

MORGAN COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

JANUARY 26, 2023

7:00 P.M.

PRESENT: Doug Mundrick, Constance Booth, Tara Dillard, Miles Buzbee, Denny Myers, Scott Campbell, Clint Milford, Julie Benkoski, Deb Brazzel, Mike Barnes

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

PUBLIC HEARING

ADMINISTRATIVE BUSINESS

- I. Pledge of Allegiance
- II. Acceptance of Minutes from December 15, 2022 regular meeting

Motion: Mr. Campbell made a motion to approve the December 15, 2022 Minutes as presented.

Second: Ms. Dillard

Vote: 6:0 The vote to approve the December 15, 2022 Minutes was unanimous. Ms. Brazzel, Ms. Benkoski and Mr. Barnes abstained from the vote.

- III. Staff report on past zoning actions

Mr. Jarrell reported on actions taken at the Morgan County Board of Commissioners meeting.

UNFINISHED BUSINESS:

- I. Joey Brewer is requesting conditional use approval to allow a family cemetery on 4.53 acres located at 2551 Kingston Road (Tax Parcel 060-047A).

Ms. Cooner presented the staff report and reviewed the request from October 2022 as well as additional plats that had been submitted by the applicant and the recently filed deed for the property. The Planning Commission confirmed distances to the woodshed and property lines.

Joey Brewer, applicant, 2151 Hestertown Road, offered to answer questions. The Planning Commission asked about the construction of the woodshed and its sentimental value.

Sharon Huff, property owner, explained why the woodshed was sentimental and that the cemetery location was chosen by her late husband.

No one spoke in favor of, or in opposition to, the application. The Chairman closed the meeting for public comments.

The Planning Commission discussed the sentimentality of the woodshed and whether allowing the shorter distance would create a precedent. Various potential conditions were mentioned.

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Motion: Mr. Campbell made a motion to recommend approval for the conditional use application for a family cemetery on 4.53 acres at 2551 Kingston Road with the conditions that the property meet the minimum 5 acres and that the structure known as the woodshed remains as is in size.

Second: Mr. Milford

Vote: 9:0 The vote to recommend approval of the conditional use application for a family cemetery on 4.53 acres located at 2551 Kingston Road, with conditions, was unanimous.

NEW BUSINESS:

- I. Manjit Kaur is requesting a zoning map amendment, from C1 to C2, for 1.2 acres located at 4281 Greensboro Highway (Tax Parcel 043-111A).

Ms. Cooner presented the staff report and explained that although the impetus for the request was a sign, the issue was actually whether the C2 zoning designation was appropriate for the location. She also explained that Staff has encouraged the applicant to wait for the new sign ordinance, which will be presented at the February Planning Commission meeting. She expressed concern related to changing the designation to C2 based on the development potential. The Planning Commission asked about the proposed sign and its prohibition in C1, uses that could be allowed in C2, and the upcoming sign language.

Majit Kaur, applicant, 4281 Greensboro Highway, confirmed that the reason for the request was that she needed a new sign. When asked if she could wait until the new language was adopted, Ms. Kaur responded that she could not and needed the sign immediately. She also stated that she wanted a tall sign so it could be seen from the highway. She responded to questions that the submitted sign was the only sign that could be provided by Marathon and that it needed to be digital.

No one spoke in favor of, or in opposition to, the application. The Chairman closed the hearing to public comments.

The Planning Commission debated whether C2 was appropriate for the location. Staff was consulted on potential sign location and visibility from the highway. Although the members understood the urgency described by the applicant, they noted that a C2 designation could increase development requests in the area.

Motion: Mr. Mundrick made a motion to recommend denial of the zoning map amendment, from C1 to C2, for 1.2 acres located at 4281 Greensboro Highway, Tax Parcel 043-111A.

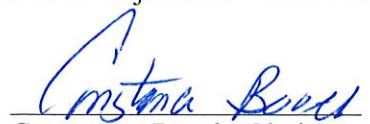
Second: Mr. Milford

Vote: 9:0 The vote to recommend denial of the zoning map amendment for 1.2 acres at 4281 Greensboro Highway was unanimous.

ADJOURNMENT

- I. The chairman will adjourn the meeting.

The Chairman adjourned the meeting.


Constance Booth, Chairman

Date 2-23-23


Tara Cooner, Secretary

Date 2/23/23