

Morgan County Planning Commission

Minutes
June 23, 2016
7:00 p.m.

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

PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

- I. Acceptance of Minutes from May 20, 2016 work session.

Motion: Mr. Myers made a motion to approve the May 20, 2016 Minutes as presented.
Second: Mr. McMahon
Vote: 5:0 The vote to approve the May 20, 2016 Minutes as presented was unanimous.
Ms. Craft and Ms. Dartnell abstained from the vote.

- II. Acceptance of Minutes from May 26, 2016 regular meeting.

Motion: Mr. Myers made a motion to approve the May 26, 2016 Minutes as presented.
Second: Ms. Craft
Vote: 7:0 The vote to approve the May 26, 2016 Minutes as presented was unanimous.

- III. Staff Report on prior zoning actions.

Chuck Jarrell provided an update on the actions of the Morgan County Board of Commissioners.

UNFINISHED BUSINESS:

Motion: Mr. Cardwell made a motion to remove the application from Eddie Florence from the table.
Second: Ms. Craft
Vote: 7:0 The vote to remove the application from Eddie Florence from the table was unanimously approved.

- I. Eddie Florence is requesting conditional use approval to operate an Agriculture-Related Business to sell farm equipment on 16.13 acres located at 4030 Athens Highway (Tax Parcel 024-008).

Mr. Jarrell presented the staff report and noted that the property had been reviewed by the Planning Commission regarding other zoning actions in the recent past. He explained that the applicant was requesting approval to sell farm equipment, and reviewed the maps for

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zoning and future land use. He also showed that the DOT right-of-way was almost even with the front of the building, stating that it would prohibit parking or display in the curved driveway. Responding to Planning Commission questions, he confirmed that the use would meet the paving exemption requirements and that there was no requirement for fencing. Mr. Jarrell reviewed three conditions proposed by staff.

Sam Edward Florence (3011 Old Farmington Road, Watkinsville), applicant, explained that he had operated a similar business when he lived in Greensboro and that he wanted to combine the farm equipment sales business with a farmer's market. The Planning Commission asked questions related to his previous business, such as frequency of sales, type of equipment sold and inventory amount. He confirmed that he would like to offer consignment sales and would not do repairs. Mr. Florence also stated that he would take some merchandise home every afternoon to prevent theft.

The Planning Commission discussed the DOT right-of-way, security measures, fencing and parking.

Motion: Mr. Campbell made a motion to recommend approval of the conditional use application for an agriculture-related business at 4030 Athens Highway with the following conditions:

1. Sales are limited to farmer's market items and ag-related products.
2. No items may be stored or placed for sale display in the DOT right-of-way.
3. Loading/unloading areas for equipment and farmer's market deliveries must be marked.

Second: Mr. McMahan

Vote: 7:0 The vote to recommend approval of the conditional use application for an agriculture-related business at 4030 Athens Highway with conditions was unanimously approved.

NEW BUSINESS:

- I. Youngblood Investments is requesting a variance to Chapter 10.8 of the Morgan County Zoning Ordinance regarding paving and curbing requirements for property located at 1600 Athens Highway (Tax Parcel M15-006).

Mr. Jarrell presented the staff report and explained that the proposed use was permitted in the C3 zoning district, but that the zoning ordinance required the project to be paved with curb and gutter. He reviewed the proposed site plan showing where the applicant was requesting the use of gravel instead of paving and the limited use of curbing. He also reviewed the existing mini storage facilities in the county and what type of surface materials was used at each. The Planning Commission asked questions about West Morgan Storage, located on Dixie Highway, which is the only unincorporated county example and is unpaved. Mr. Jarrell explained that the project did not have a Certificate of Occupancy and the non-paving allowance was an oversight by staff at the time. He stated that he had already contacted the owners and was discussing compliance. The Planning Commission asked questions about drainage from the site and regulations regarding pervious materials.

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Todd Peaster, Georgia Civil, spoke on behalf of the applicant and explained that the request had been made for several reasons, including the lay of the land and permeability. He noted that water currently sheet flows from the site and that the proposed plan will allow that to continue, reducing the possibility of erosion. He stated that the requirement for curb and gutter would especially channel the water and prevent sheet flow. He responded to questions from the Planning Commission related to the mini storage buildings, DOT requirements, and setbacks.

Some of the Planning Commission members expressed personal feelings related to pervious surface materials, but granted that the ordinance and criteria did not provide such an option. The Planning Commission discussed the possibility of delaying the paving, as had been allowed on previous projects. Todd Youngblood of Youngblood Investments stated that time was not an issue, but that curbing would make expansion more difficult later. He stated that a delay would be appreciated, if only to see how the business would work.

Motion: Mr. Myers made a motion to recommend approval of a 3 year delay for paving and curbing at 1600 Athens Highway.

Second: Mr. McMahan

Vote: 2:5 The vote to recommend approval of a 3 year paving and curbing delay at 1600 Athens Highway did not pass.

The Planning Commission discussed water flow at the proposed site and asked Mr. Peaster to explain how pipe must be installed to direct water flow with curb and gutter. The Planning Commission asked questions regarding water velocity coming from the pipe and the possibility of increased erosion. Mr. Peaster answered questions regarding how the water could be directed from a paved surface without curbing and how an expansion would work in the future.

Motion: Ms. Craft made a motion to recommend denial of the variance application for paving at 1600 Athens Highway, but to approve a variance to waive perimeter curbing due to water flow on the site.

Second: Mr. Cardwell

Vote: 7:0 The vote to recommend denial of the variance application for paving at 1600 Athens Highway, but to approve the variance to waive perimeter curbing was unanimously approved.

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ADJOURNMENT

The Chairman called for a motion and second to adjourn the meeting.

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

Second: Ms. Craft

Vote: 7:0 The vote to adjourn the meeting was unanimously approved.



Brian Lehman, Chairman

Date 7/28/16



Tara Cooner, Secretary

Date 7-28-16