

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

June 16, 2021
7:00 PM

Members Present: John Britt, John Brent, Chance Carlisle, Paul Dasher, Wayne Harbert, Gene Weldon. Members Absent: Chris Lintner (vacancy). Staff Present: Nancy McMichael, Recording Secretary.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the May 19, 2021, Regular Session was made by Mr. Weldon, seconded by Mr. Brent, and passed with five in favor (Weldon, Brent, Britt, Dasher, Harbert), no opposition, and one abstention (Carlisle, due to being absent from the May meeting).

3. **OLD BUSINESS**

A. **Decisions by Board of Commissioners of June 1, 2021**

- (1) Application of Linda Camp to rezone 1.00 acre on Map 081A, Parcel 030A, Land Lot 155, Land District 18; from C-4 (Highway Commercial) to R-1 (Single Family Residential), current use open field with garden & fruit trees; proposed use to add to existing residential lot; property located about 2/10 of a mile north of the intersection of Harris Road and Swint Loop, Ellerslie. Decision: Unanimous approval.
- (2) Application of Christopher A. Nolan for a Special Use Permit for a Special Events Facility & Outdoor Wedding Venue, on 5.36 acres of property located on Map 058, Parcel 049, Land Lot 121, Land District 21, at 15142 US Highway 27, Hamilton, and zoned A-1 (Agricultural & Forestry). Decision: Unanimous approval with two conditions: (1) any driveway improvements must be coordinated with GDOT to ensure they meet GDOT standards, for which the applicant shall provide letters to the County from GDOT to confirm the proposed improvements would result in modifications to the existing driveway that meets GDOT standards; and (2) that permanent exterior lighting must be directed away from all adjoining property and public roads, and shall not illuminate such roads directly or indirectly, with a level of intensity that is deemed to be potentially hazardous to vehicular traffic by GDOT or by the County
- (3) Application of Crystal Poe/Magnolia Estate at Blue Springs for a Special Use Permit for a Special Events Facility/Reception Hall and Outdoor Wedding Venue, on 10.00 acres of property located on Map 042, Parcel 023, Land Lots 116 & 167, Land District 20, at 5925 GA Highway 116, Hamilton, and zoned A-1 (Agricultural & Forestry). Decision: Unanimous approval with one condition: permanent exterior lighting must be directed away from all adjoining property and public roads, and shall not illuminate such roads directly or indirectly, with a level of intensity that is deemed to be potentially hazardous to vehicular traffic by GDOT or by the County.
- (4) Application of Josh Carter/CBF Holding for a Special Use Permit for Climate Controlled Storage Units on 1.970 acres of property located on Map 045, Part of Parcel 189, Land Lot 48, Land District 19, at Lot 101, Mill Glen Subdivision, on northeast corner of intersection of GA Highway 315 and Mill Glen Way, Fortson, on property zoned C-3 (Neighborhood Commercial). Unanimous approval to table action to June 15 in order to obtain a determination from GDOT as to if there is a way to reduce the speed limit in order to allow driveway access from GA Highway 315. On June 15, approval by a vote of 3-2 with four conditions: (1) expand the proposed 5' planting buffer to 10' wide and ensure that it consists of vegetation that will reach at least 8' in height and the proposed privacy fence be 6' in height; (2) exterior lighting to be directed away from all adjoining residential property and public roads and shall not illuminate a public road, directly or indirectly, with a level of intensity that is deemed to be potentially

hazardous to vehicular traffic by GDOT or Harris County; (3) cut-off fixtures with shielding shall be used along all perimeters adjacent to or adjoining a residential zoning district or development to minimize spillover of lighting, glare, light pollution and light trespass; and (4) lighted parking areas shall use cut-off fixtures with shielding to minimize spillover of lighting, glare, light pollution and light trespass, and shall provide reasonably uniform lighting across parking areas to minimize light/dark contrast.

4. **NEW BUSINESS**

- A. **Final Plat: The Orchards at Davis Lake Road, 7 Lots, zoned A-1, on Davis Lake Road, Pine Mountain; BC Stone Homes, LLC, Developer.** Bryan Stone, representing BC Stone Homes, appeared before the Commission and said that there have been no changes since the Preliminary Plat was approved, and in response to a question confirmed that the lots would be on city (Pine Mountain) water. There being no further questions or comments, the motion to approve this Final Plat was made by Mr. Carlisle, seconded by Mr. Harbert, and passed unanimously. (Note: the name of the subdivision changed from “The Grove on Davis Lake Road”, as shown on the Preliminary Plat, to “The Orchards at Davis Lake Road” on the Final Plat.)
- B. **Appeal of Administrative Decision of Disapproval: Antioch Volunteer Fire Department.** Neil Block, representing Antioch Volunteer Fire Department (AVFD), appeared before the Commission. He introduced Stan Hames, Chairman of the Board of Directors for AVFD, and Richard McKinney, Chief of AVFD. Mr. Block said that the appeal is due to the denial of Brian Williams, Community Development Director, to cut out .69 acre from a 33.88 acre tract to add to a one acre parcel owned by AVFD for a total of 1.69 acres; that AVFD needs additional space for training and parking; that adding another .30 acres is not feasible as the additional property is not useable. Chairman Britt pointed out, as explanation, that the minimum lot size in A-1 is two acres. He then said that there is a lot of C-4 property in the area, to include the Dollar General across the street from the subject property, and suggested that AVFD make application to rezone their current one acre lot and the .69 acre from A-1 to C-4 because the minimum lot size in C-4 is 15,000 SF. Discussion included that AVFD is trying to save money and they would prefer a variance; that such a variance would go against the zoning regulations regarding minimum lot size in A-1; that a new survey would not be needed for the rezoning application; and that it would take about 45 days to go through the rezoning process. In response to questions from Mr. Brent, Mr. McKinney said that training currently occurs in the parking lot, which is small, and that they only use water, not chemicals or foam, for training. There being no further comments or questions, Chairman Britt asked for a motion to either uphold or overturn the administrative decision. The motion to uphold the administrative decision to deny subdividing .69 acre from an adjacent parcel was made by Mr. Brent, seconded by Mr. Weldon, and passed unanimously.

5. **OTHER**

- A. **Re-Organization of Commission.** Chairman Britt said that because Mr. Lintner had resigned from the Commission, he would like to nominate Mr. Carlisle as Vice-Chairman. There being no further nominations, the nomination was seconded by Mr. Weldon, and passed unanimously. Chairman Britt said that with Mr. Carlisle now Vice-Chairman, there is a vacancy for Secretary, and nominated Mr. Weldon as Secretary. There being no further nominations, the nomination was seconded by Mr. Carlisle, and passed unanimously.
6. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Carlisle, seconded by Mr. Brent, and passed unanimously.

Nancy McMichael, Recording Secretary

John Britt, Chairman