take possession of a deer carcass without first recording and reporting the following information identifiable for each deer carcass: name of the hunter who killed the deer, date and county of kill, and gender."

**Upon Completion of this application,
return to the following address for
approval:**

**GA Department of Natural Resources
Law Enforcement Division
REGION OFFICE ADDRESS**

FOR DEPARTMENT USE ONLY:

The above listed individual / business is hereby authorized to store wildlife in accordance with GA Laws 27-2-15, 27-3-29, and all other applicable wildlife laws.

Law Enforcement Region

Region Supervisor

Date

