

Morgan County Planning Commission

Minutes
Regular Meeting
January 25, 2018
7:00 p.m.

PRESENT: Brian Lehman, Dennis Myers, Connie Booth, John McMahon, Joe Cardwell, Scott Campbell

NOT PRESENT: Tara Dillard, Clint Milford, Maryann Dartnell

ALSO PRESENT: Tara Cooner, Chuck Jarrell, Members of the public

PUBLIC HEARING

The meeting started at 7:10 pm.

ADMINISTRATIVE BUSINESS:

I. Acceptance of Minutes from December 15, 2017 work session.

Motion: Ms. Booth made a motion to approve the December 15, 2017 Minutes as presented.

Second: Mr. Myers

Vote: 4:0 The vote to approve the December 15, 2017 Minutes as presented was unanimous. Mr. Campbell abstained from the vote.

II. Acceptance of Minutes from December 21, 2017 regular meeting.

Motion: Ms. Booth made a motion to approve the December 21, 2017 Minutes as presented.

Second: Mr. Cardwell

Vote: 4:0 The vote to approve the December 21, 2017 Minutes as presented was unanimous. Mr. Campbell abstained from the vote.

III. Staff Report on prior zoning actions.

No update on prior zoning actions was given.

UNFINISHED BUSINESS:

There is no unfinished business.

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NEW BUSINESS:

- I. William Killmer, on behalf of The Georgia Zoo, LLC, is requesting a Zoning Map Amendment, from I-2 (Light Industrial/Manufacturing – City of Madison) to I-2 (Heavy Industrial – Morgan County) for 92.410 acres located on Monticello Highway (portion of 037D-014Z).

Chuck Jarrell presented the staff report and explained that the rezoning request is due to the applicant's request to de-annex 92 acres from the City of Madison. He noted that House Bill 489 requires annexed land to be rezoned to the most compatible zoning classification under the accepting government. He also explained that resolutions must be signed by the City Council and County Commissioners regarding the de-annexation before a final decision can be made on the rezoning request. The Planning Commission asked about the sentiment of the governing bodies. Mr. Jarrell stated that he understood Madison was amendable to the de-annexation, therefore, the county would accept.

Bill Killmer, 2001 Little River Road, and Mike Conrads, 255 North Main Street, offered to answer questions. The Planning Commission asked about the unusual shape of the subject property. Mr. Conrads confirmed the boundary was due to topography.

No one spoke in opposition to the application.

The Planning Commission stated that if the city was amenable to the de-annexation, there was no reason not to recommend approval.

Motion: Ms. Booth made a motion to recommend approval of the rezoning application, from Madison I-2 to County I-2, for 92.410 acres on Monticello Highway.

Second: Mr. Myers

Vote: 5:0 The vote to approve recommend approval of the rezoning request, from Madison I-2 to County I-2, for 92.410 acres on Monticello Highway was unanimous.

- II. William Killmer, on behalf of The Georgia Zoo, LLC, is requesting a Zoning Map Amendment from I-2 (Heavy Industrial) to AG (Agricultural) for 92.410 acres located on Monticello Highway (portion of Tax Parcel 037D-014Z.)

Mr. Jarrell presented the staff report and explained that this second requested rezoning was necessary to meet the Zoning Ordinance. The Planning Commission confirmed that the total acreage, with the 92 acres, would be over 500 acres and noted that the request was for a less intensive zoning classification. The Planning Commission also confirmed that the only landowner impacted by the request was Mr. Conrads.

Mr. Conrads offered to answer questions for the Planning Commission.

No one spoke in favor of, or in opposition to, the application.

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Motion: Ms. Booth made a motion to recommend approval of the rezoning application, from I-2 to AG, for 92.410 acres on Monticello Highway.

Second: Mr. Campbell

Vote: 5:0 The vote to recommend approval of the rezoning application, from I-2 for AG for 92.410 acres on Monticello Highway was unanimous.

- III. William Killmer, on behalf of The Georgia Zoo, LLC, is requesting Conditional Use approval to add 92.410 acres located on Monticello Highway to an already approved Conditional Use for a zoo facility (portion of Tax Parcel 037D-014Z).

Mr. Jarrell presented the staff report and recommended a stipulation that the conditions applied to the previous approval be applied to this property as well, should a recommendation for approval be made. The Planning Commission confirmed the reason for the request was to have the entire property under the same ordinance.

Mr. Conrads offered to answer questions.

No one spoke in favor of, or in opposition to, the application.

Ed Price, Clack Road, confirmed that the regulations applicable to the boundary of the zoo project would move if the conditional use is approved, and pointed out that the additional 92 acres would form the majority of the north boundary.

Motion: Mr. McMahon made a motion to recommend approval of the conditional use request, with the stipulation that the 11 conditions applied to the previous conditional use approval shall apply to the additional 92 acres as well.

Second: Ms. Booth

Vote: 5:0 The vote to recommend approval of the conditional use request with stipulation regarding application of 11 conditions from previous approval was unanimously approved.

ADJOURNMENT

Motion: Ms. Booth made a motion to adjourn the meeting.

Second: Mr. Campbell

Vote: 5:0 The vote to adjourn was unanimous.


Brian Lehman, Chairman

Date 2/22/18


Tara Cooner, Secretary

Date 2-22-18

