

Morgan County Planning Commission

Minutes
Regular Meeting
April 25, 2019
7:00 p.m.

PRESENT: Brian Lehman, Connie Booth, Denny Myers, Doug Mundrick, Tara Dillard,
Maryann Dartnell, John McMahon, Clint Milford
NOT PRESENT: Faye Craft, Scott Campbell
ALSO PRESENT: Chuck Jarrell, Tara Cooner, Members of the Public

PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

- I. Acceptance of Minutes from March 22, 2019 work session.

Motion: Ms. Booth made a motion to approve the March 22, 2019 Minutes as presented.

Second: Mr. Mundrick

Vote: 4:0 The vote to approve the March 22, 2019 Minutes as presented was unanimous.
Mr. McMahon, Ms. Dillard and Ms. Dartnell abstained from the vote.

- II. Acceptance of Minutes from March 28, 2019 regular meeting.

Motion: Mr. Myers made a motion to approve the March 28, 2019 Minutes as presented.

Second: Ms. Dartnell

Vote: 5:0 The vote to approve the March 28, 2019 Minutes as presented was unanimous.
Mr. McMahon and Mr. Milford abstained from the vote.

- III. Staff report on past zoning actions.

There was no staff report on past zoning actions.

UNFINISHED BUSINESS:

There is no unfinished business.

NEW BUSINESS:

- I. The Georgia Safari and Conservation Park will present an update on the progress of the safari project. This will be an informational session only.

Mike Conrads and Brandie Anderson explained the progress made by the safari project, including the introduction of a new partner, finalization of construction contractors, and applications for grants. The Planning Commission asked questions about the scheduling of the proposed construction.

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Mr. Milford recused himself and left the room.

- II. Youngblood Investments LLC is requesting a Zoning Map Amendment, from General Commercial (C2) to Heavy Commercial (C3) for 8.62 acres located at 1600 Athens Highway (Tax Parcel M15-007).

Mr. Jarrell presented the Staff Report and showed the location of the proposed mini storage buildings in relation to utility easements and adjacent residential properties. He identified the proposed zoning, existing nearby zoning designations, and the proposed future use as shown on the Comprehensive Plan Character Area Map. The Planning Commission asked about the buffers on the existing mini storage site and where trees were located on the property line of the subject property.

Todd Youngblood, representing Youngblood Investments, LLC (applicant) answered questions regarding drainage and paving, as well as the layout of the proposed buildings.

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

The Planning Commission continued the discussion about buffers and the utility easements on the property.

Motion: Mr. McMahon made a motion to recommend approval of the Zoning Map Amendment, from C2 to C3, for 8.62 acres located at 1600 Athens Highway with the condition that 30-foot-wide buffers be planted along the property line, from the existing buffer to the utility easements.

Second: Ms. Booth

Vote: 6:0 The vote to recommend approval of the Zoning Map Amendment, from C2 to C3 at 1600 Athens Highway with condition was unanimous.

- III. Youngblood Investments LLC is requesting a Variance from Chapter 10.8 of the Morgan County Zoning Ordinance, related to curbing, for 8.62 acres located at 1600 Athens Highway (Tax Parcel M15-007).

Mr. Jarrell presented the Staff Report and explained that the same request was approved for the parcel containing the existing mini storage buildings. The Planning Commission asked questions about the drainage on the property.

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

Staff confirmed that the applicant was not aware of trash pits on the subject property. The Planning Commission recognized the precedent set by the previous approval.

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Motion: Ms. Booth made a motion to recommend approval of the request for a Variance for curbing on 8.62 acres located at 1600 Athens Highway.

Second: Mr. Myers

Vote: 6:0 The vote to recommend approval of the Variance request for curbing was unanimous.

Mr. Milford returned to the meeting.

IV. Morgan County Planning & Development is requesting a Text Amendment to Article 7, Chapter 7.1 of the Morgan County Zoning Ordinance related to Accessory Buildings.

Mr. Jarrell presented the proposed language and explained the impetus for the Text Amendment request. He noted that some language had been changed or added due to Planning Commission comments at the Work Session.

Jonathon McCormack, 1401 Dickson Road, asked whether a grace period could be added to allow the construction of accessory buildings prior to primary dwellings. The Planning Commission responded that enforcement of such a timeframe would be difficult.

Ed Price, 1921 Clack Road, asked if consideration should be given to the cost savings possible when accessory buildings are built in conjunction with a primary dwelling. The Planning Commission debated the enforcement issues presented by issuing multiple permits simultaneously, and whether issuing one permit for multiple buildings would be beneficial.

Motion: Mr. McMahon made a motion to recommend approval of the Text Amendment for Accessory Buildings as presented.

Second: Ms. Booth

Vote: 7:0 The vote to recommend approval of the Text Amendment for Accessory Buildings was unanimous.

V. Morgan County Planning & Development is requesting a Text Amendment to Article 7, Chapter 7.2 of the Morgan County Zoning Ordinance related to Accessory Dwellings.

Mr. Jarrell presented the proposed language and explained the impetus for the Text Amendment request, as well as the history of Accessory Dwellings in Morgan County.

Ed Price, 1921 Clack Road, asked for clarification regarding accessory dwellings in basements. Staff explained how the proposed language applied to basements and answered associated questions by the Planning Commission.

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Motion: Mr. Myers made a motion to recommend approval of the Text Amendment for Accessory Dwellings as presented.

Second: Mr. Mundrick

Vote: 7:0 The vote to recommend approval of the Text Amendment for Accessory Dwellings was unanimous.

ADJOURNMENT

The Chairman adjourned the meeting.

Brian Lehman
Brian Lehman, Chairman

Date 5/23/19

Tara Cooner
Tara Cooner, Secretary

Date 5.23.19