



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – ACCESSORY DWELLING

Property location:	3010 Brownwood Road
Property tax parcel:	029-073
Acreage:	2.42 acres
Applicant:	Jeff and Anita Highfill
Applicant's Agent:	
Property Owner:	Ronald Woodson
Existing Use:	Single Family Residence
Proposed Use:	Single Family residence with Accessory Dwelling

Summary



Jeff and Anita Highfill are requesting conditional use approval for an accessory dwelling on 2.42 acres located at 3010 Brownwood Road. The applicants own a home on Atlanta Highway but intend to move to the subject property on Brownwood Road to assist Ms. Highfill's father. The conditional use request is to remodel an existing block building on the property into an accessory dwelling for the father. According to the Tax Assessors, the structure is 20' x 34', which is 680 square feet and compliant with the ordinance. According to the applicant's submitted floorplan, the structure is 30' x 28', which is 840 square feet and over the maximum allowed square footage of 800. The applicant's letter, however, identifies the building as around 650 square feet with no mention of additions. The applicant will need to confirm the dimensions of the building to determine if the request meets the ordinance.

A front porch is identified on the plan, but no dimensions are given. The porch and a covered shed on the side, if kept, should be included in the 1,000 total square feet maximum. The applicant will need to provide the dimensions of the porch and shed.



The building is located in front of the house by the driveway. The applicants stated on their application that the building already has electricity and water. As of the writing of the staff report, the applicants had not responded to an email asking whether the building shared the same electrical meter. No mention has been made about a septic tank. The shared driveway is existing. If approved, the same address would be assigned to the accessory dwelling.



The existing house has siding with shutters. The accessory dwelling is currently not aesthetically compatible with the primary dwelling. The applicants need to identify how they intend to make the design of the dwellings consistent.

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’s biggest concern is confirmation of the square footage to determine if the application meets the regulations. Additional information needed from the applicant is whether the attached shed will stay and the size of the porch. If the dwelling is 680 square feet, then either would probably work within the 1,000 square foot maximum, but not both. Confirmation is also needed regarding the electrical meter, the septic system and the appearance of the accessory dwelling. It should be noted that the attached shed is currently within the side setback.

Allison Stover

From: Anita Highfill <anitahi@me.com>
Sent: Thursday, June 17, 2021 4:36 PM
To: Allison Stover
Cc: anitahighfill@bellsouth.net; Jeff Highfill
Subject: Conditional Use Permit for 3010 Brownwood Rd

To the Morgan County Planning Commission:

We are requesting a Conditional Use Permit for 3010 Brownwood Road
Madison, Ga.

Due to my dad having health issues that have significantly increased within the last year. He has lung issues having been diagnosed with pulmonary fibrosis requiring oxygen , is in stage 3 renal failure, insulin diabetic and has had heart related issues that required a heart valve replacement in October 2019 . He is currently getting ready to have a pacemaker in July as his heart function we just found out is declining as well. Because of all the afore mentioned we would like to convert a shop on his property to a in-law suite for him. We would be able to take care of him, yet give him some privacy still as well. We would move into his current residence.

The shop already has power and water due to it being used as a workshop & storage area. It's currently approximately 650sqft.

We have filled out the paperwork and paid the \$300 fee.

We have a plat of the property attached to the application, as well as a concept plan.

Thank you all very much !

Anita Highfill

Sent from my iPhone

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3010 Brownwood Rd
Madison, La. 38050