

Morgan County Planning Commission

Minutes
Regular Meeting
February 22, 2018
7:00 p.m.

PRESENT: Brian Lehman, Dennis Myers, Connie Booth, Joe Cardwell, Scott Campbell,
Tara Dillard, Clint Milford

NOT PRESENT: Maryann Dartnell, John McMahon

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

PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

I. Acceptance of Minutes from January 19, 2018 work session.

Motion: Ms. Booth made a motion to approve the January 19, 2018 Minutes as presented.

Second: Mr. Campbell

Vote: 4:0 The vote to approve the January 19, 2018 Minutes as presented was unanimous. Mr. Cardwell and Ms. Dillard abstained from the vote.

II. Acceptance of Minutes from January 25, 2018 regular meeting.

Motion: Ms. Booth made a motion to approve the January 25, 2018 Minutes as presented.

Second: Mr. Cardwell

Vote: 4:0 The vote to approve the January 25, 2018 Minutes as presented was unanimous. Ms. Dillard and Mr. Milford 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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Martha Lower, 3181 Atlanta Highway, spoke in opposition to the application and agreed with Mr. Baldwin that the pond would be an attraction for bed and breakfast guests. She stated that she feared the liability. She confirmed that no children from Wynbrook subdivision had visited the pond, but stated that she could talk to her neighbors from the subdivision about trespassing if there was ever an issue. The Planning Commission suggested she could talk to the bed and breakfast owner about her concerns as well, or request a liability waiver from guests.

Doug Ewing, 3760 Atlanta Highway, spoke in opposition to the application and expressed concern for how a change in zoning would affect the Highway 278 corridor between Madison and Rutledge. The Planning Commission confirmed that a zoning change had not been requested.

Earl Faulkner, 2141 Wynbrook Place, spoke in opposition to the application based on traffic concerns and sight issues exiting the subdivision. He stated that he had originally opposed the application because he thought a zoning change had been requested.

Steve Speyer, 2061 Wynbrook Place, spoke in opposition to the application, stating that he disliked the precedent that could be set if the application was approved. He stated that the applicant was attempting to equate a residential neighborhood with a noisy hotel.

Mr. Baldwin added that a waiver did not protect a property owner from a potential lawsuit.

The Chairman gave the applicant to opportunity to offer rebuttal. Ms. Cowan stated that her yard was fenced and that she could not see a pond from her house. She presented figures related to average bed and breakfast occupancy rates and described the types of art classes she would like to offer. She stated that she understood the neighbor's concerns, but that the venture would be very low key.

The Chairman closed public comment. The Planning Commission confirmed with Staff that Highway 278 traffic was low compared to the road's capacity and that there are only two operating bed and breakfasts in the unincorporated county. They asked code questions of Mr. Jarrell, who explained that the proposed breezeway connection between the house and the detached garage would satisfy the requirement for all guest rooms to be under one roof. The members discussed the Comprehensive Plan and how the applicant's request would relate to tourism. The Planning Commission stated that they felt the use would not create a domino effect, nor would it create a noticeable increase in traffic. They stated that they respected the neighbor's concerns and commended the way the opposition had presented their thoughts. The members confirmed that no kiln would be located on the property for art classes and noted that the fence and appropriate signage could deter trespassing. The Planning Commission agreed there was a possibility that the neighbor's driveway could be used if the applicant's was missed, but stated that the application met all of the standards for review.

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

Motion: Mr. Campbell made a motion to recommend approval of the text amendment for livestock restrictions as presented, with the correction of the typographical error.

Second: Mr. Cardwell


Vote: 6:0 The vote to recommend approval of the text amendment for livestock restrictions, with error correction, was unanimously approved.

ADJOURNMENT

Motion: Mr. Campbell made a motion to adjourn the meeting.

Second: Ms. Booth

Vote: 6:0 The vote to adjourn was unanimous.



Brian Lehman, Chairman

Date 4/26/2018



Tara Cooner, Secretary

Date 4-26-18