

# Morgan County Comprehensive Plan Steering Committee Meeting Notes

**Date / Time:** Thursday, October 9, 2008 @ 6:30 PM

**Location:** County Administration Building

**Attendees:** Kenny Hale, Charlene Pugh, Richard Lambert, Melanie Depoy, Paul Prather, Kenny Hale, Ross Holloway, Mark Hensley  
EGT: Scott Burgins, Erin Shane, Cory Whitesell, Matt Hopper

On October 9<sup>th</sup>, the committee leaned toward creating three zoning districts to protect farmland: Agriculture Preferred, Agriculture General Rural and Residential Rural. The group then drew the general zones on a Morgan County map. The zones are:

**AP (Agriculture: Preferred):** This district is intended for the most rural, most agricultural portions of the county where farming is the dominant land use and infrastructure is limited. Development of individual properties in existence at the effective date of the ordinance is allowed at a density of 1 lot for every 10 acres. This does not require a 10-acre lot; it just sets a cap on the number of new lots that would be allowed.

- The minimum lot size is 1 acre, or whatever is necessary for 2 viable septic sites.
- The maximum lot size is 2 acres.

This is similar to existing codes, except with the addition of a maximum lot size. This designation would be by-right, so someone who followed it would not have to do a subdivision.

**AG (Agriculture: General Rural):** This district is intended for rural areas where, due to topography, crop production is mixed with estate residences, rural home sites, stables, etc. The requirements are the same as those for AP, except the density is 1 lot for every 5 acres.

- The minimum lot size is 1 acre, or whatever is necessary for 2 viable septic sites.
- The maximum lot size is 3 acres.

**RR (Residential: Rural):** This district is intended for those rare rural properties that are deemed by the Plan Commission and County Commissioners to be appropriate for more intense, subdivision-style development. These are areas that are not well suited for agriculture and do have reasonable access to higher functioning roads, utilities, etc. This district is a way to absorb demand for rural housing on properties that would not overly disrupt agricultural operations.

In addition, the committee wants to track the effectiveness of the codes by compiling and annually tracking data on the rate of urbanization and the conversion of agricultural land.

The committee agreed to meet again on Thursday, October 16<sup>th</sup> to finalize the agricultural preservation goal and objectives, in addition to reviewing the remaining goals and objectives.