

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

March 21, 2018
7:00 PM

Board Members Present: John Britt, Chance Carlisle, John Brent, Matthew Newberry, Ken Napier, Chad Kimbrough, Chris Lintner. Staff Present: Brian Williams, Community Development Director; 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 February 21, 2018 Regular Session was made by Mr. Carlisle, seconded by Mr. Napier, and passed with six in favor (Carlisle, Napier, Britt, Brent, Newberry, Lintner), no opposition, and one abstention (Kimbrough, who was absent from the February 21 meeting).
3. **OLD BUSINESS**
 - A. **Decisions of Harris County Board Commissioners.** The following action was taken by the Board of Commissioners on March 6, 2018:
 - (1) Application of Elizabeth Blume for a Special Use Permit on 7.89 acres for Dog Training Center and Park at 15515 GA Highway 18, Pine Mountain. Approved 4-0 with the condition of no more than 60 dogs at any time.
 - (2) Application of Joey M. Loudermilk for a Special Use Permit on 254.29 acres for Educational Farm Tours, Farmers Market, and Farm Dinners at 150 Mayo Road, Ellerslie. Approved 4-0 with the condition that all events end by 9:00 PM.
 - (3) Application of Ann F. Hughston to Rezone 147.23 acres from R-1 to A-1 at 916 Ripshin Road, Ellerslie, for horses. Approved 4-0 with no conditions.
 - (4) Application of Edgar Hughston Builder to Rezone 67 acres from A-1 to R-1 at 5205 GA Hwy 315, Fortson for single family residential subdivision. Approved 4-0 with condition that there be only one entrance/exit for the subdivision from GA Hwy 315 with no entrance/exit to/from Grantham Drive.
 - (5) Application of Edgar Hughston Builder to Rezone 152.01 acres from A-1 to R-1 on GA Hwy 315, Fortson for single family residential subdivision. Approved 4-0 with condition that there be only one entrance/exit for the subdivision from GA Hwy 315 with no entrance/exit to/from Grantham Drive.
 - (6) Application of Robert Nichols, managing member of Ellerslie Plaza, to Amend the current Zoning conditions to allow the sale of gasoline at corners of GA Hwy 85 and Madison Way, Ellerslie. Approved 4-0 to remove the restriction to prohibit gasoline sales (all other conditions to remain)
4. **NEW BUSINESS**
 - A. **Final Plat: Christopher Whitley, 135.68 acres; 4 proposed lots.** Morgan Marlowe, representing Christopher Whitley, appeared before the Commission and responded to questions from the Commission, which included access to all four lots is over the dam and that this was originally phase two of Hidden Meadows subdivision but was never developed. There being no

further questions or comments, the motion to approve this Final Plat was made by Mr. Kimbrough, seconded by Mr. Carlisle, and passed unanimously.

5. **PUBLIC HEARING @ 7:15 PM**

A. **Explanation of Public Hearing Procedures.** Chairman Britt explained the procedures regarding the scheduled Public Hearing.

B. **Application of Edgar Hughston Builder, Inc., to Rezone 42.4 acres on Map 084, parcel 112A003, Land Lot 127, Land District 18, from A-1 (Agricultural & Forestry) to R-1 (Single Family Residential), present use woodland, proposed use single family residential subdivision, property located 2/10 of a mile south of the intersection of Abberly Lane and McKee Road, Waverly Hall.** Chairman Britt called the Public Hearing to order and read the specifics of the application. Jack Hughston and Edgar Hughston, applicants, appeared before the Commission. In response to questions, Mr. Jack Hughston said that they want to rezone the property, which is on Abberly Lane, to R-1; that the surrounding property is also R-1; that the road and water are in place; and that they plan on building houses similar to those they have construction elsewhere. There being no further questions or comments, Chairman Britt closed the Public Hearing and asked for a motion. The motion to recommend approval of this rezoning application was made by Mr. Napier, seconded by Mr. Kimbrough, and passed unanimously.

6. **PRD DISCUSSION.** Chairman Britt asked for a brief discussion to review the proposal Planned Residential Development (PRD) that has been reviewed by the Board of Commissioners who made changes to the original draft of the document; that the changes by the Commissioners have been included in the revised draft provided earlier today via email; and that he would like to have a final draft for review at the next meeting (April 18). Discussion included that on line 92, “ball fields” should be changed to “sports fields”; that the County Attorney should be contacted about what are the guarantees that can be provided by an HOA, can the County enforce covenants, can the County tell a developer that a subdivision must have covenants, and can the County implement a fee or tax, if the HOA dissolves, for the County to maintain; and that before commercial is brought in, at least 25% of the residential homes must be in place. Mrs. McMichael is to send the final/revised draft to John Taylor, County Attorney, to review and respond to the questions, and request that a response be provided before the April 18 meeting, and for Mr. Taylor’s response be provided to the Commission members.

7. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Brent, seconded by Mr. Kimbrough, and passed unanimously.

John Britt, Chairman

Prepared by:

Nancy McMichael, Recording Secretary