

Morgan County Planning Commission

Minutes
Regular Meeting
May 27, 2021
7:00 p.m.

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

NOT PRESENT: Maryann Dartnell

ALSO PRESENT: Chuck Jarrell, Tara Cooner

PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

The Chairman announced that the audio/visual equipment was not working and that the meeting would proceed without a visual presentation.

- I. Pledge of Allegiance
- II. Acceptance of Minutes from April 16, 2021 work session.

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

Second: Mr. Milford

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

- III. Acceptance of Minutes from April 22, 2021 regular meeting.

Motion: Mr. Campbell made a motion to approve the April 22, 2021 Minutes with corrections identified at the work session.

Second: Mr. Mundrick

Vote: 7:0 The vote to approve the April 22, 2021 Minutes as presented was unanimous. Mr. Milford abstained from the vote.

- IV. Staff report on past zoning actions.

UNFINISHED BUSINESS:

There is no unfinished business.

NEW BUSINESS:

- I. Georgia Safari Conservation Park will provide an update on the progress of the park project. This is an informational presentation only.

Morgan County Planning Commission

Brandie Anderson, 1071 Madison Lakes Parkway, and Mike Conrads, 255 N. Main Street), provided an update on the Georgia Safari Conservation Park. Ms. Anderson stated that plans had been submitted to the Planning office for 12 buildings. She confirmed that permits were necessary to close on their loan and they intended to start breaking ground soon after. Mr. Conrads thanked the members for their patience throughout the process.

- II. Traci Chaney is requesting a variance to the front yard setback in the Bostwick R1 zoning district for 1.25 acres located at 1020 2nd Street (Tax Parcel 008A-062A).

Mr. Jarrell presented the staff report and explained that the parcel had double road frontage, and the applicant's proposed 20' x 20' garage was within the 40' setback off Spring Street. He stated that the applicant was requesting a 20' variance. He noted the position of the septic system in the back yard and that the proposed building was already formed up. He explained the setbacks of other buildings on Spring Street.

Traci Chaney and Keith Brown, 1020 2nd Street, explained that they had recently purchased the property and learned they needed a variance when they tried to purchase a building permit. They stated that they already had a carport but they needed the garage for storage. Mr. Brown indicated that the porch on the garage would be used to cover his grill. The Planning Commission discussed with the applicant the possibility of moving the building closer to the house. Mr. Jarrell pointed out that Bostwick requires buildings to be separated by 20' for fire safety. The Planning Commission debated whether reducing the fire safety distance was justified by decreasing the setback variance.

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

Motion: Mr. Mundrick made a motion to recommend approval of the variance to the front setback at 1020 2nd Street as presented, as enforcing the front setback would impact the distance required for fire safety.

Second: Mr. Milford

Vote: 8:0 The vote to recommend approval of the variance to the front setback as presented was unanimous.

- III. Redeemer Church of Madison is requesting conditional use approval to operate a Childcare Learning Center on 7 acres located at 1890 Bethany Road (Tax Parcel 045-024D).

Mr. Jarrell presented the staff report and reminded the Planning Commission that the church was approved for the same use in 2018 but did not start the daycare in time to avoid the expiration of the approval. He reviewed the number of rooms to be used, including square footage and exits, and noted that windows would have to be modified to meet egress code and avoid the need for a sprinkler system. The Planning Commission

Morgan County Planning Commission

confirmed that the proposed space would only accommodate 18 children, according to state regulations.

Russ Johnson, 1881 High Shoals Road, and Karen Thrift, Good Hope, spoke on behalf of the application and described their congregation as young with many new parents looking for childcare. Mr. Johnson stated that the childcare was a way the church hoped to provide for the congregation. Ms. Thrift explained her experience with trying to find daycare for her young child. Mr. Johnson confirmed that modifying the windows would not be a problem.

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

Motion: Ms. Craft made a motion to recommend approval of the conditional use application for a Childcare Learning Center at 1890 Bethany Road as presented.

Second: Mr. McCormack

Vote: 8:0 The vote to recommend approval of the conditional use application for a Childcare Learning Center at 1890 Bethany Road as presented was unanimous.

- IV. Morgan County Planning & Development is requesting a text amendment to Article 7 of the Morgan County Zoning Ordinance related to recreational vehicles.

Mr. Jarrell presented the staff report and explained the problems encountered by Planning staff when trying to enforce regulations related to recreational vehicles used as residences. He described the issues with the current language as written and briefly reviewed the proposed language. When asked about deer camps, Mr. Jarrell stated that existing camps were grandfathered. The Planning Commission discussed current violators in the county and the availability of space at the local RV park. Mr. Mundrick confirmed that the current language would also need to be addressed. Ms. Cooner verified that corrections requested at the work session had been made.


Motion: Mr. McMahon made a motion to recommend approval of the text amendment to add Chapter 7.43 Individual Recreational Vehicles to the Morgan County Zoning Ordinance and to remove Section 7.18.15.


Second: Ms. Craft

Vote: 8:0 The vote to recommend approval of the text amendment to add Chapter 7.43 and remove Section 7.18.15 was unanimous.

ADJOURNMENT

The Chairman adjourned the meeting.


Constance Booth, Chairman


Tara Cooner, Secretary

Date 6-24-2021

Date 6/24/21

