



## STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Bryce Jaeck, GIS Planner  
March 11, 2020

### APPLICATION INFORMATION

<b>Parcel Identification Number:</b>	N/A
<b>Physical Address:</b>	N/A
<b>Applicant / Owner:</b>	Jeff Royal
<b>Zoning Action Requested:</b>	<b>Text Amendment</b>
<b>Campaign Contributions:</b>	None filed
<b>Conflict of Interest:</b>	None filed

### INTRODUCTION

The applicant is seeking to amend the existing language of Section 800.33(f). The current language is below with the change marked in red, with the removed portion marked with a ~~strike through~~.

800.33 (f) shall have no more than ~~four (4)~~ **six (6)** bedrooms used for guest room purposes

The applicant currently runs the Kirby House, a bed and breakfast on S Main Street.

### ZONING HISTORY

The current zoning ordinance was adopted on March 11, 2019.

### STANDARDS FOR ZONING ORDINANCE TEXT AMENDMENT APPLICATION DECISIONS (SECTION 1120.8)

<i>Standards</i>	<i>Staff Comment</i>
<i>(1) whether the zoning proposal is consistent with the intent and purpose of the Zoning Ordinance (e.g., does a proposed land use comport with the purpose and intent of the zoning district where it is proposed, does the proposal create internal conflicts with this Ordinance, etc.);</i>	The request does not appear inconsistent with the current zoning ordinance.
<i>(2) whether the zoning proposal is consistent with the Comprehensive Plan, or other city-adopted plans (e.g. Major Thoroughfare Plan, Urban Redevelopment Plan, GreenPrint Plan, etc.).</i>	The request does not appear to be in conflict with City of Madison Comprehensive Plan (2017-2037) as bed and breakfasts are either permitted or can be sought through conditional uses in several residential zoning districts only as an accessory dwelling to a detached dwelling.
<i>(3) whether the zoning proposal creates the most narrow change necessary and properly mitigates potential negative impacts for development scenarios accommodated by the zoning proposal; and</i>	A property seeking to have 6 bedrooms will require a larger property per Section 800.33 (d) which requires a base of 0.75 acres for one bedroom and 0.125 additional acres for each additional guest room. A 6 guest room bed & breakfast would require a minimum size of 1.375 acres. Additionally, for the Large Lot Residential District (R1) and Medium Lot Residential District (R2) allow a bed and breakfast accessory use as a conditional use request.

*(4) whether the zoning proposal would be more appropriate for a variance, instead of changing zoning parameters for the whole city or whole zoning district.*

Changes to use cannot be obtained through a variance, and this request is specific to use.

## SUMMARY

Staff advises that any motion to recommend:

**APPROVAL** of the text amendment to Section 800.33(f) based on the application, public hearing, and discussion, and considering applicable standards with the following *change*:

**DENIAL** of the text amendment to Section 800.33 (f) based on the application, public hearing, and discussion, and considering applicable standards as presented OR due to the following reasoning(s), finding(s), and/or conclusion(s):

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### City of Madison

Main Street & Planning Department  
Bryce Jaeck, GIS Planner  
132 N. Main Street – P.O. Box 32 – Madison, GA 30650  
(706) 342-1251 x 1226  
[bjaeck@madisonga.com](mailto:bjaeck@madisonga.com)

*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.*

# MADISON

G E O R G I A

**Office Use Only**  
 Reference File No: \_\_\_\_\_  
 application fee: \_\_\_\_\_  
 public notice for dates:  
 MCPC: \_\_\_\_\_  
 M&C: \_\_\_\_\_

## ZONING APPLICATION

APPLICANT/OWNER INFORMATION

1. Primary Contact: Jeff Royal Telephone Number: [REDACTED]

2. Applicant and Mailing Address:  
KERRY HOUSE B+B  
877 S. Main St.  
Madison, GA 30650

3. Property Owner and Mailing Address:  
Jeffrey and Everett Royal  
(same address as above)

4. I, the undersigned, authorize the person named above to act as applicant in the pursuit of the zoning action of this property. I swear (I am) (we are) all of the owner(s) of the property which is the subject matter of this application, as is shown in the records of Madison, Georgia. Thereby depose and say that all information contained in this application and its attachments are true, correct, and complete to the best of my knowledge and belief.

