

# Morgan County Planning Commission

Minutes  
Regular Meeting  
July 26, 2018  
7:00 p.m.

PRESENT:, Dennis Myers, John McMahon, Maryann Dartnell, Scott Campbell, Brian Lehman, Connie Booth, Joe Cardwell, Tara Dillard, Faye Craft  
NOT PRESENT: Clint Milford  
ALSO PRESENT: Tara Cooner, Chuck Jarrell, Members of the public

## PUBLIC HEARING

### ADMINISTRATIVE BUSINESS:

#### I. Acceptance of Minutes from June 22, 2018 work session.

Motion: Mr. Myers made a motion to approve the June 22, 2018 Minutes as presented.

Second: Mr. Cardwell

Vote: 5:0 The vote to approve the June 22, 2018 Minutes as presented was unanimous.  
Ms. Booth. Mr. Campbell and Ms. Dartnell abstained from the vote.

#### II. Acceptance of Minutes from June 28, 2018 regular meeting.

Motion: Ms. Booth made a motion to approve the June 28, 2018 Minutes, and noted that Staff had corrected an error pointed out during the work session.

Second: Mr. Cardwell

Vote: 8:0 The vote to approve the June 28, 2018 Minutes as presented was unanimous.

#### III. Staff Report on prior zoning actions.

Mr. Jarrell reported on actions taken by the Bostwick City Council.

### UNFINISHED BUSINESS:

- I. Martha Jane Bishop and Victoria Pylant are requesting conditional use approval for an event facility on 14.85 acres located at 4821 Atlanta Highway (Tax Parcel 020-015A). WITHDRAWN
- II. The Georgia Safari and Conservation Park will present an update of the Progress of the safari park project. This will be an informational session only.

The Chairman announced that because the presentation was not a zoning action, no comments or questions would be taken from the public.

Bill Killmer and Mike Conrads reported that civil and architecture plans were proceeding. They stated that they had met with representatives from state tourism offices

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and had received positive feedback regarding the project. They informed the Planning Commission that the City of Madison was working with them on a One Georgia grant for utilities, and the intergovernmental agreement between the city and the county was under review by attorneys. They reviewed the conferences they had attended and described partnerships with various zoo industry professionals. Mr. Conrads stated that they would be breaking ground on Phase 1 this fall. The Planning Commission pressed for a definitive date. Mr. Conrads insisted it was dependent on the intergovernmental agreement but confirmed a Spring 2020 opening. When asked to expound on the intergovernmental agreement, he explained proposed taxes and claimed that there would be no de-annexation from the city. Mr. Killmer responded to questions about what Phase 1 would entail.

### NEW BUSINESS:

- I. James David Clark is requesting conditional use approval for a single wide mobile home on 66.27 acres located at 1301 Glades Road (Tax Parcel 056-068).

Mr. Jarrell presented the staff report and explained that housing was frequently provided for dairy employees in Morgan County. He described the property and the composition of housing types on Glades Road.

Dave Clark, applicant, explained that he needed housing for his help, particularly when they were needed at work in the middle of the night. He confirmed that there were only 7 or 8 dairies left in the county.

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

Motion: Ms. Booth made a motion to recommend approval of the conditional use request to allow a single wide mobile home at 1301 Glades Road.

Second: Ms. Dartnell

Vote: 8:0 The vote to recommend approval of the conditional use for a single wide mobile home at 1301 Glades Road was unanimous.

- II. Lisa and Daryl Riser are requesting a text amendment to the Morgan County Zoning Ordinance to add mobile food trucks to Section 7.21.2.

Mr. Jarrell presented the staff report and explained that the applicants had requested the use to be permitted as a rural home occupation. Staff was concerned that the proposed language did not address different types of mobile food vending, size of trucks, co-location rules, or storage of trucks. Mr. Jarrell explained that the proposed ordinance included what the applicants had requested, but also addressed staff concerns and added necessary definitions and health department requirements.

The Planning Commission debated how signage should be addressed and parking a vehicle at a residence.

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Lisa and Daryl Riser, applicants, explained their business and the types of events they target for business. They also noted that they had sent the proposed language to Kona Ice corporate, who responded that the ordinance was in line with ordinances in other jurisdictions.

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

The Planning Commission continued to discuss signage and asked Staff about research for the proposed language.

Ed Price, Clack Road, interrupted to admit that he was confused. He couldn't understand why the applicant's language wasn't denied and the staff ordinance introduced separately. The Planning Commission stated that the proposed ordinance was a good starting point.

Motion: Mr. Myers made a motion to recommend the staff written text amendment to add mobile food service units to the Morgan County Zoning Ordinance as presented.

Second: Ms. Craft

Vote: 8:0 The vote to recommend approval of the test amendment to add mobile food service units was unanimously approved.

### ADJOURNMENT

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

Second: Ms. Craft

Vote: 8:0 The vote to adjourn was unanimous.

8/30/2018  
Brian Lehman, Chairman

Date Brian Lehman

Tara Cooner  
Tara Cooner, Secretary

Date 8.30.18

