



STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Bryce Jaeck, Planner
4/18/2023

APPLICATION INFORMATION

Parcel Identification Number:	M23 021
Physical Address:	Commerce St
Applicant / Owner:	Robert Pennington/Robert Pennington Land and Timber II, LLC
Zoning Action Requested:	Conditional Use
Campaign Contributions:	N/A
Conflict of Interest:	N/A

INTRODUCTION

The applicant is requesting a conditional use to allow a manufactured home on Commerce Street. The property is undeveloped. The applicant intends to provide a rental housing unit. This would be priced to provide workforce housing. The approximate site plan meets the requirement of the zoning ordinance. If granted, this conditional use will not bestow any variances to these standards.

ZONING HISTORY

The Property is zoned Small Lot Residential (R4) and has been zoned this since 2005. It has been undeveloped over this time.

STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS (SECTION 1125.5)

Standards	Staff Comments
<i>(1) the proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood;</i>	The area already has a mixture of housing types (houses, duplexes, and manufactured homes). Since 2010, no requests for manufactured homes have been made for Beacon Heights. (Note, this may go further back, but records beyond that were not researched). Additionally, the subdivision is nearly full, with limited infill opportunities for any sort of housing.
<i>(2) applicable standards in Article VIII have been met;</i>	The standards for <i>Section 840 Individual Manufactured Homes</i> have been met as far as possible at this point. Additional requirements will be addressed at the time of permitting when applicable.
<i>(3) the proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern;</i>	The property is within the Traditional Residential Areas – Modern Subdivisions. This area does not list manufactured homes as an appropriate land use. However, Comprehensive Plan does support affordable housing in its housing section.
<i>(4) a rezoning to allow the requested use as a permitted use would not be appropriate;</i>	Individual manufactured homes require a conditional use regardless of zoning district. A rezone would not change this factor.
<i>(5) the proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood;</i>	The area already has a mixture of housing types (houses, duplexes, and manufactured homes). Since 2010, no requests for manufactured homes have been made for Beacon Heights.

<p>(6) off-street parking and loading, and access thereto, will be adequate;</p>	<p>There is sufficient room for required parking on site.</p>
<p>(7) public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability;</p>	<p>This request would have the same impact as the permitted detached dwelling use in R4 zoning district. If the applicant opted, the city would see the same impact without a zoning hearing to review this consideration.</p>
<p>(8) the use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem;</p>	<p>The use is in scale of what is already allowed by right, one residential unit of detached dwelling housing. The subdivision has a mixture of housing types including duplexes, houses, and manufactured homes.</p>
<p>(9) the use would not significantly increase congestion, noise, or traffic hazards;</p>	<p>Detached Dwelling (single family) is permitted for this zoning district. Given that, if the owner wished, a development of similar impact would be permitted regardless of approval of this request.</p>
<p>(10) granting this 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 Plan.</p>	<p>This area has long had a mixture of residential uses. The property immediately to the east has a manufactured home onsite. Additionally there are relatively few empty lots left in the Beacon Heights Subdivision that are available for development.</p>

SUMMARY

Staff advises that any motion to recommend:

APPROVAL of the conditional use of a manufactured home for M23 021 based on the application, public hearing, and discussion, and considering applicable standards, with the following condition:

1. This Conditional use will expire if no permits are drawn within 12 months of approval.
2. This conditional use will expire if no manufactured home is placed on the property for residential use within 18 months of approval

DENIAL of the conditional use of a manufactured home for M23 021 based on the application, public hearing, and discussion, and considering applicable standards, with the following condition:

