



# STAFF REPORT

## MORGAN COUNTY PLANNING COMMISSION

**PETITION FOR: CONDITIONAL USE – ACCESSORY DWELLING**

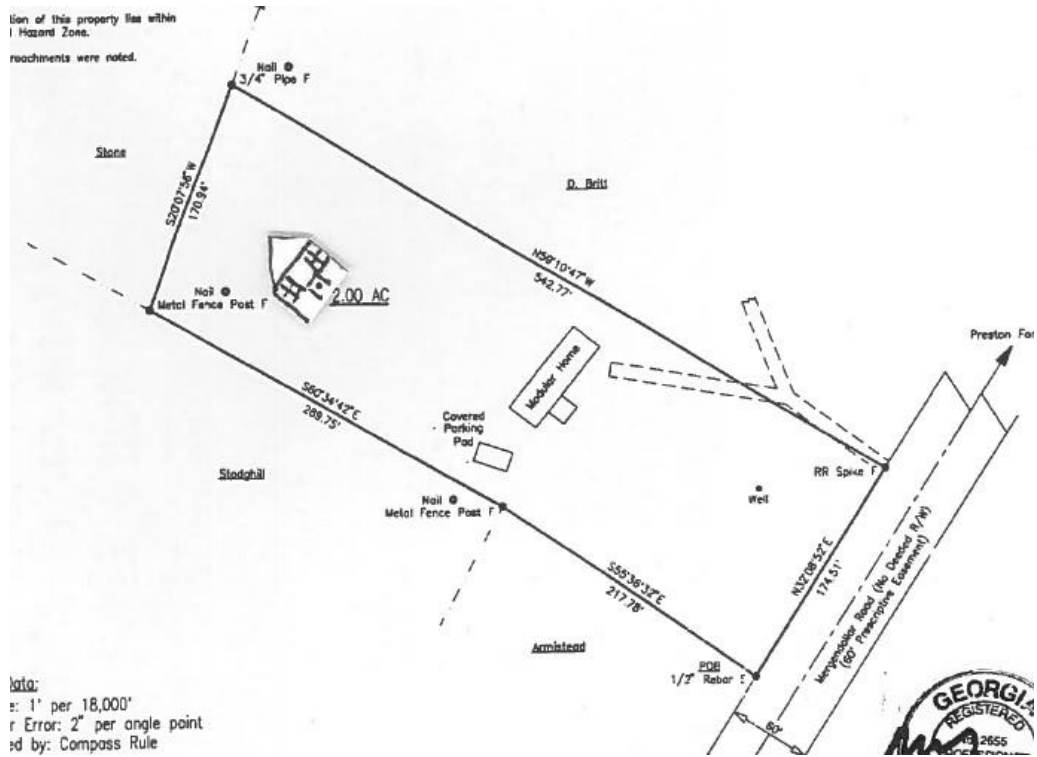
Property location:	2171 Mergendollar Road
Property tax parcel:	003-004A
Acreage:	2 acres
Applicant:	Stoney & Kandy Britt
Applicant's Agent:	
Property Owner:	Stoney & Kandy Britt
Existing Use:	Single Family Residence
Proposed Use:	Single Family residence with Accessory Dwelling