[REDACTED] \_\_\_\_\_ 1/27/20  
Date

[REDACTED] before me, the applicant who swears that the information in this application and its attachments is true and correct to the best of his/her knowledge and belief.

[REDACTED] \_\_\_\_\_ 1/27/20  
Notary Public Signature Date

11/30/22 \_\_\_\_\_  
Commission Expiration Seal & Stamp

SUBJECT PROPERTY INFORMATION

Zoning Action Requested - Application for:

- Zoning Ordinance - Text Amendment
- Zoning Ordinance - Map Amendment
- Conditional Use
- Variance

**DEADLINE:** Applications, attachments, and application fee must be submitted at least forty-five (45) days before the regular meeting date of the Morgan County Planning Commission, usually the fourth Thursday of each month.

**ATTACHMENTS:** Applications shall include the minimum required information about the subject property. Applicants are responsible for submitting the required application contents as set forth in the Zoning Ordinance, Article XI. Incomplete applications will not be placed on the docket.

**PRESENTATION:** The property owner or the project contact must attend the public hearings and make the presentation. All statements associated with this application must be reviewed, signed, and notarized prior to acceptance.

6. Subject Property Address: 877 S. Main St.  
Tax Parcel Number: \_\_\_\_\_

7. Land Use: Existing \_\_\_\_\_ Proposed \_\_\_\_\_  
Zoning: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

8. I have reviewed the application procedures and standards for decisions as set forth in the Zoning Ordinance for the above requested zoning action. I hereby claim that this application fulfills said procedures and meets the standards of approval for such requested zoning action.

9. I have attached the minimum required information for the checklist(s) on the \_\_\_\_\_ 1/27/20  
Date



City of Madison  
132 N. Main Street  
P.O. Box 32  
Madison, Georgia 30650  
(706) 342-1251

### CONFIDENTIALITY NOTICE

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# MADISON

G E O R G I A

## DISCLOSURE REPORT

### Article XI - Administration and Enforcement / Section 1150 - Disclosure of Campaign Contributions or Gifts

"When any applicant for any zoning action, or any supporter or opponent of any zoning action who has contacted the City to express an opinion or who wishes to speak at a public hearing or submit a written opinion, has made within two (2) years immediately preceding the filing of that application campaign contributions or gifts totaling two hundred and fifty dollars (\$250.00) or more to an official of the City of Madison or to a member of the Morgan County Planning Commission, it shall be the duty of said person to file a disclosure report with the City. In the case of the applicant, filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the public hearing. Such disclosure report shall include the name and official position of the official to whom the campaign contribution or gift was made, and the dollar amount, date, and description of each campaign contribution made during the two (2) years immediately preceding the filing of the application."

1. Reference: Zoning Application File No. \_\_\_\_\_ Date Filed: \_\_\_\_\_

2. All individuals and business entities<sup>1</sup> having a property interest<sup>2</sup> in said property are as stated upon the referenced zoning application form.

<sup>1</sup> business entity shall mean a corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

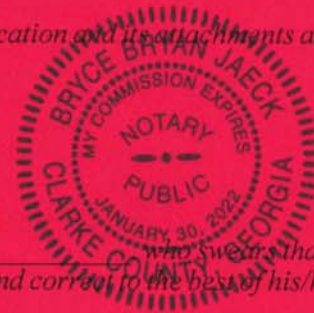
<sup>2</sup> property interest shall mean direct or indirect ownership, including any percentage of ownership less than total ownership

3. I certify that I have made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to an official of the City of Madison or a member of the Morgan County Planning Commission within the two (2) years preceding the above filing date.

Name of Recipient	Dollar Amount	Date	Description of Contribution
N/A			

I certify that all information contained in this application and its attachments are true and correct to the best of my knowledge and belief.

1/27/20  
Date



5. Personally appeared before me, the applicant Jeff Royal who swears that the information contained in this application and its attachments is true and correct to the best of his/her knowledge and belief.

1/27/20  
Date

1/30/22  
Commission Expiration

Seal & Stamp



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