

# Morgan County Planning Commission

Minutes  
Work Session  
February 18, 2022  
8:00 a.m.

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

NOT PRESENT: John McMahon

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

## PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

There is no administrative business.

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 provided an overview of the Staff report. The Planning Commission confirmed the number of lots proposed for Morgan County and that no traffic study was submitted in 2007.

- II. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Alan & Sue Ellen Verner, is requesting a Zoning Map Amendment for 3.63 acres located at 5100 Davis Academy Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-005).
- III. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Alan Verner, is requesting a Zoning Map Amendment for 33.2 acres (Tax Parcel 013-003), 23.8 acres (Tax Parcel 013-003D), 39.9 acres (Tax Parcel 013-011) and 7 acres (Tax Parcel 013-011A) on Davis Academy Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1).
- IV. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Brenda Bowden, is requesting a Zoning Map Amendment for 20.63 acres on Lynch Road,

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- from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-009).
- V. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Donald and Charlotte Bowden, is requesting a Zoning Map Amendment for .87 acres located at 2114 Lynch Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-009A).
- VI. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Gary Head, is requesting a Zoning Map Amendment for 12 acres located at 4810 Davis Academy Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-013).
- VII. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County is requesting a Zoning Map Amendment for approximately 66.17 acres (Tax Parcel 013-019) and approximately 8.33 acres (Tax Parcel 013-020), from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1).
- VIII. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Mary Sue Malcom, is requesting a Zoning Map Amendment for 31.5 acres located at 1910 Lynch Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-007).
- IX. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Michael and Elizabeth Moss, is requesting a Zoning Map Amendment for 3.29 acres located at 4790 Davis Academy Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-012).
- X. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of William Verner, is requesting a Zoning Map Amendment for 21.31 acres (Tax Parcel 013-017) located at 2150 Old Mill Road and 95.69 acres (Tax Parcel 013-018B) located on Old Mill Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1).
- XI. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Ron Anderson, is requesting a Zoning Map Amendment for 75.79 acres on Davis Academy Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-016).
- XII. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Sandra V. Latimer, is requesting a Zoning Map Amendment for 29.15 acres (Tax Parcel 013-003A) and 102.7 acres (Tax Parcel 013-003B), fronting both Old Mill Road and Davis Academy Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1).
- XIII. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Sara V. Tuell, is

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requesting a Zoning Map Amendment for 9.58 acres (Tax Parcel 013-018A) located at 1230 Retreat Lane, 5 acres (Tax Parcel 013-018C) located on Sewell Road, 80.5 acres (Tax Parcel 013-018D) located on Davis Academy Road and 16.75 acres (Tax Parcel 013-018E) located on Old Mill Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1).

XIV. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Albert Felton Jenkins, Jr. Trust, is requesting a Zoning Map Amendment for 40.05 acres on Old Mill Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-026).

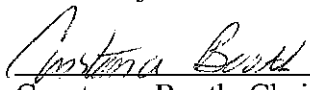
XV. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Thomas L. Verner, is requesting a Zoning Map Amendment for 14.8 acres (Tax Parcel 013-011C) located on Davis Academy Road, 76.1 acres (Tax Parcel 013-018) located on Davis Academy Road, 18 acres (Tax Parcel 013-003C) located on Davis Academy Road, 10 acres (Tax Parcel 013-011B) located at 4990 Davis Academy Road and 6.78 acres (Tax Parcel 013-003E) located on Davis Academy Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1).

XVI. The Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County, on behalf of Nancy Green, is requesting a Zoning Map Amendment for 2 acres located at 1960 Old Mill Road, from Agricultural Residential (AR) to Stanton Springs Business Park District (MXD1)( Tax Parcel 013-026C).

Ms. Cooner presented an overview of the Joint Development Authority applications together. The Planning Commission discussed Section 404 permits and possible wording adjustments to the suggested conditions. Mr. Buzbee suggested an additional condition for review related underground storage tanks. Mr. Jarrell answered questions about a traffic study. The Planning Commission discussed how to handle sign-in sheets for attendees who want to speak.

ADJOURNMENT

The Chairman adjourned the meeting.

  
Constance Booth, Chairman

  
Tara Cooner, Secretary

Date \_\_\_\_\_

Date 3/24/22

