

Morgan County Planning Commission

Minutes
Regular Meeting
April 22, 2021
7:00 p.m.

PRESENT: Faye Craft, Connie Booth, Doug Mundrick, Denny Myers, Blake McCormack, Tara Dillard, Scott Campbell, Maryann Dartnell, John McMahon

NOT PRESENT: Clint Milford

ALSO PRESENT: Chuck Jarrell, Tara Cooner

PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

- I. Pledge of Allegiance
- II. Acceptance of Minutes from February 19, 2021 work session.

Motion: Mr. Mundrick made a motion to approve the February 19, 2021 Minutes as presented.

Second: Ms. Craft

Vote: 5:0 The vote to approve the February 19, 2021 Minutes as presented was unanimous. Ms. Dartnell, Mr. Campbell and Mr. McMahon abstained from the vote.

- III. Acceptance of Minutes from February 25, 2021 regular meeting.

Motion: Mr. Myers made a motion to approve the February 25, 2021 Minutes as presented.

Second: Mr. Campbell

Vote: 6:0 The vote to approve the February 25, 2021 Minutes as presented was unanimous. Ms. Dartnell and Mr. McMahon abstained from the vote.

- III. Acceptance of Minutes from March 15, 2021 regular meeting.

Motion: Mr. McCormack made a motion to approve the March 15, 2021 Minutes as presented.

Second: Ms. Dillard

Vote: 9:0 The vote to approve the March 15, 2021 Minutes as presented was unanimous.

- IV. Staff report on past zoning actions.

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

UNFINISHED BUSINESS:

There is no unfinished business.

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NEW BUSINESS:

- I. Michael Drake Boree is requesting conditional use approval for a multi section manufactured home to be located on 70 acres on Oconee Road (Tax Parcel 051-055).

Mr. Jarrell presented the staff report and explained where the proposed manufactured home and the single-family dwelling proposed to be constructed later were to be located. He noted that the applicant was requesting the manufactured home as a temporary dwelling, but the duration was not identified. He reviewed the Buckhead Zoning Ordinance for manufactured homes in the Buckhead R1 zoning district. Mr. McMahan confirmed that the shipping container currently located on the property was not allowed, per the ordinance.

Michael Boree, Applicant, stated that he needed a dwelling larger than a camper until he could construct a single-family dwelling. When asked when he intended to build, Mr. Boree responded that he was unsure, as he still needed to put his current home on the market. He guessed it may be 2 years. He answered questions about utilities and confirmed that he intended to install 2 septic tanks: one for the temporary home and one for the permanent home. The Planning Commission questioned why he did not put both homes on the same parcel and install only one septic tank. Mr. Boree admitted that he hoped the temporary home would be permanent and he could rent it out. He also stated that the topography on the parcel where he intended the permanent home would not allow for the manufactured home also. He confirmed that he had not found a manufactured home yet.

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

The Planning Commission debated whether they should address the applicant's mention of the manufactured home as permanent but determined that they would address the application as submitted for a temporary approval. The shipping container was mentioned, and Mr. Boree stated that he was unaware that it was not allowed.

Motion: Mr. Campbell made a motion to recommend approval of the conditional use application for a temporary multi-section manufactured home with the following conditions: 1. The manufactured home be allowed as a temporary use; 2. That the permanent single family dwelling must begin construction within 12 months of the issuance of the manufactured home building permit issuance; 3. If the single family dwelling is not started within 12 months as stated, the manufactured home must be removed within 60 days; 4. The manufactured home must be removed within 60 days after the issuance of the Certificate of Occupancy for the single family dwelling.

Second: Mr. McMahan

Vote: 8:0 The vote to recommend approval of the conditional use application for a temporary multi-section manufactured home with conditions was unanimous.

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ADJOURNMENT

The Chairman adjourned the meeting.

Constance Booth
Constance Booth, Chairman

Date 5-27-21

Tara Cooner
Tara Cooner, Secretary

Date 5/27/21

