

MORGAN COUNTY PLANNING COMMISSION

MINUTES
REGULAR MEETING
APRIL 27, 2023
7:00 P.M.

PRESENT: Doug Mundrick, Constance Booth, Miles Buzbee, Tara Dillard, Clint Milford,
Deb Brazzel, Julie Benkoski

NOT PRESENT: Denny Myers, Scott Campbell, Mike Barnes

ALSO PRESENT: Chuck Jarrell, Tara Cooner

PUBLIC HEARING

ADMINISTRATIVE BUSINESS

- I. Pledge of Allegiance
- II. Acceptance of Minutes from March 23, 2023 regular meeting

Motion: Mr. Mundrick made a motion to approve the March 23, 2023 Minutes with noted correction.

Second: Ms. Brazzel

Vote: 6:0 The vote to approve the March 23, 2023 Minutes was unanimous.

- III. Staff report on past zoning actions

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

UNFINISHED BUSINESS:

- I. Gerald and Summer Wood are requesting a text amendment to Table 4.1 to add shipping containers and associated regulations to the Morgan County Zoning Ordinance.

Ms. Cooner presented the staff report and noted that Planning Staff and Code Enforcement did not support regulations for shipping containers. She also reviewed the potential regulations that were presented at the December and February meetings as well as regulations copied from another jurisdiction.

Gerald Wood, applicant, stated that he thought shipping containers were allowed based on the number he had seen in the county. He agreed with the proposed regulations and said the containers were not going away. He told the Planning Commission that he had a chance to sell his container but had kept it at the recommendation of Chuck Jarrell, who told him a solution had been found.

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

The Planning Commission discussed the enforcement of the existing prohibitions for shipping containers, practicality of enforcement, and complexity of the proposed solutions. The applicants expressed dismay that their shipping container has caused complaints.

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Ms. Cooner presented the staff report for both applications and explained that the language for concrete batch plants was written specifically for the plant associated with the quarry outside of Buckhead.

David Whittaker, applicant, described the site conditions and setbacks at his other plant locations. He confirmed that the business would have a mechanized collector to control dust and that his on-site aggregate would stay in the same disturbed area as shown in the arial photo of the previous asphalt crushing operation. He responded to Planning Commission questions, stating that his business typically starts at 7am, although occasionally it could be earlier, and they worked on the weekends when needed. He noted that although many concrete plants can run up to 15 trucks per day, he usually runs between 6 and 10. He stated that he had ample employee parking area.

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

The Planning Commission reviewed the criteria for both the conditional use and variance applications. They noted the exceptional condition created by the setback language created for another project and that the location was adjacent to other industrial uses.

Motion: Mr. Buzbee made a motion to recommend approval of the conditional use application for a concrete plant at 1140 Woodkraft Road.

Second: Mr. Milford

Vote: 6:0 The vote to recommend approval of the conditional use application for a concrete plant at 1140 Woodkraft Road was unanimous.

Motion: Mr. Buzbee made a motion to recommend approval of the variance application for the setbacks for a concrete plant at 1140 Woodkraft Road. The setbacks must be as shown on the application submittal.

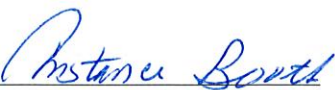
Second: Mr. Milford

Vote: 6:0 The vote to recommend approval of the variance application for setbacks for a concrete plant at 1140 Woodkraft Road, as shown on the submittal, was unanimous.

ADJOURNMENT

- I. The chairman will adjourn the meeting.

The Chairman adjourned the meeting.


Constance Booth, Chairman

Date 5-25-23


Tara Cooner, Secretary

Date 5/25/23