

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

May 16, 2018
7:00 PM

Board Members Present: John Britt, Chance Carlisle, John Brent, Chris Lintner, Chad Kimbrough. Board Members Absent: Matthew Newberry, Ken Napier. 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 April 18, 2018 Regular Session was made by Mr. Carlisle, seconded by Mr. Kimbrough, and passed unanimously.
3. **NEW BUSINESS**
 - A. **Preliminary Plat Resubmittal/Extension: Abberly Lakes, Phase 2, 22 Lots; McKee LLC, Developer.** Morgan Marlowe, representing McKee, LLC, appeared before the Commission and said that no changes have occurred since the Preliminary Plat was first approved in 2015 and reapproved in 2017, but because they are ready to start on the development the Plat needs to be reapproved. Following discussion, the motion to approve this Preliminary Plat was made by Mr. Kimbrough, seconded by Mr. Lintner, and passed unanimously.
 - B. **Preliminary Plat: Abberly Lakes, Phase IV, 20 Lots; Edgar Hughston Builders, Inc., Developer.** Jack Hughston, representing Edgar Hughston Builders, appeared before the Commission and said that all lots are two acres plus and they meet County requirements. In response to questions, Mr. Hughston said the 100' x 1000' lots meet County and Health Department requirements; that if the Health Department does not approve a lot, it would be absorbed and the plat redrawn with slightly larger, but fewer, lots; and that from the Health Department standpoint, the lots don't have to have two buildable acres but must have room for another septic system should the original fail. Following discussion, the motion to approve this Preliminary Plat was made by Mr. Kimbrough, seconded by Mr. Carlisle, and passed with four in favor (Kimbrough, Carlisle, Britt, Lintner) and one opposed (Brent).
4. **PUBLIC HEARING @ 7:15 PM**
 - A. **Application of Madeline Condrey to amend Rezoning conditions on 10.43 acres on Land Lots 47 & 28, Land District 19, Map 045, Parcels 063 & 029C, property located at 78 Mulberry Drive, Cataula, and is zoned C-4.** Chairman Britt called the Public Hearing to order, read the specifics of the application, and said that the applicant has requested the withdrawal of her application. The motion to recommend the approval of the withdrawal was made by Mr. Carlisle, seconded by Mr. Lintner, and passed unanimously.
5. **NEW BUSINESS (CONTINUED)**
 - C. **Discussion of Development Impact on County Services.** Chairman Britt welcomed Jeff Culpepper, Water Works Director, and Mike Brown, Public Works Director, and said that he would like to hear from each on how development impacts the County.

Jeff Culpepper, Water Works Director, said that there are times when a development plan does not have adequate water service; that the monthly water use per household is approximately 6,000 gallons; that sometimes, over the course of a few years, the water line needs to be upgraded due to growth in the area; that he recommends having a looped water line because it is beneficial to the

users and to the County, particularly if there is a break in the line, service can continue for others; that residential irrigation is in some areas; that the county's consulting engineers review plats to make sure they meet requirements; that fire hydrants are to be every 500 feet; that developers are responsible for running water lines from nearest point and to include fire hydrants along the line; that the County can pull 3,000,000 gallons of water per day from the river; that daily usage per household averages 200 gallons per day; that 600,000 to 800,000 gallons per day are sold to the poultry plant; that water is purchased from Columbus Water Works and from Meriwether County as necessary; that water is not sold to the municipalities; and that the water distribution map is currently being updated and is not in digital format. Discussion included that Mr. Culpepper is provided with copies of preliminary plats so that he can review and make comments pertaining to water.

Mike Brown, Public Works Director, appeared before the Commission and said that islands in roads should not be permitted in subdivisions due to problems caused by the shrubs and trees planted on same, which are due to roots and water seepage; that he would like to see curb and gutter required in subdivisions; that there are no or very little road issues in the few subdivision that have curb and gutter; that no road should have less than 60 foot of right of way; that there is a road list but no "county road map".

Upon being questioned about the current two-acre minimum lot size, both Mr. Culpepper and Mr. Brown said that lot size needs to remain in place. Discussion also included that the information provided should be considered during the process of updating the Comprehensive Plan and the Zoning Ordinance, which will take place following the Comp Plan update.

Chairman Britt thanked Mr. Culpepper and Mr. Brown for their comments.

D. **Comprehensive Update Plan Committee.** Chairman Britt announced that Mr. Brent and Mr. Carlisle have been appointed to the committee to update the Comprehensive Plan. He also said that once the schedule of meetings is in place, everyone will be notified in the event they want to attend the meetings.

6. **ADJOURNMENT.** The motion to adjourn was made by Mr. Lintner, seconded by Mr. Brent, and passed unanimously.

John Britt, Chairman

Prepared by:

Nancy McMichael, Recording Secretary