

Morgan County Planning Commission

Minutes
Work Session
August 16, 2019
8:00 a.m.

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

PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

There is no administrative business.

UNFINISHED BUSINESS:

There is no unfinished business.

NEW BUSINESS:

- I. Bostwick Pawleys Investments, LLLP, is requesting conditional use approval to construct an accessory dwelling on 483.02 acres located at 1281 Mallory Road (Tax Parcel 017-001A).

Ms. Cooner gave an overview of the staff report and described the proposed dwelling. The Planning Commission discussed whether the applicant had other options.

- II. Perco Equipment Rental, LLC, is requesting a Zoning Map Amendment for .87 acres located at 1540 Greensboro Highway, from C2 (General Commercial) to C3 (Heavy Commercial) (Tax Parcel 035-108).

- III. Perco Equipment Rental, LLC, is requesting a Zoning Map Amendment for 2 acres located at 1542 Greensboro Highway, from C2 (General Commercial) to C3 (Heavy Commercial) (Tax Parcel 035-109A).

Ms. Cooner gave an overview of the staff report for both agenda items and explained the zoning history of the properties. She also noted that there was an address discrepancy. The Planning Commission discussed the zoning surrounding the properties and where the proposed business was currently operating.

- IV. Morgan County Planning & Development is requesting a text amendment to Section 12.1.10 of the Rutledge Zoning Ordinance related to Two Family Dwellings.

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Ms. Cooner gave an overview of the staff report and explained that duplexes were not part of the requested moratorium on attached housing in the City of Rutledge, but Staff had decided to amend the duplex language due to the recent success of units constructed on Bostwick Highway. Staff answered questions about the current duplexes in the city. The Planning Commission asked about the change in square footage minimum for the historic downtown district and suggested clarifying language.

- V. Morgan County Planning & Development is requesting a text amendment to Section 12.1.7 of the Rutledge Zoning Ordinance related to Multi Family Dwellings.

Ms. Cooner gave an overview of the Staff Report and explained that Multi Family dwellings were part of the moratorium enacted by the City of Rutledge. The Planning Commission suggested clarifying language related to minimum square footage in the historic commercial district.

- VI. Morgan County Planning & Development is requesting a text amendment to Section 12.9 of the Rutledge Zoning Ordinance related to Townhomes and Condominiums.

Ms. Cooner gave an overview of the Staff Report and described a phone call received by the Planning office in May, which proposed a large townhome development in Rutledge. She also explained the results of a meeting with Rutledge City Council about potential attached housing development. Planning Commission complimented Staff on the work invested in the proposed ordinance.

- VII. Morgan County Planning & Development is requesting a text amendment to Article 4 of the Morgan County Zoning Ordinance regarding farm tenant dwellings.

Ms. Cooner gave an overview of the Staff Report and described why the language was proposed. The Planning Commission suggested clarifying language related to defining working farms and eligibility for tenant dwellings.

- VIII. Morgan County Planning & Development is requesting a text amendment to Chapter 7.1 of the Morgan County Zoning Ordinance related to accessory buildings.

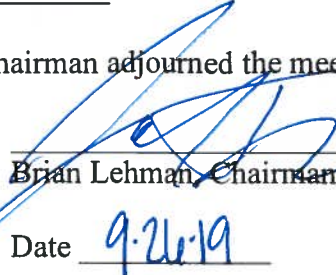
Ms. Cooner gave an overview of the Staff Report and described the requests received by the Planning office that led to the proposed language. The Planning Commission discussed the current use of alternative storage structures in the county.

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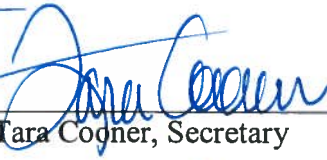
ADJOURNMENT

The Chairman adjourned the meeting.

John McMahon
for
(JMG)



Brian Lehman, Chairman
Date 9-26-19



Tara Cooner, Secretary
Date 9-26-19

