

# Morgan County Planning Commission

Minutes  
Special Called Meeting  
February 22, 2022  
7:00 p.m.

PRESENT: Connie Booth, Miles Buzbee, Denny Myers, Tara Dillard, Scott Campbell, Clint Milford, Doug Mundrick, Faye Craft, Blake McCormack

NOT PRESENT: John McMahon

ALSO PRESENT: Chuck Jarrell, Tara Cooner, Members of the public

## PUBLIC HEARING

### ADMINISTRATIVE BUSINESS:

- I. Election of Officers
  - a. Chairman

Motion: Ms. Craft nominated Connie Booth for the position of Chairman.

Second: Mr. Campbell

Vote: The vote to appoint Ms. Booth to the position of Chairman was unanimous.

- b. Vice-Chairman

Motion: Ms. Craft nominated Doug Mundrick for the position of Vice-Chairman.

Second: Ms. Dillard

Vote: The vote to appoint Mr. Mundrick to the position of Vice-Chairman was unanimous.

- c. Secretary

Motion: Mr. Mundrick nominated Tara Cooner for the position of Secretary.

Second: Ms. Dillard

Vote: The vote to appoint Ms. Cooner to the position of Secretary was unanimous.

- II. Acceptance of Minutes from December 10, 2021 work session.

Motion: Ms. Craft made a motion to approve the December 10, 2021 Minutes as presented.

Second: Mr. Mundrick

Vote: 4:0 The vote to approve the December 10, 2021 Minutes as presented was unanimous. Mr. Campbell, Ms. Dillard, Mr. Buzbee and Mr. McCormack abstained from the vote.

- III. Acceptance of Minutes from December 16, 2021 regular meeting.

Motion: Mr. McCormack made a motion to approve the December 16, 2021 Minutes as presented.

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Second: Mr. Myers

Vote: 6:0 The vote to approve the December 16, 2021 Minutes as presented was unanimous. Mr. Campbell and Mr. Buzbee abstained from the vote.

V. Staff report on past zoning actions.

Mr. Jarrell reported on decision made by the Board of Commissioners.

UNFINISHED BUSINESS:

There is no unfinished business.

NEW BUSINESS:

- I. Kingston Ranch, LLC, is requesting a modification to an existing Lakeshore Town Center Overlay (LTCO) zoning approval for 882.87 total acres located on Kingston Road (Tax Parcels 066-002 and 066-003).

Ms. Cooner presented the staff report and explained that the project could move forward as it was approved in 2007 but that the applicant is requesting changes to the Development Agreement and concept plan. She reviewed the proposed changes and Staff concerns. The Planning Commission confirmed the number of proposed lots.

Dick Schmidt spoke for the applicant and provided a brief history of the project.

Rick McAllister spoke for the applicant and responded to Staff concerns, particularly the lack of traffic study. The Planning Commission asked questions about open space and lot sizes.

No one spoke in favor of the application.

Dan Jenkins (2680 Kingston Road) spoke in opposition to the application and commented on the fire department.

Rachel Jenkins (2680 Kingston Road) spoke in opposition to the application and expressed concerns for the pond on her property.

Alan McKay (1020 Cedar Grove Road) spoke in opposition to the application and commented on the potential effect to the school system.

Keith Pharr (2831 Cedar Grove Road) spoke in opposition to the application and questioned how trash would be handled.

Larry Mullins (1110 Fisher Way) spoke in opposition to the application and commented on the depth of the water.

Kathy Savolt (2281 Cedar Grove Road) spoke in opposition to the application and expressed concerns related to trash, rental housing and home sizes.

John Savolt (2281 Cedar Grove Road) spoke in opposition to the application and questioned the size of the amenity areas.

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Zach Massey (954 Saye Creek Drive) spoke in opposition to the application and on behalf of family members who own the nearby chicken houses.

Kathy Savolt added additional comments in opposition to the application related to fire service.

The Chairman closed the meeting to public comments and reminded the public that the zoning was approved in 2007 and the application was not to change the zoning designation.

The Planning Commission discussed lots sizes, the traffic study, the proposed amenities, the proposed expiration date on the Development Agreement and conditions carrying forward from the 2007 agreement. Mr. McAllister was asked to clarify the proposed location of the daycare.

Motion: Mr. Buzbee made a motion to recommend approval of the application to modify the approval of the 2007 Kingston Development Agreement and conceptual plan with the following conditions:

1. To approve concept plan with 15,000 sq. ft lots instead of 12,000 sq ft lots.  
Setbacks to remain as presented.
2. Approve conditional use for Childcare Learning Center with stipulation that it be available to the public.
3. In the Development agreement under existing conditions, #6, replace "may" with "shall"
4. In the Development agreement under existing conditions, #32, add "with the exception of those amenity uses listed as required non-residential uses, which must meet the requirement of #3"
5. Add to the Development Agreement "County reserves right to implement a special tax district on the developed portions of the project within Morgan County"
6. Development Agreement to expire after 5 years and exclude an accrual rate
7. All other stipulations in the Development Agreement previously applied to the project must carry forward
8. The changes in the Development Agreement must be acceptable to the Board of Commissioners
9. Traffic Study must be completed prior to the issuance of a building permit.
10. Improvements must be made to Marshall Road to the emergency exit
11. Erosion plans for Putnam County portion of project to be submitted to Morgan County Planning & Development

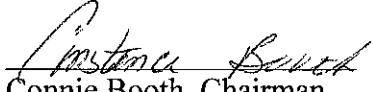
Second: Mr. Mundrick

Vote: 8:0 The vote to recommend approval of the application to modify approval of the 2007 Kingston Development Agreement and conceptual plan with conditions was unanimously approved.

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ADJOURNMENT

The Chairman adjourned the meeting.

  
Connie Booth, Chairman

Date \_\_\_\_\_

  
Tara Cooner, Secretary

Date 3/29/22