1. _____

OTHER ACTION(S): _____

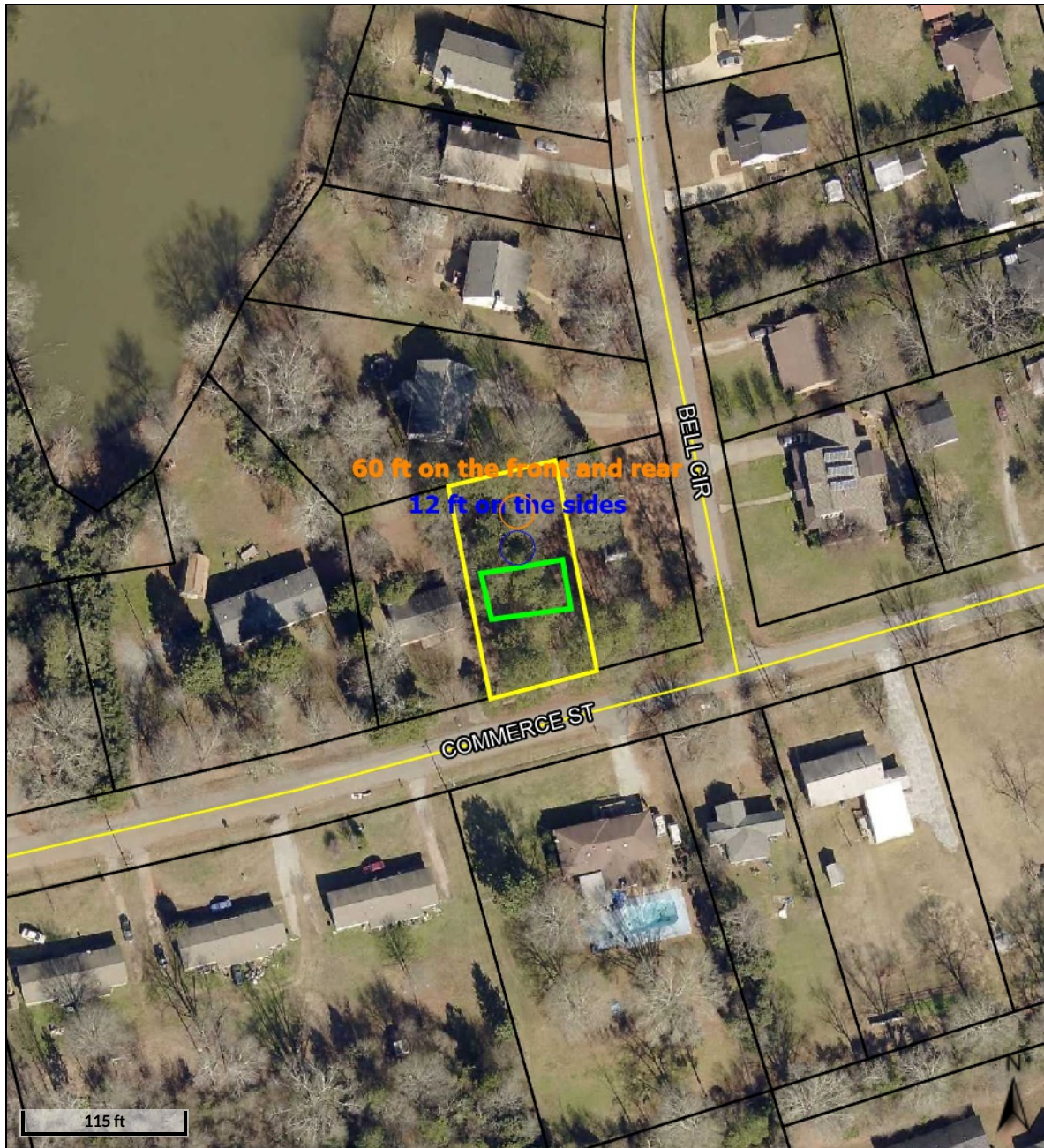
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All materials submitted by the applicant are available at City Hall or online at <http://www.MadisonGA.com/Zoning>. Staff will have copies of these materials at all public hearings.

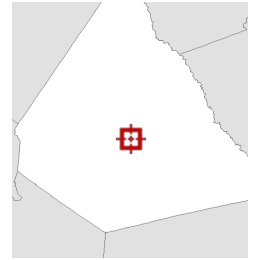
Dear Committee,

I'm here to apply for a conditional use permit for some land I own. It is legally identified as parcel m23-021. I attached a picture so you can visually see the ideal house im looking for. It has white hardy board, black shingled roof, black gutters, and a brick vinyl skirt also known as underpinning. Since the lot is shaped more vertically than horizontally I'd like to mimic my rental house layout next door for this property. I have drawn something out on qpublic so you will have a visual to look at. By placing the house like this on the property, I will have at least 20 ft on each side of the house and around 55 ft on the front and back. The manufactured homes that I have been looking at are Clayton Homes. If you're not familiar with Clayton Homes, they are a Warren Buffett company that produces quality manufactured homes. I currently have over 20 rental properties that I pride myself in keeping tip top shape. Adding this manufactured home to this investment site will increase the property value, more tax revenue for the city, and provide affordable housing.

Best regards,
Robert Pennington Jr



Overview



Legend

- Parcels
- Roads

Date created: 4/17/2023
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