

Morgan County Planning Commission

Minutes
Work Session Meeting
August 17, 2018
8:00 a.m.

PRESENT:, Joe Cardwell, Denny Myers, John McMahon, Brian Lehman, Clint Milford, Faye Craft

NOT PRESENT: Maryann Dartnell, Scott Campbell, Tara Dillard, Connie Booth

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. Preston & MaryAnn Slaughter are requesting a Zoning Map Amendment, from Agricultural Residential (AR) to General Commercial (C2), for 3.31 acres located on 2840 Greensboro Highway (Tax Parcel 043-025).

Mr. Jarrell presented an overview of the staff report and explained that a dairy equipment business had operated on the property, which was allowed as an ag-related business. He stated that the property had always been AR. The Planning Commission discussed whether there were any similarities to the rezoning application on Fairplay Road earlier in the year. There was also a discussion about the houses around the property.

- II. Sam E. Florence, Jr. is requesting a text amendment to add septic receiving, Dewatering and composting to the Morgan County Zoning Ordinance.

Mr. Jarrell presented an overview of the staff report and explained that the applicant had been looking at various locations. The Planning Commission had numerous questions about the process and land applications. Concerns regarding smell and nearby residences were expressed. Staff stated that they would place an ad in the newspaper and a sign on the property proposed for the business and discussed reasons for proposing the use as permitted. The members requested additional information about the dewatering and composting process.

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- III. Stephen Nolan Watson is requesting a Zoning Map Amendment, from Low Density Residential (R1) to Heavy Commercial (C3), for 3.205 acres located at 2220 Lions Club Road (portion of Tax Parcel 036B-095).

Mr. Jarrell presented an overview of the staff report and described the proximity of commercial properties, as well as the language in the Comprehensive Plan. Staff also reviewed past code offenses and relayed a phone call received by the Planning office about upcoming auctions at the property. The Planning Commission discussed the equipment currently at the property and future of commercial businesses on the by-pass.

ADJOURNMENT

The Chairman adjourned the meeting.



Brian Lehman, Chairman

Date 9/27/18



Tara Cooner, Secretary

Date 9.27.18