### Summary

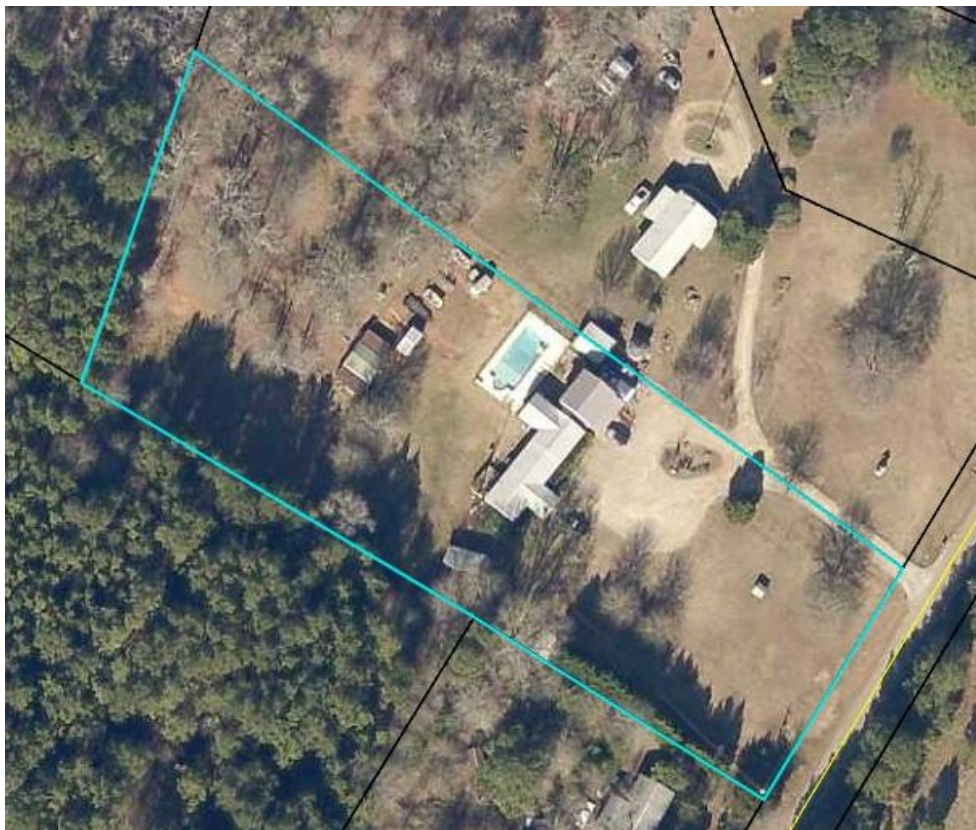


Stoney and Kandy Britt are requesting conditional use approval to allow an accessory dwelling on 2 acres located at 2171 Mergendollar Road. The proposed accessory dwelling is for a daughter, with the intention that she would assist with family care. Mr. Britt's mother owns the two adjacent properties and the letter submitted with the application states that she lives in the house closest to the applicants.

The applicants submitted a plat identifying the location of the proposed accessory dwelling. The aerial to the left shows a barn in that approximate location. The applicant will need to confirm whether the barn has been removed.



Applicant submitted plat showing proposed location.





The applicants submitted a floorplan and elevations showing a 788 square foot cottage with 2 bedrooms. The size meets the Morgan County Zoning Ordinance regulations for an accessory dwelling. The decks shown on the plan are not covered and will not count towards the 1000 square footage maximum. The location of the proposed accessory dwelling will necessitate a shared driveway, which is also shared with the applicant's mother next door. The applicant will need to acknowledge that the accessory dwelling will require a shared address and electrical service.



The existing house is a manufactured home with additions. It is architecturally different that the proposed accessory dwelling. The Morgan County Zoning Ordinance requires that the design of the accessory dwelling be consistent with the primary dwelling. Similar exterior materials and colors may assist with compatibility but will not change the differing architectural styles. The applicant stated to Staff that the additions to the primary dwelling do not already contain an accessory dwelling.

## 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 application meets the intent of the Accessory Dwelling regulations with regard to family care. The size and shared driveway are compliant, but the applicant should confirm the shared address and electrical service. The Planning Commission will need to make a determination on whether the differing architectural styles will be an issue.

Dear Board of Commissioners of  
Morgan County:

This request of Approval to build our daughter a 800sq foot or less guest house on our property to live and help take care of aging grandma and parents. Stoney's Mama, Mary Ann Britt has a house right beside us and having extra help nearby would be great. Tristan is about to be 21 and she has been dating a nice young man for some time now, I feel like doing this for her will give her privacy to have her own space and be an adult while also being nearby to help with different things that we often need help with. I know she does not want to have to live with her parents after she gets married, she would just to be here for us, but I would love to be able to have this approved, so she don't have to, and she can have her own space.

