

Morgan County Planning Commission

Minutes
Regular Meeting
February 25, 2021
7:00 p.m.

PRESENT: Constance Booth, Denny Myers, Tara Dillard, Scott Campbell, Clint Milford, Doug Mundrick, Faye Craft, Blake McCormack
NOT PRESENT: Maryann Dartnell, John McMahan
ALSO PRESENT: Chuck Jarrell, Tara Cooner, Members of the public

PUBLIC HEARING

Chairman Booth welcomed Blake McCormack to the Planning Commission.

ADMINISTRATIVE BUSINESS:

- I. Pledge of Allegiance
- II. Acceptance of Minutes from January 22, 2021 work session.

Motion: Mr. Myers made a motion to approve the January 22, 2021 Minutes as presented.

Second: Ms. Craft

Vote: 5:0 The vote to approve the January 22, 2021 Minutes as presented was unanimous. Mr. Campbell and Mr. McCormack abstained from the vote.

- III. Acceptance of Minutes from January 28, 2021 regular meeting.

Motion: Mr. Campbell made a motion to approve the January 28, 2021 Minutes as presented.

Second: Mr. Milford

Vote: 6:0 The vote to approve the January 28, 2021 Minutes as presented was unanimous. Mr. McCormack abstained from the vote.

- IV. Staff report on past zoning actions.

Mr. Jarrell reported on decision made by the Board of Commissioners, Rutledge City Council and Buckhead Town Council.

UNFINISHED BUSINESS:

There is no unfinished business.

NEW BUSINESS:

- I. Georgia Sheriffs Youth Homes Foundation is requesting a zoning map amendment, from AG to C2, for 20 acres located on Lions Club Road (Highway 441 by-pass across from Morgan Medical Center)(Tax Parcel 036E-009).

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Chuck Jarrell presented the Staff Report and explained that the 20 acres proposed to be rezoned had not been split yet due to the current moratorium. He showed the existing zoning and future land use maps. The Planning Commission asked about the use of existing curb cuts and potential future uses on the by-pass.

Shayne Goddard, Director of Georgia Sheriffs Youth Homes Foundation, described the proposed use as a good fit for Morgan County and explained how the building would be used. The Planning Commission asked whether the location would ever be used as a youth home. Mr. Goddard responded that it would not and described the activities related to the youth homes.

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

Motion: Ms. Craft made a motion to recommend approval of the zoning map amendment, from AG to C2, for 20 acres on Lions Club Road.

Second: Mr. Milford

Vote: 6:0 The vote to recommend approval of the zoning map amendment, from AG to C2, for 20 acres on Lions Club Road was unanimous.

II. Laura Lucinda Evans and Lila Jo Evans are requesting conditional use approval to place a single wide manufactured home on .71 acres located at 1040 Saffold Road (Tax Parcel 052A-038).

Mr. Jarrell presented the Staff Report and explained that the request was for a single wide manufactured home, but that the Buckhead Zoning Ordinance only allowed a double wide home as a conditional use in the R1 zoning district. He clarified that the applicant wanted to keep the existing home on the property until the new home had received a Certificate of Occupancy. The Planning Commission confirmed that the applicant had already approached the Buckhead Council and asked about the requirements to remove the old home.

Gail Eaton spoke on behalf of the applicants and explained they were unaware that a single wide was not allowed. She described the family's hardships and stated that they desired to work within the regulations. She confirmed that the family was hoping for a donation and that a new septic tank would be necessary.

Motion: Mr. Mundrick made a motion to recommend approval of a conditional use for a double wide manufactured home at 1040 Saffold Road with the condition that the existing home had to be removed within 60 days of the Certificate of Occupancy.

Second: Ms. Craft

Vote: 7:0 The vote to recommend approval of the conditional use for a double wide manufactured home at 1040 Saffold Road with condition was unanimous.

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- III. Farmview Market, LLC, is requesting a variance to the maximum size and height for a flag for 46.11 acres located on 2610 Eatonton Highway (Tax Parcel 046-005).

Mr. Jarrell presented the Staff Report and explained that the proposed height of the pole was not an issue, but the flag size requested was almost 5 times the size allowed by the ordinance. The Planning Commission asked questions about the required setbacks for flags.

Brad Kelly, 505 Plum Street, spoke on behalf of the application and noted that several family members served in the armed services. The Planning Commission discussed the proposed size of the flag. Mr. Kelly confirmed that the flag had not been purchased and the flag would be illuminated at night.

The Planning Commission discussed conditions that could be used to lessen the potential for precedent.

Motion: Mr. Campbell made a motion to recommend approval of the variance to the maximum size for a flag with the following conditions: 1. The flag must be an official flag 2. Pole must be minimum 75' from property lines 3. The flag must be located in a commercial zoning district 4. The flag must be illuminated from dusk to dawn 5. The property road frontage must be minimum 250 feet 6. The property must be on a US or State Highway

Second: Mr. Myers

Vote: 7:0 The vote to recommend approval of the variance to the maximum size for a flag with conditions was unanimously approved.

- IV. Morgan County Planning & Development is requesting a text amendment to Article 14 of the Buckhead Zoning Ordinance related to text amendments.

Mr. Jarrell presented the Staff Report and explained that the proposed language would be needed for all jurisdictions, but Staff started with Buckhead due to the possibility of upcoming text amendments. He explained that the proposed language would require Staff to write text amendments based on a summary submitted by the applicant and would prevent an applicant from repeatedly submitting new drafts on the same application. The Planning Commission questioned how the applicant would review the Staff written language. Mr. Jarrell responded that applicants receive the Staff Report at the same time as the Planning Commission and Staff works with the applicants prior to the Staff Report. Mr. Mundrick expressed doubt that Staff allowed the applicant time to review and comment and insisted that language be added requiring such a process. He also asked that the language specify that the applicant would review the language with Director Chuck Jarrell. Ms. Craft and Mr. Milford voiced support for the Staff process. The Planning Commission debated an appropriate timeframe to allow for review and comment.

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Motion: Mr. Mundrick made a motion to recommend approval for the text amendment to the Buckhead Zoning Ordinance related to text amendments with the addition of language prior to 14.2.3 "Applicant to have the opportunity to review language 10 days prior to hearing."

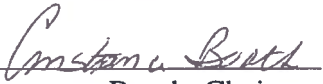
Second: Mr. Campbell

Vote: 5:2 The vote to recommend approval of the text amendment to the Buckhead Zoning Ordinance was approved. Ms. Craft and Mr. Milford dissented.

- V. Morgan County Planning & Development is requesting a text amendment to Chapter 19.4 of the Morgan County Zoning Ordinance related to text amendments. WITHDRAWN

ADJOURNMENT

The Chairman adjourned the meeting.


Constance Booth, Chairman

Date 4-22-21


Tara Cooner, Secretary

Date 4/22/21