Thank you all for your time,

Kandy + Stoney Britt

Cabin

**Plan Number 94307**

Order Code: 00WEB

# Cabin Style House Plan 94307

788 Sq Ft, 2 Bedrooms, 2 Full Baths







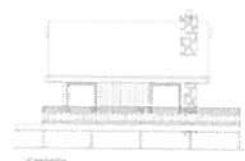
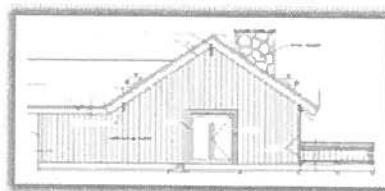
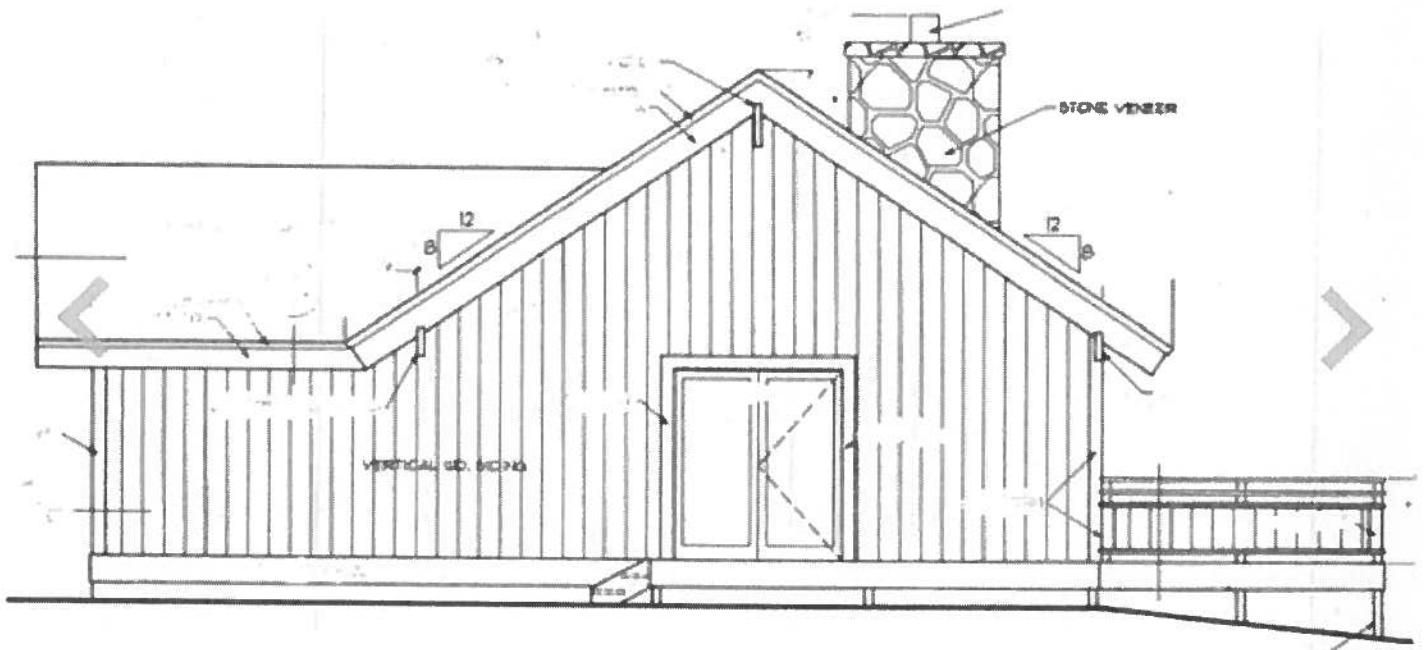
Cabin

Plan Number 94307

Order Code: 00WEB

# Cabin Style House Plan 94307

788 Sq Ft, 2 Bedrooms, 2 Full Baths





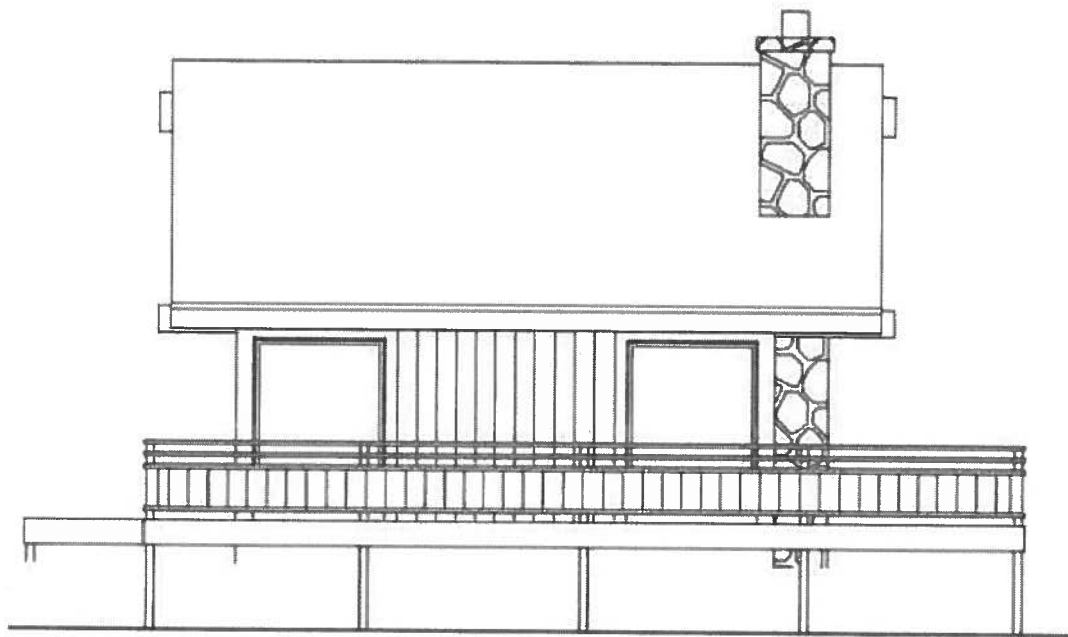
Cabin

Plan Number 94307

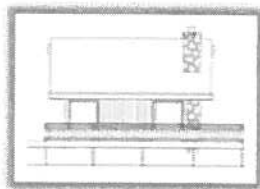
Order Code: 00WEB

# Cabin Style House Plan 94307

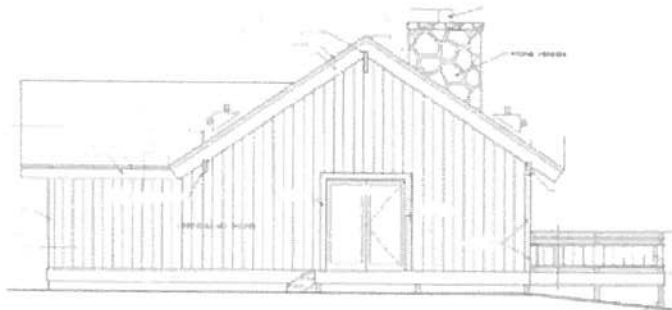
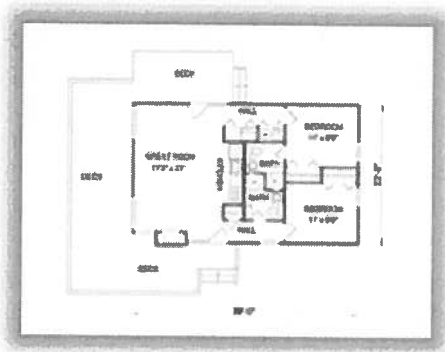
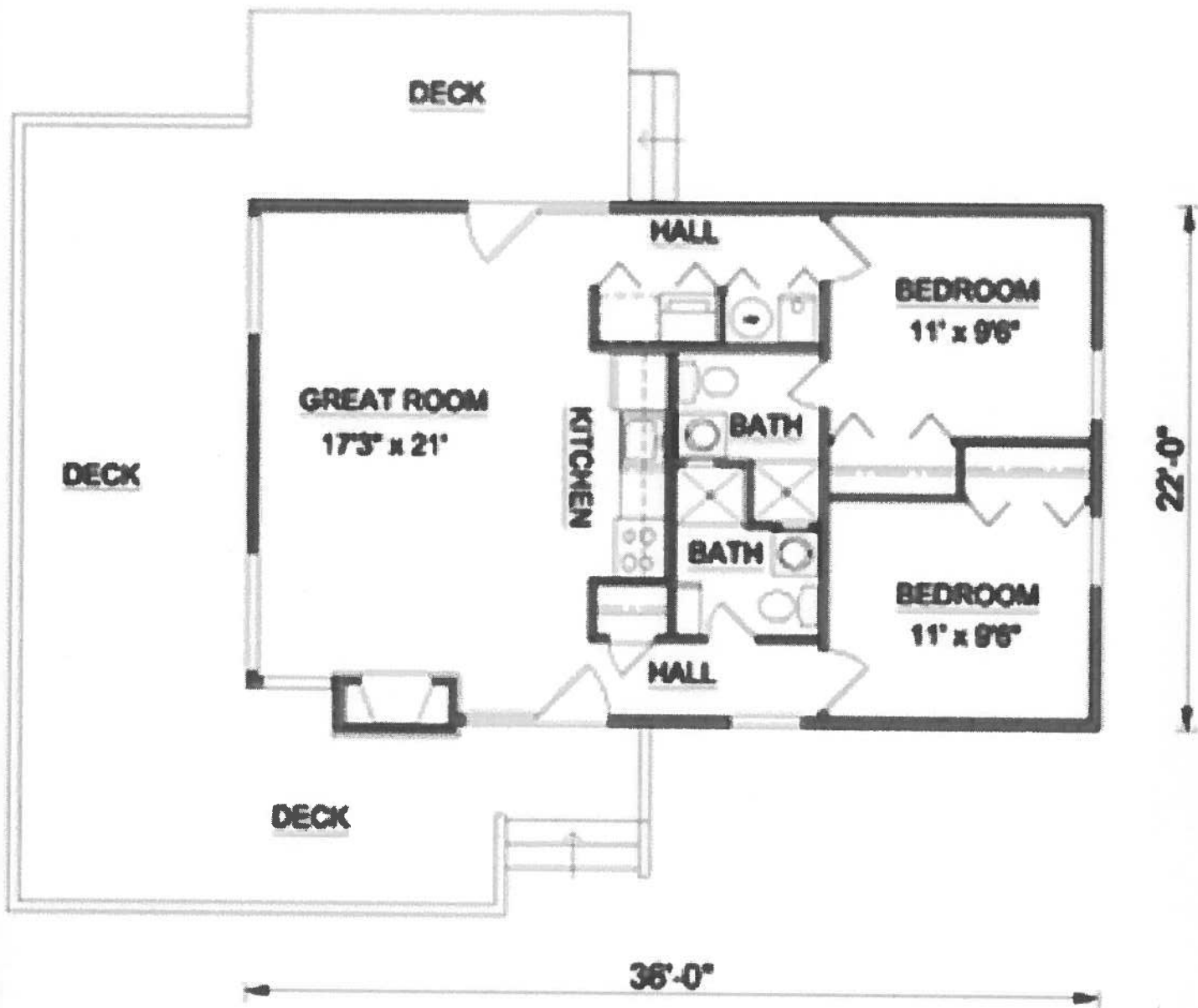
788 Sq Ft, 2 Bedrooms, 2 Full Baths



LEFT SIDE ELEVATION







No portion of this property lies within a Flood Hazard Zone. No encroachments were noted.

N02°07'56"E  
283.75' to  
3/4" Pipe F

Stone

S20°07'56"W  
170.94'

Nail  
3/4" Pipe F



Slottedail

S66°34'42"E  
289.75'

2.00 AC

Nail  
Metal Fence Post F

Covered  
Parking  
Pod



D. Britt

N88°10'47"W  
342.77'

Armedale

S85°56'32"E  
271.78'

Nail  
Metal Fence Post F

Well

RR Spike F

N03°08'52"E  
174.51'

POB  
1/2" Rebar F

Brownell Rd.



Mergendollar Road (No Deeded R/W)  
(60' Prescriptive Easement)

Preston Ford Rd.

**POB - POINT OF BEGINNING**

From the intersection of the S/W of Brownell Rd and the West R/W of Mergendollar Rd. (60' Prescriptive Easement), follow the R/W of Mergendollar Rd. North 1,993.54' to a 1/2" Rebar and POB.

9800283



PLAT BOOK 24, PAGE 200  
FILED: 11-4-98 TIME: 5:23pm  
DEPUTY CLERK, SUPERIOR COURT  
MORGAN COUNTY, GEORGIA  
R# 2828



**Survey For:**

Stoney Britt  
Kandy Britt

2171 Mergendollar Road  
Land Lot 323 20th Land Dist.  
281st GMD Morgan Co., Georgia

Scale: 1" = 75' Date: October 19, 1998

R. V. Baldwin PLS#2655 PE#10842  
Baldwin Engineering Services  
150 W. Washington St.  
Madison, Georgia 30650  
706-342-0191



**Field Data:**  
Closure: 1' per 18,000'  
Angular Error: 2" per angle point  
Adjusted by: Compass Rule

**Plat Closure:**  
1' per 300,000'

**Equipment used:**  
TOPCON GTS 212